

## GULL AIRE VILLAGE ASSOCIATION INC.

### Approved Board of Directors Meeting Minutes

**Date:** Tuesday April 28, 2015

**Time:** 1:30pm

**Place:** GAVA Clubhouse

151-B Gull Aire Blvd.

Oldsmar, FL 34677

Sue Fairbanks , President

Ed Giangregorio, 1<sup>st</sup> Vice Pres.

Bob Lyttle 2<sup>nd</sup> Vice Pres.

Perry Burreight, Secretary

Ken La Marca . Treasurer

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#### Closed Session

**Call to Order:** Sue called the meeting to order.

**Directors present:** All directors were present.

**Management present:** Janice Sophia was present from Management Company.

**Approve minutes:** Ed made a motion to accept the minutes as read, Bob seconded it and the motion carried

#### Committee Reports

**Architectural:** There were three earlier in the month and three or four the last part of the month. Three are pending, because they were not able to finish the work in 30 days. Bob made a motion to add Rick Hunter to the architectural committee to replace Sandy Teeters. All five of the board members agreed.

**Orientation:** There are five people out of town so they cannot be interviewed at this time. One couple lives in Largo, so they can be interviewed. The question was asked is a license needed to rent a home if you were not residing at that home. Response was "Yes", there is a fee that you have to pay for renting a home. Another question was if you sell your home you cannot buy it just to rent? The answer was it would take a membership vote to change the covenants. The house at 464 and the house at 131 have both received letters from the lawyer and the website is trying to advertise those homes for sale or rent. There was an article in the newsletter, for a year, about sale and rental procedures. The last two months that article has been missing. The editor of the newsletter said she would put it back in the next issue. The question was asked if we know of a home that is going into foreclosure, can we go to the bank and purchase the property. The board decided quite a while ago not to get into the real estate business.

**Pond:** We had three problems with the ponds and two of them were resolved. The third problem is a large tree in Pond five. It will eventually take over the pond, but we have two or three years to work on it. It is being sprayed in an attempt to kill it. If that doesn't work, maybe Shawn could cut it down next year.

**Compliance:** At the CC meeting we had 2 violations which were not corrected. One of the residents asked for more time to correct the violations. Their lawn guy did not show up for a couple of weeks and the CC committee decided to give them two more weeks. If it's not addressed in that time, they will start receiving a fine of \$25 a week. The other one showed up and is a habitual violator so it was decided to go a different way. Sue made a motion to accept Bernice Stults, Anne-Marie LeBlanc, and Marry-Etta Stearns to the CC committee to replace the people who are leaving. Perry seconded it, all board members agreed.

**Garden Club:** There is nothing new in the garden club, everything is running smoothly.

**Neighborhood Watch:** Everything is okay.

**Non-Compliance:** There are 28 friendly reminders that are being sent out. Three will be going to the CC committee.

**Residency Applications Update:** This was discussed earlier.

**Legal Report and Update:** Nothing to report.

**Manager's Report:** The resident who owed \$500 for a violation paid Ameritech last week. Twelve delinquencies, two demand letters and eight letters have been forwarded to the attorney.

**President's Report:** Sue wanted to thank Les and Ginny Johnson and Bill Oxon Ford for putting together the beautiful display cabinet in the back.

- Review W-3's

### **Old Business:**

**\*Office Computer:** Ken reported the new office computer has been purchased, installed in the office and being used for e-mail at this time.

**\*Pest Control:** Sue reported the company is still contacting homeowners in schedule spraying.

**\*Storage trailer:** Bob reported that, after much discussion, the board decided to table the issue of the shed in order that the board could discuss it further.

**\*Compromise on fines:** Per Sue, this item was discussed already.

**\*Monthly inspection forms:** Per Ken, the inspection form is ready and will be implemented in May.

**\*Reflectors for Parking Spaces:** The board tabled this discussion for a later time.

**\*Dog dispensers:** Sue is going to contact the city about putting in the dog stations as promised.

### **New Business:**

**Rules and regulation:** Perry made a motion to accept the changes to the rules and regulations(no sleeping in RVs, and renting a room). This particular item needed more discussion.

**\*Annual Review:** Ken has been reviewing our employee's job descriptions. He has been discussing it with Chuck to update his tasks & responsibilities. We will also need to compile one for Alice. They both had reviews last spring.

**\*Vote on money spent:** Bob made a motion that we officially vote to pay for this cement pad, the cabinet, cost of printing cans books, and the computer. Ed seconded the motion and all five directors agreed.

**\*Ameritech software:** Ken mentioned that Ameritech had new software that we need to research to see if it would be beneficial to the board.

**\*No Trespassing Signs:** Sue said she was going to order them.

**\*Boxes outside:** Jack Scott suggested that we call 811 to find out who is responsible for the utility boxes located both inside and outside of the park.

**\*Permits for Swift Mud:** We have two permits that need to be updated - one was due in January and the other one is due in June. The cost for these permits is \$625. Sue made a motion that these permits should be paid, Bob seconded the motion and all directors agreed.

**OPEN SESSION Adjournment:** Perry made a motion that we adjourn, Bob seconded the motion and the motion carried.

Perry Burright---GAVA Secretary

Vickie Mills addressed the real estate issues with the web site.