

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: November 28, 2023

PLACE: Clubhouse

Board Members in Attendance

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

Presentation By: Mike Perez about Ameritech

Mike gave a quick overall picture of Ameritech and its services. He stated that Ameritech has been providing service for 25 years for about 250 communities. They have not increased our fees since 2007 but are asking to increase their fees to an additional \$200 starting 2024.

6:45pm Start of Board Meeting

Pledge of Allegiance

Moment of Silence

Call to order/Establishment of Board quorum – John Monser @6:45 p.m. Roll taken by Randy Duncan, four board members in attendance to form a quorum.

Approval of previous meeting minutes. Motioned by Gregory Stewart, 2nd by Randy Duncan, to dispense with the reading and approve the last meeting minutes as written. Approved by board, 4-0.

President's Report John Monser

- Clubhouse Roof Update: The work has been completed and we are just waiting for the inspection from GAF for the final completion approval.
- Advised that we will be meeting with the city of St Pete about the replacement of the water pipeline under the canal, including the use of the RV parking lot. We'll provide updates as available at the January meeting.
- Gazebo Update: Waiting on county permit approval
- Spa Update: Needs further repairs. Cost will be voted on later in meeting.
- Sauna users: Please refrain from pouring cold water on sauna sensors as this is causing the sauna to overheat and can cause further damage to the sauna. Also, do not change lighting, as this is the correct lighting for the sauna. Remember, when you have completed your stay in the sauna, please turn the sauna off..

- Spectrum: We are still waiting for Spectrum to complete the installation of the new internet and cable lines.
- Ameritech will be using drones to take pictures of the common areas on the 30th.

Ameritech Management Report (Dave Fedash)

We had 11 new violations. We have four accounts with the attorney. We have \$12,399 in delinquent fees, of which, \$9,967 is uncollected fines. Board advised that we should, at this time, send out a collection letter to a Snook Court resident, rather than initiate forecloser.

Treasurer Report (Tim Framer)

Reported revenues as of October 31, 2023, are below budget by \$3,141, with an annual amount of \$28,467 and a budget amount of \$31,608. Year to date revenue is, however, above budget in the amount of \$128,260, or an annual amount of \$412,735, and a budgeted amount of \$284,475

Expenses are below budget by \$636 year to date. Total expenditures were \$263,754 against a budget of \$264,390.

Operational Capital is \$180,445, excluding reserve funds of \$238,638.

Committee/Club Reports

Architectural Committee (Maryann Sieminski) advises the architectural committee is current.

Social Club (TC HITE) Thanked the board for approving the music at the pool events. She also reminded everyone of the upcoming events on the calendars for next month and will be making an announcement about showing the video of the “Murder Mystery Night” for 2023.

Compliance Committee (Dave Fedash) 1 scheduled forCC meeting in December.

Orientation Committee (Sue Van Vessem) no new updates.

Old Business:

Affirmed approval of Gazebo engineering plan cost of \$1,700 needed to obtain county permit. Motioned by Gregory Stewart, 2nd by Randy Duncan, Board approved 4-0

New Business:

Approval of spa repair quotes of \$1960.53 and \$1278.37. Motioned by Gregory Stewart, 2nd by Randy Duncan. Board approved 4-0

Adjournment of Meeting at 7:05pm

Open to Residents Comments:

Maryann Sieminski, 554 Dove Terr W.: Asked that we have a meeting with residents affected by the St. Pete pipe replacement after we get more information.

Carl La France, 350 Canal Way: Advised the board about yard sale signs and city signs stacked up to the right of the entrance. [Update: the yard sale signs and sale signs have been removed and the city has been called to come and pick up the roadside signage.]

TC Hite, 303 Pelican Dr E. : Requested that the seasonal pictures/ posters in the clubhouse be mounted on foamboard. Board requested a quote for the job in writing and we will proceed from there.