

# **BOARD OF DIRECTOR MEETING MINUTES**

## **GULL AIRE VILLAGE**

**DATE: March 26, 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**

### **6:31pm Start of Board Meeting**

Pledge of Allegiance

Moment of Silence

Call to order/Establishment of Board quorum – John Monser @6:32 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, 2<sup>nd</sup> by Sal Chieffo , to dismiss the reading and approve the last meeting minutes. Approved by board by 5/0.

### **President's report John Monser**

- Updated status of various issues in Gull Aire.
- Pool gate access gate is back in use but will not open on its own and advised handicap button at front door is fixed. Still working on permit for Gazebo permit but will move smokers outside of pool area as of March 31.
- Will have new alligator/no swimming signs to be put up around pond areas.
- Waiting for a quote on timer for sprinklers on Manta Circle.
- Some Quality Lawn invoices were not generated last June or July and will need to be paid this year. Ameri-tech requested that Quality send the invoice within 45 days or no payment.
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- Update on St. Pete water pipe replacement project. Current target date to begin is October 2024 and complete in early 2025.
- The lights at end of walkway have been replaced and are in process of repairing the umbrella on one of the outside tables.

### **Ameritech Management Report (Dave Fedash)**

David stated that we had 18 new violations. 2 are scheduled for CC meeting in April. We have four accounts with the attorney. Also \$14,219. Of this is \$11,967 in uncollected fines.

## **Treasurer Report (Tim Farmer)**

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

**Revenue:** For the month of February, our revenue is above budget by a total of \$24,449, with an actual amount of \$57,949 received and a budgeted amount of \$33,500. As this is the first month of the fiscal year, the year-to-date revenue is also above budget and matches the February totals of an actual amount of \$57,949 received and a budgeted amount of \$33,500. Thus, the above budget revenue variance is \$24,449.

### **Expenses:**

As of February 29, 2024, our monthly expenses are below budget by \$15,866 or actual of \$17,633 spent with a budgeted amount of \$33,500. Again, as February represents the first month of the FY25 budget, year-to-date expenses match the month of February's expenses. Thus, the below budget expense variance is \$15,866.

### **Operating Capital:**

The Association's operating capital is \$192,077, excluding reserve funds of \$253,459.

## **Committee/Club Reports**

**Architectural Committee** (Peggy Allison) Architectural committee had a meeting and are all caught up. Some people on Canal had called about taking down the existing fence and putting up a newer one. The property is owned by Swftmd and leased to the city.

**Social Club** (TC Hite) Advised about upcoming events. Music at the Pool on 3/29. Game Night. Aloha Party on April 6<sup>th</sup> with pizza as dinner. Paint class on 4/16. No line dancing next Tuesday.

**Compliance Committee** (Dave Fedash) This was covered in Dave's update.

**Orientation Committee** Sue Van Vessem not available but advised John Monser that she has 4 orientations scheduled for after April 1.

### **New Business:**

- Ceiling fans in the clubhouse will be converted to wall switches and we are waiting for Fuller Electric to send a quote.
- John advised that Richard Pershing submitted his resignation as secretary from the BOD. Accepted by Tim Farmer and 2<sup>nd</sup> by Sal Chieffo.
- John announced the new Board Members of James Reinke Director and Kathy Marro as Secretary. Accepted by Sal Chieffo 2<sup>nd</sup> by Tim Farmer.

- Stage Carpet Update. Sal Chieffo advised that the new carpet for the stage has been ordered and a deposit of \$625 was given. This was voted and approved in last month's meeting. Will be installed in 2 – 3 weeks. Sal offered to remove the existing rug and asked for volunteers to help with this. Many residents volunteered to help so he will keep all informed with installation date.

### **Adjournment of Meeting at 7:02pm**

#### **Open to homeowners:**

- Randy Duncan 475 Trout Lane wanted to thank everyone who came out for the Bingo Extravaganza on March 23<sup>rd</sup>. Was a real success and a fun time for all.
- Eva Joline 596 Canal Way asked if there is a problem with a gator is it true that the Board is the only one to call gator control. If there is a problem, call control first and then call John Monser. Gator control will call and confirm with John before they come out to handle the problem.
- Sherri Page 488 Trout Lane there is trash being thrown by the community on the other side of the fence behind her house into the drainage ditch trench. John will see if there is a contact he can make there to discuss and hopefully resolve.
- Mickey Stewart 192 Blue Marlin Dr questioned why we can pay only certain residents for work done for the pool and also the cleaning and maintenance. Why can't we pay those who volunteer such as Chuck and Brad who entertain with Music at the Pool. TC and Dale advised that those are paid positions, and they are employed by Ameri-tech. It is also stated in the Social Club By-laws that we do not pay residents. The amended by-laws were voted on and approved at the January 2<sup>nd</sup> Social Club meeting.

Respectfully submitted,

Kathy Marro Board Secretary