

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: May 7, 2024

PLACE: Clubhouse

Board Members in Attendance

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

6:33pm 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 Tim Farmer, 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

- The reason for moving our monthly meeting to May 7th from the last Tuesday in the month is to ensure we have a quorum.
- Golf Cart Permits – Requirement for permit sticker is no longer in effect. You can still obtain one by paying the \$10 fee but not required. You must still have current liability insurance on your golf cart. You must be at least 15 years old and have a current learners permit, 16 years old with a current driver's license or 18 with a government issued ID.
- Pool Badges – We still have some residents that do not want to have their pool badge while at the pool. The rule has not changed, and you are to have your badge with you at the pool. If residents continue to show up without a pool badge, they could be banned from the pool area.
- There was recently a reported break in on Canal Way. A shed of one of our residents was broken into which, I understand, was locked and some items of value were taken. It appeared that the same person may have tried to use a key to try and open the front door to the home at which time the key broke off in the lock and entry to the house was not allowed. The homeowner was out of town and a neighbor was checking on the home almost daily, found the shed door open and the key broken in the house lock. I am reporting this as a reminder to lock your homes and sheds when you are away. If possible, have a neighbor keep an eye on your place or ask the county sheriff to do a

resident check during your absence. I do want to stress GAV has always been a safe community and incidents such as this are very rare.

- This week is Hurricane Preparedness Week. We are quickly entering the hurricane season and I want to remind you to check around your home to ensure everything is properly secured. Small, light items should be put away and anything that could become airborne needs to be removed from your yard. Don't wait until the last minute...be ready. Do you have plenty of fresh water and food to last a week? Do you have batteries for your radios to stay current on weather conditions? Are you keeping your phones charged? Does Alice have your contact information and your emergency contact information? I advise you to check out the Florida Hurricane Guide at floridadisaster.org.
- I mentioned in the last monthly meeting that if you own a RV or trailer in the Salmon RV lot and would rather keep it close to home instead of at an off-site storage facility during the St. Pete water project you can submit a letter to the board explaining where you would want to store it. It must be off the street and not over the sidewalk. We are also considering allowing a few of the trailers or campers to be parked in spots behind the clubhouse. If that is something you are interested in you need to make an official request, in writing, to the board. All requests will be considered on a case-by-case basis.
- Finally, remember that we will not have any monthly meetings over the summer.

Ameritech Management Report - Dave Fedash

David reported there is no change in violations as reported last month.

On Thursday he will be in Gull Aire for property inspections.

Dave will contact resident about For Sale By Owner sign on property.

Drone photos that were taken will be sent to the board to decide which photos to upload to our website.

Treasurer Report -Tim Farmer

This report reflects the Association's financial status for the month of April and year-to-date.

Revenue: For the month of April, our revenue is below budget by a total of \$5,301, with an actual amount of \$28,198 received and a budgeted amount of \$33,500. The year-to-date revenue, however, is above budget with an actual amount of \$112,637 received and a budgeted amount of \$100,500. Thus, the above budget revenue variance is \$12,137.

Expenses:

For the month of April, our monthly expenses are above budget by \$3,556 or actual of \$34,601 spent with a budgeted amount of \$31,045. Year-to-date expenses are \$18,908 below budget with an actual spent of \$74,226 and a budgeted amount of \$93,134.

Operating Capital:

The Association's operating capital is \$182,807, excluding reserve funds of \$259,151.

Committee/Club Reports

Architectural Committee - Marianne Sieminski reports all good.

Social Club - Kathy Marro advised that in April we had Aloha Party on the 6th and comedy show on the 20th. Also, Happy Hour at the Pool on the 9th and 23rd.

In May we had Night at the Races celebrating Kentucky Derby on May 4th. Lots of betting and winners. On the 11th we have the Pancake Breakfast at 8:30AM and then at 6PM there is Trivia/Game Night/Open Mike Night. On the 27th we have our Memorial Day service at 9AM in the clubhouse. Then at 4PM is our Memorial Day cookout with burgers and hot dogs supplied by the Social Club. Please sign up on the bulletin board by May 23rd so we know how much food to buy. Please bring a side dish to share, enough for 8 people.

Looking ahead to June, on the 15 we will be having a Taco night with all the trimmings. Music will be provided by Melody.

We're working on more activities in the coming months. Check on the bulletin board and the Social Club page on Facebook.

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

Orientation Committee Sue Van Vessem reported that she had 6 in April. And she has 3 scheduled for May.

New Business:

- Todd will be on vacation for one month starting May 9th. In his absence his wife Merry will take care of any pool needs. James Reinke made a motion to discuss this and was seconded by Sal Chieffo. Sal Chieffo made a motion to approve Merry to care for pool and was seconded by Kathy Marro. The vote was 5/0 to approve.

Old Business:

- Motion made by Sal Chieffo to speak about status of gate passes and seconded by Kathy Marro. The vote was 5/0 to approve discussion.
- Still getting quotes for gate passes. Trying to see if we can find a company that can also do the gate repair at the same time. The quote we have for passes is 9k and then we have a quote of 2k to repair the gate.
- We have a resident taking a brick and using it to hold the pool gates open. This is against Florida law. We could be in serious trouble should a health inspector come by and see our gates propped open. Even worse if a child were to walk in unattended and drown! Do not prop open the pool gates. Until the gate is repaired, we will be getting signs to post by each pool entry door.

Adjournment of Meeting at 6:58pm. Motion made by Sal Chieffo and seconded by James Reinke. Approved 5/0

Open to homeowners:

- Eva Joline – 596 Canal Way – talked about the traffic on Sailfish and Tuna. The owner of that home will be leaving shortly and should ease the traffic for the time being.
- Paula Marrone – 509 Canal Way – homes with back yards on Canal/Cobia and Lake – there is continued erosion in ponds. When pond volume gets low they are filled with muck and algae and are very smelly. We are limited in chemicals until we get more rain to help the chemicals do their job.
- Paula will work with James Reinke to get estimates to repair the bocce courts.
- Sue Van Vessem – 152 Gull Aire Blvd – Asked if we have a smoking area. John Monser said it is outside beyond the Gazebo area. Update on status of Gazebo, we are still waiting for the county permit to be issued. We are considered commercial and not residential.
- Mush Hartford – 218 Dolphin Dr N – mentioned that the ice machine needs cleaning. Sal Chieffo offered to blow out the line tomorrow.
- Marianne Sieminski – 554 Dove Terrace W- said that where the retention ponds have algae she spoke to a company that said we can purchase plants that will put oxygen into the ponds and help to alleviate the problem. John Monser said he will check to see if we can do that.

Respectfully submitted,

Kathy Marro Board Secretary