

BOARD OF DIRECTORS MEETING MINUTES

GULL AIRE VILLAGE

DATE: October 27, 2021

PLACE: Gull Aire Village Clubhouse

Board Members in Attendance

John Monser, President, Sandy Larson, 1st Vice President, Sal Chieffo, 2nd Vice President, Greg Stewart, Treasurer, Elizabeth Moskowitz, Secretary. Dave Fedash in attendance for Ameritech.

6:30: Open Question Session for Residents

Residents had questions /comments regarding general community upkeep, rule variants, hot tub, walkways to canal, parking/roadway issues, rats in certain areas.

7:15 Start of Board Meeting

AGENDA

- **Call to Order**/Board quorum established during open session. All Board Members in attendance.
- **May Meeting Minutes.** Motion by Elizabeth Moskowitz to waive the reading of the minutes and accept as written, seconded by Sal Chieffo, all in favor. Motion approved.
- **President's Report** – John Monser
John introduced the new Pool Manager Todd Hayward to meeting attendees and briefly covered Todd's extensive background with regards to pool maintenance. It was confirmed that Todd would not have standard hours but will work a varied twenty-hour week to address issues. The plus being that help will be available on weekends should it be required.

John introduced Greg Stewart to attendees and explained that due to the resignation of Ralph Richardson as Treasurer, Greg will be stepping in to fill this position to the end of the term. Motion by Sal Chieffo to appoint Greg Stewart as Treasurer, seconded by Sandy Larson, all in favor. Motion approved.

Manager's Report (Dave Fedash)

LEGAL – Three accounts under Legal advisement currently. Two are pending liens, one is pending resolution.

INSPECTIONS – Last inspection identified 24 new violations with 4 moving on to the Compliance Committee.

- **Treasurer Report** (John Monser)

Revenue – Actual YTD\$202,871.91. Budget YTD \$202,703.44. We are where we should be with revenue.

Expenses – Actual YTD \$194,335.77. Budget YTD \$202,703.44.

- **Committee/Club Reports**

- **Architectural Committee** (Bob Lyttle) At meeting time all applications are up to date. New rules for permits now in effect for City. Detailed information available on the Gull Aire website.
- **Social Club** (Peggy Allison) All activities are open. Full schedule for rest of year with Halloween/Christmas events, craft show and others.
- **Compliance Committee** (Dave Fedash) No meeting required this month. Last month two fines addressed.
- **Orientation Committee** (Sue Van Vessem) 21 New orientations since last meeting, three more to be scheduled.

- **Old Business**

- **Pool** – After much chasing, four quotes have been received to date regarding repairs to coping at the pool. After review and discussion, it was decided that 5 Star Pool would be the best option for the community. They appear to have an excellent reputation and their pricing reasonable for the services to be provided. Motion to accept 5 Star bid by Sal Chieffo, seconded by Greg Stewart, all in favor. Motion Approved. John Monser discussed timeline for repairs. To keep the pool open and available for use throughout the Holidays for residents and visitors, a January-February timeframe will be discussed with 5 Star.
- **Canal Spillways** – John Monser walked attendees through the report received from EEC, the environmental group asked to inspect our stormwater infrastructure, including photos of actual damage in certain areas. Seven areas were inspected with two of them being identified as the highest priority. These would be the North and South spillways to the canal, including concrete failure, debris and PVC pipe repairs required. As of meeting date, quotes have not been received for work. This may become “specialty” work as some companies have indicated it is out of their work levels. The search will continue for quotes with concern that this is an unknown with

regards to costs and we may need to be prepared for a substantial pay out. (Resident suggested possible grant availability to cover work. Board will pursue)

- **Clubhouse Floor** –Clubhouse floor work is based on 1) pool repair costs and 2) cost for services to the North and South spillways, both seen at this time as priorities. John Monser reported that he has found a company that will strip and wax the floor for \$750.00. They discussed replacing tile in certain areas only for now but concluded that it made more sense to wait and replace all at once. Motion to move forward with strip and wax by Sandy Larson, seconded by Greg Stewart, approved by all. Motion Approved. With this being one of the busiest times of the year, the Board will work with provider to confirm a reasonable time for completion of services. Expected to be one to one and a half days.

- **New Business**

- **Agenda Change** – The General Question segment of the Board Meetings will be moved from the beginning of the meeting to the end after the full agenda has been addressed. There are opinions from Residents supporting both options. The decision to make this change is to prevent having to discuss items that may be addressed in the actual meeting and therefore redundant. Moving general comments to the end also allows Residents to make a choice as to whether they want to stay for that segment or leave once the actual meeting agenda is completed. This change will take effect for the next Board Meeting. (Resident suggested that with comments at the end, the actual meeting could now start at 6:30). Board agreed with this suggestion.

No further Business.

8:15 Meeting adjourned.

Respectfully Submitted

Elizabeth Moskowitz, Board Secretary