

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: May 26, 2026

PLACE: Clubhouse

Board Members in Attendance

Sal Chieffo, President, Bruce Mellen, Vice President, John Henson, Director, Kathy Marro, Secretary, Karen Collinsworth, Treasurer, Bob Kelly, Ameritech.

6:30pm Start of Board Meeting

Pledge of Allegiance

Moment of Silence

Call to order/Establishment of Board quorum – All board members in attendance to form a quorum.

Approval of previous meeting minutes. Motion to accept by Karen Collinsworth and 2nd by Bruce Mellen. Approved by all board members.

President's Report – Sal Chieffo

Want to remind everyone that all pets must be on a leash, even if in your golf cart. And to please pick up after your dog.

Swiftmud was here for the inspection on our out flows to the canal and out ponds. All went very well and we passed the inspections.

We have been finding plastic toy loops in the pool. They are getting into the filters and clogging. As of now, we will always ban plastic loops from the pool.

The committee members have been notified of their choice.

Compliance Committee is Ginny Gallagher, Dale Mathurin, Cheryl DeGuiseppe, Perry Burrignt and Rita Friske. Architectural Committee is Peggy Allison, Randy Collinsworth, Carl Foley, Terry Dellinger Dickie Butler and Carl LaFrance.

Orientation Committee is Sue VanVessem, Sandy Robson and Christine Yoh.

And our New Beautification Committee is MaryAnn Siemanski and Jodi Vercellino with John Henson as Liaison.

Treasurers Report -Karen Collinsworth

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

Balance Sheet:

Operating Account is at \$229,975.11 up from \$228,409.16 in March.

Reserves are at \$374,592.14up from \$360,656.36 in March.

Revenue:

For the month of April our revenue of \$42,886.66 is below our budget of \$45,073.34 by (\$2186.68). Year-to-date we are \$55,400.63 above budget of \$55,400.63 with an actual of \$190,620.65.

Expenses:

For the month of April, we are below budget by , 552.61with an actual of \$40,520.71 and with a budgeted amount of \$45,073.32. Year-to-date, expenses continue to be below budget by \$15,620.24 with an actual of \$119,599.72.

Our Revenue in excess of expenses is \$69,680.87.

Notes:

In April we paid for 53 delinquency letters at a cost of \$212. These were friendly reminders as well as compliance letters on impending fees.

Motion to accept report made by Kathy Marro and 2nd by John Henson. Approved by all board members.

Ameritech Management Report – Bob Kelly

1. I provided 2 engineering quotes to the board for the brick wall evaluation. UES Professional Solutions and Ray Engineering.
2. Performed a violation inspection on May5th. There are 23 new violations and 6 units that will get Compliance Committee letters.
3. I attended Compliance meeting on May 18th where 3 units received fines.
4. Responded to residents emails and phone calls.

Committee/Club Reports

Architectural Committee – Peggy Allison advised there will be new regulations coming effective July 1, 2026. She had a meeting with the new Architectural members to answer any questions they may have.

Social Club – Peggy Allison advised the Memorial Day Cookout was yesterday. Upcoming in June is the Pizza and board game dinner. July has the Cookout on the 4th and Ice Cream Social. August 1st the 3 candidates for the open City Council Seat will be at our Koffee Klatch. August has the Back to School/Sock Hop dance and also the Cowboy BBQ. September is Labor Day Cookout. October 24 is the Wellness Presentation. Peggy also asked if they can have a floats at the pool day on a Sunday. Board agreed that she can do this.

Compliance Committee – See Ameritech Management Report above.

Orientation Committee Sue VanVessem conducted 3 meetings in May. Waiting for one more resident to reply with availability then up to date.

Matt Pillsbury from Tigris had to reschedule his visit to present updated information on the ponds and plans moving forward. He is sick and will try to come to visit with us at a later date.

Fencing around the RV lot will be 6 feet high. We will look into putting hedges around back. Stuart suggested putting short hedges which will grow.

As for the FOB status we are waiting for at least 2 updated quotes to discuss possibility of ordering and using. Cost will be approximately 7k to 17k depending on monthly fee or no monthly fee.

The rail on both sides of the stage have been installed. This will provide residents needing help to get up on the stage.

Update to permit requirements needed prior to Architectural approval. Matrix will be posted in clubhouse.

Deb Monser advised that a new law will be going into effect on July 1, 2026 that you will then be able to proceed with certain work without getting the permit first.

Peggy Allison is part of Oldsmar Code Enforcement and she indicated that a company was assessed a hefty fine for performing work without getting the proper permits.

Stuart advised that the new law will mandate that no need to get permits if work is under \$7500 unless structural changes are made.

Ginny Gallagher advised that the need to obtain permits before starting work is listed on the form.

Frank Connors requested that we need answers to how to proceed with this. Permits or no permits.

Paul Allison agreed that we need answers.

Motion to accept by Karen Collinsworth and 2nd by Doug Henson. Approved by all board members.

We will be installing additional cameras to the outside of clubhouse and by pool equipment storage space. Motion to accept by Kathy Marro and 2nd by Bruce Mellen. Approved by all board members.

Unfinished Business

Change to the RV storage lot fees and sharing rules. Motion to accept by Kathy Marro and seconded by Bruce Mellen. Approved by all board members.

Meeting was closed by President, Sal Chieffo, at 7:35 PM.

Respectfully submitted,

Kathy Marro Board Secretary