

BOARD OF DIRECTORS MEETING MINUTES

GULL AIRE VILLAGE

DATE: November 23rd, 2021

PLACE: Gull Aire Village Clubhouse

Board Members in Attendance

John Monser, President, Vice President, Sal Chieffo, 2nd Vice President, Greg Stewart, Treasurer, Elizabeth Moskowitz, Secretary. Dave Fedash in attendance for Ameritech.

6:05 Start of Board Meeting

AGENDA

- **Call to Order/Board quorum** established during open session. Four Board Members in attendance.
- **October Meeting Minutes.** Motion by Elizabeth Moskowitz to waive the reading of the minutes and accept as written, seconded by Sal Chieffo, all in favor, motion approved.
- **President's Report** – John Monser
John briefly discussed items that the Board has been working on (Pool, Spa) and Clubhouse issues such as cameras and Holiday lights all to follow in more detail. We are still in need of a new Shed Person to replace Greg Stewart since his addition to the Board. All interested Residents encouraged to come forward. Resident meeting participation was addressed, with John expressing concerns that some Residents may at times be disrespectful not only to the Board but other Residents in attendance. He mentioned having been approached by new members of our community who were distressed at the tone of the last Board Meeting and that they would not be attending more in the future. John encouraged all to please just be mindful of all Residents and temper your comments and opinions with respect for all.
- **Manager's Report** - Dave Fedash
LEGAL – Three accounts under Legal advisement currently. Two are expected to move to foreclosure after the end of the year.
INSPECTIONS – Last inspection identified 25 new violations with 4 moving on to the Compliance Committee.
ACCOUNTS- Six delinquent over 60 days
Zero over 60 days

- **Treasurer Report** - Greg Stewart

Revenue – Actual YTD \$224,238.46. Budget YTD \$228,034.47. We are negative to budget by \$3,802.91 due primarily to delinquent Unit Maintenance fees.

Expenses – Actual YTD \$215,914.41. Budget YTD \$228,041.37. We are bottom-line good to budget by \$8,324.05

- **Committee/Club Reports**

- **Architectural Committee** (Bob Lyttle)Current open items are waiting for further guidance from the city. He reminded all about permits that are required and this information is on Gull Aire website. No permits for Windows.

- **Social Club** (Karen Collinsworth) Koffee Klatch is experiencing good attendance. Everyone welcomes our Snowbirds back. Bocci team is in need of players. Interested Residents should please advise. Thanksgiving Dinner was a success. Reminder Craft Show is Saturday the 27th.

- **Compliance Committee** (Dave Fedash) No meeting required this month.

- **Orientation Committee** (John Monser) All orientations going smoothly. No issues reported or problems with scheduling at this time.

- **Old Business**

- **Pool** – At the October Meeting the Board voted to accept the bid from 5 Star for work at the pool. After receiving the final quote and contract for signature it was noted that items, we were informed would be at no cost were now included with cost. This of course increased their bid. Several attempts were made to contact 5 Star and work out the details without further feedback from them. This has raised a huge red flag and concerns that if we are having problems getting the costs and details worked out now...what problems would we have getting satisfaction should problems arise after work completed. The Board again reviewed the quotes received and decided to decline 5 Star and move forward with Clear Tech Pools. They have remained in constant contact during the entire bidding process and stayed in touch afterwards to clarify any items and to answer any questions. They also have the same high rating as 5 Star but their responsiveness and eagerness to work with us is above and beyond what 5 Star has shown. Motion to move forward with Clear Tech Pools by Elizabeth Moskowitz, seconded by Sal Chieffo, all in favor. Motion Approved. John Monser discussed timeline for repairs. Pool will remain open and available for use throughout the Holidays for residents and visitors, a January-February timeframe will be discussed with Clear Tech Pools.

- **Canal Spillways** – Dave Fedash

Dave advised that bids are still being gathered to address the work required on the Canal Spillways. We currently have received two bids. One from GHD which came in at \$78,400. A second bid has been submitted by CES ENGINEERING in the amount of \$35,000. Obviously, a huge difference here and once the third quote is received there will need to be a very thorough review/discussion. MCKenzie Contracting will be inspecting the drainage and erosion on 11/29 and provide a proposal. Once we have all information in hand, we can continue enquiries with regards to possible grant monies or any other assistance the City of Oldsmar can provide us. Dave will continue follow up on third quote and keep us all advised of forward movement. Board will push to try and include sidewalks with City assistance.

- **Clubhouse Floor** – Clubhouse floor has been cleaned, stripped, and waxed. No further work to floor is being reviewed at this time based on need to address pool and spillways as priority items.

- **New Business**

- **Holiday Lights** – Holiday Lights to be installed outside Clubhouse on Dec 4th. \$500.00

- **Clubhouse Sidewalks** – Bid submitted by WOW of \$450.00 to clean the sidewalks around the Clubhouse. Motion by Sal Chieffo to accept WOW bid, seconded by Greg Stewart, all in favor, motion approved.

- **CCTV** – Current camera system is eleven years old. Greg Stewart has received three quotes for updates to the system. ADT-\$7,000 – Lock - \$5,800 – Stanley - \$16,000. Motion made by Sal Chieffo to hold on system updates to later date, seconded by Elizabeth Moskowitz, all in favor, motion approved.

- **Outside Receptables and Junction Box** - At this time Greg Stewart has identified nineteen boxes around Clubhouse that need to be addressed concerning safety issues or brought up to code. Quotes will be requested for any work required and reviewed upon receipt.

Agenda completed 7:07 p.m.– Motion by Sal Chieffo to close meeting, seconded by Elizabeth Moskowitz, all in favor, motion approved.

7:08: Open Question Session for Residents

Residents had questions /comments regarding Bocci courts and possible drainage problem, lights/heaters at hot tub, additional pond reviews with regards to spillway work, compliment for new pool manager, Todd Hayward.

Respectfully Submitted November 28, 2021

Elizabeth Moskowitz, Board Secretary