

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: June 3, 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. Motioned 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 want to start out explaining why we had to reschedule the May meeting. Since the state changed the laws governing HOAs there has been a rush to make sure we comply. One issue we faced was the timeline to ensure the new board members had taken the required certification class. Without a certification you are not allowed to vote. We had everyone scheduled prior to the May meeting, however as luck would have it the class was cancelled at the last minute. The next available class was after the May meeting date so we rescheduled. The good news is everyone did attend the recent class and are all certified.

An update from the FDOT is the main entrance to GAV should be reopened on June 6th. I have my doubts. However, be advised that it could change depending on the weather etc.

The clubhouse will be closed beginning June 9th for the floor update. If for some reason that date changes, we will let you know. However, for now, expect it to be closed until July 1st. Access from the pool to the restrooms will remain open.

After the floor is done, we would ask that you take care when moving the tables and chairs in order to limit scratches on the new floor. Felt-type leg protectors are being installed on both the tables and the chairs to help prevent any marking of the floor.

Update on the Tarpon Crossing project: Over the next several weeks, crews will be removing the HDPE pipe that was pulled through the tunnel. Then they will install fittings on the pipe and pressure test it which takes about a week. After it passes the pressure test they will tie the new pipe to the existing pipe underground. Restoration including building the sidewalk, the ditch and the RV lot will begin roughly mid-August. Post-

construction home inspections are likely to begin in Mid-August as well. The plan is to be completely done and off site by the end of September 2025.

The board recently approved placing a heavy fine on the contractor working on lots 163 and 193. We wanted the places cleaned up and the work completed. We had it moving in the right direction until a resident contacted the city without our knowledge. Well, the city after being contacted placed a stop workorder on the properties. He no longer has a deadline to complete the work. I would ask that you contact a board member before reaching out to the city or other government agencies no matter what the issue. Now we are back to square one.

There was an issue last month where the paper products were not replenished in the women's restroom. It has been addressed with the cleaning company and hopefully it won't happen again.

Update on our retention ponds and ditches:

I wrote a small piece in the first week of May concerning the storm ditches which is in the June newsletter for those who may have missed it here is a further update:

A few months ago, I met with Vincent Cruz and showed him what ditches need to be maintained and to keep the vegetation trimmed on a regular basis.

A month ago, I also set up a meeting with the gentleman from Suncoast Waterways who treats our retention ponds, and we walked each pond looking at the way they drain. I was told during that meeting that if the actual drains from the ponds are inspected and treated for weeds, they will remain in good working order. I did request an additional service at the time. I wanted the ditches leading to the canal sprayed to reduce weed growth on a regular basis. He gave me a quote of \$125.00 for each treatment and I told him to start next month. I just heard he treated the weeds today unfortunately after he left rain came and there was a big downpour possibly washing away his work.

I also had numerous conversations and meetings with the city engineer about our storm sewer drainage system and how well it worked. His response was it has worked as designed. We met several times about who had what areas of responsibility and are still discussing a few areas in question. We went back to the very beginning when GAV was first created and followed the trail of information we could locate to determine who had what responsibilities

Two months ago, I attempted to have a few dredging companies come out and give us their assessment as to whether we need to dredge. Each one I contacted told me they do not dredge residential communities. I got the feeling for possible liability reasons. I still pursued it and found someone who would provide a quote. I met with them on May 2nd and we walked the ditches. A quote from them was to come in last week but has been delayed. Once we have it a special meeting will be scheduled for the board to discuss what we want to do. The concern is that dredging can increase the amount of water that is stagnant in the ditches and could cause erosion.... without significantly improving water flow. The good part is everyone I spoke with said the same thing...keep doing what you are doing and maintain the ditches. The city watched the water flow during Helene and said our system did a good job of handling the water. They added we did better than other communities in Oldsmar and reminded me that GAV is in the flood zone so to eliminate flooding is impossible unless you move to higher ground.

The wall reconstruction project along Curlew is sadly on hold until the work on Curlew is done. The city of Oldsmar has asked us to “move slowly” in order to avoid adding more traffic congestion in that area with an additional construction crew. We will keep you updated....

One last thing, a big thank you goes out to Mike Breton for getting a new flag back up our flagpole right before the Memorial Day service. The rope used to hoist it broke and the flag fell to the ground. Thanks, Mike, we salute you for a job well done!

- **Treasurers Report -Karen Collinsworth**

- This report reflects the Associations’ financial status for the month of April and year-to-date.
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- Balance Sheet:
 - Operating Account is at \$208,796.23, up from \$199,354.91 in April.
 - Reserves are at \$297,671.86, down from \$305,131.08. In April, reserves were used to pay the deposit on the floor of \$14,332.58, 1375.00 for deposit on the reserve study and \$850.00 deposit for survey study required by county.
- Revenue:
 - For the month of April, our revenue of \$44,191.87 is above our budget of \$39,003.34 by \$5,188.53. Year-to-date we are \$45,063.28 above budget with an actual of \$162,073.30.
- Expenses:
 - For the month of April, 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:
 - Repairs were a little high this month, we paid plumbing fees to purchase and replace our hot water heater.

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

Ameritech Management Report - David Fedash

LEGAL STATUS REPORT We have 2 accounts with the attorney.

Total delinquent as of 02/28/2025

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

Inspection/Violations scheduled for 2nd week of June.

12 New Violations – 2 Hearing notices for May.

Update: 193 Blue Marlin. Stop work order posted. Owner is working on resolving and will do clean-up of landscaping and cover carport construction materials. 163 Dolphin listed for sale - crawl space skirt will be restored after some additional work is completed. Scheduling weekly landscaping maintenance.

May CC meeting not required. Violations corrected.

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

Committee/Club Reports

Architectural Committee – Randy Collinsworth advised there were a couple of requests and all approved.

Social Club – Dale Mathurin advised that June will be very quiet. There will be Koffee Klatch on June 7th. In July there is the cookout on the 4th and Ice Cream Social on the 13th. On the 26th there is the pool party. Please check the clubhouse board or Face Book for additional information on these and other activities. In August we will be back to our full month of activities.

Orientation Committee Sue Van Vessem reported that she had 2 meetings in May with 6 more scheduled. She will be meeting with 3 new residents this weekend. 2 residents are away and 1 has not returned calls.

New Business:

- Ratified purchase of new pool umbrellas for pool area. Motion to accept by Karen Collinsworth and 2nd by James Reinke. Approved by all.
- Ratify change of vendors for library bookcases. Quote from Premiere Closets for \$4450 and cases were supported on plastic feet. We then had a quote from Ambry for \$4138 which has steel feet for the cases. Motion to accept by Karen Collinsworth and 2nd by James Reinke. Approved by all.
- Discussed the need for having a financial review as required by the statute changes. We are required to do a review for this year. Next year we can vote to accept a cash receipts and expenditures report in lieu of a review, the vote must be approved by a majority of the voting interests present at a properly called meeting of the association.

Adjournment of Meeting at 7:00PM . Motion made by Karen Collinsworth and seconded by James Reinke. Approved by all.

Open to Homeowners

- Jim Monegan – 531 Canal Way – Asked if the event that there are unusable road conditions can the RV exits remain open. John advised we must include the city since they do own the streets which is where we would be opening the road. We will look into it but it cannot stay open all the time.
- Maryann Sieminski – 554 Dove Terrace W – She had spoken to Dan Saracki, the prior Mayor of Oldsmar, about using this as an access road for emergency use only. She again spoke to both Mr. Saracki and Katie Gannon, current Mayor of Oldsmar, about this. When the project for the St. Pete pipe replacement began the put up a chain link emergency gate that they can open if we need to evacuate. If there is a safety issue St. Pete and Oldsmar can open the gate in cases of emergency.
- Pola Godsey – 299 Tarpon Lane – Asked about the status of the pool equipment parts. It is still under warranty. What is going on with retention ponds and ditches? Cruz is looking into clearing this up as discussed in John Monser's report earlier in the meeting.

Respectfully submitted,

Kathy Marro Board Secretary