

BOARD OF DIRECTORS MEETING MINUTES

GULL AIRE VILLAGE

DATE: April 27, 2021

PLACE: ZOOM Meeting due to COVID Restrictions

Board Members in Attendance

John Monser, President, Sal Chieffo, 2nd Vice President, Ralph Richardson, Treasurer, Elizabeth Moskowitz, Secretary, all in attendance via ZOOM.

Dave Fedash, Janice Sofia in attendance via ZOOM for Ameritech.

Janice Sofia/Ameritech - established quorum of Board members.

6:00: Open Question Session for Residents

- Residents had questions regarding opening the Bingo, and all other activities, when the board will have open meetings instead of Zoom meetings, hot tubs requirements, and if they would have to be removed. There was also a question on the budget concerning lawn service and proposals and RV payments.

6:48 Start of Board Meeting

AGENDA

- **Call to Order**/Board quorum established during open session. Four Board Members in attendance. Sandy Larson was not in present.
- **Appointment of Ralph Richardson:** Motion was made by Sal and seconded by Elizabeth to ratify the appointment of Ralph Richardson as a new Board Member, with all in favor. Motion passed.
- **March 29 Meeting Minutes.** Motion was made by Elizabeth Moskowitz to waive the reading of the minutes and accept as written, seconded by Sal Chieffo, with all in favor. Motion approved.
- **President's Report** – John Monser
John announced new Board Liaisons for various community groups. Motion by Sal Chieffo to accept Board Liaisons, seconded by Ralph Richardson. All in favor. Motion approved.
 - Newsletter – Elizabeth Moskowitz
 - Social committee – Sal Chieffo
 - Shuffleboard/Bocce - Ralph Richardson
 - Ponds – Sandy Larson

Orientation – John Monser
Landscaping – Sal Chieffo and Sandy Larson
Website – Elizabeth Moskowitz
RV Lot – John Monser
Architectural committee – Ralph Richardson
Compliance committee – Ralph Richardson

Request by Dave Fedash/Ameritech that due to encouraging comments by John Monser with regards to community interactions, the full President Report comments be incorporated into the minutes. Motion was made to include full President statement in Board Meeting minutes by Sal Chieffo, seconded by Elizabeth Moskowitz, with all in favor. Motion approved.

Hopefully, the difficult year is behind us and our vision is to see things return to normal and to have the residents enjoying all the activities that we as a community provide for its residents. The Board has placed this issue on today's agenda so it will be addressed.

I think it's important to know that the decision to reopen activities gradually was not just done in GAV but it was also the way other communities attempted to return to normal. We as a Board agreed from the onset that this is how we would return to normal to ensure the safety of all residents. We listened to the recommendations of the CDC and other agencies to help guide our decisions. Our main goal was to protect the residents of our community. I feel even though there has been pressure from some residents our decisions were on target. We started with smaller groups and outside activities and waited on large indoor gatherings which include things such as Bingo, large indoor parties, and even GAV monthly meetings. We have always held discussions and voted on which activities to reopen and which ones should remain closed. Our plan has been successful as there have not been any reports of residents contacting the virus of recent. Now with some of the latest information out there, we will again discuss and vote on all activities to determine if they all or just some should now be opened.

And finally, I would like to see better communication within the community. If you have a concern, please do not wait until a monthly meeting to raise it. Instead contact a Board member or drop a note in the BOD mailbox in the office so we can respond in a timelier fashion. Be respectful of everyone and listen to what each person has to say...try staying open minded. Letting issues lay out there without discussing them only fuels the rumor mill and is not healthy trust me I know from firsthand experience. I encourage you to let the

Board know if you have concerns at the onset not weeks or months later. You will not necessarily agree with all the decisions the Board makes but hopefully you will better understand why the decision was made.

- **Manager's Report** (Dave Fedash)

LEGAL - Seven accounts under Legal advisement currently. Four are new accounts in collections, two accounts are longer term collections, one account is in bank foreclosure.

INSPECTIONS – Last inspection on April 15th with 40 violations noted mostly for mold and weeds. Three follow-up notices sent with possible move to Compliance Committee.

- **Treasurer Report** (John Monser)

We have taken in \$26,919.00 in revenue for the period and are budgeted for \$25,337.93. We brought in more than budgeted. For the year, the actual is \$60,562.85 in revenue and we were budgeted for \$50, 675.86. We are doing well as we brought in more than budgeted for the year to date.

Expenses – Our operating expenses for the period were \$19,995.86 with a budget of \$22,837.93. We were under budget. We are at \$39,616.56 on expenses year to date, with a budget of \$45,675.86 which again is under budget. We have a combined net income on hand of \$15,946.29.

During the March 29, 2021 meeting the Board failed to formerly make a motion on the closing of a CD. A motion was made to ratify this by Ralph Richardson, to close this maturing CD, and deposit it into our Money Market account., seconded by Sal Chieffo with all in favor. Motion approved. There have been ongoing discussions regarding pool and clubhouse floor expenditures.

- **Committee/Club Reports**

- **Architectural Committee** (Peggy Allison) At meeting time all applications that are in for review, are being processed.

- **Social Club** (Peggy Allison) Peggy thanked the Board for allowing the recent Aloha Party. Residents had a wonderful time with good attendance. Under consideration for future activities, Mini Yard Sale, Vet Club, Memorial Day Cook Out.

- **Compliance Committee** (Dave Fedash) No Compliance Committee meeting this month due to only one item on agenda which was rectified prior to meeting date.

- **Orientation Committee** (Sue Van Vessem) Sue reported three orientations since last meeting, two more are pending. Several others to be scheduled for May.

- **Unfinished Business**

- **Clubhouse Floor** –Sal discussed the need to schedule a meeting between the Board and Gorilla Floor to further discuss details and costs for Clubhouse floor replacement. Motion was made by John Monser for Sal to schedule a meeting with Gorilla Floor to meet up with the Board, seconded by Ralph Richardson, with all in favor. Motion approved.
- **Pool Equipment** –John Monser shared discussion with Pool Works regarding upgrades at the pool, and the planned visit on April 28. Acid pump problem to be further discussed. Motion by John Monser to wait for final quote and review Proposal upon completion, seconded by Sal Chieffo, with all in favor. Motion approved. Resident raised concern regarding chipping pool handrails. John Monser reported new handrails are on order.
- **Opening Activities** – There are many concerns remaining with regards to large numbers in the clubhouse for activities and social distancing should remain. Motion was made by Elizabeth Moskowitz, that Bingo opening is contingent on floor plan to be submitted to the Board for final sign off, seconded by Ralph Richardson, with all in favor. Motion approved. Emily Mathurin, Sal Chieffo and Elizabeth Moskowitz to work on floor plan and submit for final sign off. Resident voiced concerns that guests should not be allowed for Bingo.
- **Pool Loungers** –John contacted the pool company and confirmed that there is no warranty in place for new chairs or repairs (7 loungers and 1 chair). Currently there are enough chairs at the pool, so it is not urgent. Motion was made by Sal Chieffo to get quote to fix and then fix or toss them out as determined by price, seconded by Ralph Richardson, with all in favor. Motion approved. Resident suggested need for more chairs than loungers.
- **Drainage NW Corner** –John Monser reviewed the drainage, and it appears to be acceptable at this time. Resident in the meantime confirmed all seems to be well. Motion was made by Elizabeth Moskowitz, seconded by Ralph Richardson, for John to follow up with resident regarding his review, with all in favor. Motion approved.
- **New Business**

- There are Concerns regarding edging around the pool that is cracking. Ralph to seek quotes for repairs. Sal Chieffo motioned to obtain quote for possible repairs, seconded by Ralph Richardson, with all in favor. Motion approved. Motion was made by Ralph Richardson to discuss pool lift, but there was no second. Motion denied. Pool lift deferred to be included on agenda for next meeting.
- No further Business, Motion was made to adjourn meeting by Ralph Richardson, seconded by Sal Chieffo at 7:33 pm with all in favor. Motion accepted.

7:33 Meeting adjourned

Respectfully Submitted

Elizabeth Moskowitz, Board Secretary