

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: February 25, 2025

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 @6:36 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 Tim Farmer, to dismiss the reading and approve the last meeting minutes. Approved by board by 5/0.

President's Report - John Monser

- Thanks to everyone who helped make Granny's Attic a success.
- The city is still working on changing out all the water meters in GAV.
- A salesman appeared by the pool and said someone called him to provide a quote to upgrade our heaters to Geo-Thermal. Quotes can only be requested by BOD member.
- Need to correct any errors in our Yellow Dial Directories book.
- Municipal Elections are on Tuesday, March 11th. The clubhouse will be closed on March 10th and 11th.
- A group of our residents have been busy obtaining quotes to replace the clubhouse floor. At that time we will need to replace the bookcases and reduce the book inventory. Will also be replacing the old, soiled sofas with recliners.
- Please contact Ameri-Tech if you experience any issues with making your HOA monthly payments.
- We have an opening on the board as one of the applicants has withdrawn their intent and we will discuss later in the meeting.
- Mr. Weir's house, at 257 Pelican North, that was severely damaged by fire, is closer to being removed. The utilities had to be capped off and now we are waiting on a city inspection approving the house is safe to remove.
- Tomorrow the St. Pete group will begin installing the casing for the horizontal drilling. It will last 2 weeks and will be the noisiest part of the project. One week on our side and one week on the Safety Harbor side. The drilling will begin immediately after the casing is installed and will last for about 2 months.
- The sidewalks to the canal are still on the agenda for Arthur Daniels, the contractor.

- I ask (again) if you have a request or a comment that you write it in a letter and place it in the BOD mailbox in the clubhouse. We have one resident who likes to send out emails and purposely leaves the name of a board member off the email. It is really a childish game being played. So, to be fair to everyone and ensure all board members are aware of an issue, please use the mailbox and include your name and address in the letter if you want a response.
- **Treasurer Report -Tim Farmer**
- This report reflects the Association's financial status for the month of January and year-to-date.
- **Revenue:** For the month of January, our revenue is below budget by a total of \$7925, with an actual amount of \$25,574 received and a budgeted amount of \$33,500. The year- to-date revenue is also below budget with an actual amount of \$387,407 received and a budgeted amount of \$402,000. Thus, the below budget revenue variance is \$14,592.
- **Expenses:** For the month of January, our monthly expenses are above budget by \$5658, or an actual spent of \$36,703 with a budgeted amount of \$31,044. Year-to-date expenses, however, are below budget with an actual spent of \$365,856 and a budgeted amount of \$372,539. Thus the below budget expense variance is \$6,682.
- **Operating Capital:** The Association's operating capital is \$143,852, excluding reserve funds of \$280,553.

Ameritech Management Report - David Fedash

LEGAL STATUS REPORT We have 6 accounts with the attorney.

Total delinquent as of 01/31/2025

\$13,194... \$9,967.50 + are fines

Inspection/Violations:

18 New Violations – No Hearing notices this month. No February CC meeting was required.

Committee/Club Reports

Architectural Committee – Randy Collinsworth – Committee met on Thursday the 20th. Nothing new.

Social Club – Dale Mathurin said February was a busy month. We had the Red Skelton Show, Valentines Dinner/Dance and Granny's Attic. Thanks to all the volunteers who made this year's Granny's Attic a success. Special thanks to Diana Lutch who created all the baskets and raffle cards. Mush Hartford works like the Energizer Bunny. Liz and Sal Chieffo for working in the kitchen to provide lunch for sale to our residents and visitors. On March 4th we have our Social Club Meeting and March 8th is our annual Bingo Extravaganza. Karaoke is on March 14th and our St. Patricks Day Dinner/Dance is on March 15th. Check the Newsletter and bulletin board for additional events such as bunco, bingo, aerobics, line dancing, etc.

Compliance Committee - David Fedash reported no fines, no meeting was needed in February.

Orientation Committee Sue Van Vessem reported that she had a meeting tomorrow with a new resident and has one pending because the buyers are not here yet. She also will have 3 more to schedule shortly.

New Business:

- Accept resignation and appoint new member.

Motion to discuss made by Kathy Marro and seconded by Sal Chieffo. Need to accept Terry Dellinger resignation. Accepted by all current board members, John Monser, Sal Chieffo, Tim Farmer, James Reinke and Kathy Marro.

- Update Gull Aire Rules and Regulations in our Dial Directories Yellow Book. Motion to discuss made by Sal Chieffo and Seconded by James Reinke. First of all, please check the book to correct any errors in your listings. I've found some alphabetical listings in the front of the book do not agree with the numerical listing in the back of the book. Please let Alice Lopez in the office know of any corrections so the book can be updated in the new printing. We are in process of reviewing some items and will be letting everyone know of the changes we want to update. These will cover Garbage and Disposal times to put receptacles and remove from the curb. Signs to be displayed on a homeowner's property. Right now only For Sale signs can be displayed in a window not on the lawn. Residents have motioned that a For Sale sign be allowed on the lawn. During the time of a prior BOD they allowed political signs to be displayed on the lawn beginning 30 days prior to the election and taken down within one day past the election. There has also been some changes in the Golf Cart regulations regarding the \$10 City of Oldsmar Sticker & a new law regarding age and conditions if you are under the age of 18.
- Vote to accept \$250 from the Social Club towards the repair of the Bocce Courts. Accepted by all board members.
- **Adjournment of Meeting at 7:10PM. Motion made by Sal Chieffo and seconded by James Reinke. Approved by all 4.**

Open to Homeowners

- Ed McCaffrey – 483 Trout Lane – Sound wall erected for the Tarpon Canal project has gaps between some panels and will not be too able to cover the noise anticipated. John will check with the company and have it corrected.
- Terry Dellinger – 224 Dolphin Dr. N. – Questioned there being no actual numbers about the reserves. John will be having a company conduct a reserve review since we have not had one in a number of years. Terry also commented on the fact that we waited until the Board meeting to introduce the raise of the HOA fees. Also, Terry noted that the residents storing their vehicles in the RV lot are paying \$15 rent and asked if it should be increased. There have not been increases in the rent since it does not cost GAV any money for upkeep. They are responsible for maintaining the lot.
- Paula Marrone – 509 Canal Way – wants to thank the Board for the repairs to the Bocce Courts.
- Bruce Mellen – 338 Canal Way – After the Tarpon Canal project is completed will we update all residents.
- Jean Stepp – 398 Blue Marlin Dr – one of her neighbors has large rats running loose onto other residents' property. John said he will speak with the resident again.

Respectfully submitted,

Kathy Marro Board Secretary