

Gull Air Village Homeowners Association, Inc.  
Board of Directors Meeting Minutes  
September 25<sup>th</sup>, 2018

Pledge of Allegiance to the flag

Meeting called to order at 6:51 PM by Bonnie Theal

Directors Present: Bonnie Theal (P), Bob Lyttle (VP), Jeff Hunt (S), Ken LaMarca (T) (Via Phone Conf.), Charles Freeman (D), Donna Walton (D) and Tom Farkas (D). Quorum was established by all members present.

Ameri-Tech Presence by Janice Sofia (CAM), David Fedash (CAM) and Alfonso Hernandez (CAM)

Meeting was posted according to Florida State 720.

**Minutes:**

Approval of Minutes for May

Motion made by Donna Walton, Second by Tom Farkas, all in favor of the motion. Motion passed.

Approval of Treasurer's Report

Motion made by Charles Freeman, Second by Bob Lyttle, all in favor of the motion. Motion passed.

Presidents Report was read by Bonnie Theal

Managers Report & Compliance Report was Read by DavideFedash and assisted by Janice Sofia

Approval to foreclose on 333 Canal way after 10/06/2018

Motion made by Charles Freeman, Second by Tom Farkas, all in favor of the motion. Motion passed.

Approval to start eviction proceedings on 107 Dolphin for non-compliance CC&R's

Motion made Bob Lyttle, Second by Charles Freeman, all in favor of the motion. Motion passed.

David cited 10 violations during his last inspection.

Janice update on revalorization and amendments changes. Packets were passed out to the homeowners in attendance to signs and reviewed during the October meeting.

**Architectural Committee Report:**

There was no meeting in the month of September but will resume monthly meeting starting in October. The ARC requested for two (2) BOD signatures on approved applications and suggested that homeowners submit a notice of completion.

**Old Business:**

Waiting on city confirmation on swale A

David updated on #70 Pelican, owner must wait one (1) year prior to returning to property. Association legal fees to be recovered by the owner of 70 Pelican.

Clubhouse floor cleaning and waxing to be done prior to the elections. Board of Directors requested a proposal and a committee to be formed for this project.

Bob talked about dogs going onto others property and pet owners not picking up after their pets. He mentioned that the city has a code and an associated fine regarding public pet poop and owners not pick up after them.

Bob also talked about how some sheds are legal installed and others are not. If sheds are installed encroaching the setbacks, then the sheds are illegally installed.

It was also mentioned by Bob that parking issue on 63 Pelican is out of the hands of the association as they have no control of the street as they are public.

**New Business:**

Tom updated the membership regarding the foundation leak. He stated one vendors proposal suggested to dig 2' away and 2' deep from the foundation to seal the leak properly. The cost will average \$2,908 with a 20-year warranty.

Gutters at the clubhouse need to replace a 20' section at a cost of \$1,400

Charlie update the membership regarding the pool deck clean and seal. He suggested that it needs to be done every two years and Modern Design to provide a proposal. The last it was done it cost around \$7,000. The BOD would like a proposal for Acrylic seal with a grip assistance product.

Awning & Umbrella painting project to be done when the weather cools down. Hopefully in November.

Motion to adjourn the meeting made by Donna Walton, second by Bob Lyttle, all in favor of the motion. Meeting adjourn at 7:53 PM.