

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: March 28, 2023

PLACE: Clubhouse

Board Members in Attendance

John Monser, President, Gregory Stewart, 1st Vice President, , Second Vice President, Randy Duncan, Secretary, Timothy Farmer, Treasurer, David Fedash , Ameritech

Pledge of Allegiance

Moment of Silence

Call to order/Establishment of Board quorum: John Monser @6:32 p.m. Board Roll taken by Randy Duncan, 4 board members in attendance to form a quorum.

Approval of previous meeting minutes: Motioned by Gregory Stewart, Second by Tim Framer, to dispense with the reading and approve the February minutes as written. Board approved 4-0.

President's Report: John Monser

- Explained the letter residents received about the Bi-Law changes.
- Parking overnight at the Clubhouse is not allowed. Pass available at office for guests and special circumstances.
- New Board liaison positions are posted on office door.
- RV lots will be re-stripped and new lot numbers posted.
- Clubhouse floor Stripping and waxing will be done soon.
- Reminder to only flush toilet paper down the bathroom toilets.
- We are having the Clubhouse roof inspected, to make sure that no repairs are needed.
- The men's sauna has been repaired and should be completed soon.
- Due to needed evictions, we have been receiving costly attorney fees.

Ameritech Management Report (Dave Fedash)

David stated that we had 24 new violations. That we had five accounts with the attorney and one going into foreclosure for March. We have \$11,000 in uncollected fees. Out of that \$7,000. are fines.

Treasurer Report (Tim Framer)

Revenues are \$22,111 above budget. (Causes: \$19,822 is the variance between budgeted maintenance fees and actual maintenance fees.) Expenses are \$4,210 below budget. Operating Funds, \$77,870. Reserve Funds: \$237,748.

Committee/Club Reports

Architectural Committee (Peggy Allison)

Architectural Committee applications are up to date. AC has referred one application to the Board for action.

Social Club (Peggy Allison)

This was her last meeting and that the April 4th meeting will start with the new board. Please check your Newsletters for all upcoming events.

Compliance Committee (Dave Fedash)

We had 3 residence scheduled compliance meeting, all a no show. 1 owner came into compliance the day of the meeting. Two were sent fine notices. We have 2 owners scheduled for the April 20th Compliance meeting.

Orientation Committee (Sue Van Vessem)

They had three orientations this month with two scheduled for April.

Old Business

Pool lighting: Stewart motion for discussion, second by Randy. The replacement of five pool pole lights at a cost of \$3,900. Needed for repair and compliance to state requirements for lighting for night operation. Fiscal sense to replace all five. Motion by Stewart, second by Tim to move forward with all five lights. Board approved 4-0.

Smoking Area Pavers: Stewart motioned a discussion Second by Tim. Placement at a cost of \$1,200 for a 10X10 area with our pavers with Julio's pavers. Motion to move forward by Stewart, second by Randy. Board approved 4-0.

Spa Tank repairs: motion by Stewart and Second by Tim to move for with the repair at cost of \$4,000. (25 year warranty). Repair should take place the end of April. Board voted and approved.

New Business:

Floor cleaning an waxing: Stewart motion to move forward with cleaning and waxing, at a cost of \$1,200, second by Tim. Board approved 4-0

Opening New 50k CD: Motion by Stewart to discuss, second by Tim. It has been advised by Ameritech that we open a \$50,000 dollar CD from our money market. Account funds of \$250,000 are FDIC insured. As we will go over this amount soon, we should invest in another CD. This would take place within the next two months. Motion to move forward by Stewart and second by Randy. Board approved 4-0.

Paint Color Scheme: Motion to discuss by Stewart and second by Tim. It has been suggested that we should have a set color scheme in the village. The Board feels that our present guidelines and procedures are adequate for the Architectural Committee to make their decisions. Motion to make no changes by Stewart and second by Randy. Board approved 4-0.

Men's Sauna Repairs: Motion by Stewart to move forward with the repair at a cost of \$2,500, second by Tim. Approved by board.

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

Randy Duncan, Board Secretary

Residents' Open Forum:

MaryAnn Sieminski- 554 Dove Terrace: Requesting that the clubhouse chairs need to be cleaned.

Eva Joline -596 Canal: Asking if there is anything we can do about cars parking on the street.

Peggy Allison- 63 Pelican Drive S: Replacement of old card tables.

Linda Culprit- 408 Dolphin Drive S: Sidewalk repairs and tree trimming around the back of pool area.

Donna Walston- 592 Cobia Way: Cars at pool parking area overnight.

Delbert Voss -199 Gulf Way: Request if we can add more RV parking in current lots.