

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: September 24, 2024

PLACE: Clubhouse

Board Members in Attendance

John Monser, President (via Zoom), Sal Chieffo Vice President, James Reinke, Director, Kathy Marro, Secretary, Timothy Farmer, Treasurer, David Fedash, Ameritech

6:30pm Start of Board Meeting

Pledge of Allegiance

Moment of Silence

Call to order/Establishment of Board quorum – John Monser @6:35 p.m. Roll taken by John Monser, 5 board members in attendance to form a quorum.

Approval of previous meeting minutes. Motioned by Sal Chieffo, 2nd by James Reinke, to dismiss the reading and approve the last meeting minutes. Approved by board by 5/0.

President's Report - John Monser

- Hurricane preparedness – evacuation notice. Please keep the storm sewer grates open and free of debris.
- Sound barrier fence and RV lot preparation has started. They will be trimming back the trees in the lot. Later they will trim the easement.
- Soliciting bids for lawn maintenance. James Reinke advised that for now Cruz is doing the work. Cruz is still learning where all the areas are so patient.
- There is a vacancy on the AC Committee. If you are interested drop a letter in the BOD mailbox in the Clubhouse or contact a BOD member.
- Stay safe and, again, if ordered please evacuate to a safer area.

Treasurer Report -Tim Farmer

- This This report reflects the Association's financial status for the month of August and year-to-date.
- **Revenue:** For the month of August, our revenue is below budget by a total of \$330.46, with an actual amount of \$33,169 received and a budgeted amount of \$33,500. The year-to-date revenue, however, is above budget with an actual amount of \$242,042 received and a budgeted amount of \$234,500. Thus, the above budget revenue variance is \$7,542.73.
- **Expenses:** For the month of August, our monthly expenses are below budget by \$13,006 or actual of \$18,038 spent with a budgeted amount of \$31,045. Year-to-date expenses are \$13,070 below budget with an actual spent of \$204,244 and a budgeted amount of \$217,314.

- **Operating Capital:** The Association's operating capital is \$172,374, excluding reserve funds of \$266,368.

Ameritech Management Report - Dave Fedash

David reported we now have 5 accounts with the attorney:

1 lien filed, 2 lien notices, 2 bank foreclosures.

Total delinquent as of 8/31/24 is \$16,009. \$12,317 are fines.

Violations – 30 new violations in September. No owners scheduled for CC meeting in October.

September CC meeting was held and 3 No-Shows. Fines approved \$25 per day to maximum of \$1,000.

Committee/Club Reports

Architectural Committee - Jill Kauss reports all good. If interested in opening please put name in BOD box in clubhouse for review.

Social Club – Dale advised we had a very busy summer. Pancake breakfast and Night at the Races coming up on September 28th. In October we have the Halloween Dance and Golf Cart parade. Decorate your golf carts and come for the parade. Chance to win prizes.

Compliance Committee - Dave Fedash reported no meeting was needed in September.

Orientation Committee Sue Van Vessem reported that she had 2 total scheduled. 1 fell thru and 1 is pending.

New Business:

- Motion made by Tim Farmer and seconded by Kathy Marro to discuss cost to repair hole and pipe behind 334 and 335 Canal Way. James Reinke spoke with 15 different companies to make this repair. GAV owns the drain system. It was owned by the city but at some point, years ago, it was signed over to GAV. The only company that is willing to take on the project is Globe Kings. Cost is \$1500 and they can start on September 30th if approved. Motion by Sal Chieffo to approve and seconded by James Reinke. Approved by all on board.

Adjournment of Meeting at 7:10PM. Motion made by James Reinke and seconded by Sal Chieffo. Approved 5/0

Open to homeowners:

- Paula Marrone – 509 Canal Way – Thanked the social club for all social events. For the Bocce courts walkway in 2 courts need to be changed for safety. Tidal Wave Cement quoted \$4,000 to move stones and make a 4'7" x 50 ft walkway.

- When clearing the trees can the one on Tarpon and Canal be included so it does not impact her new A/C unit.
- James Reinke advised that tomorrow at 2:30PM help is needed to put chairs in the pool to be sure they are not in a position to cause any damage in the pool area or to residents' property.

Respectfully submitted,

Kathy Marro Board Secretary