

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: October 22, 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

6:32pm Start of Board Meeting

Pledge of Allegiance

Moment of Silence

Call to order/Establishment of Board quorum – John Monser @6:33 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 Kathy Marro, to dismiss the reading and approve the last meeting minutes. Approved by board by 5/0.

President's Report - John Monser

- It's been a crazy month with 2 hurricanes in 13 days. However, Gull Aire Village fared well considering what other communities experienced. Some residents had damage to their homes but overall, we were spared being hit by the major force of either hurricane. Needless to say, we all should count our blessings!
- I spoke with the city engineer and the city manager about our drainage/sewer system. The city manager is conducting a review of when the sewer was last upgraded and will provide us that information once the review is completed. The 2 hurricanes have delayed this process. The city engineer said if your house has been in the last 3 hurricanes and it did not flood then your storm system and drainage system are working well. We have never seen anything close to this, two hurricanes in less than 2 weeks and Helene had just under a 7 foot storm surge and tons of rain. Then add Milton with its rain and wind and it's obvious the sewer and drainage systems were working. I was told if you add up all of the last 3 hurricanes/storms we had a total of over 93 inches of rain. In addition, the city has been monitoring our drainage systems and will continue to do so.

- As you can see from the agenda, later during the meeting we will discuss the wall along Curlew Road. I did a rough measurement, and we had approximately 175 feet of wall destroyed. Thankfully there were no reports of bricks hitting cars or homes. We have submitted a claim to our insurance company and an adjuster is scheduled to come out Friday to assess the damage.
- Next month's newsletter will be a shorter version as our printer lost their power during Milton and could not publish anything. However, the schedule of events and a few other items will be delivered to you.
- I reached out to the city about the message they put out about not parking on the street until all the debris has been removed. If you do not have debris on your street that's been set out for pickup you can park on it. The message was for those mainly in the city who have debris lined up on their streets.
- I want to thank Emily for stepping up and filling in while Anastasia was gone.... Thank you, Emily. Also want to thank Todd and the volunteers that helped him clean up the pool two weeks in a row.
- A reminder, the clubhouse will be closed on November 4th and 5th for the upcoming election. Don't forget to vote!
- Also, I want to wish everyone a Happy Halloween and to the veterans, November 11th as you know is Veterans Day, thank you for your service and sacrifice. To those of you that will be gone over the Thanksgiving holidays, Happy Thanksgiving! We certainly have a lot to be thankful for this year!
- **Treasurer Report -Tim Farmer**
- This report reflects the Association's financial status for the month of September and year-to-date.
- Revenue: For the month of September, our revenue is below budget by a total of \$5048, with an actual amount of \$28,451 received and a budgeted amount of \$33,500. The year-to-date revenue is above budget with an actual amount of \$270,494 received and a budgeted amount of \$268,000 Thus, the above budget revenue variance is \$2494.
- Expenses: For the month of September, our monthly expenses are below budget by \$12,075 or an actual of spent \$18,969 with a budgeted amount of \$31,044. Year-to-date expenses are \$25,145 below budget with an actual spent of \$223,214 and a budgeted amount of \$248,359.

- Operating Capital: The Association's operating capital is \$179,401, excluding reserve funds of \$269,255.

Ameritech Management Report - David Fedash

We now have 5 accounts with the attorney:

310 Snook Court. Lein filed, can foreclose at any time. \$122.50

68 Pelican – Lein may be filed after 10/30/24

397 Blue Marlin – Lein may be filed after 10/30/24

125 Dolphin – Bank FC

278 Pelican – Bank FC

Total delinquent as of 9/30/24 is \$15,355 . \$12,067+ are fines.

Violations – No October inspections completed...storms.

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

Committee/Club Reports

Architectural Committee – No member in attendance at meeting.

Social Club – Dale advised we have the Halloween Dance and Golf Cart Parade. We have distributed a number of Christmas decorations (sleighs, wreaths, etc.) that we ask residents to decorate and return to clubhouse for Koffee Klatch on November 16th. They will be raffled off at the Thanksgiving Dinner Dance on 11/16.

There is our annual Toy Drive on November 24. Leave unwrapped toys in your driveway and we will pick up and deliver to Oldsmar Cares for the children. Please remember to also include batteries if needed.

Music By the Pool on Saturday night 11/9 from 6 to 8PM.

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

Orientation Committee Sue Van Vessem reported that she had 1 house sold. Has a call in to owner to schedule meeting. Waiting for a reply.

New Business:

- Repair of 175-foot wall on Curlew. 2 Quotes, Specialty Builders @ \$37,572 and Brick By The Mile @ \$39,067. Motion made by Tim Farmer to Table decision until we have more information. Seconded by Sal Chieffo. Voted 5/0

- Motion made by Kathy Marro and seconded by Sal Chieffo to discuss and select company to care for common areas in Gull Aire. We have 2 quotes, both at the same cost of \$3,900 monthly. One is from Cruz and the other is from Green Shore. Since Cruz cares for many residents in GAV and has been caring for common areas since Shawn has given up this work. Motion by Sal Chieffo to hire Cruz and seconded by Kathy Marro. Approved 5/0.
- For the Memorial Tree a motion made by James Reinke and seconded by Sal Chieffo to have an arborist check the health of the tree and feasibility to go forward with righting the tree. Also want to check if we have anything on file for who made the original bricks so we can have more made and put down in respect. James Reinke made a motion to go forward with the project and seconded by Sal Chieffo. Voted 5/0 to go forward.
- **Adjournment of Meeting at 7:10PM. Motion made by James Reinke and seconded by Sal Chieffo. Approved 5/0**

Open to homeowners:

- Gene Henrickson spoke about making the Bocce Court safer for the players. Paula Marrone got a bid from Tidal Wave to complete the repairs on the court. The first estimate we got from them was for \$4,000 but final estimate is for \$9,000 +. The final estimate is for a total repair of the courts and not piecemeal. Gene also mentioned that since Bocce is a social event for our residents, maybe the Social Club would like to offer to pay a part of the cost. John Monser said that we need to wait and see what the cost to repair the wall will be.
- Paula Marrone said that GAV needs to take care of our equipment for our social events. They bring GAV "Family" together. We need to keep all of GAV presentable and safe. Tidal Wave is for the total repair of the court and will last a lifetime.
- Stewart floated the idea that since we no longer do competitive shuffleboard (compete with other shuffleboard teams throughout the county) that we might convert 2 of the 6 shuffleboard courts to accommodate Bocce players. Gene and Paula were both open to this idea and will see if this can be done.

Respectfully submitted,

Kathy Marro Board Secretary