

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: May 24, 2022

PLACE: Clubhouse

Board Members in Attendance

John Monser, President, Gregory Stewart, 1st Vice President, Sal Chieffo, 2nd Vice President, Randy Duncan, Secretary, Dave Fedash, Ameritech

6:30 Start of Board Meeting

Pledge of Allegiance

Call to order/Establishment of Board quorum – John Monser @6:30 p.m. Four Board Members in attendance to form a quorum.

Approval of previous meeting minutes. Approval Sal Chieffo, 2nd by Randy Duncan

President's report John Monser

John, give us an update on the projects that have been work on in the last month. Cruz lawn has completed the work on two of the drainage ditches. The new cameras have been installed. We are getting quotes to take care of drainage and lighting in the pool area. New insurance has increased. We will request new bids in 6 months for a better rate. Todd the pool guy has passed his Florida state pool licensing. Just a reminder that we will not have any Board meetings in June, July and August.

Ameritech Management Report (Dave Fedash)

Dave stated that we have four accounts with attorney. 1 foreclosure sale scheduled for 6/23/2022. We had 24, and remember this is just a friendly reminder and not a fine. Total delinquent \$13,264. \$8,987.00 are fines. No compliance committee scheduled for June. 2 fine violations put on owners account of \$2,000.

Treasurer Report (Gregory Stewart)

Stuart reported revenues are \$7,490. negative to budget. Primary variance is, as always, due to uncollected unit maintenance fees. Expenses are \$4,690. negative to budget. Repairs to buildings, pool equip, legal charges and contingencies were major variances. Operating funds \$96,040. Reserves \$202,046. Upcoming expenses, Spillway \$38,600., Cameras \$4,550., Pool Pavers \$29,500., Out Flow Ditches \$6,750. Baffle Repair \$7,540. and Insurance \$24,000.

Committee/Club Reports

Architectural Committee

Peggy Allison stated that request are taking about a week to complete. All shed requests at this time are on hold.

Social Club

Peggy Allison Reminded us about the upcoming events at the end of May and into June. Please check your June newsletter for the time and dates for these events and activities. Also, that they are always looking for volunteers.

Compliance Committee

David Fedash thanks all the members on the Compliance Committee for their time.

Orientation Committee

Sue Van Vessem Had 6 new orientation for May and 2 so far for June

New Business (John Monser)

Rain gutter drainage and new round/square tables on hold for more information. Motion to table made by Gregory Steward, 2nd Sal Chieffo. New pool table covering approved motion made by Sal Chieffo, 2nd Randy Duncan.

Adjournment of the Meeting at 7:15 p.m.

This meeting is open to the Owners

Request about missing board member. Advised that, by Florida law, we can not replace. Request that the board have someone power wash unit at 278 Pelican, board approved. Open area by drainage ditches, board will review.

Respectfully Submitted

Randy Duncan, Board Secretary