

ANNUAL BOARD OF DIRECTORS MEETING MINUTES

GULL AIRE VILLAGE

DATE: February 22nd, 2022

PLACE: Gull Aire Village Clubhouse

Board Members in Attendance

John Monser, President, Sandy Larson, 1st Vice President, Sal Chieffo, 2nd Vice President, Gregory Stewart, Treasurer, Elizabeth Moskowitz, Secretary. Dave Fedash in attendance for Ameritech.

6:30 Start of Board Meeting

AGENDA

- **Call to Order/Board quorum** established during open session. All Board Members in attendance.
- **Proof of Notice of the Meeting** – Posting of Notice of Meeting as required confirmed by Elizabeth Moskowitz.
- **Certification of Proxies and Quorum** – Ballots received enough to establish Vote Quorum confirmed by Janice Sofia of Ameritech
- **January 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.
- **Candidates Confirmation** – All four candidates for office, John Monser, Gregory Stewart, Ginny Gallagher, and Randy Duncan confirmed in open meeting that they have read and agree to abide by Association Documents.
- **President's Report** – John Monser
John discussed the swale/causeway work to be done and confirmed the Board had voted prior to this meeting to accept a final bid from CES Engineering. Work to begin as soon as possible. Pool updates provided with regards to coping around the pool which is the next item to proceed with now that pumps and heaters are repaired. Residents who have a space in either of the RV lots are requested to be sure to update their files, so we have all current information in place. John confirmed the Clubhouse floor will be waxed on the 21st.
- **Treasurer Report** - Greg Stewart
Budget for year end. Net gain \$25301.72 to GAV account.

- **Committee/Club Reports**

- **Architectural Committee** (Peggy Allison) All items up to date. No issues currently.
- **Social Club** (Peggy Allison) All activities proceeding. Granny's Attic was a success.
- **Compliance Committee** (Dave Fedash) No meeting required this month.
- **Orientation Committee** (Sue Van Vessem) All orientations going smoothly. Six meetings last month with another 6 scheduled to be completed by end of February.

- Motion by Sal Chieffo to close Ballot Box and finalize vote count. Seconded by Sandy Larson, all in favor, motion approved.

- **6:40 Meeting in Recess to complete vote count**

7:10 Meeting Readjoined

- **Pledge of Allegiance**
- **Vote count completed and newly elected Board Members confirmed as:**
John Monser
Gregory Stewart
Randy Duncan

Motion by Sal Chieffo to close meeting, seconded by Sandy Larson, all in favor, motion approved.

7:20: Meeting Adjourned

Respectfully Submitted February 24, 2022

Elizabeth Moskowitz, Board Secretary