

GULL AIRE VILLAGE ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
May 22, 2018

Pledge of Allegiance to the flag

Meeting called to order at 6:46 p.m. by Bonnie Theal

Present: Bonnie Theal (P), Bob Lyttle, (VP), Jeff Hunt (S), Ken LaMarca (T), Charles Freeman (D), Donna Walston (D), and Tom Farkas (D). We have a quorum.

Ameri-Tech presence: Janice Sofia, Community Association Manager and David Fedash, Community Association Manager

**CONFIRMATION OF PROPER MEETING NOTICE:**

~ Posted on Saturday.

**MINUTES:**

~ Jeff motioned to approve the April 2018 minutes, seconded by Tom and approved by all.

**TREASURERS REPORT:**

~ Ken shared the April financial report. We are \$21,000 over budget through April due to our insurance policy, administrative fees, and legal expenses. Everything else is in line. Donna motioned to accept the treasurer's report, seconded by Bob and approved by all.

**MANAGEMENT REPORT:**

~ David stated there are seven accounts with the attorney. Two are in bank foreclosure and one is ready for foreclosure, if approved by the board. As of May 16, 2018, one account is over 90 days delinquent, one account is over 60 days delinquent, and seven accounts are over 30 days delinquent.

~ As of May 9, 2018 there are 23 new violations, and seven notices for the Compliance Committee on June 18<sup>th</sup>. There is one fine notice from last night's meeting. Jeff motioned to approve a \$25 fine per day at 419 Dolpin, seconded by Donna and approved by all.

~ The HOA received \$2,769.50 from Ocean Casualty Insurance Company as a full reimbursement/settlement wall claim. Previously, a claim was filed with the HOA's insurance company and \$269.50 was received that was less than the \$2,500 deductible. A check in the amount of \$269.50 will be sent back to the insurance company to update the claim history.

**ARCHITECTURAL COMMITTEE:**

~ Larry Wolf completed nine applications. He received three more applications today for windows. Windows and doors (except storm doors) require a permit from the City of Oldsmar and a signed permit is needed before applications are approved. Also, it's important to submit

applications before starting work. Approvals will continue between now and the next board meeting.

#### ORIENTATION COMMITTEE:

~ Sue met with three new households last month and four this month. She is meeting with three more on Saturday. She gives all new owners a an architectural packet.

#### COMPLIANCE COMMITTEE:

~ There was a meeting last night. Bob said two of three people came into compliance. One did not fill out application for people living in the house and will be fined. Jeff motioned to approve a \$25 fine per day at 419 Dolpin, seconded by Donna and approved by all.

#### UNFINISHED BUSINESS:

~ We received a quote from Checkered Flag for a pool vacuum system slightly under \$900. The cost is \$1,600 if we buy it ourselves. Tom motioned to buy it from Checkered Flag, seconded by Charley and approved by all.

~ David recommended Innovative Roofing for the hole in the roof by the back left portico. He will give the contact information to Bonnie to schedule an appointment.

~ David sent notices to 11 owners to register their golf carts as required by Oldsmar Code Enforcement. Three owners have already registered their carts. Bob said information would be in the next newsletter regarding an inspector coming on June 13th at 10:00 a.m. in front of the clubhouse. You can also contact the City of Oldsmar and arrange your own inspection. Jeff said you could either use your handicap placards from your car or get a free sticker from Alice. Golf stickers should be displayed on the rear left fender.

~ Bonnie said a new speed limit of 20 mph was approved and signs were put up.

~ 137-138 Dolphin Dr. S. is a combined lot paying association fees for two lots.

~ 109-110 Dolphin Dr. E. is a combined lot paying association fees for two lots.

#### NEW BUSINESS:

~ Bonnie discussed having a stenographer at all of our meetings for legal purposes. Jeff motioned to use a stenographer, seconded by Bob and approved by all.

~ Janice stated the three-year Ameri-Tech contract expires December 31, 2018. Ameri-Tech is offering a new five-year contract. Bob said by signing a five-year contract the base price will not go up but miscellaneous administrative costs would go up slightly. In the past, we interviewed other communities that either wanted complete control or made promises they couldn't fulfill. Tom motioned to accept the contract, seconded by Donna and approved by all but Ken.

~ Bonnie talked about getting an anti-virus program for Alice's computer. Someone from Ameri-Tech's IT department will provide her with costs for anti-virus software.

~ There was a discussion about reducing the board back to five members. Bob said it was increased to seven because there weren't enough board members during the summer and Charley said there was more interest and they wanted more people for committees. Bonnie said three members have another year on their term and four members have terms that expire in February. She suggested only filling two of those positions. Bob thinks it runs more smoothly with a five-

person board and Ken said we have a lot of homes. Bob motioned to cut the new board back to five members in February, seconded by Jeff and approved by all but Charley.

~ Donna talked about the cost of Internet service. David was able to negotiate a better price that includes both TV and faster Internet.

~ Bob said the ceiling light panels provide too much light. Bob motioned to forego buying new light panels, seconded by Jeff and approved by all.

~ Bob talked about buying new cameras.

NEXT MEETING: Tuesday, September 25th at 6:30 p.m.

ADJOURNMENT:

~ Donna motioned to adjourn the meeting, seconded by Tom and approved by all. The meeting adjourned at 7:43 p.m.