

# **BOARD OF DIRECTOR MEETING MINUTES**

## **GULL AIRE VILLAGE**

**DATE: February 28, 2023**

**PLACE: Clubhouse**

### **Board Members in Attendance:**

John Monser, President; Gregory Stewart, 1<sup>st</sup> Vice President/Treasurer; Sal Chieffo, 2nd Vice President; Randy Duncan, Secretary; Timothy Farmer, Director; and David Fedash , Ameritech

### **Pledge of Allegiance**

### **Moment of Silence**

**Call to order/Establishment of Board quorum:** ( John Monser) 6:31 p.m. Board Roll taken by Randy Duncan. All members in attendance and quorum established.

**Approval of previous meeting minutes** - Motion by Stewart to waive the reading of the minutes and to accept as written, second by Sal Chieffo. Board approved 5-0.

Candidates were asked if they had read and agree to abide by the association documents. Both Tim Farmer and Sal Chieffo answered affirmatively.

### **President's Report:** (John Monser)

John gave a review of the many things that the board had accomplished for the year 2022.

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

David stated that we had 25 new violations. We had six accounts with the attorney and one going into foreclosure for March. We have \$11,574 in uncollected fines and fees and out of that \$6097 were uncollected fines.

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

Stewart reported revenues are \$14,888 negative to budget; Expenses are \$41,792 negative to budget; Operating Funds were \$51,549; Reserve Funds were \$235,510.

### **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 Granny's attic was a great success and profited \$7,317. She also reminded that during the March 7<sup>th</sup> meeting, there will be the election for the new president of the social club. Also, she reminded everyone of the many events coming up in March and April.

**Compliance Committee:** (Dave Fedash)

The next Compliance Committee meeting is scheduled for March 20<sup>th</sup>.

**Orientation Committee:** (Sue Van Vessem)

Sue stated they had one orientation this month, with two pending for next month.

**Old Business**

**Smoking Survey:** Board discussed the results of a recent survey to move the smoking area outside of the pool area. Of the 203 responses received, 85% were in favor of moving the smoking area. Discussion included relocating the designated area outside the northern most gate of the pool area. Stewart motioned to move forward with relocating the smoking area to outside the northern most gate, second by Sal. Board approved 5-0.

**Walkway Lighting:** Board discussed upgrading southern walkway lighting to hard-wired lighting. The Board discussed the three quotes it had attained for the work and possible savings from those initial quotes. Motion by Stewart to accept the bid from Palm Harbor Electric, second by Sal. Board approved 5-0.

**Spa Surge Tank Repairs:** Motion by Sal, second by Tim to table at this time for further bids and research. Board approved 5-0.

**New Business:**

**569 Salmon:** Board discussed the resident's appeal requesting a free standing deck. Stewart motioned to ratify the Board's decision to allow the deck, second by Sal. Board approved 5-0.

**Inappropriate Behavior:** The board discussed that a resident was banned, indefinitely, from using the spa and pool facilities due to his inappropriate behavior in the spa. Motion to ratify the Board's decision by Stewart, second by Sal. Board approved 5-0.

**Adjournment of the Meeting at 7:29p.m.**

**Randy Duncan, Board Secretary**