

Gull Aire Village

March 26, 2019 Monthly Meeting Minutes

Meeting Date: March 26, 2019

Meeting Time: 6:30 PM

Location: Gull Aire Village Clubhouse

I. Residents Questions and Answers:

- Tom Farkas, the President of the Board of Directors (BOD), opened the meeting up to the residents present for questions and answers.

Concerns:

- The majority of concerns were directed at the current pool issue. The President said that these concerns would be addressed under the Old Business section of the agenda.
- 83 Pelican Drive resident ask why our inspection did not flag the conditions in the rear yard directly behind his home. Ameri-Tech explained that they were not allowed to go on someone's property during their inspections. The resident gave Ameri-Tech approval to view the area from their property.
- Residents Questions and Answers forum closed at 7:00 PM

II. 7:00 PM: Call for the Pledge Of the Allegiance to the Flag

III. Call to order:

- President of The BOD called the Meeting to Order at 7:05 PM
- Dertemination of a quorum was established with all BODs present.

Tom Farkas President

Donna Walston 1st Vice President

Charlie Freeman 2nd Vice President

- Doug Campbell Treasurer
- Bob Rose Secretary

Also in attendance: Ameri-Tech representatives

David Fedash

Janice Sofia

IV. President's Report

- The President requested a vote to approve paying for grout cleaning for both bathrooms and kitchen. Motion was made by D. Walston and and 2nd by B Rose. The vote was approved 5 to 0.

- The President requested a vote to approve paying for pressure washing all the sidewalks around the Clubhouse, Motion by D. Campbell and 2nd by D. Walston. The vote was approved 5 to 0.
- Someone is changing the thermostats in the Clubhouse. The thermostats have lock boxes, but we have lost control of the keys and even a golf cart key will work. Tom Farkas is to see if new style locks are available and to assign keys.
- Hazmat Collection is April 2nd. C. Freeman will post a list of items they will take. Charlie ask people not leave items on ground

V. Ameri Tech Management Report.

- 3 legal issues have been turned over to our attorney
- 2 homes are in foreclosure
- 333 Canal missed 2 months of payment agreement.
- 23 new violations
- 6 fine notices are scheduled for CC meetings in April
- A new complaint about running a business out of the home at 300 Snook.

The BOD made a motion to send this to the Fining Committee made by D. Campbell and 2nd by T. Farkas. The vote was approved 5 to 0.

VI. Approval of the Minutes of the February 27 and March 6 meetings.

- D. Walston made a motion wave the reading of the minutes and to approve the minutes as submitted. This was 2nd by C. Freeman. The vote was approved 5 to 0.

VII. Architechural Committee

- The committee reported that they were down to three members and ask for the approval of two new members (Robert Lyttle and Peggy Allison). D Campbell made the motion to accept the candidates and the motion was 2nd by D Walston.

The vote was approved 5 to 0.

VIII. Orientation Committee.

- 3 orientations were completed, 3 are scheduled and Sue is working to schedule 5 others.

IX. Treasurer's Report.

- Doug Campbell went through the latest budget report stating we were right on Target but noted the report did not reflect the cost of pool heaters, new AC unit, nor painting of the clubhouse. All were major expenses and 2 were unplanned.

X. Old Business.

- Pool heaters. Tom Farkas explained the difficulty of trying to get three (3) routes and the decision to go with Checker Flag for approximately \$12,000 vs \$45,000 from our current system vendor. Tom called each individual BOD member and all were in favor of Checker Flag and the contract was awarded to Checker Flag. Tom called for a formal vote. C Freeman made the motion and B Rose 2nd. The vote was approved 5 to 0.
- Donna reported painting was on schedule
- Tom reported that Dunedin Electric will be working to locate and repair the electrical line for the current lights. Dunedin Electric will also install two additional lamp post. One on each side of the front sidewalk.

XI. New Business

- Parking on grass. Resident(s) parking on lawn. Bob Rose will survey neighborhood to see how many violators we have. These individuals will be contacted. Bob will also have a note in the newsletter about parking on lawns and what the Architectural guidelines are for installing a parking pad.
- Background Checks. Doug Campbell reported that during the previous month, GAVA lost nearly \$275.00 on background checks. Ameri-Tech told the board that most of their communities charge \$100.00 After a brief discussion, the board voted 5 to 0 to approve going to \$100.00
- Tom Farkas reported that Dunedin Electric will remove the non functional electrical boxes on the pond on Trout and Canal Way.

Meeting Adjourned

Minutes submitted by:

Bob Rose
Secretary Gull Aire Board of Directors
April 9, 2019