

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: November 25, 2025

PLACE: Clubhouse

Board Members in Attendance

John Monser, President, James Reinke, Director, Kathy Marro, Secretary, Karen Collinsworth, Treasurer, Bob Kelly, Ameritech Sal Chieffo Vice President, not in attendance.

6:30pm Start of Board Meeting

Pledge of Allegiance

Moment of Silence

Call to order/Establishment of Board quorum – Sal Chieffo not in attendance. All other board members in attendance to form a quorum.

Approval of previous meeting minutes. Motion to accept by James Reinke and 2nd by Karen Collinsworth. Approved by board by 4/0.

President's Report - John Monser

Good evening! Thank you for attending. I have a short report this month as most items have been discussed at earlier meetings.

I was asked by one of our residents to mention bicycle safety. We have many residents who ride bicycles in the community, and I would like to remind them that they must abide by the same rules as drivers of motor vehicles. That includes stopping, or at least slowing down, at intersections. The message is to be safe and pay attention when riding.

The construction crew on Curlew, replacing storm sewers, has asked if they could remove the trees along the outside of our wall. I had letters sent out to the residents who live closest to the trees informing them of the request. There will be no cost for us, and they will use a licensed and insured professional tree removal company. I believe the reason might be with all the digging to lay the storm sewer pipes; the soil and roots might be affected and weaken the trees. The last thing we need is a tree to fall on a home thus the board has agreed to let them remove them.

If you have not heard we have a new property manager, Bob Kelly. Bob has years of experience with property management and will be a real asset to our community. Welcome Bob!

With the wall not going to be repaired or replaced in the very near future I requested a quote on putting up a temporary fence to provide some privacy for the residents along the area where the wall fell. Once I receive the quote, I will share it with the board and you.

I want to thank everyone who attended the meeting earlier this afternoon with the people from the city. I thought it was an informative meeting and it allowed residents to ask questions. Just so you know, it is not a requirement to have such a meeting but the planning and development group wanted to have it so you would hopefully better understand the code change. Actually, it was a change from the rest of the city in our favor.

I want to wish everyone a Happy Thanksgiving and a safe holiday season. There will not be a December meeting, so I'll wish you a Merry Christmas and a Happy New Year now. Enjoy the holidays, be safe and take time to rest as it can be a busy and stressful time of the year.

- **Treasurers Report -Karen Collinsworth**

This report reflects the Associations' financial status for the month of October and year-to-date.

Balance Sheet:

Operating Account is at \$174,135.70 down from \$174,599.13 in September.

Reserves are at \$314,222.05 up from \$314,038.01 in September.

Revenue:

For the month of October, our revenue of \$33,362.79 is below our budget of \$39,003.34 by \$5,640.55. Year-to-date we are \$29,536.39 above budget with an actual of \$380,566.45.

Expenses:

For the month of October expenses are below budget by \$2,767.11, with an actual of \$36,236.22 and with a budgeted amount of \$39,003.33. Year-to-date, expenses are below budget by \$350,282.83 with an actual of \$351,029.97.

Our YTD Net Profit is \$30,283.62; we budget for a zero profit/loss.

Notes:

We did not receive the budgeted Spectrum Revenue sharing of \$1,666.27 again this month.

The \$6,000 posted to Operating Contingency will be reclassified to Reserves – Deferred Maintenance as part of the wall repair cost. It should have been done in October but was not, it will be reclassified in November.

We paid Tigris Aquatic for two months this month.

Motion to accept report made by James Reinke and 2nd by Kathy Marro. Approved by board by 4/0.

Ameritech Management Report – Bob Kelly

LEGAL STATUS REPORT

We have 11 accounts with the attorney and 2 with the possibility of being turned over to the attorney.

Committee/Club Reports

Architectural Committee – Jill Kauss advised all applications have been completed..

Social Club – Dale Mathurin reported we had a great November. Our Thanksgiving Dinner/Dance was phenomenal.

Our Annual Craft Show is on Friday the 29th. We will need volunteers to help with set up on Friday, for the show on Saturday and then help will moving tables back to where they belong after the show ends at 2PM.

The Christmas Dinner/Dance will be on December 13th followed by the Golf Cart Parade on the 14th. Decorate your golf cart and come ride thru the streets of Gull Aire. There will be prizes awarded for first, second and third place.

Orientation Committee No one available for updates.

New Business:

Motion to discuss new business made by Kathy Marro and 2nd by Karen Collinsworth.

- Ratify contract with Ameri-Tech. John negotiated the cost and was able to have Bob Kelly be the property manager. Motion to accept made by Karen Collinsworth and 2nd by James Reinke. Ratified by the board 4/0.
- FOBS update. Motion to discuss made by Kathy Marro and 2nd by Karen Collinsworth. Agreed by Board 4/0.
- Karen proposed to purchase and use FOBS to keep non-residents out of the clubhouse and pool. We can then sell FOBS for resident visitors and tie the for to resident address with an expiration date. We would need to have resident votes with majority agreeing.
- Stewart had been on the original committee to gather info about the FOBS and suggested that we can make cards date specific. If we have negative response for violations we can suspend if fines are not paid.
- We will need to get more information and update at a later time.
Motion to accept made by Kathy Marro and 2nd by Karen Collinsworth. Agreed by Board 4/0.
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Adjournment of Meeting at 7:15PM. Motion made by James Reinke and 2nd by Karen Collinsworth. Approved by all.

Open to Homeowners

No one came forward.

Respectfully submitted,

Kathy Marro Board Secretary