

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: April 25, 2023

PLACE: Clubhouse

Board Members in Attendance:

John Monser, President; Gregory Stewart, 1st Vice President; Sal Chieffo, 2nd Vice President,, Secretary; Timothy Farmer, Treasurer; and David Fedash, Ameritech

Pledge of Allegiance

Moment of Silence

Call to order/Establishment of Board quorum: (John Monser) 6:30 p.m. Four Directors present (Randy Duncan absent) and quorum established.

Approval of previous meeting minutes - Motion by Stewart to waive the reading of the minutes and to accept as written, second by Sal Chieffo. Board approved 4-0.

President's Report: (John Monser)

- Parking around clubhouse over night not allowed. Passes for a week are available from office.
- Oldsmar Golf Cart rules have changed. GAVA golf cart rules have not changed.
- Pool Pole Lights to be replaced Thursday.
- Second mailing of Age Verification Survey is being mailed out to those who didn't reply.
- RV lots are renumbered. Board looking into how to realign the Robin Ter. lot for safer parking.
- Clubhouse roof repair needed. Quotes being investigated.
- New smoking area not official yet. Old area still available for use.
- Clubhouse floor waxing delayed due to injury of company worker.

Ameritech Management Report: (Dave Fedash)

David stated that we had 10 new violations this month. We had six accounts with the attorney and two going into foreclosure and one being pursued for foreclosure.

Treasurer Report: (Tim Farmer)

Reported revenues are \$925.92 below budget; Expenses are \$2,114 below budget; Operating Funds were \$79,059; Reserve Funds were \$239,985.

Committee/Club Reports

Architectural Committee: (Jill Kauss)

Jill stated that Architectural Committee apps are 100% up to date. She reminded residents that any changes to property required an application to be submitted.

Social Club: (TC Hite)

TC reported on the success of recent social activities and events. She also reminded everyone of events coming up in May and throughout the summer and asked people to check the events calendar and join the social club Facebook family for information. Of special note were the Memorial Day events.

Compliance Committee: (Dave Fedash)

At this time two people are scheduled to attend the May CC meeting.

Orientation Committee: (Sue Van Vessem)

Sue stated they had two orientations this month, with three in the works for next month.

Old Business

Access Card Survey: Stewart motion for discussion, second by Tim. Board discussed the results of a recent survey regarding the installation of card access security system. 47.8% of the residents responded: 67.9% voted NO; 32.1% voted YES. Board agreed that no further action would be taken on installing this system this year.

Purchase of CD: Stewart motion to discuss purchase of CD, second by Sal. Board discussed delaying or reducing the amount of the previously approved purchase of a second CD due to the recent information received about the need for the clubhouse roof repair. Board agreed to table the purchase until further information about the roof repair cost was determined.

New Business:

Purchase of Gazebo: Stewart Motion to discuss purchase of gazebo for the new smoking area, second by Tim. Board discussed the need to cover and shade the new area so it was similar to the old smoking area. Umbrellas were not cost effective nor as efficient as a shading cover. A metal roofed Gazebo could be purchased, installed and effectively anchored for approx \$1500-2000. Stewart motioned to move forward with the purchase and installation of such gazebo, second by Sal. Board approved 4-0.

Clubhouse chair cleaning: Stewart motion to discuss the cleaning of the clubhouse chairs, second by Tim. The board discussed quotes from two companies for the cleaning of approx 200 clubhouse chairs. One bid was for \$5/chair. One bid was for \$3.50/chair or \$4/chair with

Scotch guard treatment. Stewart motioned that we approve the bid from Reggie's Tile and Carpet Cleaning for \$4/chair with Scotch guard, second by Sal. Board approved 4-0.

Clearing of Flood Control Outflow Ditches: Motion by Stewart to discuss the clearing of Flood Control Outflow Ditches, second by Sal. Board discussed the clearing of various outflow ditches and fallen trees in those ditches and around some ponds. After discussion, it was agreed that we should address the various downed trees in some ditches and ponds, the open ditches between Trout and Salmon and Sailfish and the perimeter around the wetlands bordered by Canal, Tarpon and Lake. We already had a quote from Cruz Landscaping for a larger clearing operation. Motion by Stewart to seek an adjusted quote from the Cruz Landscaping and move forward with the clearing, second by Tim. Board approved 4-0.

Adjournment of the Meeting at 7:04 p.m.

Gregory Stewart, VP

Resident's Open Forum:

Paula Marrone- 509 Canal Way: Wanted to start Go-Fund-Me account for the purchase and installation of a pool handicap lift

Carl LaFrance- 350 Canal Way: Comments regarding handicap lift

Ed Hart- 374 Dolphin Dr. N: Comment on handicap lift, becomes GAVA property once installed