

GULL AIRE VILLAGE ASSOCIATION INC.

Board of Director Meeting Minutes

Date: Tuesday, Nov. 22, 2016

Ken LaMarca, President

Time: 6:30 pm

Charles Freeman, 1st VP

Place: GAVA Clubhouse

Joe Fillipon, 2nd VP

151-B Gull Aire Blvd

Frank Chicollo, Sect.

Oldsmar, FL 34677

George Comee, Treas.

Open Session

Pledge of Allegiance led by Ken

Residents Questions / Concerns:-

Q: The Craft Show will be on Nov. 26th. Could the directors please ask the residents not to park around the clubhouse on Dolphin, Cobia Way and Gulfway that day between the hours of 7am to 2pm?

A: Yes, Ken will make up signs and put them on the windshields of the cars.

Closed Session

Directors Present: Ken LaMarca, George Comee, Frank Chicollo, Sandy Fillipon, Charles Freeman. Management Present: Janice Sofia

Ken made a motion that the October Minutes be approved. Frank approved, Sandy seconded – all in favor.

Treasury Report: Ken did an overview of our financial status as to where we are today compared to where we were this time last year. Financially, we are in fairly good shape.

Committee Reports

Architectural – No new issues at this time.

Orientation/Greeting – None

Ponds – OK

Manager's Report

Compliance – No Compliance Committee meeting needed, everybody has complied. Inspection was done on Nov. 21st – 7 violations, 25 Friendly Reminders, 27 Delinquent letters and 5 Demand Letters were sent.

President's Report

It was George Comee's last Board Meeting. Ken thanked him for his dedicated services for the past years and wished him well and good luck. George's term isn't officially up until 2017. George must be replaced so Ken put a list on the office door for whomever wishes to sign up to become a board member. Five people so far has signed. He and the board will be doing interviews next Monday.

Unfinished Business

Clubhouse Filters: Ken and Sandy talked to Chuck about this. It's not the fact that the filters are that dirty, they are green in color which makes them look dirty. However, they asked Chuck to clean or replace them more frequently. Also the grates are or look dirty and they will be looking into getting new grates.

Cleaning / Painting Outside Sheds: After surveying the sheds, it was agreed that some of them do need cleaning or painting. The one shed by pool area is really in need of repair especially the floor and the ramp that leads into the shed. The fact that GAVA needs more storage space, a decision has to be made. More sheds wasn't an option but rather get one big unit to solve the existing problems.

Office/Kitchen Keys: We're going to change the locks on the office and kitchen doors. Ken got a list of people from the Social Club who will need kitchen keys and six or seven keys will be made for the office. Chuck will take care of this.

Rental Changes: Working with our attorney to see if we have to change the wording in our Covenants regarding buying and then renting homes in Gull Aire Village. Anyone buying in Gull Aire Village must live at least one year in Gull Aire before they can rent or lease their home.

Clubhouse Doors: We talked about changing the doors in the clubhouse on the north and south sides. They are rotting out and have big gaps in them. We have someone coming out to give us a price on replacing them.

RV Lot Changes: Beginning Feb. 1st, start of our fiscal year, everybody renting a spot will be getting a coupon book, similar to your maintenance book. You will have the option of paying once or twice a year. Also we talked about numbering the spots so Ameri-Tech knows who is in what spot. Teco will be doing some work in the Robin Court RV lot in January and several people will have to move their vehicle until the work is completed.

New Business

Painting inside the Clubhouse: The Board approved painting the interior of the Clubhouse. Light grey on top and a darker grey on the bottom. We have received 2 bids so far and are waiting for one more before a decision is made.

Pool Resurfacing: Sandy contacted 9 resurfacing companies and only 3 responded. We accepted the bid from a company called Luke Bordges CPC for \$26,500.00. They will also put in an additional drain to elevate the flooding on the pool deck. Project will take 15 days from start to finish. All members of the board accepted and approved the contract.

Ken Sidorerwich suggested that we have plaques made up for the two entrance walls to Gull Aire Village outlining the history of Gull Aire Village. He will do the investigating into how much this would cost. The Board will take this suggestion under advisement.

ADJOURNMENT

Ken made motion to adjourn, all in favor.

