

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: January 24, 2023

PLACE: Clubhouse

Board Members in Attendance

John Monser, President, Gregory Stewart, 1st Vice President, Sal Chieffo, 2nd Vice President, Randy Duncan, Secretary, Timothy Farmer, Director, , Ameritech

6:31pm Start of Board Meeting

Pledge of Allegiance

Moment of Silence

Call to order/Establishment of Board quorum – John Monser @6:31 p.m. Four Board Members in attendance to form a quorum.

Approval of previous meeting minutes. Motioned by Gregory Stewart, 2nd by Sal Chieffo. Approved by board.

President's report John Monser

John: stated that at this point the door security system are showing up as a vote of no. Requested everyone please pay their association fees on time. A survey we'll go out in February in regards to smoking areas around the pool for the membership to give their opinion on relocation. Starting in February, architectural and compliance committees we'll need to post an agenda of upcoming meetings and after meeting post meeting notes. A place on the bulletin boards in the clubhouse will be created for this purpose. Fuller electrical is creating a quote to place wiring to convert walkway lighting back to electrical from solar. there will be no election in February as the only applications was the same as the board members so the board will stay the same. There will be no sign in sheets at the meeting in February due to no election.

Ameritech Management Report (Dave Fedash)

John Monser Requesting that the Ameritech management report be given next month due to Dave Fedash not in attendance. Motion by Sal Chieffo, 2nd by Gregory Stewart. Board approved.

Treasurer Report (Gregory Stewart)

Stewart: reported revenues are \$32,046 negative to budget. Expenses are \$35,042 negative to budget. Operating Funds: \$41,140. Reserve Funds: \$227,9338. CD: Our new CD with PNC Bank is at 4.80% for 12 months.

Committee/Club Reports

Architectural Committee (Peggy Allison)

Peggy: stated that the Architectural Committee is 100% up to date.

Social Club (Peggy Allison)

Peggy: reminder of the campfire at 6:00 o'clock on Saturday January 28th. Also, a reminder of all the upcoming events on the calendar for February and March please review your newsletter calendars for these events. They also still need volunteers for Granny's Attic on 2/25/2023.

Compliance Committee (Dave Fedash)

No report due to David being out.

Orientation Committee (Sue Van Vessem)

Sue: stated they had four orientations this month with one orientation scheduled for next month.

New Business

2023 Budget was reviewed. Question by Marianne Hanson 167 Manta about account 4650 RV parking maintenance fees being reviewed for an increase. Maryann Sieminski 554 Dove, questioned accounts 6400 and 6410 salary expenses for office and maintenance.

Motion to approve 2023 Budget by Sal Chieffo, 2nd by Gregory Stewart. Board approved 2023 budget.

New sign in sheet at add podium will start at February's meeting.

Adjournment of the Meeting at 7:22p.m.

Meeting open to owners.

Mike Paulson 174 Manta Circle

Suggests ASSN adopts auto payment of fees only policy.

Request upgrade of Manta Circle sprinkler system to solar power.

Suggests Monthly financials be published and available in PDF format to each resident

Suggests all documents be published in PDF format.

Says RV parking should not be a Revenue source so no increase necessary.

Monthly minutes should be detailed. People shouldn't need to come to know what's going on.

Didn't see by-law changes published.

Tom Snyder 177 Dolphin

Thanks for fixing Hot tub.

Mike Breton 155 Gull Air Blvd

Board should stop hiding incursions into clubhouse from residents.

Lock up clubhouse when nothing scheduled.

Kathy Marro 391 Lake

Pays fees by coupon. Against auto pay of fees.

Charline Donato 473 Trout Lane

Why have we not upgraded the walkway lights.

Eva Joline 596 Canal

Support card access system. Thinks we should do assessment for cost.

Peggy Allison 63 Pelican

Compliments action of Board.

Doug Hanson 167 Manta

Board should look into Gov't I Bonds as good higher interest investments.

Randy Duncan, Board Secretary