

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: December 17, 2024

PLACE: Clubhouse

Board Members in Attendance

John Monser, President, Sal Chieffo Vice President, James Reinke, Director, Kathy Marro, Secretary, Timothy Farmer, Treasurer, David Fedash, Ameritech

6:31pm Start of Board Meeting

Pledge of Allegiance

Moment of Silence

Call to order/Establishment of Board quorum – John Monser @6:33 p.m. Roll taken by John Monser, 5 board members in attendance to form a quorum.

Approval of previous meeting minutes. Motioned by Kathy Marro, 2nd by Sal Chieffo, to dismiss the reading and approve the last meeting minutes. Approved by board by 5/0.

President's Report - John Monser

- Reminder of the rules: Use the microphone and state your name and address when asking questions or making comments
- Hold your questions until the end of the meeting
- Update on the Tarpon Canal Crossing Project: The construction company plans on moving in the drilling equipment next week. Once the drilling begins, expect the worst noise for the first 2 weeks.
- Change in the sidewalks to the canal. The northern one will be completed all the way to the canal. SWFMD has denied a permit on the other one so it will go from Canal Way to the fence.
- BOD met and prepared next year's budget on December 11th. We will vote on ratifying it at the January meeting.
- Our insurance denied the wall. We will vote on it at the meeting.
- If you have any complaints about Alice, Anastasia or Todd please report them to the board, not to them.
- 257 Pelican, the home that burned will be destroyed. The insurance company just settled the claim and the demolition company is waiting for permit approval.
- Discussed why the heat pumps were not designed to effectively heat the pool in temperatures below 50 degrees. BOD has requested a quote on bringing back the geothermal heating system.
- Merry Christmas and Happy New Year.

• **Treasurer Report -Tim Farmer**

- This report reflects the Association's financial status for the month of November and year-to-date.

- Revenue: For the month of November, our revenue is below budget by a total of \$1367, with an actual amount of \$32,133 received and a budgeted amount of \$33,500. The year-to-date revenue is also below budget with an actual amount of \$330,487 received and a budgeted amount of \$335,000. Thus the below budget revenue variance is \$4512.
- Expenses: For the month of November, our monthly expenses are below budget by \$8766, or an actual spent of \$22,278 with a budgeted amount of \$31,045. Year-to-date expenses are also below budget with an actual spent of \$275,222 and a budgeted amount of \$310,449. Thus the below budget expense variance totals \$35,227.
- Operating Capital: The Association's operating capital is \$182,476, excluding reserve funds of \$274,937.

Ameritech Management Report - David Fedash

We now have 3 accounts with the attorney:

68 Pelican – Lein may be filed after 10/30/24

125 Dolphin – Bank FC

278 Pelican – Bank FC

Total delinquent as of 11/30/24

\$13,143...down from \$15,355. \$9,967 of the \$13,143 fines are down from \$12,067. Collected \$2,100.

Violations – November Inspections – 14 Friendly Reminders sent out.

No December inspections for the holidays.

No CC meeting needed for November was necessary. All violations were addressed.

Committee/Club Reports

Architectural Committee – Peggy Allison said all issues closed. Have an opening on the Board.

Social Club - Peggy Allison advised there were 143 residents at the Christmas Party on 12/14. Golf Cart Parade was held 12/15. On Friday 12/20 there will be Christmas Caroling sing along in the Clubhouse. Palm Harbor Middle School choir will entertain at the 12/21 Koffee Klatch.

Compliance Committee - David Fedash reported no meeting was needed in November.

Orientation Committee Sue Van Vessem reported that she had 4 meetings held this month. They are caught up with orientation.

New Business:

- Motion made by Kathy Marro to discuss ratifying and rolling over the CD at the rate provided by Edward Jones. Second by James Reinke. Motion to accept rollover made by Tim Farmer, second by Sal Chieffo. Voted 5/0.

- Motion made by Tim Farmer that we motion discuss and vote on the additional 3 new business topics. Second by Sal Chieffo.
- The contract to fix the wall will be awarded to Specialty Builders at a cost of \$37,572. Motion to accept made by Kathy Marro, second by James Reinke. Voted 5/0.
- We need to get quotes to replace the clubhouse floor. There was a committee a couple of years ago that met with various vendors to replace the floor. We need to have a committee now to do this again. John Monser made a motion to seek a committee, and it was second by Sal Chieffo. Voted 5/0.
- We have a quote of \$9,300 from Tidal Wave to upgrade the bocce courts. This quote may increase if not approved by 01/01/25. James Reinke made a motion to accept and second by Sal Chieffo. Vote by board was 4/1 to accept with Tim Farmer voting nay.
- John Monser will be meeting with the City of Oldsmar about maintaining ditches, wetlands and storm sewers. When Mayor Jerry Beverland was in office he approved cleaning the pond on Dove Terrace one time. It is now the property of GAV. We will be maintaining this property.
- **Adjournment of Meeting at 7:15PM. Motion made by Kathy Marro and seconded by Sal Chieffo. Approved 5/0**

Open to homeowners:

Jodi Vercellino, 154 Gull Aire Blvd. willing to spend 66k for more pool heaters. Wants Gull Aire to have a 4 season pool. Todd Hayward explained that no matter how many pump heaters we have for the pool they will all freeze when the temperature goes below 55 degrees.

MaryAnn Sieminski 554 Dove Terrace. She researched CD rates with Goldman Sachs. They have one with 4.25 interest rate for a one-year CD. She suggests we investigate it for the new year.

A number of years ago Maryann was part of a committee which included Sal Chieffo, Emily Mathurin and TC Hite that looked into getting quotes to replace the clubhouse floor. She offered to, once again, get quotes with a group from GAV.

Questioned when the St. Pete pipeline work is done what will happen to the privacy fence for RV lots. Will St. Pete reinstall the vegetation. John is working with them and will advise what will happen.

Dave Vercellino, 154 Gull Aire Blvd. asked what the process is to decide how to upgrade the pool heaters. The Board will get quotes for geothermal unit and will need to get resident votes to go forward or not. This may need to be paid for through a possible increase in HOA fees or assessment.

Respectfully submitted,

Kathy Marro Board Secretary