

## BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: October 28, 2025

PLACE: Clubhouse

### **Board Members in Attendance**

**John Monser, President (via Zoom), Sal Chieffo Vice President, James Reinke, , Karen Collinsworth, Treasurer, David Fedash, Ameritech.. Director, Kathy Marro, Secretary was absent and excused.**

### **6:32pm Start of Board Meeting**

Pledge of Allegiance

Moment of Silence

Call to order/Establishment of Board quorum – Roll taken by John Monsor. There were enough board members in attendance to form a quorum.

Approval of previous meeting minutes. Motion to accept by Karen Collinsworth, 2<sup>nd</sup> by James Reinke, to dismiss the reading and approve the last meeting minutes. Approved by board by 4/0.

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

Thank you for attending. Keeping residents informed is a priority for the board. Misinformation often arises when our efforts go unnoticed. This summer, along with having the clubhouse floor installed, the board has focused on encouraging property maintenance. Non-compliance has resulted in fines for some residents. We have had some successes but still have a few problem areas. You can help. We need volunteers for the Compliance Committee. We need 3-5 volunteers in order to have 3 voting members at every meeting. The committee only meets monthly when needed. Committee members simply *vote on whether fines should be issued. If interested, please leave a note in the BOD mailbox. We have two letters of interest. A few more would be helpful.*

We will soon begin preparing next year's budget. Due to insurance costs, the desire to increase our reserves and necessary wall repairs, a rise in the the wall, but we can use this time to our advantage by allowing us to raise additional funds for the wall replacement.

Please remember that feeding wildlife is prohibited. Additionally, according to the Florida Administrative Code 68A-16.001, it is illegal to harm or possess migratory nongame birds except as permitted by federal law. Recently, a violation was reported in our community involving the killing of a bird; this is against the law. We are to leave the birds and all wildlife alone.

I spoke with the supervisor of the Tarpon Crossing Project this week and as you probably know the replacement project is still moving forward. He informed me they plan on finally wrapping everything up by the end of November.

The Gull Aire Village signs on the entrance wall are being renovated and should be back up on the wall soon. If the construction was scheduled to be completed in weeks rather than years we would wait until it was done before rehanging them. However, it is up in the air as to when to expect it to be completed so we will have them back on the wall soon.

When you drop a note or concern in the BOD mailbox please remember to include your name and address. We are still receiving them without names or addresses.

There have been discussions over the past month or so with the city about their 15' setback requirement for the front of one's property. I received a call this morning that the city has decided to allow GAV a 10' setback. We argued that in phase one it should be 7.5 feet but to no avail. If a home needs to be replaced and the new home could only allow a 7.5 setback the owner will have to file for a variance.

Yesterday, I was informed that FDOT requested the removal of several trees by our wall. The trees are located between 277 and 271 Pelican on the Curlew side of the wall. The contention is if they dig and disturb more earth the trees may suffer and the roots weaken causing the trees to fall. There would be no cost to us. The board will decide soon. Meanwhile, I have been contacting the residents along that area to let them know.

The board suggested we discuss key fobs during this meeting but I forgot to add it to the agenda...my apologies. However, it is probably best I did forget as we will need to solicit a few new quotes prior to any serious discussions. If we can obtain the quotes, we can look at putting it on next month's meeting agenda...that is if I don't forget 😊

At the end of November, the gentleman who put up our Christmas lights last year will come put them up again this year.

I want to wish you a Happy Halloween and a very Happy Thanksgiving!

### **Treasurers Report -Karen Collinsworth**

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

#### **Balance Sheet:**

Operating Account is at \$174,599.13 down from \$186,028.26 in August

Reserves are at \$314,038.01 up from \$306,310.16 in August

#### **Revenue:**

For the month of September, our revenue of \$33,802.83 is below our budget of \$39,003.34 by \$5,200.51. Year-to-date we are \$32,766.94 above budget with an actual of \$344,793.66.

#### **Expenses:**

For the month of September, our monthly expenses are above budget by \$6,228.63, with an actual of \$46,231.96 and with a budgeted amount of \$39,003.33. Year-to-date, expenses are above budget by \$2,019.97 with an actual of \$314,046.61.

Our YTD Net Profit is \$30,747.02, we budget for a zero profit/loss.

Notes:

- We did not receive the budgeted Spectrum Revenue sharing of \$1,666.27.
- We paid the 2026 Lock Box fee of \$5159.50.
- We paid two invoices for Jan Pro this month
- Our CD with Edward Jones matured in August, we purchased a \$50,000 CD at 3.9% for one year that the financials do not reflect. This will be corrected in October.
- The \$6,000 posted to Operating Contingency will be reclassified to Reserves – Deferred Maintenance as part of the wall repair cost

Motion to accept report made by Sal Chiefo, 2<sup>nd</sup> by James Reinke. Approved by board by 4/0.

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

#### **LEGAL STATUS REPORT**

We have 9 accounts with the attorney for lien or foreclosure. The inspection on the 13<sup>th</sup> did not upload properly so he will be out next week to repeat the inspection.

#### **Committee/Club Reports**

**Architectural Committee** – Randy Collinsworth advised there was no meeting needed and all applications have been completed..

**Social Club** – Dale Mathurin reported on the successful Halloween Dance we had. He reviewed the upcoming events for November, the Chili Cookoff, Thanksgiving dinner and dance and the Craft Show.

**Orientation Committee** Sue Van Vessem reported. She had 5 new residents attend orientation meetings.

#### **New Business:**

- The recently completed Reserve Study has been posted on the Resident Portal on the GAV website and is available for all to view. We are currently funded at 52%. As the budget is being prepared for 26-27 fiscal year, we will determine what is needed to get us to a 70-100% reserve and present it to residents.
- The discussion on the applications for the Compliance Committee has been tabled until next month.
- John brought up adding signs to the clubhouse to ban open carry of guns and to post signs that indicate the premises are under surveillance. Sal Chieffo made a motion to approve both signs, James Reinke seconded. Approved 4/0

**Adjournment of Meeting at 7:15PM . Motion made by Karen Collinsworth and seconded by Sal Chieffo. Approved by all.**

**Open to Homeowners**

- Gary Malott - 525 Canal Way –Asked what was being done with the house under renovations on Cobia Way. It was explained that the stop order had been lifted by the city so he was able to go back to working on it. He has still not pulled any permits for that property.
- Ed Hart – 601 Canal Way – asked when the trees that are encroaching on his property were going to be cut down or trimmed. He was told the board will look into it. Karen Collinsworth said that back in June, Cruz charged us to trim trees at that address, so felt like that had been done already.

Respectfully submitted,

Karen Collinsworth, Board Treasurer for Kathy Marro, Board Secretary