

# **BOARD OF DIRECTOR MEETING MINUTES**

## **GULL AIRE VILLAGE**

**DATE: March 24, 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 2<sup>nd</sup> by Bruce Mellen. Approved by all board members.

**President's Report – Sal Chieffo**

Welcome to Bruce, John and Kathy after results of recent election.

As a reminder, if you put something in the BOD box in the clubhouse be sure to date, sign and include your phone number so we can advise you what action has been taken, if needed. All members of the board will initial the request so we all will know what is being discussed with residents.

**Treasurers Report -Karen Collinsworth**

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

Balance Sheet:

Operating Account is at \$217,074.62 up from \$160,294.18 in January.

Reserves are at \$346,727.15 up from \$338,818.37 in January.

Revenue:

For the month of February our revenue of \$97,395.91 is above our budget of \$45,073.34 by \$52,322.57. These are also our year-to-date numbers, since February is the start of our fiscal year.

Expenses:

For the month of February, we are below budget by \$4,458.15 with an actual of \$40,615.17 and with a budgeted amount of \$45,073.32.

Our Net Profit is \$56,780.72 we budget for a zero profit/loss.

Notes: •

- We received \$5,822.02 from Spectrum in our revenue sharing fund.
- Cruz's bill included mowing and clean up on three properties for \$440.00
- We paid the final amount due to Speciality Builder of \$10,112.00 for the dredging on Tarpon

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

### **Ameritech Management Report – Bob Kelly**

Completed violation inspections.

Attended compliance meeting

Attended Board Workshop

Contacted associations legal counsel concerning the rick wall damage due to road construction

Obtained quotes for potential cleaning companies to replace Jan-Pro.

### **Committee/Club Reports**

**Architectural Committee** – Randy Collinsworth advised there was not a meeting in March.

**Social Club** – Dale Mathurin reported we had a good March. Special thanks to Karen and Randy Collinsworth and Liz and Sal Chieffo for the wonderful St. Patrick's dinner they prepared for our residents.

April will see our Aloha Party on the 11<sup>th</sup> where we gather to wish our snowbird residents goodbye for the summer. On the 25<sup>th</sup> we will have the Battle of the Sexes and Majority Rules games.

**Compliance Committee** – Karen Collinsworth advised that 4 letters went out in February. If violation is not completed in assigned time, there will be a letter indicating that they can be fined \$25 per day until completed.

**Orientation Committee** Sue VanVessem conducted 3 meetings in March with 3 more pending residents availability. We had 10 new residents attend our Meet and Greet on March 15<sup>th</sup>.

### **New Business:**

Motion to discuss new business made by Kathy Marro and 2<sup>nd</sup> by Karen Collinsworth.

- Investigate overnight parking around clubhouse and how to enforce the rules. If there is a need for a vehicle to be parked there then a permit should be obtained from Alice in the office to define how long it could remain there. If an issue comes up when Alice is not in the office, you can contact one of the board members and we will be able to assign the permit. We will also be looking into possible towing if needed.

- We will be installing rails leading to the stage in the clubhouse for safety reasons. Motion to proceed by John Henson and second by Karen Collinsworth. Approved by all board members.
- Going forward, we will be advising residents about requests put in the BOD clubhouse box and action taken.
- We are looking into updating the Architectural guidelines to make sure when permits are required they are obtained prior to submitting the request to the committee.
- Karen Collinsworth asked that we ratify the renewal of our CD valued at 101k for a 9-month term at 3.8%. Motion to approve made by Karen Collinsworth and seconded by Bruce Mellen. Approved by all board members.
- St. Pete originally said they would replace the bushes by the RV lot after the project was over but now say they can't do this because of the roots.
- We are in process of canceling our cleaning contract with Jan-Pro and looking for someone in-house to clean the clubhouse. Description of job is posted on the wall for anyone interested.
- We have a meeting at the Council Chambers building at 9AM Monday to discuss what is going on with the construction project on Curlew and see if they have any info to share about the work going forward. Also, would like to see if they have any suggestions on how to proceed to work with FDOT and construction company about reimbursement for damage to the wall.
- We have established a committee to keep on top of what is happening with the construction on Curlew and how it may impact our residents. If any residents along Pelican Drive see any damage please let the committee know and they will forward information on how to put a claim. The Committee members are Sal Chieffo and Bruce Mellen from the BOD. Ginny Gallagher and Richard Pershing have done a lot of research and bring a wealth of information to the project. Also, Bob Kelly from Ameritech is part of this panel.
- Bruce Mellen advised that there are some pool issues to be addressed. The hot tub heater is leaking and will require repair which will take one day. Also, the pool has some worn bearings in the pump. Cost to replace is \$10,000 or we can have it rebuilt onsite for about \$2,600. Will need to discuss further.
- Some of the lights over the pool are too bright and need to be adjusted. Cost for this is \$1,300. This will be on hold for further discussion.
- There are 4 lights in the pool and only one is working. We will need to have it looked at by an electrical company to determine the extent of the repair, cost and time to complete.
- For safety reasons, we will be investigating getting FOBS for our residents to use when entering the clubhouse or the pool area.
- The City of Oldsmar will be visiting Gull Aire Village to learn what city services and programs matter most to you. It will be the same meeting at 3 different times in late April. Updates will be advised as we find out more information.
- Discussed the need for all current committee members will need to re-apply. All committees are open for any residents who want to apply. Drop your request in the clubhouse BOD box for review.

**Adjournment of Meeting at 7:12PM. Motion made by Sal Chieffo and 2nd by Karen Collinsworth. Approved by all.**

## **Open to Homeowners**

Dale Moselle – 608 Canal Way – urges us all to find info on GAV website about our insurance, where GAV will be in 5 years financially and also a copy of the reserve study recently completed.

Marnel Plutchok – 108 Dolphin Dr. E. – what is the status of the wall? Will we be able to repair or need to replace? We are still in limbo waiting for the construction to end and our negotiations with FDOT.

Scott Snyder – 177 Dolphin Dr. – Do we have legal representation for our dealings about the wall. Bob Kelly will be in contact with legal.

John Monser – 503 Dove Terrace S – Up to now legal has not been involved with our discussions with FDOT. A consultant had advised him that if we bring legal in too soon then the door can close and it becomes a legal battle.

Dave Vercellino – 154 Gull Aire Blvd – As for the FOBS, should we not have the consensus of all residents? This is still in process of discussion.

Lee Ramsey – 197 Gulf Way – has the City of Oldsmar received any money from FEMA that can be filtered to GAV for use on the wall? City advised us that the answer was no. As for the overnight parking around the clubhouse, what happens if there is an instance where a situation arises and it happens when Alice is not in the office to issue a permit. In those instances, you can contact myself or one of the other board members and we can issue a permit. As a lost resort, you can put a note in the windshield explaining what happened and we can deal with it at that time.

Eva Joline – 596 Canal Way – says she would feel safer if we did institute a FOB program for our residents.

Steve Fons – 434 Salifish Blvd – Can spots in RV lots be made smaller to accommodate more residents. Legally we need to have spaces 14' wide.

Deanna Moselle – 608 Canal Way – she currently has a covered trailer in the lot. Waited 6 years and now will be buying an RV to add to her spot.

Scott Snyder – 177 Dolphin Dr. – He has been waiting 3 years for a spot in the RV lot.

Respectfully submitted,

Kathy Marro Board Secretary