

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: October 25, 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

Moment of Silence

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 Gregory Stewart, 2nd by Randy Duncan

President's report John Monser

John: Stated that he wanted to thank Emily for all her hard work with the clubhouse as she retired. Director Sandy Larson has also retired and we presently have an opening on the board. If you're interested, put a letter of interest with your information and the directors' box so that we can choose a short-time fill in. Reminder that no dogs or persons with band aids are allowed in the pool/spa. Pool showers are only to be used for rinsing off before entering the pool or spa, not for bathing. Smoking is only allowed in the designated smoking area, not while in the pool or in the spa. When using the saunas you must wear a bathing suit. Please do not feed the wildlife it is against the law and is not good for the wildlife as it attracts alligators and coyotes. We had an inspection by the fire department and we had to move our fire extinguishers to meet the ADA rules. We had an inspection by the county and we have to replace all drains in the pool. This is required every five years. The Board of Directors will no longer request city permits for changes made to your property. Changes still need to be approved by the architectural committee and it still will be the responsibility of the homeowner to check on and obtain any required city permits. The social club has replaced the ice maker this means no sitting on the ice maker or freezer. If would like to check out tables to use, you need to go through Alice in the office. If there's any police action in the village the Board of Directors will not intervene unless requested by the police. Lastly, we'd like to welcome back all of our snowbirds.

Ameritech Management Report (Dave Fedash)

Dave: stated are delinquents accounts are at \$12,943 of that \$9,978 are fines uncollected.

We have six accounts with the attorney and one going for foreclosure. The Board of Directors placed a motion by Randy Duncan and seconded by Sal Chieffo to approve the attorney to process a foreclosure.

Treasurer Report (Gregory Stewart)

Stewart: reported that the revenue through September is \$14,614 negative to budget. The primary variance is as always due to uncollected unit maintenance fees. Legal fees recovery is up to \$6,600. Expenses are \$42,015 negative to budget. This is due to increased insurance costs, utility fees, repairs for building and pool equipment, legal charges and operating expenses. Operating funds: \$51,598. Reserve funds : \$206,637. Upcoming expenses: \$8,100.

CD with Cadence Bank matured in September, we rolled it over for 16 months at 1.75% Board ratified move with motion by Stewart and 2nd by Chieffo. All approved.

Committee/Club Reports

Architectural Committee (Peggy Allison)

Peggy stated that the Architectural Committee is up to date. Remember to fill out your architectural request reforms.

Social Club (Peggy Allison)

Peggy stated that we have had great turn out for all the events this summer, that all had a great time. Please look forward for your November events newsletter. The Thanksgiving dinner needs to be paid by Monday, 11/14/2022, this is so they have a true head count. They also need volunteers for the up come Arts and Craft Holiday Market and Granny's Attic.

Compliance Committee (Dave Fedash)

David: Stated no meeting for September and one meeting scheduled for November.

Orientation Committee (Sue Van Vesse)

Sue: We had 5 orientations for June and September and two for this month.

Old Business (John Monser)

Tree trimming: South Trout Ln my Cruise \$1,7600. Board ratified with motion from Stuart 2nd Sal Voted and Approved

Fire Pit: Motion to approve by Stewart, 2nd by Randy Approved

New Business

Census Discussion: We need to take census of our homeowners by law, So what has been proposed is that we will send out this request with our ballots for election in January of next year. A motion by Randy 2nd by Sal, approved

Energy Audit: We had an energy audit by TECO, it was advised that we changed out the lighting around the pool and in the clubhouse, we will working on this in the future.

Adjournment of the Meeting at 7:23 p.m.

Randy Duncan, Board Secretary