

## GULL AIRE VILLAGE ASSOCIATION

### Board of Directors

**Date:** Tuesday, Jan. 23, 2018

**Time:** 6:30pm

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

Ken LaMarca, President

Bob Lyttle, V.P.

TC Hite, Sect.

Charles Freeman, BOD

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Board members present: Ken LaMarca, Bob Lyttle, TC Hite, Charles Freeman

Absent: Sandy Fillipon, Bonnie Theal

Ameri-Tech Management: Mike Perez, David Fedash

Meeting called to order by Ken LaMarca at 6:30pm.

Pledge of allegiance to the flag.

### **RESIDENTS QUESTIONS/CONCERNS:**

Q: Mickey Stewart, when will the shelves be built in the closet by the ladies room? When are you going to be putting up a new storage area that is desperately needed?

A: Ken agreed that additional storage is needed. The Planning Committee last year talked about the condition of the Clubhouse lawn and additional storage area. However, because the lawn is looking better we can concentrate more on the storage area. This will have to wait until after the elections because the current board wants to do it right and not just put a band aid on it. There was approximately \$30,000-40,000 in reserves, but the roof took most of that money this year.

Q: What's going on with the 397 Blue Marlin House?

A: TC said that house has been condemned. David will look into that.

Q: Joe Konick wants to know what can be done about smoking in the pool area. Second hand smoke is a hazard to your health. Also Chuck continues to be picking up cigarette butts that are put out on the pool deck. Maybe some kind of compromise can be made.

A: Ken asked what kind of compromise you would suggest. Joe suggested that some area of the deck be designated for smoking. It was also suggested that the New York State laws be looked into as far as prohibiting smoking.

Q: Frank Connors wants to know why we have to have a lawyer come in and explain Revitalization and why do we have to vote on it? Because there will be a one page change made to the documents, the attorney would be the best person to explain it. Revitalization has to be done at least every 20-30 years. The attorney will be here for our annual meeting to further explain. We need a vote of 51% to pass.

Q: Ginny Johnson said when she and Les moved in 20 years ago and that they had to do this. Perry said that the Social Club is having a Super Bowl Party in the Clubhouse on Feb. 4<sup>th</sup>. All are invited. Bring your own snacks and drinks.

Bob Lyttle said that Hasmat To Go was rescheduled for March 15<sup>th</sup> between 9am and 12 noon. Bring old chemicals, electronics, etc. It will be set up on the North side of the clubhouse. There will be a list of what you can and cannot bring.

**APPROVAL OF MINUTES:** Ken asked for motion to approve minutes of Nov. Meeting. TC made motion Bob seconded, all in favor.

**TREASURER'S REPORT:** In Bonnie's absence Ken gave the report saying that it hadn't changed much from last month's reports, with the exception of a little more interest. Didn't have to use any of the CD's money and all in all we are in financial good shape.

**NON COMPLIANCE REPORT:** Janice and Dave did an inspection on Jan. 16<sup>th</sup>. As a result 15 new reminders went out. 1 CC Meeting notice went out and 2 fines. 28 Delinquent letters, and there are 8 that are 2 months overdue.

**PRESIDENT'S REPORT:** Not much to report but Ken wanted to talk about the Orientation Committee. Ginny Johnson has been doing this for the past five years and she has recently retired. Ken wanted to publicly acknowledge the fine work that she has done over the years. We are now looking for a replacement. Sue Van Vessem said she would co-chair but still need another co-chair. Charlie Freeman will follow up on this. Ginny will continue to help until a full committee is in place.

**ARCHITECTURAL COMMITTEE:** In Larry's absent, Bob said that Larry would like to meet with all the directors ASAP, just to make sure that they are all on the same page.

**INTRODUCTION OF CANDIDATES:** There will be 3 openings for new board members and 6 candidates interested in serving on the board. Ken introduced them, Tom Farkis, Dale Mathurin, Jeff Hunt, TC Hite, Jack Scott and Donna Walston. Each candidate spoke briefly and stated why they should be elected to the board.

**UNFINISHED BUSINESS:** The roof is finally finished. It took 5 months to complete satisfactorily and it passed final inspection. It's all paid for and got a 15 year warranty to be enforced. We got a rebate of \$2,340.00 which we will receive shortly.

**PONDS:** Fred said ponds were inspected and sprayed. He said the ponds are looking in good shape now.

**DVD & SOUND SYSTEM:** Perry said they did everything possible to correct the problem, but still not working properly. The sounds fluctuates from very high pitch to very low. Only thing that hasn't been done was the HDMI cables. Don't want to get same people back to check it out because they are too costly. Mike Perez has someone who can come in and look at it. He will contact Perry directly.

**SPEEDING:** Bonnie has been working relentlessly on this issue for months. In her absence, TC said she is working with the City Council to get this on the agenda so where they can raise the speed limit, police the area and ticket the speeders. It would be 20 to 25 mph. When we have a firm date, Bonnie will get the word out in order for GAV residents to attend that meeting.

**SHUFFLEBOARD ROOF:** We have had several bids to do the work. Innovative Roofing came in with a price of \$3,600. Bob feels that we should have some kind of a start and ending date put in the contract to ensure the work is done on a timely basis. A 10% penalty charge if the work is not done by the date, providing the weather permits. Bob will talk to Keith and is sure that the job will be done satisfactorily. Motion was made to have roof repaired, seconded by Charlie all in favor. Neighborhood watch noticed that many nights the Shuffleboard lights were left on.

**LEAK IN MULTI-PURPOSE ROOM:** Chuck still trying to determine whether it's the roof, plumbing fixtures, or coming in through the building. When he turns off the valve the hissing stops. Still an ongoing problem.

**STORAGE UNIT FOR TABLES:** TC is still working on the item. She was to receive a bid on this, but as yet has not received it. It's a storage/buffet unit that can be used for serving coffee etc. and a storage area to house the extra clubhouse tables and card tables, a nice looking piece of furniture. He will charge \$500.00 for the labor plus the cost of the materials in the ballpark of \$1100 to \$1200 eliminating the storage problem of the tables. Motion was made to spend no more than \$1300 to build, seconded by Charlie, all in favor.

**VOLUNTEERS FOR ELECTION:** Ken said that we need volunteers to run the election. We need at least 6 to 8 people. Gene Henriksen, Donna Richardson, Maryann Sieminski, Vicky LaBate, Mickie Stewart, Vicki Mills, Ken Sidorewich, Cheryl were all who volunteered to help with the elections. DeGuiseppe

**SHELVES IN STORAGE CLOSET BY LADIES ROOM:** TC will lead in getting shelves built. They should be 2 X 4 sturdy shelves. Charlie will find someone to build them. It was suggested that we ask the same person who will be building the cabinet for storage of tables to give us a bid on building the shelves. TC will ask him. Doug Campbell offered to build these shelves. A committee will have to be formed to clean out all the stuff in that closet now.

**ADJOURNMENT:** TC made motion to adjourn, Bob seconded, all in favor.