

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: September 5, 2023

PLACE: Clubhouse

Board Members in Attendance

John Monser, President, Gregory Stewart, 1st Vice President, Sal Chieffo, 2nd Vice President, Randy Duncan, Secretary, Timothy Farmer, Treasurer, David Fedash, Ameritech

6:32pm Start of Board Meeting

Pledge of Allegiance

Moment of Silence

Call to order/Establishment of Board quorum – John Monser @6:32 p.m. Roll taken by Randy Duncan, 5 board members in attendance to form a quorum.

Approval of previous meeting minutes. Motioned by Gregory Stewart, 2nd by Sal Cheiffo, to dismiss the reading and approve the last meeting minutes. Approved 5-0.

President's report John Monser

- Clubhouse Roof: gave us an update that he has been in contact with the contractors to complete the roofing job
- Clubhouse floor waxing: this has been completed and that he wanted to thank everyone's for their help in getting the job done.
- Quality lawn and Cruz; are working on getting the drainages ditches end ponds cleaned up
- Pool updates we have completed and fixed all the pool issues at this time. We are still working on fixing the overflow pump.
- Went over a very long list of things that the board has been working on for the past year.
- Spectrum, the check from them for \$121,400. Has been deposited in our bank account.

Ameritech Management Report (Dave Fedash)

David stated that we had 21 new violations. That we had six accounts with the attorney. We have \$1,725.06 uncollected fines. Motioned by Gregory Stewart, to start foreclosure of 57 Pelican Drive south. 2nd by Sal Cheiffo, Borad approved.

Treasurer Report (Tim Framer)

Tim: Reported revenues as of July 31, 2023; our monthly is below budget by \$4,639. Year-to-date revenue is above budget by \$13,777. Our July expenses are below budget by \$9,510. Year-to-date expenses are above budget by \$5,026 or actual of \$181,286 and budgeted amount of \$176,260.

Operational Capital is \$60,300, excluding reverse funds of \$230,843.

Committee/Club Reports

Architectural Committee (Peggy Allison) advises the Architectural Committee is current.

Social Club (TC HITE) reminded everyone about the Black Cat dance and cocktail hour coming up. Remember to check out your Newsletter for all the fun events. Also, that we always need people to help out with these events.

Compliance Committee (Dave Fedash) 1 scheduled CC meeting in September. 1 fine of \$1,000 in July. No August CC meeting was required.

Orientation Committee (Sue Van Vessem) stated they had 9 orientations this month with 3 pending.

Old Business:

Affirm Shed Appeal Approval, Motioned to vote on the approval of shed by Gregory Stewart, 2nd by Sal Cheiffo, Board approved 5-0.

New Business:

Personnel Review Procedure: Motioned by Gregory Stewart, 2nd by Randy Duncan to establish, or re-establish an annual personnel review process in October of each year. Board approved 5-0.

Motioned by Gregory Stewart, 2nd by Sal Cheiffo to address various resident questions brought to the Board.

- Beverages at pool side edge board agreed that plastic water bottles and containers (no-glass) can be placed on the pool edge.
- Signing requests to Board; Board agreed that we still need to have requests place in the director's box, signed and with members name and phone. This is so the board can get back to them with an update.
- Residents owning more than two homes; no changes need to be made at this time.
- More email updates; No changes to how Chimp mail is presently being used. Will be used for closures, emergencies, etc.
- Underage and felon residents; The Board is doing it best find these issues and address them.

AC Question:

- Covenants to new owners; New residents will receive a copy of our covenants during orientation.

- Storage Sheds; Motioned by Gregory Stewart, 2nd by Sal Cheiffo to add a definition of a shed in our Architectural Guidelines. Board approved 5-0.

Ameritech Contract: Board requested that Ameritech do a presentation at our next meeting.

Common Ground Maintenance Services: Motioned by Gregory Stewart, 2nd by Sal Cheiffo to solicit bids for our common ground lawn maintenance services. Board approved 5-0.

Adjournment of Meeting at 7:52pm

Open to Resident Comments:

Maryann Sieminski, 554 Dove Terr W., and Vicki Mills: requesting a meeting with the IT department at Ameritech. David Fetash said he would get someone in contact with them.

Maryann Sieminski, 554 Dove Terr W., and Carl Foley; requested clarification on shed approved by the board.

Jill Derry, 552 Salmon Ct., requested that the drainage behind her home to the pond be looked at due to it's not draining into the pond properly.

Respectfully Submitted

Randy Duncan, Board Secretary