

**GULL AIRE VILLAGE ASSOCIATION**  
Board of Directors Meeting

**Date:** Tuesday, March 28, 2017  
**Time:** 6:30 PM  
**Place:** GAVA Clubhouse  
151-B Gull Aire Blvd

Ken LaMarca, President  
Bob Lyttle, V. P.  
Bonnie Theal, Treas.  
TC Hite, Sect.  
Sandy Fillipon, BOD  
Frank Chicollo, BOD  
Charles Freeman, BOD

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**Open Session**

Pledge of Allegiance led by Ken

New Board Members Introduction – Bob Lyttle and Bonnie Theal

**Residents Questions / Concerns:**

**Q:** What is the reason by Chuck cannot assist us when setting up for a special event when we need more tables and chairs. People that volunteer to help us with these functions are unable to lift and pull tables and chairs. Social Club was told that he cannot do this anymore. Why?

**A:** Social Club is responsible for any functions they are running in the Clubhouse. Chuck's major responsibility is to GAVA with directions from the President of the Board. When and if time permits, Chuck will be able to assist Social Club in preparation for a function only after the requests have been submitted to the Board of Directors for approval.

**Q:** What is the status of 81 Pelican Dr. Letters have been sent out. They have 30 days to answer and 30 days to correct the situation if not, then they get a letter to appear before the Compliance Committee and last it becomes a court case.

**Q:** Is the back room a poker room or a community room? Why does someone remove things from there?

**A:** It is a community room, available to everyone. The big problem is we have a serious storage problem. When the room was originally built it was designed to be a card room. Nevertheless, it is also used as a meeting room when needed. It was never meant to be a storage room. The Board is looking into getting a bigger storage area/room.

The community room is also used for Orientation Meetings. The Orientation Committee asks that the people who play cards in there clean up their mess when they finish playing poker. Not fair to have someone come in and clean up after them.

**Q:** There is going to be an Aloha Pool Party on April 1<sup>st</sup>, can we, the committee, close down the pool for a few hours in order to set up for the party?

**A:** There is an ordinance that food or glass must be at least 4ft from the pool. The pool has never been shut down before because of a pool party. Motion was made to leave the pool open, but give the party people access to one end of the pool to set up for the party. 6 to 1 in favor.

A resident noticed that a child was driving a golf cart through the streets. Only a licensed driver can drive a golf cart on GAVA streets. We could lose our privileges of driving golf carts on city streets if we don't obey the rules set forth for golf carts by the City of Oldsmar.

Approval of minutes from January 31, 2017 meeting, Bonnie, approved, Bob Lyttle seconded it, all in favor.

**TREASURER'S REPORT:** BBT Checking Account has a balance of \$82,170, BBT Money Market Account has \$26,322, BBT CD Account has \$80,399, Cadence CD \$54,084, Total Bank Balance \$242, 985.

**NON COMPLIANCE REPORT:** Ameri-Tech – There were 10 violations, 21 delinquents, 2 letters that went to the attorney office. 362 has enclosed his screened in porch with lattice work. This is against GAVA Rules and Covenants. Architectural committee told him this wasn't allowed. He wants to know what he can do to correct this. Motion was made to remove lattice in front and parts of the side. Motion carries, 5 for 2 against. He must submit another form to be approved/denied. It was suggested that if a form has been denied it should be sent by registered mail to ensure that the home owner has received it.

**PRESIDENT'S REPORT:** Bob Lyttle will be leaving the Compliance Committee now that he has been voted in as a board member. Mike Neglia will replace him and Dave Richardson as an alternate. Motion was made to accept, 7-0 approved.

**COMMITTEE REPORT:** It was proposed that we do some kind of landscaping on the west end of the park by the shuffleboard and on the opposite corner. There will be a planning meeting in 2 weeks, and we will discuss this at that time.

**UNFINISHED BUSINESS:** The RV lots have been taken care of. All the spots have been numbered, and a few minor changes will be made. The lot on Salmon Court will be designated for the larger RVs and the gated lot for the smaller units.

**WALL PLAQUES:** Have been bought and placed on the entrance wall to the park and the other on the entrance wall to the clubhouse.

**PROXY VOTE:** Received .....333 votes  
Yes.....311votes  
No.....22 votes

Amendment – APPROVED

**CLUBHOUSE LAWN:** This was tabled for the Planning Meeting

**NEW BUSINESS:**

**BOARD LIAISON CONCEPT:** PURPOSE: To maintain better communication, direction and accountability. Responsibilities of Board Members---

Compliance Committee.....Bob Lyttle  
Orientation Committee.....Charlie Freeman  
Shuffleboard.....Bonnie Theal  
Architectural.....Sandy Fillipon  
Social/Activities.....T.C. Hite

Newsletter.....Charlie Freeman  
Website.....Ken LaMarca  
Ponds.....Frank Chicollo  
Landscaping.....Ken LaMarca  
Employees.....Ken LaMarca  
City of Oldsmar.....Frank Chicollo  
RV Storage.....Sandy Fillipon  
Bocce.....Bonnie Theal

**FLOOR MAINTENANCE:** We contracted a company to strip, wash and wax the floors at a cost of \$2,200.00. We now have to maintain the floors. We could have Chuck do them, but if he had a buffer it would take him at least 3 to 5 days to do them and we would still have to pay him. We could have a company come in and do it so that the floors would maintain the shine they have now, and they would be able to do it in one day. This would mean that we wouldn't have to do the floors every year, maybe every 2 to 3 years saving us money in the long run. Maintenance would cost \$400.00 every 3 months. Motion was made to get a couple more bids on maintaining the floors. It was seconded, all in favor.

**POOL CHAIRS:** Every 2 to 3 years we have to replace some lounge chairs around the pool. Chuck has already thrown away about 10 chairs this past year. We need to buy 10 more lounge chairs at a cost of \$200.00 per chair for a total of \$2,000.00, plus we get a 3 year warranty on each chair. The new chairs will be handicapped height (3 in. higher). Motion was made to buy chairs, it was seconded, all in favor.

**SIDEWALK AT SOUTH ENTRANCE:** Pavers were set alongside of the walkway that have sunk. It has become a hazard when walking and could be very easy for someone to trip and fall and could become a liability problem. This problem will be discussed at the planning meeting.

**SIDEWALK AT NORTH ENTRANCE:** Would like to see a sidewalk on the entrance path to the park. It was suggested that we contact the city, DOD, to see if it would be their responsibility. It was also noticed on the exit side at the entrance the concrete is all broken up since the county fixed the entrance lights. Frank Chicollo will check with the City to see who is responsible for this.

**GREASE TRAPS:** The grease traps in the kitchen, between the sink and the cupboards have to be cleaned out. Chuck will get someone who does that kind of work to come in and clean the traps.

**BENCHES AT ENTRANCE:** Benches in front of the clubhouse are old and weather beaten and need to be refinished. Will look into it.

**ADOBE PROGRAM:** Was purchased by Vickie Mills for \$300.00. This enables her to do the art work for the Newsletter benefiting the entire community. Motion was made to reimburse her for the program, it was seconded, 6 approved 1 abstained. Reimbursement was made.

**ADJOURNMENT:** Motion made to adjourn, all in favor.

