

# **BOARD OF DIRECTOR MEETING MINUTES**

## **GULL AIRE VILLAGE**

**DATE: May, 2023**

**PLACE: Clubhouse**

### **Board Members in Attendance**

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

### **6:30pm Start of Board Meeting**

### **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, Five board members in attendance to form a quorum.

**Approval of previous meeting minutes** - Motioned by Gregory Stewart, 2<sup>nd</sup> by Sal Chieffo, to waive the reading and approve the February minutes as written. Approved by board 5-0.

### **President's report John Monser**

The Community Watch is not a Board activity. Contact 911, the Sheriff's Dept. or one of the Neighborhood Watch committee members with any issues

This will be the last meeting for the summer we will not resume monthly meetings until September.

We'll be talking about the sound system later in the agenda.

We had the outflow ditches cleaned out for the summer rains so hopefully we are ahead of the game.

The floor waxing will take part on Saturday June 3<sup>rd</sup>. We will need volunteers on Friday night June 2<sup>nd</sup> to clear out all the tables and furniture.

The smoking area is not yet completed for use. We will notify you as soon as completed.

The chairlift for the pool estimates are coming in between \$3,500. to \$10,000. Our insurance says they will not cover the liability.

We have been informed that the roof over the clubhouse needs to be replaced. If we just do the section over the old part of the clubhouse that will cost us \$57,000. To do a TPO type roof

to cover the clubhouse we're looking at about \$72,000, with a 25 year warranty. The third option is a HydroStop roof for \$103,000 with a 10 year warranty

We will talk about a Spectrum offer in a few minutes when we move to new business.

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

We had 20 new violations. We had six accounts with the attorney and one closed out. We have \$9,664 in uncollected fees. Out of that, \$6,997 are fines.

### **Treasurer Report (Tim Framer)**

Tim: reported revenues are \$542 above budget. Expenses are \$1810 above budget or actual of \$31,187 and budgeted amount of \$29,377. Year to date expenses are below budget by \$6325 or actual \$52,429 and budgeted amount of \$58,753. Operating Capital is \$77,791 excluding reserve funds of \$242,224.

### **Committee/Club Reports**

#### **Architectural Committee (Maryann Sieminski)**

Advised the Architectural Committee is current.

#### **Social Club (TC HITE)**

There is a memorial service for Memorial Day in the morning on Monday and a BBQ with entertainment at 4:00 o'clock Monday night. Also, please look at your calendar or newsletter to verify all the other upcoming events that are happening. One of the new events to be scheduled is a cocktail hour in the evening as a trial for people just to go and meet each other.

#### **Compliance Committee (Dave Fedash)**

We had two residents scheduled compliance meeting in June.

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

They had four orientations this month with two pending for June

### **New Business:**

#### **Spectrum:**

Ameritech /Spectrum, has come to us with a proposal to renew the right away that is already in existence. They are offering us \$121,400 for a 10 year contract. Also, a revenue sharing agreement that would pay us about \$23,773 a year. This has nothing to do with bulk services from Spectrum.

Residents raised questions about: What does access mean; Right of way for other utilities; Review of old and new contracts.

The Board discussed concerns with liability issues, marketing responsibilities, rights of residents, etc.

Rob Kelly, from Ameritech, went over some more information about the new contract and how it would pay out.

Stewart motioned that we table this until the Board can get further clarifications. It was seconded by Sal and approved by the board 5-0.

**Sound System:**

Stewart motioned that we discuss replacing our malfunctioning clubhouse sound system, seconded by Sal. The problem is our old, unrepairable, wall mounted Modular Power Amplifier. The cost to replace (via quote) is approximately \$1800 plus \$250 installation. After discussion, Sal motioned to replace the unit, it was seconded by Randy and Board approved 5-0.

**Adjournment of Meeting at 7:31pm**

**Open Forum:**

Maryann Sieminski 554 Dove Terr W.: Feels we need to add more signage for cameras.

Jim Sower 89 Pelican Dr N.: Sent in a letter asking for space in the club to have general discussion meeting on world affairs.

Jeff: Wanted to thank Todd, our pool guy, for doing such a great job and putting up with all of the complaints. Remember we all have to follow the rules.

**Respectfully Submitted**

**Randy Duncan, Board Secretary**