

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: September 22, 2026

PLACE: Clubhouse

Board Members in Attendance

Sal Chieffo, President, Bruce Mellen, Vice President, John Henson, Director, Kathy Marro, Secretary, Karen Collinsworth, Treasurer, Dianne Alcala, 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 that were read by Secretary, Kathy Marro. Motion to accept by Karen Collinsworth and 2nd by Bruce Mellen. Approved by all board members.

President's Report – Sal Chieffo

Sal wanted to remind us all about removing standing water to avoid the breeding of flies and mosquitoes especially with the uptick of dengue fever spreading.

Please be sure to shut off the lights in both the men's and women's Saunas when leaving.

Please be sure to follow all speed limits and adhere to stop sign requirements in the Village.

Treasurers Report -Karen Collinsworth

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

Balance Sheet:

Operating Account is at \$166,680.51 up from \$159,560.01 in July.

Reserves are at \$420,493.95 up from \$409,840.10 in July.

Revenue:

For the month of August our revenue of \$43,744.80 is below our budget of \$45,073.34 by (\$1,328.54). Year-to-date we are \$43,957.66 above budget of \$315,513.38 with an actual of \$359,471.04.

Expenses:

For the month of August, we are below budget by \$8,549.02 with an actual of \$36,524.30 and

with a budgeted amount of \$45,073.32. Year-to-date, expenses are above budget by \$36,171.47 with an actual of \$351,684.71 with the budget at \$315,513.24.

Our Revenue in excess of expenses is \$6,386.33 year-to-date.

Notes:

We received \$5,390.79 in Spectrum Revenue Sharing

Payments from residents for lawn care we provide will be reclassified to reduce the expense rather than show in other income on next month's report.

Bruce Mellen asked how much we saved by paying insurance up front for the year. Karen advised from 5 to 6k.

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

Ameritech Management Report – Dianne Alcala Monthly Management Summary 6/15/26 – 9/16/26

Community Operations

67 Violations reported and 52 closed

Manager's Action Items

Status Summary

7 Open Items
1 New Item
9 Closed Items

Major Completed Items

Site visits completed
July violation inspections and hearing process completed
STFWMD stormwater inspection report submitted
Dead palm trees behind RV lot removed by the city
Vendor insurance certificate received from Cruz Lawn Service
Resident inquiry regarding entrance cameras resolved

Committee/Club Reports

Architectural Committee – Peggy Allison advised that there was no August meeting. There is a meeting on Friday to review the nec A/C application. There were 3 applications submitted over the summer which all have been resolved. She is working with the county and the city regarding permits. She advised that the form be completed and get permits if required. Once permit is received, if needed, then start the project. When completed, advise the A/C committee for final approval. You must advise when applying for permit that we are in a flood plan.

Social Club – Dale Mathurin told us we had a very active summer. September will also have Pancake Breakfast and Night At the Races. In October we have the Wellness Event on 10/24, Golf Cart Halloween Parade on October 25 and the Halloween party on October 31.

Compliance Committee – See Ameritech Management Report above.

Orientation Committee Sue VanVessem conducted 3 meetings in June, No meetings in July and 5 meetings in August and 1 meeting in September. She also has one pending availability.

New Business

There is only 1 light that is operational in the pool. Also, the frames need repair. We need 4 lights to be installed. Charge is \$3542. Motion to accept by Sal Chieffo and seconded by John Henson. Approved by all board members.

Karen Collinsworth advised that the audits for 2025 and 2026 have been completed. We were advised that they are clean audits.

Ray Engineering prepared a limited forensic engineering evaluation report we needed for the wall project. Charge was \$5500. Motion to accept by Kathy Marro and seconded by Bruce Mellen. Approved by all board members.

One of our CD's is ready to be renewed. We were first quoted 3.9% for a 9-month renewal. The rate has now changed to 4.1. Motion to accept by Karen Collinsworth and seconded by Kathy Marro. Approved by all board members.

Ratify proposal of \$1650 from Stevens Tree Service to remove trees behind 618 Pelican Dr S at corner of Lake Way. Motion to accept made by John Henson and seconded by Karen Collinsworth. Approved by all board members.

Richard Pershing gave an update on the submitted wall claim.

Meeting was adjourned by President, Sal Chieffo, at 7:28 PM.

Bruce Kauss 451 Pompano Ct asked about how the 18k was spent for the wall project.

Eva Joline 596 Canal Way asked to explain the different options for wall replacement. We cannot start work on the wall until the Curlew project is completed.

Elaine Fellows 4 Pelican Dr N advised that the Curlew project is very noisy and that she is not fond of vinyl replacement.

Scott Snyder 177 Dolphin Dr commented on the grass growing between the cracks on the sidewalks that belong to the city.

Richard Pershing 277 Pelican Dr N advised that the paving on Curlew Road should be completed in the next 2 – 3 weeks.

Respectfully submitted,

Kathy Marro Board Secretary