

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: September 23, 2025

PLACE: Clubhouse

Board Members in Attendance

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

6:30pm Start of Board Meeting

Pledge of Allegiance

Moment of Silence

Call to order/Establishment of Board quorum – Roll taken by Sal Chieffo. All board members in attendance to form a quorum.

Approval of previous meeting minutes. Motion to accept by Karen Collinsworth, 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

I have been in discussions with the City of Oldsmar concerning their new setback regulations. The city code now requires a 15 foot setback on any structure. GAV does not have the room for a 15 foot setback and our covenants only require a 10 ft setback. Yesterday I received an email allowing GAV to have the 10 ft setback and residents do not have to request a variance from the 15 ft requirement.

The Tarpon I Crossing Project is still moving forward. They are not finished with the new pipe but when they do finish it will need to be inspected. It will be a while before they are done. The sidewalk to the canal is finished, the railing has the end piece installed and the barrels have been removed. The half sidewalk, I am told, is also done

We need a few volunteers for the Compliance Committee. If you are interested, drop a note in the GAV BOD mailbox. According to the state statues the board is to select a committee which will need to be available as needed. The committee is only to decide if a fine should be issued.

There have been numerous inquiries about some of the abandoned homes in the community. The board has addressed each of them and ones that have not complied, the board has decided to contract the clean-up and place liens on the properties.

We are in discussions with the FDOT about the wall. During the construction along Curlew a worker knocked out a section with a tractor. In addition, the section next to the part that was damaged during the hurricane is leaning more towards the street. The engineer we had in the beginning has pictures of the wall before and after construction. He believes all the moving of the earth next to the wall has weakened it more. Meanwhile

the board will be looking at alternatives to replace the wall as we are finding the remaining wall still standing lacks proper footings.

As most of you know this summer the clubhouse underwent a facelift of sorts. A new floor, new bookcases and updated lighting. We would ask that you try not to scoot your tables but rather lift them to limit any possible scratches. We are also having the entrance signs repainted.

- **Treasurers Report -Karen Collinsworth**

- This report reflects the Associations' financial status for the month of August and year-to-date.
- Balance Sheet:
Operating Account is at \$186,028.26 up from \$175,496.58 in July.
Reserves are at \$306,310.16 up from \$297,216.10 in July.
- Revenue:
For the month of August, our revenue of \$38,130.66 is below our budget of \$39,003.34 by \$872.68.
Year-to-date we are \$37,967.45 above budget with an actual of \$310,990.83.
- Expenses:
For the month of August, our monthly expenses are below budget by \$11,404.35, for an actual of \$27,598.98 with a budgeted amount of \$39,003.33. Year-to-date, expenses are below budget by \$4,208.66 with an actual of \$268,814.65.
Our Net Profit is \$42,176.18, we budget for a zero profit/loss.
- Notes
- We changed companies for the Lake and Pond maintenance, increasing our monthly payment from \$339 to \$416.16.
- There were several monthly bills that were not paid in August that will show up in our September financials (JanPro, pool repairs).

Motion to accept report made by Kathy Marro, 2nd by Sal Chieffo. Approved by board by 5/0.

Ameritech Management Report - David Fedash

LEGAL STATUS REPORT

We have 8 accounts with the attorney.

Total delinquent as of 08/31/2025

\$16,540.... \$9,960 + are fines.

VIOLATIONS – September inspections completed. Pending Notices for approval and mail out. 27 Notices and 7 Hearings.

September CC meeting was held and 2 No-Shows. Fines approved \$25 per day to maximum of \$1,000.

FPAT Reserve study approved and in process with on-site meeting scheduled for late June.

Committee/Club Reports

Architectural Committee – Randy Collinsworth advised there was no meeting needed and all applications have been completed..

Social Club – Dale Mathurin reported we had a very good summer. After Koffee Klatch on October 4th Walgreens will be visiting to administer vaccines for those residents who request 4 different vaccines. Flu, Pneumonia, RSV and Shingles. Please sign up on the sheet posted on the bulletin board in the clubhouse and check the vaccines you are interested in receiving. There are applications in the folder beneath the sign-up sheet. October's Social Club meeting will be on the 7th. Other activities scheduled for October are Pancake Breakfast, Night at the Races, Music at the Pool and the Halloween Dinner Dance. We are also having the Halloween Golf Cart parade.

Orientation Committee Sue Van Vessem reported that it's been a couple of busy months. She had 2 meetings in June, 4 in July, 2 in August, 2 in September and 2 scheduled for early October.

New Business:

- The recently completed Reserve Study has been posted on the Resident Portal on the GAV website and is available for all to view. We are currently funded at 52%. We would like to meet the threshold of 70% There will be a meeting to further review and decide the levels of funding needed. If you have any questions, Karen Collinsworth will be available after October 11.
- Ratified quote to prepare and present Property Damage Claim to FDOT for wall damage from drainage work on Curlew. Motion to accept made by Karen Collinsworth and seconded by James Reinke. Approved by Board 5/0
- Ratified quote for dredging the waterway canal to remove vegetation currently inhibiting water flow. Motion to accept by Kathy Marro and seconded by Karen Collinsworth. Approved by Board 5/0
- Discussed the need for additional bookcases to accommodate paperback books in the community library. Right now, the library has allocated 3 empty shelves for this use. Agreed to see how this works and revisit this request if those shelves are not enough.
- 60 Day notices – discussion was made to reduce the time for residents to reply to violation letters from 60 days to 30 days. Motion to accept by Kathy Marro, seconded by Karen Collinsworth. Approved by Board 5/0.
- Discussed changing our governing documents to increase fines for non-compliance to violation letters. Fines are currently \$1000. If they are to be changed to \$2,000 or \$5,000, we will need to update our covenants. We will need to set appointment with the attorney to be sure we are following State limits and how to go about making the change.

**Adjournment of Meeting at 7:00PM . Motion made by Sal Chieffo and seconded by Karen Collinsworth.
Approved by all.**

Open to Homeowners

- Maryann Sieminski – 554 Dove Terrace W – When trucks came to remove the pepper trees after the St. Pet project was completed the side of the truck had fact that they do dredging. Maryann did not know the name of the company but if we need to have future dredging we can see if we can get the name.
- Paula Marrone – 509 Canal Way – when we are able to begin work on the Curlew wall if there are any bricks that we cannot use then we might be able to use them to bolster up around the ponds. They are starting to sink in and that might be a good use for them if not needed for the wall.
- Joy LaFrance – 350 Canal Way – When new sidewalk was put in after completion of St. Pete project they did not replace the gate. John advised that the gate is on order and will be installed when received.

Respectfully submitted,

Kathy Marro Board Secretary