

BOARD OF DIRECTORS MEETING MINUTES

GULL AIRE VILLAGE

DATE: March 29, 2021

PLACE: ZOOM Meeting due to COVID Restrictions

Board Members in Attendance

John Monser, President, Sandy Larson, 1st Vice President, Sal Chieffo, 2nd Vice President, Elizabeth Moskowitz, Secretary

Dave Fedash, Janice Sophia in attendance via ZOOM for Ameritech

6:08: Open Question Session for Residents

- Request to check NW corner of Village for drainage issue – to be reviewed
- Request for repair of pool loungers – Warranty to be reviewed repairs requested
- Request for guidance regarding color choice for homes in Village – to be addressed
- Requests regarding Bingo-Floor Repair and Pool to be addressed during regular agenda

6:30 Start of Board Meeting

AGENDA

- Pledge of Allegiance
- Call to Order/Establishment of Board quorum – John Monser
- Seating of Ralph Richardson as new Board Treasurer
- Approval of previous Meeting Minutes by attending Board Members
- **President's Report** – John Monser
 - John thanked previous Board Members for their service to the Community. (Charley Freeman, Ken LaMarca, Donna Walston)
 - Thanks to team members for making Covid Vaccines a success for our Community and referenced the difficulties we have all faced this year with the closing of various activities but that expectations are high for the rest of this year.
 - Reminder of Speed Limits throughout our property and the need for caution.

-Security Camera has been replaced and new monitor is needed so all cameras can be reviewed.

-Request that along with seeking out Board Members that Residents also drop questions in the drop box at the Clubhouse. Especially those that would require the Board to research information

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

- Inspections are back to normal standards with 11 for the Month of March.

- A Compliance Committee Meeting also completed for March.

- **Treasurer Report** (John Monser)

- We have influx of cash representing dues being paid for the entire year by some Residents. This will even out as year progresses.

- We have CD that will require use, or we will incur penalties – suggested use is new floor for Clubhouse. Board voted on moving CD to our money market account until decision is finalized regarding pool. Ameritech advised.

- **Committee/Club Reports**

- Architectural Committee (Carl Lafrance) Carl noted that Residents need to keep in mind the requirement to obtain permission prior to actually doing work on their homes. Ongoing issue. Rules and Regulations have been updated and Residents need to follow. Addressing earlier comment with regards to colors for homes in Community, Carl reiterated approvals and required from both Architectural Committee AND the Board and this process is being followed.

- Social Club (Dale Mathurin) Dale addressed concerns with regards to events still closed for our Residents and expressed hope that all activities will soon be able to resume. John Monser reviewed activities recently opened (Aloha Party, Koffee Klatch, Movies, Vet Club, Game Night). Dale went on to seat new Social Club President Peggy Allison.

- Compliance Committee (Dave Fedash) Four Residents called to meeting, two appeared to discuss problems.

- Orientation Committee (Sue Van Vessem) Sue reported 1 Orientation for February and 9 for the month of March.
- **Unfinished Business** (Sal Chieffo)
 - Clubhouse floor replacement. Sal stated that the floor company will honor bid from last year and will meet with the Board to answer any additional questions. Board will then review and take vote to determine proceeding with work.
- **New Business** (John Monser)
 - Need for new Monitor for Security Cameras. Security group suggested expensive system. Board approved purchase of a standard monitor that will work with our system.
 - Pool Chair Repair – Based on comments provided earlier Board approved working with warranty and moving forward to obtain repairs/replacements as appropriate.
 - Pool New Hire – Based on comments that Chuck may be retiring soon there is a need to work now to establish a replacement. John Monser will lead search for appropriate contractor to step into vacant role upon need.

7:03 Meeting adjourned

Respectfully Submitted

Elizabeth Moskowitz, Board Secretary