



Gulf Harbors Civic Association Inc.

Board of Directors Meeting Minutes on 05/30/2023

President Paris Tsirnikas presiding – While presiding as Chair, President has refrained from all motions and voting.

Call to order

A meeting of The Gulf Harbors Civic Association Board was held at Gulf Harbors Civic Association and called to order by The Chair of the Board on 05/30/2023 at 7:05 pm EST.

Pledge of Allegiance to the Flag

Board of Director Attendees

President Paris Tsirnikas
Treasurer Larry Williams
Secretary Joan Thrailkill
Director of Membership Juanita Kurkechian
Director of Ways and Means Diane Alesci
Director of Hall Debbie Demars-Clark
Director of Maintenance -Craig Thiesen
Director of Public Relations Mitchell Kobernick

Board of Directors Absent

Vice President Bill Longstreet
Director of IT Todd Cummings
Chair Sue Gorham

Reading and Approval of minutes

- A motion to approve the minutes of the 05/01/2023 Board Meeting. Motion seconded. Motion unanimously approved.

Committee Member Speakers and Guests

None present

Old Business

Director of Membership P&P – Tabled until after the summer

Shared Calendar - completed

Reports of Board Members

President

- Insurance updates –all policies have been written and are paid in full, total was \$7610.00 – \$8500.00 will be deposited into hazard account by 12/31/2023. Exploring with the carrier additional Liability Insurance as well as a liquor policy. May require renters of hall to purchase an additional rider.
- Golf Cart Parade
Director announced a member of the community notified the office about conducting a July 4th Golf Cart Parade. Community member asked if GHCA would be donating \$250.00 for prize money. Discussion ensued about the liability, our new insurance policy and the use of GHCA property in a non GHCA sponsored event. Was questioned on the need for a county permit to use right away streets in the parade, the organizers should check with the county. Motion made that GHCA makes a donation of \$250.00 to the organizers of the 4th of July Golf Cart Parade, but that they are not allowed to stage on GHCA property due to the new insurance liability and the organizers should be advised to check with the county to see if any permits are needed. Motion seconded. Motion approved unanimously.
- Report on Annex/Office construction project – Almost fully completed. Between both projects came in \$500.00 over budget due to electrical issues that were found during the construction. Fortunately, the electrical issues were found and repaired.
- State Representative Yeager – Announced our District State Representative would like to hold a Q and A at the Civic Association perhaps in September or October.
- Board's Vendor Show 9/30/2023 from 9-2, -Announced reviewed previous vendor list and added some new vendors and asked the Director of Membership to reach out to those on the list. Discussion ensued on how to conduct the Vendor Show this year – if a \$100.00 basket be required or if a flat fee should be charged. Event to take place both inside and outside.
- Motion was made to charge \$100.00 flat fee per vendor table, motion seconded. Motion unanimously approved.
- Announced obtaining Liquor License for 9/1 event
- Fishing Club – Announced members of the community who are running a community fishing club reached out about the Fishing Club coming back to meet at the Civic Association again. Discussion ensued about how the group left and did not co-operate with the previous year audit and supplying bank records. Questioned on if their board needs to be members. Rental contracts do state that the Officers / Directors of the clubs need to be GHCA members because

they are the key holders and they are to encourage those members of the club that are Gulf Harbors residents to join GHCA.

- Motion made that the board disband the current GHCA Fishing Club and that we contract with the non GHCA fishing club to rent the Civic Association Hall one day a month for the standard rate of \$500.00 a year. Standard non GHCA club rental contract would apply and need to be signed. Motion seconded. Motion approved.
- Insurance letter – Announced a community member compiled a letter to send to our state officials concerning what is happening in the state in regards to insurance costs. Will be posted in life on the Gulf and attached in an email that goes out to membership.

Vice President

- Absent

Treasurer

- P&L YTD
- Profit \$135,000 versus budget \$117,000
- Expenses \$60,000 versus budget \$86,000
- Announced doing well YTD but due to the nature of our business the income will slow down from here on out.
- Announced an unexpected expense with one AC compressor going out and required repair.
- Addressed a concern a member brought up at the GM meeting as to why membership funds received does not match number of members joined. Explained it was due to those members who paid by CC in the office and those funds being held at another bank. Funds were received but not yet posted/transferred to other account and placed on P&L statement. This has since been corrected and reconciled and Director is working on a new CC system that will go to Regents Bank. \$6600.00 went to operating account for membership dues received, \$2400.00 went into Hall account and \$1300.00 was left in the account.
- Funds were transferred into the Money Market account and a new rate was negotiated with the bank from 1% to over 3%.
- Treasury Bill interest earned was over \$5000.00 and that was rolled back into the Treasury Bill. Future interest earned can be put into the operating account if it is needed or also rolled back in.
- Questioned about the members concerns that we are not going to be able to sustain the budget for this year. Director did not see that concern as we have excess funds in the MM account that the member is not considering and those funds can be transferred anytime.

Financial reports attached

Secretary

- Nominating Committee update –
- Announced that the Nominating committee will not meet again until August.
- Final Board Candidate application has been received
- Will forward copies to the office. Office staff stated they received one application for Sgt of Arms.
- Announced the Committee has yet to devise a P&P around doing background checks. Recommend that a P&P be put in place in regards to how the Background checks should be conducted. Will compile and have ready to vote on at the August meeting.
- Article of Corporation to be completed, voted on in August by the board, presented to the Membership in September to be approved in October.

Director of Public Relations

- Announced with regards to the Spectrum Contract he met with Attorney Elrod and reviewed the contract. Concern is the contract would have us making decisions for everyone in the community when we do not have the legal right to do so. Went back to Spectrum and they have decided to re write the contract and once received will take it to the Becker Law firm for review.
- Two homes previously discussed that are in violation of Deed Restrictions, the letters have been sent and after no response they have been presented to the attorney. A title search is being done on the properties to confirm that the Deed Restrictions are in place and can be enforced.
- Director asking board for feedback on reporting infractions of Deed restrictions. An example is in regards to an area that requires more limitations on fencing then what other areas require and what the county requires. There are 6 homes that have put up fences that are not allowed per their deed restrictions. No homeowners have complained but it has been reported to him by the Deed Committee. Recommendation was to send the home owners a letter. Conversation ensued about the number of deed restriction infractions there are and how to handle them.
- Announced all county permits state that it is the home owner's responsibility to comply with individual Deed Restrictions.

Director of Ways and Means

- Members Only Event, 7/15 – sold 36 tickets so far
- Country night is 9/1 – band is Cross Fire Creek, announced during music events the building can't be rented after Yoga. Will put an Ad in LOTG for August and front cover in September.
- Harbors Market – 11/11
- Vendor Day 9/30

Director of Membership

- Announced Members -943 YTD versus last year 918 and Keys – 361 YTD versus last year 391.
- Discussion ensued about members sharing keys and potentially charging a higher Commercial Fee for the businesses that are using the ramps. Air B and B owners are also letting renters use the ramp keys. As a result of a recent incident, there is one member who will not be allowed to obtain a key next year.
- Questioned if we take pictures of boating speeders, can we find out who the owner is based on FL#? Recommend that ramp key holders bring their boat registration with them next year when they rent the key and the office records the FL# associated with the key.
- Announced has beefed up going to new residents, 11 welcome packets were handed out and are going well.

Director of Hall Rental

- June rentals – 4
- July rentals -4
- Asked of getting hall account signers updated, adding Director's name to Hall account. Decided to meet at Regents Bank 9:00 AM next day. Paris, Larry, Joan and Debbie.

Director of IT and Security

Absent

President announced

- Installation of the additional Cameras completed a total of 8 and the Office Cabinet and equipment post construction have been done.
- Questioned if new camera covers the closets, response- it partially does.

Director of Maintenance

Announced following items have been completed

- Kitchen outlet fixed
- Icemaker drain replace
- Helped run video cables
- Patched holes but had wrong paint – will repaint
- Curtain rod repaired, Toilet flapper fixed, Mop/hose - fixed
- All 4 windows on South side of building have been re-caulked and painted.
- AC compressor was replaced with a used compressor and was done at an excellent price.
- Will look at signage light being out. Asked about key to timer. Will have to check with the office.
- Dock was looked at and needs at least \$700.00 in repairs. Conversation ensued about the condition of that dock and if it should be replaced or removed.
- Motion was made to remove the floating dock based on it being a hazard. Motion seconded. Motion carried. One opposed.

New Business

Summary of Motions:

- A motion to approve the minutes of the 05/01/2023 Board Meeting. Motion seconded. Motion unanimously approved.
- Motion made that GHCA makes a donation of \$250.00 to the organizers of the 4th of July Golf Cart Parade, but that they are not allowed to stage on GHCA property due to the new insurance liability and the organizers should be advised to check with the county to see if any permits are needed. Motion seconded. Motion approved unanimously.
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- Motion was made to remove the floating dock based on it being a hazard. Motion seconded. Motion carried. One opposed.
- Motion to adjourn meeting. Motion seconded. Motion unanimously approved.

Adjournment

Motion that the meeting be adjourned, and this was agreed upon at 9:15 PM

(via electronic signature) *Jean Thraill*

Secretary

Date of approval