

# **BOARD OF DIRECTOR MEETING MINUTES**

## **GULL AIRE VILLAGE**

**DATE: February 27, 2024**

**PLACE: Clubhouse**

### **Board Members in Attendance**

**John Monser, President, Sal Chieffo 2<sup>nd</sup> Vice President, Randy Duncan, Secretary, Timothy Farmer, Treasurer, David Fedash, Ameritech**

### **6:32pm Start of Board Meeting**

Pledge of Allegiance

Moment of Silence

Call to order/Establishment of Board quorum – John Monser @6:32 p.m. Roll taken by Randy Duncan, 4 board members in attendance to form a quorum.

Approval of previous meeting minutes. Motioned by Randy Duncan, 2<sup>nd</sup> by Sal Chiefos , to dismiss the reading and approve the last meeting minutes. Approved by board by 4/0.

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

- Read a letter from Stewart as a thank you to the board members and the Village.
- Advised us of all the things that the Board has completed in the last year.

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

David stated that we had 17 new violations. That we have four accounts with the attorney still. We have \$14,462. of this is \$11,967. uncollected fines.

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

Tim: reported Revenues as of January 31, 2024, are above budget by \$15,312, with an annual amount of \$46,920. and a budget amount of 31,608. Year to date revenue is above budget in the amount of \$138,368 or an annual amount of \$517,668 and a budgeted amount of \$379,300.

### **Expenses:**

As of January 31, 2023, our monthly expenses are Above budget by \$3,020 or actual of \$32,396 and a budget of \$29,376. Year- to-date expenses are also below budget by \$11,844 having spent \$340,676 with a budgeted amount of \$352,520.

The association Operational Capital is \$151,761, excluding reverse funds of \$254,790.

### **Committee/Club Reports**

**Architectural Committee** (Peggy Allison) advises the architectural committee has 1 new application to review.

**Social Club** (TC HITE) Thank the Board for approval of the pool events. Also reminded everyone of the upcoming events on the calendars for next month please check your calendars. As well as the election of the new board in March. A big thank you to all the volunteers for the time and help with Granny's attic.

**Compliance Committee** (Dave Fedash) 0 scheduled CC meeting in February and 40 for March.

**Orientation Committee** (Sue Van Vesse) 2 new applications for March.

### **New Business:**

- Electric shut offs to Pool heaters: Motion to discuss the replace of shut off to pool heater by Sal Chieffo, 2<sup>nd</sup> by Tim Farmer. John stated that we have 2 bids at this time, 1) Mr. Electric for \$2,600. And 2) Dunedin Electric for \$2,800. Motion by Sal Chieffo to use MR Electric, 2<sup>nd</sup> by Tim Farmer Board approved 4/0.
- Sprinkler System for Manta Cir: Motion from Sal Chieffo for discussion, 2<sup>nd</sup> by Tim Farmer. John stated that we should go with a battery system at a cost of \$100. To \$200. But was still checking into it. Motion from Sal Chieffo to use the Battery system. 2<sup>nd</sup> by Tim Farmer. Board approves 4/0.
- Stage Carpet: Motion for a discussion of the replacement of the stage carpet by Sal Chieffo, 2<sup>nd</sup> by Randy Duncan. Sal stated that they have 2 bids on the new carpet, 1) Bob Carpet at \$1,350, 2) RCI Flooring at \$ \$875, 3) still working on the bid number 3. But that we still need to remove the old carpet off the stage first to see if any wood needs to be replaced. Motion to move forward on this request by Sal Chieffo, 2<sup>n</sup> by Tim Farmer. Board approved 4/0.

### **Adjournment of Meeting at 7:02pm**

### **Open to homeowners:**

- **Micky 192 Blue Marlin Dr: requesting that the board buy a new storage shed. The board stated that they would investigate the matter.**

- **Peggy A 63 Pelican Dr S: requesting that we look into a Carport cover with drop down sides that could be used all year around. That the cost could be split the association and the social club. The board stated that they would investigate the matter.**
- **John Stated that we are still waiting on the permits for the smoking gazebo to be approved.**
- **Jill C. asks why we cannot make it a non-smoking Park.**
- **Ed L. 484 Trout Ln: requested if we had any new update From St Pete on the pipeline replacement. John stated that we would let everyone know of any updates when we are informed.**
- **Richard P. Letting everyone know about the work that will be come up on replacement of the Drainage pipe by D O T on Curlew Road that runs the full length of Gull Aire Village. Starting in July. We stated that he will keep everyone updated.**

# **FEBUARY ANNUAL GENERAL BOARD MEETING MINUTES**

## **GULL AIRE VILLAGE**

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**PLACE: Clubhouse**

Board Members in Attendance

John Monser, President, Sal Chieffo 2<sup>nd</sup> Vice President, Randy Duncan, Secretary, Timothy Farmer, Treasurer, David Fedash, Ameritech

7:14 pm Start of Board Meeting

Seating of the Board.

Candidates have read and agree to associations documents:

John Monser stated that we have two openings for the new 2024/2025 board of directors. Currently, we only have one candidate. There will not be a general vote, the board will be seated with the one candidate Rich Persing.

Motion to approve the eating of the board as stated by Sal Chieffo, 2<sup>nd</sup> by Tim framer.

PRSIDENT: John Monser, Voted and approved by 4/0.

VICE PRSIDENT: Sal Chieffo, Voted and approved by 4/0.

TREASURER: Tim Farmer, Voted and approved by 4/0.

SECRETARY: Rich Persing, Voted and approved by 4/0.

Adjournment of meeting at 7:30pm.

Respectfully Submitted

Board of Directors

