

**GULL AIRE VILLAGE ASSOCIATION INC.**  
Approved Board of Directors Meeting Minutes

Tuesday, January 27 , 2015

**Time:** 1:30pm

**Place:** GAVA Clubhouse

151-B Gull Aire Blvd.  
Oldsmar, FL 34677

Bob Lyttle , President

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

Sue Fairbanks 2<sup>nd</sup> Vice Pres.

Perry Burrignt, Secretary

Ken LaMarca . Treasurer

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**Closed Session**

**Call To Order:** Bob Lyttle called in the meeting to order

**Directors Present:** Dave Richardson resigned as a member of the board. All other members present

**Management Present:** Janice Sofia was present for management.

**Approve Minutes:** A motion was made by Ed Giangregorio to approve the minutes for the November meeting, and seconded by Sue Fairbanks.

**Committee Reports**

**Architectoral:** 98% of the people in the park respond wonderfully. Some people still resist. The one that is on Snook Court is in the hands of the city.

**Orientation:** Last year we had 49 interviews. There were more homes sold but not all people were available for interviews. This year so far it's 27 and we've done 13 interviews. Sometimes we have people moving in before all the checks are completed. If you see someone moving in let somebody know.

**Pond:** The man comes once a month to take care of the ponds. The ponds have never looked better, even the residents are noticing.

**Compliance:** Ken LaMarca, spoke for the compliance committee. They had a meeting last week, there were four violations, three of the four residents did not show. Two of the three were for weeds, and they were fined. One was for construction clutter and they were also fined. One resident showed up for the violation of clutter in the carport. She disagreed with the violation, said it didn't look like it did in the pictures. The committee decided to give her a few days to clean it up. And then they would make a decision.

**Garden Club:** There was a meeting with the garden club. Jason, Maryann, and Vicki, are having a problem with the website. At that time Bob told them that there was no more Garden club, because a couple of people had quit. Bob stated the comment was in error. He said he would call Jason and have him put the garden club back in the computer. The garden club consists of two people, they need help. The question was asked what were they going to put around the tree where the bricks are in the middle. The answer was it is a surprise.

\* **Neighborhood Watch:** Everything is good

\* **Non-Compliance:** see below.

\* **Residency Applications Update:**

\* **Legal Report and Update:** We have two evictions that we are moving forward with, they received a 30 day notice. Both of them are still here. Yesterday the seven day notice is mailed. At the end of the seven days if they are still here and will move forward from there and that will mean court.

\* **Manager's Report:** 17 friendly reminders and three went to the C.C. 27 delinquents and their attendant with the attorney.

\* **President's Report:** As we all know Dave Richardson resigned and all of the board members will miss him. He was a detail person. He received many accolades for the work he has done. Hazmat trailer will be here on Thursday, March 25. We are looking at the entrance and exit of the shuffleboard court.

**Old Business:**

\* **Kitchen Update:** the kitchen is done, the final price was \$29,276 dollars.

\* **Renter Applications:** talked about this earlier.

\* **Date for A/V Equipment:** a date needs to be set up for looking over this equipment.

\* **Dog way stations:** this goes back to the senior citizen Christmas dinner. We ran into Lynn Reeves, and asked him about this. Some of the paving that they promised has been done, they will be finishing that project sometime. He also said they would be putting in three dog stations, also sometime.

## **New Business:**

- **Pool Usage:** the pool exercises are three days a week, People have heard that they are going to five days a week. The concern of some people on the Tuesdays and Thursdays that they don't have exercises there are people that walk back and forth in the pool for exercise in the mornings. If they go to five days a week that Tuesday and Thursday group will lose their morning hours, and they don't wish to do it in the afternoon. It was decided by the board to keep an eye on this problem for now.
- **No Election Voting:** we will not be having an election this year because only two seats are available and only two people are running. But we still need proxies or participation for the annual meeting.
- **Pest Control:** we are thinking of changing pest control companies, the one we have now, Bob Masters, is quite expensive. We ran into another company called Pest Guard Commercial Services. We met with the gentleman this afternoon, it is significantly cheaper. He is also offering a \$50 a year fee, which includes subterranean termite protection, dry wood termite protection, one destroying beetles, pest control and interior and exterior, an annual inspection, if he can sign up 100 residents. He will be making a presentation, and speak to us about this offer. Bob made a motion that we accept the \$365 a year for PCS to be our pest control company. Any seconded the motion the motion carried 5-0.
- **Appointment for Open Seat on Board:** Ken La Marca, was voted to fill the empty seat on the board by a 4-0 vote.
- **Chairs:** Bob and Perry are going to Stonehenge next Monday to look at their chairs. We are looking at 200 chairs. We have not decided what we will do with our old chairs.
- **Roof:** we should have someone go up on the roof, and check out the condition
- **KEN Sidorewich, History presentation:** Ken was here to talk about the history of Gull Aire, that he has been working on since 2013. Ken has finally completed his manuscript (book! Ha ha Ha), it comprises of 35 pages. This property used to be a horse farm as many of you know. So this subtitle of the book is from horses to Hearses. He is looking for underwriting to continue this work. Many old photos and plaques have been found.

**OPEN SESSION Adjournment:** Perry made a motion we adjourn. Bob seconded it, all board members were in agreement.

Perry Burright---GAVA Secretary

