

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: April 22, 2025

PLACE: Clubhouse

Board Members in Attendance

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

6:50pm Start of Board Meeting

Pledge of Allegiance

Moment of Silence

Call to order/Establishment of Board quorum – John Monser @6:56 p.m. Roll taken by John Monser, All board members in attendance to form a quorum.

Approval of previous meeting minutes. Motioned by Kathy Marro, 2nd by Karen Collinsworth, to dismiss the reading and approve the last meeting minutes. Approved by board by 5/0.

President's Report - John Monser

- Gull Road entrance – Drive extremely careful and slow down. On Curlew I have requested that the FDOT widen the U-turn so pickup trucks and larger vehicles can safely turn without hitting the construction barrels. Also asked FDOT to place a sign at the exit on Curlew saying right turn only.
- Spa is back up. A computer board and a sensor were bad.
- One of our pool umbrellas was blown over during a windy day a week ago. We are looking for alternatives.
- Wall update – Boundary survey and road construction are delaying progress.
- We hired a new cleaning service, JAN-Pro to clean the clubhouse. They will work in Sunday, Tuesday and Thursday. Sunday is to clean after Saturday events and Tuesday and Thursday is before and after Bingo. You may not see them as they begin work at 5:30 am.
- Homes are selling again! Prior to the two recent hurricanes home prices were appreciating at a good rate in our community. Homes did not stay on the market for very long. As you know, after the hurricanes sales came to a halt. It appears the impact from the hurricanes is finally beginning to lessen.
- After the board approved a reserve study at the last meeting I initiated a contract with the Felton Property Assessment Team and we will be moving forward with the review. This will provide us with updated numbers to ensure we are doing a good job of estimating future costs.

- **Treasurers Report -Karen Collinsworth**

- This report reflects the Associations' financial status for the month of March and year-to-date.
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- Balance Sheet:
 - Operating Account is at \$199,354.91, up from \$187,740.04 in February.
 - Reserves are at \$305,131.08, up from \$296,071.29 in February.
- Revenue:
 - For the month of March, our revenue is above budget by \$7,303.34, with an actual of \$46,306.49. Year-to-date we are \$39,874.75 above budget, with an actual of \$117,881.43.
- Expenses:
 - For the month of March, our monthly expenses are below budget by \$4,311.71, for an actual of \$34,691.62 with a budgeted amount of \$39,003.33. Year-to-date, expenses are under budget by \$15,628.06 with an actual of \$62,378.60.
- Notes:
 - We paid Cruz two months, he had not billed timely for January.
 - We received \$5,885.20 from Spectrum sharing, normally it is not that high.

Ameritech Management Report - David Fedash

LEGAL STATUS REPORT We have 4 accounts with the attorney.

Total delinquent as of 02/28/2025

\$19,083.... \$9,96 + are fines

Inspection/Violations: 04/18/25

12 New Violations – 2 Hearing notices for May.

FPAT....Reserve Study approved and in process.

Committee/Club Reports

Architectural Committee – Jill Kauss advised all up to date and welcome to Ralph Richardson and Randy Collinsworth to the Architectural Committee.

Social Club – Dale Mathurin invited all to attend the Veterans Quilts of Honor presentation on April 24th at 6:30pm. On April 26th we are having a pasta dinner. Looking forward, on May 3rd the Oldsmar Fire Department will be here at 10am after our Koffee Klatch to train us on CPR and also speak about Hurricane Preparedness. On May 26th we will have our annual Memorial Day service in the morning and our cook out at 4PM. Starting on June 9th thru the 30th the clubhouse will be closed because we are having the new floor installed. As always, check the Newsletter and bulletin board for additional events such as bunco, bingo, aerobics, line dancing, etc.

Compliance Committee - April CC meeting was required. 2 owners were scheduled but did not attend. CC committee approved fines. Thank you to the CC volunteers.

Orientation Committee Sue Van Vesse reported that she had 6 meetings in March and 1 in April. She is also waiting to schedule 4 more for April new residents. And waiting for call backs from 2. There are 2 closings in May that she will be scheduling for meetings.

New Business:

- Contract ratified for the contract with JAN-Pro to clean the clubhouse and pool area. Motion to accept by James Reinke and seconded by Karen Collinsworth. Approved by all.

Old Business:

- Reviewed quotes from Premiere Closets to replace old bookcases in the library. Motion to accept by Karen Collinsworth and seconded by Kathy Marro. Approved by all.

Adjournment of Meeting at 7:25 PM. Motion made by Karen Collinsworth and seconded by James Reinke. Approved by all.

Open to Homeowners

- Cheryl Burnham – 153 Gull Aire Blvd – Does not like trash cans put outside clubhouse before Coastal picks up at 7am.
- Ray Elson – 349 Canal Way – Wants us to hire professional, licensed company to take care of pool and spa. John Monser advised that Todd Hayward who services these areas is licensed.
- Deborah Monser – 563 Dove Terrace S – Thank you to BOD for keeping on top of the wall project and seeing to it that the spa overheating is taken care of.
- Mike Hobson – 566 Salmon Ct – we need to take care of unoccupied homes that lack proper maintenance like rats in homes. John said Ameri-tech has been advised and they will be contacting homeowners to resolve.
- Vicki Mills – Thank you to BOD and Gull Aire residents for their acts of comfort after the loss of her husband.
- Perry Burright – 84 Pelican Drive N – Residents are not stopping at stop signs throughout the village. Kathy Marro commented that some people do not believe stop signs but treat them as “suggestions”.
- Marily Marcatante – 189 Blue Marlin Drive – Rats are running across her and other neighbors back lawns. BOD and Ameri-tech will be investigating and see what can be done.
- Paula Marrone – 509 Canal Way – Paula and the DiLullo family want to thank Gull Aire residents for attending life celebration for Matteo. Also advised that the gators living in the lily pads are covered in algae. Spraying is not getting the job done. John will talk to the contractor to see what can be done.
- Doug Henson -167 Manta Circle – advised that urinals in men’s room are not working – we will have plumber come and repair this week.
- Maryann Sieminski – 554 Dove Terrace W – Need to re-spray pond behind her house. Worker who was there sprayed only one side and said we had to dredge pond to complete process.

Respectfully submitted,

Kathy Marro Board Secretary