

GULL AIRE VILLAGE ASSOCIATION

Board of Directors

Date: Tuesday, March 27, 2018

Time: 6:30pm

Place: GAVA Clubhouse
151-B Gull Aire Blvd.
Oldsmar, FL 34677

Bonnie Theal, President

Bob Lyttle, V.P.

Jeff Hunt, Sect.

Ken LaMarca, Treas.

Charles Freeman, BOD

Donna Walston, BOD

Tom Farkas, BOD

Board members present: Bonnie Theal, Bob Lyttle, Jeff Hunt, Ken LaMarca, Charles Freeman, Donna Walston and Tom Farkas.

Ameri-Tech Management: Dave Fedash

Meeting called to order by Bonnie Theal at 6:30pm

Pledge of allegiance to the flag

APPROVAL OF MINUTES: Bob made motion to approve minutes of the January 2018 minutes, Charlie seconded it, all in favor.

TREASURER REPORT: Ken shared the February financial report on the overhead, he highlighted the income overage due to pre-paid maintenance fees. He also explained operating overage was due to the revitalization packets. Dave said there were 23 delinquencies and 4 demand letters were sent out and 9 went to the attorney.

NON COMPLIANCE REPORT: All CC complaints were corrected. All in all complaints have gone down, pressure washing the home seems to be the biggest offense. Next inspection will be in a week and a half. 11 new delinquent letters were sent out this week. The compliance committee needs one more member. Anyone interested see Bob.

PRESIDENT REPORT: Bonnie thanked TC for all she has done this past year for Gull Aire Village. She also welcomed Tom Farkas, Jeff Hunt and Donna Walston to the Board. Sue Van Vessem has taken over the Orientation of new residents from Ginny Johnson who has retired. She has already interviewed several people, with 5 more going to closing this coming week.

ARCHITECTURAL COMMITTEE: Nothing to report this month.

UNFINISHED BUSINESS:

Storage Cabinet for the Tables – Why is it so big? That wasn't what was presented at the last meeting. Yes it is bigger than planned and it will be difficult to move around. It's about 12 ½ feet long and was supposed to be 8 ft. long, however this is what showed up. It is not completely finished yet, and the board agrees that it is way too big. No one on the board has yet to approve this cabinet, and until the board approves it, final payment will not be made. It

was supposed to store card tables and the smaller tables and not something to be rolled around. Because the cabinet was not made to the specs that were submitted, there is a possibility that we could get our money back if it is not approved. Scott, who made this cabinet, works for a company and he did not get the money it went to the company he is working for.

Sound System - Purchased a receiver for \$860.00 and got 3 net HDI cables. The dysfunctional laptop is now working and we now have 4 new cables and a new receiver with a 2 year warranty.

NEW BUSINESS: Pool Toys – There was a line item on the Pool Regulations posted in the pool area that said NO TOYS. For some reason that line is gone. Noodles and infant pool rings are permitted. There should be no throwing of balls or anything else thrown in the pool and no large tubes allowed. Common sense should be used by the residents and their guests. There should be an exception made for special needs people as long as it does not upset the other people in the pool.

Ken explained that with the election of new board members certain responsibilities are assigned to each in an effort to maintain better communication, direction and accountability.

Compliance Committee	Bob Lyttle
Orientation	Charlie Freeman
Shuffleboard	Tom Farkas
Architectural	Bob Lyttle
Social Club	Bonnie Theal
Newsletter	Charlie Freeman
Website	Jeff Hunt
Ponds	Tom Farkas
Landscaping	Ken LaMarca
Employees	Bonnie Theal
City of Oldsmar	Jeff Hunt
RV Lots	Donna Walston
Bocce	Donna Walston

Golf Carts –Gull Aire Village has been designated by the City of Oldsmar as a Golf Cart Community. Several complaints have been reported abusing this privilege. People parking in handicap areas without displaying a handicap sticker, children under age driving the cart, not stopping at Stop signs, so on and so on. If you desire to drive a golf cart you must have a valid driver's license, a horn, rear view mirror, reflectors (front & back), insurance on the golf cart, and all traffic laws observed. Bob will set up a date with code enforcement to come out and register and inspect any carts that need to be inspected. No golf cart is to be taken across Curlew Road, if so a \$500 fine will be given and Gull Aire could lose the privilege as a designated golf community. A handicap sticker can be gotten in the office after you show a handicap plaque or a copy of your handicap license.

Fire Protection for Clubhouse – Bonnie asked Donna to get three bids on getting one company to take care of our 3 items that need to be inspected every year (fire box, cleaning the hood and exhaust system in the kitchen and the fire extinguishers) . Right now we have three separate companies doing these jobs totaling a sum of \$1,323.74 yearly. The contractor who gets the job must be certified and licensed. The Fire Dept. said that the exhaust and hood in the kitchen must be professional cleaned once/twice a year and logged in or they could shut down the kitchen. All three bidders said that eventually the fire panel would have to be replaced because they are so out dated, costing approximately \$9,000. The Piper Fire Company came in with the best bid of \$800-\$900 all inclusive.

Sidewalk on Westside of Entrance – Bonnie has researched this request and found it to be very costly. The City of Oldsmar, Pinellas County, and the Dept. of Transportation must get involved. Electrical box would have to be changed also would have to become an ADA compliant and it would have to be 6 ft. wide. Roughly costing \$10,000 without the cost of taking down several trees and a new sidewalk. When walking east on Curlew road, there is a button to cross at Gull Aire Blvd. to the east side of the street where here is a sidewalk coming into Gull Aire.

Bonnie said that the Proxies for Revitalization are just over the required amount. We would still like some more so when they are completed you can submit them to her or to Alice.

Question was raised about the lighting over the front door of the clubhouse. Bonnie will ask Chuck to check it out to make sure it is working. Also residents are concerned about the car stops at the end of the walkways to the curb. They are dark and hard to see at night. The directors will look into this.

No smoking signs for pool area will be put up in a designated area, hopefully, within the next two weeks.

ADJOURNMENT: Bonnie made motion to adjourn, Bob seconded, meeting adjourned.