

BOARD OF DIRECTORS MEETING MINUTES

GULL AIRE VILLAGE

DATE: March 22, 2022

PLACE: Gull Aire Village Clubhouse

Board Members in Attendance

John Monser, President, Gregory Stewart, 1st Vice President/Treasurer, Sal Chieffo, 2nd Vice President, Randy Duncan, Secretary, Dave Fedash, in attendance for Ameritech.

6:48 Start of Board Meeting

AGENDA

- Pledge of Allegiance
- Call to Order/Board quorum established during open session. Four Board Members in attendance.
- Motion by Randy Duncan to approve previous meeting minutes, Seconded by Sal Chieffo. All in favor. Motion accepted.

- **President's Report – John Monser**
 - John introduced new Board Members as noted above.
 - Pool Updates – Pool coping will be held off until June and we will advise all when a start date is confirmed. Some pool filters will need replacement (Todd found filters at one third price) which will be a one-night closure, timeframe to be announced when ready to proceed. In the past Checkered Flag provided pool chemicals for our use. Todd will now be purchasing and transporting pool chemicals saving us the \$99 delivery charge. As we move forward Checkered Flag will only be called in upon request and no longer provide maintenance services. Shout out to Todd for his ongoing expert work at the pool. Other pool issues being addressed are replacement signage as required by the Health Department, inventory, and new webbing for pool chairs.
 - Stewart has been in contact with a company with regards to repairs on the sprinkler system in front of the Clubhouse. All leaks have been taken care of and work completed.
 - There has been recent discussion regarding Artificial Turf and its use in the community. A resident was informed by a city worker this was not allowed. John followed up with the city and was informed this was an error. The City of Oldsmar will be updating its code pertaining specifically to Gull Aire

Village and allowance of Artificial Turf. Standard request to the Architectural Committee regarding quality and installation would be required and John requested all residents to please contact the Board or the AC and not the City regarding this issue should any problems arise.

-John provided a slide presentation regarding the spillway and sidewalks. He is working with the City to address any issues. A riverbed that runs through the park will need to be cleaned out for optimal drainage and bids are in process for this work to be done. He advised Residents along riverbed areas to remove their trimmings away from those areas and leave on curbs for trash pickup to avoid further blockage of these areas.

- New City Manager meeting scheduled for March 24th from 1-3 p.m.

-Old Fax machine in office no longer working. Replaced with new fax scan printer.

-John thanked those who volunteered to move tables during the recent floor waxing and reminded all of Vietnam Veterans Day on the 29th.

- **Management Report – Dave Fedash**

We have three accounts currently in foreclosure process with our attorneys. March inspection resulted in 15 new violations. Reminder to all that the notices are “friendly reminders” to start - not fines.

- **Compliance Committee – Dave Fedash**

Scheduled meeting with Resident on March 21. Resident did not appear at meeting. One meeting scheduled for April 18th.

- **Treasurer Report (Gregory Stewart)**

The February year to date budget is on target. Revenue is \$10,630.34, more than budgeted for. Expenses are \$7570.79 less than budgeted. Operation funds are \$126,430.55 with Reserves at \$225,430.99 which puts on target. Funds to cover the spillway costs are coming in but will take a while to receive all the money needed to fully cover this expense.

- **Committee Reports**

-**Architectural Committee** (Bob Lyttle) Reminder to all that guidelines are available on our website for requests. There are guidelines available also for turf that will need to be followed, with regards to grade and installation.

- **Social Club** (Dale Mathurin) March events were success. Standard events for April along with Aloha Party and Enchanted Evening Dance. Veterans

Meeting with canine units scheduled for April 19th. Thank you to all volunteers.

-Orientation Committee – (Sue Van Vessum) Six orientations to date this month with two more expected. All up to date.

-Compliance Committee – Dave Fedash

Scheduled meeting with Resident on March 21. Resident did not appear at meeting. One meeting scheduled for April 18th.

- **Unfinished Business - John Monser**

- Spa Luminary valve check for nighttime usage. Group contacted to test and advise. Will update after test completed.
- Review of Security Cameras, for replacement with better quality and future updates. Motion by Gregory Stewart to work with Countryside Systems for the new Security System, seconded by Sal Chieffo, All in Favor. Motion Accepted.

No further Business, Motion to adjourn meeting by Randy Duncan, seconded by Greg Stewart. All in favor. Motion accepted.

Adjournment of Meeting 7:14 p.m.

- **Open Session Residents**

- Clarification requested with regards to foliage removal and clearing of drainage areas in original report on spillway work. Was this work included?
- Request for additional floor mats for both the Men's and Women's bathrooms. Pool water makes these areas slippery and a safety concern. Board will look into this matter.
- Resident request for new card tables for the Clubhouse. Old tables legs are not locking and tops show extreme wear. Board will look into this matter.

Respectfully Submitted

Randy Duncan, Board Secretary