

# **BOARD OF DIRECTOR MEETING MINUTES**

## **GULL AIRE VILLAGE**

**DATE: April 26, 2022**

**PLACE: Clubhouse**

### **Board Members in Attendance**

**John Monser, President, Gregory Stewart, 1<sup>st</sup> Vice President, Sal Chieffo, 2<sup>nd</sup> Vice President, Randy Duncan, Secretary, Dave Fedash, Ameritech**

### **6:30 Start of Board Meeting**

Pledge of Allegiance

Call to order/Establishment of Board quorum – John Monser @6:30 p.m. Four Board Members in attendance to form a quorum.

Approval of previous meeting minutes. Approval Gregory Stewart, 2<sup>nd</sup> by Randy Duncan

President's report John Monser

John advised that Chip mail was set up originally for emergency use. The current board agrees to continue with restricting its use to emergencies. The board is reviewing the grounds and landscaping cost. The board met with our Attorney to discuss several issues. It was advised that documents need to be requested in writing. The board will have 10 days to respond to the request and if approved a board member is to be present when the documents are reviewed. Two members of the board are meeting with the city, to clarify code changes. The board will get back with a update. John advised for now you are to fill out an application with and an application with the City for approval before beginning your project. Pool rules need to be followed and residents should have their poll badges with them when at the pool. Reminder if you own a dog please pick up after them.

### **Ameritech Management Report (Dave Fedash)**

Dave stated that we have three accounts with the attorney in foreclosure. 1 Foreclosures Auction in June. We had 15 new violations that is less than we had in March, please remember it just a friendly reminder to start and not a fine. Total delinquent \$12028.00, \$8000. 00 are fines. We had 1 member scheduled with the compliance committee on the 18 of April, Member was a no show and fined \$1000.00. We have 1 member scheduled in May for meeting with Compliance Committee.

### **Treasurer Report (Gregory Stewart)**

Stuart reported that the March year to date budget is on target. We \$4759.00 below budgeted. The expenses are \$11030.00 less than budgeted. We Have about \$10000.00 outstanding cost not submitted. The reserves are at \$233,000.00.

### **Committee/Club Reports**

#### **Architectural Committee** (Sherri Page)

Sherri stated that meeting change to Tuesday. That all reviews are on track.

#### **Social Club** (Peggy Allison)

Peggy stated that we have had great turn out for all the events in April. So please look forward for your May newsletter with all the times of the upcoming events and activities. Also, that they are always looking for volunteers.

#### **Compliance Committee** (Dave Fedash)

David that they had one member meeting; it was a no show.

#### **Orientation Committee** ()

Sue was out of town, no updates.

#### **New Business** (John Monser)

Pool lift review of bids. There were concerns about the Florida laws and liabilities. It was decided we need to investigate further and obtain more information. Motion to table the issue for now was made by Randy Duncan ,2<sup>nd</sup> Gregory Steward.

#### **Old Business**

Ditch cleanout: Motion by Randy Duncan, 2<sup>nd</sup> Sal Chieffo to go with the bid from Cruz at \$6750.00 for both ditches. All in favor. Motion accepted.

Pool Chairs repairs: Motion Gregory Steward, 2<sup>nd</sup> Sal Chieffo to accept bid for Lounges and chairs repaired at \$1481.00. All in favor. Motion accepted.

#### **Adjournment of the Meeting at 7:14 p.m.**

#### **This meeting is open to the Owners**

Request was made about repairing card tables. Request was made for the board to talk to the vendors about talking to homeowners. Requested that we put a reminder in the Newsletter about those rules/laws on bike riding, walking, car and golf carts.

#### **Respectfully Submitted**

**Randy Duncan, Board Secretary**