

GULL AIRE VILLAGE ASSOCIATION INC.

Board of Directors Meeting Minutes

Date: Tuesday, Oct. 25, 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: How often are the a/c filters changed in the clubhouse, some of them are black? I was told they are changed twice a year.

A: The board will look into this.

Q: There is a brown bamboo fence behind 610 Cobia Way which has been there for a long time. Why hasn't anything been done about it?

A: Janice of Ameri-Tech will send a letter to them.

Q: Why is there door to door soliciting for additional votes on an item when it already has been voted at the Board meeting and is this legal?

A: According to Florida law, you have 90 days to solicit additional votes.

Q: All sheds on the property are in need of cleaning/painting.

A: This will be taken under advisement.

Q: RV Areas – Why can't we utilize more space in the open RV lot?

A: Both RV lots are full to capacity. It seems empty at times because snowbirds are up north with their RVs. The so called vacant area in the open lot does not belong to GAVA, it belongs to the City of Oldsmar. It was suggested that maybe someone could ask the City of Oldsmar about using their land to add additional storage space.

Closed Session

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

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

Committee Reports

Architectural – No new issues at this time.

Orientation/Greeting – only one application

Pond – Two ponds in good shape, one has an algae problem.

Compliance – 5 Compliance letters sent

Manager's Report – Inspection was done this week, and quite a few letters went out. Everybody complied. Two went to the Compliance Committee. Twenty seven (27) Delinquent letters, six (6) Demand Letters went out and one is going to the attorney.

President's Report – Ken reported that several items have gone missing from the kitchen/clubhouse during the summer. There are too many keys out there to both the kitchen and the office. Ken will have Chuck change the locks to both the kitchen and the office and the keys will be DO NOT DUPLICATE.

Treasury Report: Ken did an overview on our financial situation. Also spoke on the pending projects.

UNFINISHED BUSINESS

RV Lots: Changes will be made on how the RV rent is paid. Starting Feb. 2017 residents renting RV space will receive a coupon book. It will be decided whether it will be on a semi-annual basis or an annual basis.

Pool Resurfacing: We are getting bids on the resurfacing of the pool. We want at least four (4) bids and as of today, we have only received one for \$31,014. Estimated time for completion of this project would be approximately fifteen (15) days, depending on the weather.

Drainage Problem: Charles has spoken to a few plumbers regarding drainage problem in the pool area. It seems the pipe under the berm is completely clogged. You would have to dig under the berm to fix the problem and then maintain it at least once a year. It was also suggested that surface drains be put in to drain the water away from the pool deck.

Clubhouse Parking: Starting fiscal 2017 the Board voted to go back to no overnight parking around the clubhouse. Too many people were taking advantage and using this as their personal driveway. Guests parking overnight will have to obtain a pass to display in their windshield or they will be towed.

Windows/Blinds: New windows were put in the clubhouse. Stickers are still on them because we are waiting for a compliance letter in order for them to be inspected by the city. As soon as this is done, the new blinds will be put up.

Tract Lighting: New track lighting has been installed. The wiring for them was done by a licensed electrician. Perry stated that the new lights interfere with the viewing on the screen and asked that they be moved. He received permission to do this himself as long as the wiring would not be touched. He agreed.

Spillways/Ponds: Spillways work has been completed and continuing to work on the ponds.

NEW BUSINESS:

Charlie Freeman was appointed to the Board to replace Sue Fairbanks who resigned.

Non Residents and LLCs are buying property in Gull Aire strictly for the purpose of renting them out and not maintaining them according to our Covenants and Rules and Regulations. Beginning of Fiscal 2017 the wording in our Covenants will be changed so that anyone buying property in Gull Aire Village would have to take up residency for at least one year before they could rent. Use of our facilities are for residents only.

ADJOURNMENT

Sandy made motion to adjourn, George seconded it – all in favor