

BOARD OF DIRECTOR BUDGET ADOPTION MEETING MINUTES

GULL AIRE VILLAGE

DATE: January 27, 2026

PLACE: Clubhouse

Board Members in Attendance

John Monser, President, Sal Chieffo Vice President, Kathy Marro, Secretary, Karen Collinsworth, Treasurer (via Zoom), Bob Kelly, Ameritech, James Reinke, Director not in attendance.

6:34pm Start of Meeting

Pledge of Allegiance

Moment of Silence

Call to order/Establishment of Board quorum – James Reinke, Director, not in attendance. All other board members in attendance to form a quorum. Motion to accept made by Kathy Marro and second by Sal Chieffo. Agreed by all.

John Monser advised that RV Lot is now open. We have 4 new spots available. Alice in clubhouse has list of residents waiting to be assigned spots.

We are in process of getting quotes to trim the trees behind the pool that drop leaves into the pool on windy days.

Unfortunately, restoring the wall project is still in progress.

Vote Results to Waive the Reporting Requirements. Result was NO. Motion to accept by Sal Chieffo and seconded by Kathy Marro. Approved by all.

Board Approval of 2026/2027 Annual Budget. Motion to accept by Sal Chieffo and seconded by Karen Collinsworth. Approved by all.

Applicants for a position on the Board of Directors present at the meeting were given the opportunity to advise residents of their platform.

Adjournment of Meeting at 7:47pm. Motion made by Kathy Marro and 2nd by Sal Chieffo. Approved by all.

Richard Butler, 64 Pelican Dr S – why was the wall not covered under our insurance? This coverage was dropped by a previous BOD.

Pola Godsey, 299 Tarpon Lane – Questioned \$30k Management fees for Ameritech. Janitorial originally included salary expenses for office and maintenance. Janitorial was broken out into its own line item.

Asked about RV lot still at \$15. Minimal upkeep for these lots so vast majority of fees is profit for GAV.

Brad Truex, 139 Blue Marlin Dr – Brad went off on having no quorum for the review last year. This year the question of a new review not being done failed. Said we needed a member quorum to even have the review last year. Bob Kelly advised that this is not actual.

Tammy Nidifer, 433 Sailfish Blvd – will write in votes be allowed for BOD elections? No.

Cheryl DeGuiseppe, 342 Canal Way – Has it been determined how much the construction company working on Curlew will pay for repairs to the part of the wall they damaged? Still in negotiations.

Scott Snyder, 177 Dolphin Dr E – Is there a list for any open spots in the RV lot? Yes, Alice has the list.

Kimberly Fons, 434 Sailfish Blvd. – Are there any RV spots vacant to be offered to other residents. Alice has list of any available spots at this time.

Bonnie Theal, 149 Gull Aire Blvd – Is anything being done about the flatbed trailers parked around the clubhouse on Cobia? Some of those were in spots in the RV lot that had to be vacated when St. Pete project was being completed. Will be looked into.

Terry Dellinger, 224 Dolphin Dr N – where is the RV rental money being directed to in the budget for GAV. There is a separate line item for this.

Brad Truex, 139 Blue Marlin Dr – What about the vehicles parking in the spaces around the clubhouse? These have been requested to be moved. Will revisit them again.

Doug Henson, 167 Manta Circle – GAV is no longer a 5-star community. In order to return to this rating perhaps working with the Compliance Committee will help.

Kathy Marro, 391 Lake Way – If we see that there are homes not up to standards maybe forming a volunteer committee to assist homeowners. We have some residents who might be physically unable to do what they were able to do in the past.

Mary Ellen Hastings, 515 Canal Way – Moved to GAV in 1999. Living in Florida we do need to have reserves for unforeseen issues. Perhaps we should have fund raisers to add to our reserves,

Respectfully submitted,

Kathy Marro Board Secretary