

BOARD OF DIRECTORS MEETING MINUTES

GULL AIRE VILLAGE

DATE: May 25, 2021

PLACE: Gull Aire Village Clubhouse

Board Members in Attendance

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

Dave Fedash in attendance for Ameritech.

6:00: Open Question Session for Residents

- Residents had questions regarding sprinklers on Manta Circle, Clubhouse tables use by Residents, possible pool lift, reinforcement of letters to Residents, complaint regarding Ameritech, and volunteer opportunities in Gull Aire.

6:32 Start of Board Meeting

AGENDA

- **Call to Order**/Board quorum established during open session. All Board Members in attendance.
- **April 27 Meeting Minutes.** Motion was made by John Monser 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 addressed in general the pool and possible plans for it – to be discussed in more detail later in meeting but gave basics about status of pool at this time. John made comments regarding unsigned letters being sent to Board and Ameritech. Social Media is not intended to be a sounding board for issues within Gull Aire Village. Any comments made on such media will not be addressed or responded to via Board. Request that all Residents be mindful of smoking area in pool and to not leave cigarette butts behind. Addressed difficult year but all activities now open. No further meetings to be scheduled for the summer months of June, July, August.

Manager's Report (Dave Fedash)

LEGAL - Seven accounts under Legal advisement currently. Four are due to lien issues regarding non-payment

INSPECTIONS – Last inspection identified fifteen new violations with 12 moving on to the Compliance Committee. All inspections back to normal status from COVID restraints.

- **Treasurer Report** (Ralph Richardson)

We have taken in \$23,989.62 in revenue for the period and are budgeted for \$25,337.93. Variance of \$1,348.31 driven by prepay of dues in previous periods. For the year, the actual is \$84,552.47 in revenue and we were budgeted for \$76, 013.79. Variance of \$8,538.68.

Expenses – Our operating expenses for the period were \$17,348.74 with a budget of \$22,837.93. We were under budget with a variance of \$5,489.19. For Year to Date we are at an actual of \$56,965.30, with a budget of \$68,513.79 which is under budget with a variance of \$11,548.49.

- **Committee/Club Reports**

- **Architectural Committee** (Peggy Allison) At meeting time all applications that are in for review, are being processed.
- **Social Club** (Peggy Allison) All activities are open and back to normal. May 31 Memorial Day Service planned with cookout. Working on June activities including mini yard sale.
- **Compliance Committee** (Bob Lyttle) One item only with Committee at this time.
- **Orientation Committee** (Sue Van Vessem) Four new orientations since last meeting, four more to be scheduled.

- **Unfinished Business**

- **Pool Equipment** –John Monser shared further discussion with regards to status of pool and the need for what is basically a rebuild. One quote received to date for over 100k for work to be completed. Difficulty obtaining additional quotes, but Ralph Richardson will continue to try and obtain as much information as possible. Motion by Ralph Richardson for Board to obtain more quotes and try to work out a layered plan for work to be done in stages prior to any further vote at this time, seconded by Sal Chieffo, with all in favor. Resident comment regarding flooding spouts and loose pavers in Clubhouse area.
- **Pool Chairs** – search is on for vendor to repair chairs. We have enough chairs currently to fill needs.

- **Clubhouse Floor** –Clubhouse floor remains an issue that is based on amount of work to be done on the pool and the need for further information regarding pool repair costs. The Board has not had an opportunity at this time to discuss further floor details with Gorilla Floor. Motion made by Sal Chieffo to hold on any decision regarding the floor until all information is in hand regarding the pool. At that time further decisions can be made on how to address both matters. Seconded by Sandy Larson, with all in favor.
- **New Business**
 - **Document Request Form** – At Board’s last Attorney meeting this process was suggested to help address the request for information with regards to contracts and billing matters. This is a process used in many HOAs. Concerns voices as to why Residents would now have to send a request for this information via Certified Mail whereas prior information was directly attained at Clubhouse office at no cost to a Resident. Motion made by Elizabeth Moskowitz for the Board delay vote on this matter and to seek further information from Attorney to address concerns. Seconded by Ralph Richardson, with all in favor.
 - **Clubhouse Tables** – System to be developed by which Residents can “sign out” tables for their personal use such as yard sales, etc. Tables need to be monitored so that an adequate amount is available for bigger events such as craft show, holidays, etc. Motion made by Sandy Larson that she will devise and oversee a Table check out system. Motion seconded by Sal Chieffo, with all in favor.
 - **Veteran Pictures** – A group of Residents have requested that a space be made available in the Clubhouse to display Veteran’s photos. The picture display will be on the left front wall of the Clubhouse. Upkeep and frame to be monitored by the Veteran’s Group. Motion to approve picture display by Sal Chieffo, seconded by Ralph Richardson, with all in favor.

No further Business. Meeting adjourned.

7:40 Meeting adjourned

Respectfully Submitted

Elizabeth Moskowitz, Board Secretary