

# **BOARD OF DIRECTOR MEETING MINUTES**

## **GULL AIRE VILLAGE**

**DATE: January 23, 2024**

**PLACE: Clubhouse**

### **Board Members in Attendance**

**John Monser, President, Gregory Stewart, 1<sup>st</sup> Vice President, Sal Chieffo 2<sup>nd</sup> Vice President, Randy Duncan, Secretary, Timothy Farmer, Treasurer, David Fedash, Ameri-Tech**

### **6:31pm Start of Board Meeting**

Pledge of Allegiance

Moment of Silence

Call to order/Establishment of Board quorum – John Monser @6:31 p.m. Board roll taken by Randy Duncan, Five board members in attendance to form a quorum.

Approval of previous meeting minutes. Motioned by Gregory Stewart, 2<sup>nd</sup> by Sal Chieffo, to dismiss the reading and approve the last meeting minutes. Approved by board 5-0

### **President's report John Monser**

- Talk about the temporary closing that Pool at 10:00 pm to save energy.
- Advised that board signed and approved a two year contract with Ameri-Tech .
- Reminded everyone again to please not feed the wildlife. Unless an alligator becomes aggressive there is no reason to have them removed. And, once the alligator is removed, they are destroyed.
- On Tuesday night, January 30<sup>th</sup> at 6:300 pm here at the clubhouse, there will be a presentation about the replacement of the water pipeline underground though our community. This is something that everyone should attend.
- The letter went to the RV lot user to get a current copy of the registration to Alice in the office.

### **Ameritech Management Report (Dave Fedash)**

David stated that we had seven new violations. That we have four accounts with the attorney still. We have \$14,841 outstanding of which \$11,967 uncollected fines.

### **Treasurer Report (Tim Framer)**

**Revenue:** For the month of December, our revenue is below budget by a total of \$6,078, with an actual amount of \$25,530 and a budgeted amount of \$31,608. Year-to-date revenue,

however, is above budget in the amount of \$123,266 or an actual amount of \$470,957 and a budgeted amount of \$347,691.

**Expenses:** As of December 31, 2023, our monthly expenses are below budget by \$11,276 or actual of \$18,099 and budgeted amount of \$29,376. Year-to-date expenses are also below budget by \$14,864 having spent \$308,279, with a budgeted amount of \$323,143.

**Operating Capital:** The Association's operating capital is \$189,679, excluding reserve funds of \$193,704

**Investments:** After a vote of the Board at the January 10<sup>th</sup> meeting, we secured two CD's through Edward Jones Investments. The first is a 1-year CD, at 4.7%, which is the reinvestment of our matured CD in the amount of \$93,000. The second is a new 6-month CD, at 5.1%, in the amount of \$50,000.

### **Committee/Club Reports**

**Architectural Committee** (Maryann Sieminski) advises the architectural committee has three new applications to review.

**Social Club** (TC Hite) she also reminded everyone of the upcoming events on the calendars for next month please check your calendars. As always, they can use more volunteers for Granny's attic and all other upcoming events.

**Compliance Committee** (Dave Fedash) No scheduled CC meetings in December and none for January.

**Orientation Committee** (Sue Van Vessem) 3 new applications.

### **New Business:**

2024 Budget. Stewart motioned that we discussed the 2024 budget seconded by Sal. John went over the budget. The board approved the budget as it stands 5-0

### **Adjournment of Meeting at 6:59pm**

#### **Open to home orders:**

James Wier 257 Pelican Dr. requested a refund for past fines and for medical expenses. The Board advised that it would review this matter with a Compliance Committee and get back to him.

Maryann Sieminski, 554 Dove Terr W., advised that pictures will soon be posted on the reworked GVA Website

Carl La France, 350 Canal Way, asked if we could get a copy of the audit report.

Janice Colden, 559 Dove Terr., request the board review having the alligator removed from the pond behind their home. It is staying out of the water behind hers home and dose not scare away.

Paul, of Manta Cir requested that the board review the temporary pool closure time of 10:00pm; voiced concern about the RV lot gate not being repaired correctly; requested a battery or solar fix for the sprinkler system on the island in Manta Circle.

Paula Marrone, 509 Canal Way, requested the Board review the time change of 10:00 for the pool during daylight savings time.