

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: April 28, 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

The ponds were treated yesterday. It should take 7 – 10 days to see results. Treated the Lily Ponds and they will return in 7 days to see how it works. We will get a quote to remove Lily Ponds if necessary.

If you put a request to the BOD in the box located in the clubhouse if it is not signed and has contact information, it will not be accepted. Looking at the aerator in the big pond which is located under the water. We will check to see if it still works. It may no longer be connected to electricity. Perhaps we can look into having it replaced with one that is powered by solar.

Chimp mail is to be used to advise all residents who are enrolled in the program about emergency situations that can affect all residents. Such as the recent closure of the entrance/exit on Gull Road.

All dogs must be on a leash.

Treasurers Report -Karen Collinsworth

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

Balance Sheet: Operating Account is at \$228,409.16 up from \$217,074.62 in February.

Reserves are at \$360,656.36 up from \$346,727.15 in February.

Revenue: For the month of March our revenue of \$50,338.08 is above our budget of \$45,073.34 by \$5,264.74. Year-to-date we are \$57,587.31 above budget of \$90,146.68 with an actual of \$ 147,733.99.

Expenses: For the month of March we are below budget by \$ \$6,609.48 with an actual of \$ 38,463.84 and with a budgeted amount of \$45,073.32. Year-to-date, expenses are below budget by \$11,067.63 with an actual of \$79,079.01..

Our Net Profit is \$ \$68,114.98 we budget for a zero profit/loss.

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

Ameritech Management Report – Bob Kelly

- 1) Provided 2 cleaning companies for the board to interview.
- 2) Met the city manager with a couple of board members and a few residents to discuss current issues.
- 3) Performed a violation inspection on the 7th. There are 17 new violations and 7 that will get compliance committee letters.
- 4) I attended the compliance meeting on the 20th .
- 5) I was asked to have an outside insurance agent review the current policies for Gull Arie; the current agent is providing excellent coverage. Katrina Brooks: HUB International
- 6) Zoom meeting to interview prospective legal counsel for the brick wall, Lutz, Bobo & Telfair, P.A.
- 7) I have asked two firms to submit quotes to inspect and draft a report for brick wall damage. Coastal Construction & Ray Engineering

Committee/Club Reports

Architectural Committee – Peggy Allison advised they had 3 applications received in April and all have been approved.

Social Club – Dale Mathurin reported we had a good April. Karaoke is going very well with the new format. May 9th is our Pancake Breakfast in the morning and then the always fun Night at the Races in the evening. May 25th is our annual Memorial Day Service at 9am. Then join us for our Cook Out at 4pm. The Social Club will supply a hamburger or hot dog. We ask that you bring a dish (side dish, dessert, etc.) enough to share with at least 10 other attendees.

Compliance Committee – This was covered by Bob Kelly in the Ameritech Management Report.

Orientation Committee Sue VanVessem conducted 3 meetings in April.

Old Business

We are in process of seeking legal counsel and engineering study on the damage to the wall on Curlew. Specialty Builders is in process of doing a study and we are waiting for the report from them. John Monser advised that someone from FDOT called him and said they will take down the trees on the other side of the wall.

Mike Hobson asked when the Curlew construction will be completed. Best estimate is some time in 2027.

Stewart advised that the agenda times he referenced on his letter were not correct. The time frames we use are correct.

New Business:

Motion to discuss new business made by Bruce Mellen and 2nd by Sal Chieffo .

Change to the RV storage fees and sharing rules. Motion to discuss new business made by Karen Collinsworth and 2nd by Bruce Mellen.

Lots of comments opposing the RV rate increase.

Resident at 63 Pelican Drive S objected that there is no maintenance for the RV lots and that the increase will be used for the general fund of Gull Aire.

Resident at 174 Manta Circle also objected that there is no maintenance for the RV lots and that the increase will be used for the general fund of Gull Aire.

Resident at 593 Canal Way also objected that there is no maintenance for the RV lots and that the increase will be used for the general fund of Gull Aire.

Resident at 608 Canal Way also objected that there is no maintenance for the RV lots and that the increase will be used for the general fund of Gull Aire.

Resident at 563 Dove Terrace S also objected that there is no maintenance for the RV lots and that the increase will be used for the general fund of Gull Aire and the proposed raise would be even higher. Now it is at slightly over 5k and with the increase it will go to 10k going to the general fund annually.

Meeting was closed by President, Sal Chieffo, at 7:24PM.

Respectfully submitted,

Kathy Marro Board Secretary