

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: November 22, 2022

PLACE: Clubhouse

Board Members in Attendance

John Monser, President, Gregory Stewart, 1st Vice President, Sal Chieffo, 2nd Vice President, Randy Duncan, Secretary, Dave Fedash, Ameritech

6:31pm Start of Board Meeting

Pledge of Allegiance

Moment of Silence

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, 2nd by Sal Chieffo

President's report John Monser

John: Went over the board meetings, that this is a time for the board to address what is on the meeting agenda. The board is always working in the background on issues about background checks resident's delinquencies and other issues. These issues will only be discussed with residents that are involved and not put out in an open forum. If you have information that you feel is important for the board to know please complete the information and place in the director's box so the board can review.

The ballots will go out in February for the Vote of new board members, a survey/census form will be included, and information about security system for the general residence to vote on.

The board will be meeting with Ameritech in December to go over and set the 2023 budget.

Ameritech Management Report (Dave Fedash)

Dave: stated are delinquents accounts are at \$12,936 of that \$9,987 are fines uncollected.

We have 7 accounts with the attorney. 17 new Violation Notices.

Treasurer Report (Gregory Stewart)

Stewart: reported Revenues at \$19,050. Negative to budget. Expenses at \$36,533 negative to budget. Operating Funds at \$52,645. Reserve at \$214,208. Reserves currently funded at 67%.

Committee/Club Reports

Architectural Committee (Peggy Allison)

Peggy: stated that the Architectural Committee is 100% up to date.

Social Club (Peggy Allison)

Peggy: stated that we have had great turn out for the Thanksgiving dinner. Remember Arts and Craft Holiday Market, 11/26/2022. They also still need volunteers for the Arts and Craft Holiday Market and Granny's Attic on 2/25/2023.

Compliance Committee (Dave Fedash)

David: Stated 3 Residents Compliance meeting scheduled for December. 1 Resident fine approved

Orientation Committee (Sue Van Vessem)

Sue: No Orientation for November.

New Business

Architectural committee replacement: Maryann Sieminski, motion by Randy 2nd by Stewart approved by board.

Architectural changes: motion by Sal 2nd by Randy approved by board.

Bylaw changes: motion by Stewart seconded by Randy approved by board.

CD Rollover: Replace to a 12month at 4.5% or higher. Motion by Stewart 2nd by Sal approved by board.

Discussion walkway lights: change from Solar to back to Electric. Taking bids motioned by Sal 2nd by Stewart board approved.

Board of Directors replacement: Timothy Farmer, motioned by Stewart 2nd by Sal board approved

Adjournment of the Meeting at 7:15 p.m.

Randy Duncan, Board Secretary