

SPECIAL HOA BOARD MEETING MINUTES

GULL AIRE VILLAGE

DATE: April 3, 2025

PLACE: Clubhouse

Board Members in Attendance

John Monser, President, Sal Chieffo Vice President, James Reinke, Director, Kathy Marro, Secretary, Karen Collinsworth, Treasurer

4:02pm Start of Meeting

Motion made by Kathy Marro and seconded by James Reinke to ratify Karen Collinsworth as Treasurer. All Board members agree.

Motion made by Sal Chieffo and seconded by James Reinke to approve quote from SM Door & Hardware to reseal both exterior doors to the clubhouse. One at the front entrance and the other at the pool entrance. All Board members agree.

Motion to review and approve quote from FPAT to review our reserve status was made by Karen Collinsworth and seconded by Sal Chieffo. All Board members agree.

Motion to approve quote from Flooring America to replace clubhouse floor. A sample of the flooring was shown to all attendees. Carl LaFrance asked if this was asbestos free and John confirmed it is. We also had a sample of the carpeting that we want to put by front and pool entrances in the clubhouse to avoid water dripping when residents enter. We are hoping to have this process started some time in May. Motion to accept was made by Sal Chieffo and seconded by James Reinke. Approved by all Board members. The Board thanked Maryann Siemanski and her team for all their hard work in getting us quotes and samples of the floor and carpeting products. Maryann recognized her team of Emily Mathurin, Sal Chieffo and Jodi Vercellino and thanked them for their labors.

John spoke about FDOT plans for the main entrance to our community at Gull Aire Blvd and Curlew Road to be temporarily closed beginning 4/17/2025 until 04/21/2025 for the replacement of storm drains along Curlew Road. You will need to use the Gull Road exit/entrance during this time period. After the main entrance work is completed the Gull Road exit will be closed for the same repair work. We will update you on the Gull Road exit timeline once we receive it along with any other changes that may arise between now and April 17th. In view of this we do not know if it will affect the wall repairs and will keep you apprised of any unforeseen circumstances.

There was a discussion about the need to either repair or replace the library bookcases. It was agreed to get input on how and when to start packing the books and where to store them at our next meeting. Also, how many bookcases we will need and if we can reconfigure the layout of the library. At this time we are asking for no new books to be dropped off at the clubhouse.

Meeting ended at 4:40pm.

Respectfully submitted,

Kathy Marro Board Secretary