

# **BOARD OF DIRECTOR MEETING MINUTES**

## **GULL AIRE VILLAGE**

**DATE: January 28, 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**

### **6:31pm Start of Board Meeting**

Pledge of Allegiance

Moment of Silence

Call to order/Establishment of Board quorum – John Monser @6:33 p.m. Roll taken by John Monser, 5 board members in attendance to form a quorum.

Approval of previous meeting minutes. Motioned by Kathy Marro, 2<sup>nd</sup> by Sal Chieffo, to dismiss the reading and approve the last meeting minutes. Approved by board by 5/0.

### **President's Report - John Monser**

- **NO ELECTION THIS YEAR**  
There will be no election this year. We had two vacant positions and only two residents applied. Sal Chieffo and Terry Dellinger. Expect a correction on the announcement that was mailed out with the wrong information. Sal Chieffo and Kathy Marro should have been on it and Richard Pershing should not have been. It was an administrative error at Ameri-tech.
- **WATER METER UPDATES**  
Water meters will be updated during February. You will be notified when they make your switch and you should expect 30 minutes without water.
- **TARPON CANAL CROSSING**  
Latest update subject to change. Drilling to begin in February for the Tarpon Canal Crossing. They have experienced numerous delays but believe they are back on track.
- **FLOODING ON TROUT**  
Flooding on Trout has been addressed. Replacement sewer piles are on order to permanently repair the current drainage problem. Until the pipes arrive a pump has been installed to pump the water out and down the ditch that runs behind Salmon Ct and Trout Lane.
- **RESERVE FUNDS**  
While reviewing the proposed budget it was noted that our reserves are currently at 60%, which is low for the area of our country where we reside. The board would like to see it increase to a minimum of 80 – 100%.

- **REPAIRS**

You may have noticed as you enter the clubhouse, the canape lights have been repaired, along with the walkway lights. The cones on Sailfish are to mark a damaged sewer cover. According to the city, a new one is on order.

- **MONTHLY MEETINGS**

Monthly meetings need to be more orderly. I take the blame for the last meeting where questions were being asked from all over the clubhouse, and it became chaotic. When you have a question or concern, you are to come to the podium and state your name and address before speaking. No questions will be addressed that are asked from your chair.

- **Treasurer Report -Tim Farmer**

- This report reflects the Association's financial status for the month of December and year-to-date.
- **Revenue:** For the month of December, our revenue is below budget by a total of \$2154, with an actual amount of \$31,345 received and a budgeted amount of \$33,500. The year-to-date revenue is also below budget with an actual amount of \$361,833 received and a budgeted amount of \$368,500. Thus, the below budget revenue variance is \$6,666.
- **Expenses:** For the month of December, our monthly expenses are above budget by \$22,886, or an actual spent of \$53,931 with a budgeted amount of \$31,044. Year-to-date expenses, however, are below budget with an actual spent of \$329,153 and a budgeted amount of \$341,494. Thus, the below budget expense variance totals \$12,340.
- **Operating Capital:** The Association's operating capital is \$157,435, excluding reserve funds of \$277,750

## **Ameritech Management Report - David Fedash**

LEGAL STATUS REPORT We now have 6 accounts with the attorney

Total delinquent as of 12/31/24

\$13,128... \$9,968+ are fines

Website postings: Website will include meeting agendas along with contractor bids and approved contracts. All will be posted prior to being approved by the board at your meetings. Monthly financial reports are posted.

Violations – Follow up inspection to be completed this week.

No January CC meeting was needed or fines assessed.

## **Committee/Club Reports**

**Architectural Committee** – Jill Kauss – all processed

**Social Club** – Dale Mathurin said January was a busy month. In February we have the Red Skelton show on the 1<sup>st</sup>. On the 4<sup>th</sup>, prior to our Social Club Meeting, we will have a memorial service for those residents we lost in the past year. Valentine's Dinner/Dance is on the 8<sup>th</sup>. Our annual Granny's Attic will be on February 22<sup>nd</sup>. 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 December.

**Orientation Committee** Sue Van Vessem reported that she had no meetings held this month. 1 is pending.

**New Business:**

- **BUDGET**

With our monthly fees at \$50 we are only funded for reserves of 60% and would like to see it increased to 80 – 100%.

- Tim Farmer reiterated that our reserves should be at least 70% and we are now at 60%. James Reinke made a motion to keep fees at \$50 seconded by Sal Chieffo. Tim requested we have a discussion that we increase fees to \$60 a month.
- Regarding the pool. The 2 heat pumps we currently have are currently under warranty so if something happens we would only have to pay labor costs. John Monser said there are facilities that use gas heaters. John will explore that system.
- Stewart – 618 Pelican Drive S – if we increase the fees \$10 and apply it to the reserve we can be covered for unforeseen repairs which could create a hardship for residents. BOD will look into having an outside reserve review our budget.
- Paula Marrone – 509 Canal -If \$10 increase is not for pool heating but will go to reserves to increase it from 60% to 70%, she realizes that our fees are \$50 and some others are paying \$241. Maybe we can raise the fees \$5 rather than \$10 to alleviate effect on some residents.
- Jessica McConville – 466 Trout – Understands that current pool equipment is still under warranty. If we raise fees \$5 or \$10 where does it go? Should we be rebidding website maintenance, pest control, lawn maintenance. Does our management fees auto renew or do we advise with 60 day notice?. John advised we just rebid lawn care and was awarded to Cruz.
- GJ Gerard – 182 Blue Marlin – Sees that reserves are at \$31, 756 and we propose \$10 increase that will increase reserve from 60% to 70%. We have 2 CDs and Money Market that pay interest. How much interest do we get from them and does that go into reserve. Interest on the CD's is \$6558.62 and Money Market is \$7888.52.
- Maryann Sieminski – 554 Dove Terrace – If we do not increase our fees by \$10 to supplement our reserve and we have an unforeseen major problem our residents may have to pay an assessment to cover that and we have no idea what that may be.
- Mike Breton – 155 Gull Aire Blvd – Feels that \$10 is not enough to cover other expenses. Asked about status of wall. Contract is signed and waiting for contractor to schedule repair.
- Deb Monser – 563 Dove Terrace S – Even without the \$10 increase we will have 68%. With the additional \$10 we will have 80%.
- Karen Collinsworth – 122 Dolphin Drive S – On the Proposed Budget sheet the last 2 items show going to the reserve but they are not showing on the Reserve Budget.
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There was another vote by BOD to raise fees \$10 from \$50 to \$60 per month. Approved by John, Tim and Kathy. Sal and James voted no.

This increase will go 60% to deferred maintenance and 40% to the clubhouse.

- **Adjournment of Meeting at 7:15PM. Motion made by James Reinke and seconded by Sal Chieffo. Approved 4/1**

**Open to Homeowners**

Respectfully submitted,

Kathy Marro Board Secretary