

GULL AIRE VILLAGE ASSOCIATION, INC.
A corporation Not-for-Profit
ANNUAL MEMBERS' MEETING MINUTES

Date: Tuesday, February 28, 2017

Time: 7:30 pm

Place: GAVA Clubhouse
151-B Gull Aire Blvd
Oldsmar, FL 34677

AGENDA

2017/2018 BUDGET MEETING AGENDA

Call to Order by Ken LaMarca

Pledge of Allegiance

All Board Members were present with the exception of Sandy Fillipon (on vacation), Janice Sofia of American-Tech Management

Membership Discussion/Questions pertaining to Budget

Q: Over the past 16 years GAVA has spent over \$5,000,000.00 on the Clubhouse, Pool, Shuffleboard, Common grounds and Salaries. According to Florida Statutes, the association should prepare the budget and should show estimated expenditures, actual expenses and the deficit or surplus for the year. Budget that people received didn't show actual expenses for the year. Frank feels the association is spending too much money.

A: Explanation was given as to where, when and why the money is being spent.

Q: How many RV spots do we have? Why has the water utility dropped on the budget by \$5,000 from last year?

A: 28 spots, all rented with a waiting list. Before we planted new flowers and shrubs around the Clubhouse and at the front entrance, we had to make sure all our irrigation was working properly, so we increased the budget last year, but did not spend that much, so we reduced that item this year. Should we increase our reserves?

Q: Should we increase our reserve this year?

A: We should be able to add \$40 to 50,000 each year to our reserve fund but this year we resurfaced the pool/spa and had new windows put in the clubhouse. All major expenditures for the past year came out of the operating budget, not the reserves.

Q: Do we get bids each year for our lawn service?

A: Over the past several years, we have had several lawn services. Ken advised that we did get bids 2 years ago. We went with Sean and his father as they came in with the best price.

Q: Noticed the flowers that were planted around the common grounds, pool area and around the trees don't last so they were removed and replaced with mulch. In view of the cost for planting flowers we should be getting more than just mulch

A: We are in negotiations now with the contractor that is servicing us with flowers and plants. The Board is not satisfied completely with them. When we plant flowers, it is an additional charge. Right now we want to take care of our front entrance and the front of the clubhouse.

Q: Do we use a different company for trimming bushes and trees?

A: Sean's contract is only for mowing the common grounds, he doesn't have a license for handling chemicals. We use a different company for tree and bush trimming and for pesticides and fertilizing the grounds. The Board is satisfied with Quality Lawn Service because anything Sean is asked to do, he does.

Q: Resident wants to know why Sean doesn't cut part of the grass in the back of her house.

A: According to Sean that is her property, not common grounds. Directors will further investigate.

Q: Will the DOT replace all the flowers and plants at the front entrance after they finish fixing the streetlight?

A: We had an agreement with them to replace the flowers and plants or we could have it done and they would pay the bill.

Q: How much is the Clubhouse insured for.

A: \$650,000, cost to replace building. Not a line item because each phase of the building is broken down (roof, windows, tables, chairs, floors etc.). Insured for over a \$1,000,000.

Ken made motion to approve budget, all in favor.

ANNUAL MEETING AGENDA

Voting is closed, and the proxies were certified. A Quorum was established. Proof of notice was established.

Election of officers this year. We have 4, 2year terms. All candidates have read and agree to abide by Association Documents.

Motion was made by Frank Chicollo to approve last year's Annual Meeting Charlie Freeman seconded, all in favor.

Committee Reports: None

Ken gave an overview on the Treasurer's Report.

Questions/Answers Forum

Q: On the amendment proxy what does occupancy of apartment living mean?

A: The word apartment probably means home/residence.

Q: Why do we allow vendors to drive up on the common grounds causing damage at times to our irrigation system?

A: **Ken** wasn't aware that there was any damage being done not just vendors but also golf carts. He will investigate this further.

Q: RV lot in back, when it rains all of the dirt comes down the street. Can anything be done about it?

A: This will be discussed with the board members and get back to her.

Q: Mike Breton is the official keeper for old American Flags for Gull Aire Village. Can he put a respectable in the Clubhouse to collect and dispose of old flags that people want to get rid of?

A: Thought it a great idea, all were in favor

PRIOR TO THIS QUESTION, THERE WAS A DISCUSSION REGARDING WORDING ON THE PROPOSED AMENDMENT.

Q: Was the attorneys regarding the proposed amendment conferred with?

A: Absolutely

Q: 81 pelican worse looking house in community for at least 3-4 years. No grass, nothing but dirt. Why hasn't something been done about it?

A: House has been empty for some time and there could be fines against the house. Fines will accumulate until property is sold, then GAVA would get their money, or bring it to small claims court. Nothing more can be done about it.

Q: What is being done about the house where the roof is coming off?

A: Don't know who owns it, will look into it.

Q: Do we have an ordinance saying that we cannot run a business out of our homes?

A: Believes there is one, and will further investigate.

UNFINISHED BUSINESS – None

NEW BUSINESS: - Election

Proxy vote: received 229

Need: 265

Allow to solicit for an additional votes for 90 days from meeting.

Ballots for election, 284 received – now being counted.

Results: 4 new members

- Charlie Freeman, Ken LaMarca, Bob Lyttle and Bonnie Theal.

Adjournment –Frank Chicollo made a motion to adjourn, Sandy Fillipon seconded all in favor.