



**Gulf Harbors Civic Association Inc.
General Meeting Minutes 3/7/2024**

Paris Tsirnikas presiding

Call to order

A meeting of The Gulf Harbors Civic Association General Session was held at Gulf Harbors Civic Association by the Board of Directors President on 3/7/2024 at 7:30 pm EST.

Pledge of Allegiance to the Flag

The Sergeant at Arms confirmed that a quorum was present

Board Member Attendees included:

President Paris Tsirnikas
Vice President Kathy Everett
Treasurer Larry Williams
Secretary Lonnie Shoff
Director of Ways and Means Jakea Cates
Director of IT and Security Alex Marcano
Director of Public Relations Mitchell Kobernick
Director of Membership Juanita Kurkechian
Director of Hall Debbie Demars-Clark
Director of Maintenance Craig Thiesen

Board Member Absent included:

All Board Members were present

Approval of The Minutes:

A motion was made to accept the minutes from the February 1, 2024 General Membership Meeting. The motion was seconded and the minutes were approved.

Guest Speaker: Donna Wisniewski, Chairman of the Nominating Committee

- The Nominating Committee is looking forward to working to fill the vital positions that are up for election in 2024
- The Nominating Committee will be speaking with current BoD members whose terms are ending to determine whether they are interested in running for reelection.
- All BoD roles are volunteer positions.
- We need the community to help to keep our community thriving by volunteering to run for open BoD positions as well as volunteering in other critical functions that benefit the GHCA.
- The positions that are up for election for the 2025/2026 term are President, Treasurer, Director of Membership, Director of Maintenance and the Director of Hall Rental.
- Great things have been happening in our community and many of you have great ideas for how to further improve the community.
- Consider volunteering your time and expertise to benefit the community.
- Contact Donna or other members of the nominating committee if interested. Contact information is on page #3 of Life on the Gulf.

President

- The permit for improvements to the sea wall has been approved. We are on track to begin work in early April. Once the date is confirmed notice will be provided to the community.
- A new marketing committee has been formed with Ann Gaffney as the Chair. They are first time volunteers and have a lot of creative ideas on how to bring additional value to the GHCA membership and recruit new members.
- Duke Electric will be replacing approximately 60% of the electric poles in our community starting in January 2025. They have recently conducted a survey of the neighborhood. It will be a rolling program, with work done in stages. As they work in different sections of the neighborhood there will be power disruptions. Residents will be notified ahead of time.
- The design committee met to discuss renovations to the hall. Work will begin in July and will include painting, and changes to décor. During the period when the work is taking place there will be no hall rentals.
- The kitchen will be professionally cleaned based on violations identified during a recent Department of Health Inspection. A company has been hired to steam clean and disinfect the kitchen in early April.
- Doug Armstrong is in the process of updating the sound system in the hall. It is nearly completed and will be available for demonstration at the next General Meeting. The BoD and membership thank Doug for the contribution of his time and expertise.
- The additional charge for commercial users of the boat ramps has netted \$3000 YTD.

Treasurer

- Reports attached.
- Treasurer reported on the financial reports.
- Operating funds not needed in the near term were transferred from the operating account to the money market account and will generate interest.
- Revenue generation is front-end loaded in our budget with approximately 80% collected in Q1 and then used to fund operations and projects throughout the year.

Secretary

- Has been working with the Chairman on governance and reporting on BoD activities.

Vice President

- Progress has been made on improving landscaping and general maintenance in the neighborhood. Work has been done on the islands and reseeding has taken place. The work is done by an outside landscaping company. All improvements will be within budget. Additional work will happen through better management and improved prioritization of resources.

Director of IT

- The website continues to be updated and improved to attract more users and to provide additional value to members.
- The Director of IT has evaluated several software programs designed for use by Civic Associations and HOAs and selected one that provides good value and many features that would improve our operations and communications. Further evaluation will take place this month.
- If you aren't receiving The President's email updates, please make sure the office has your email address.

Director of Public Relations

- There has been a noticeable improvement in limiting the number of boats and trailers parked on Florimar and Topsail.
- We have engaged sheriff's deputies to patrol the neighborhood in radio cars. The membership has expressed concerns for some time that there are people driving at excessive speeds and running stop signs throughout the development creating safety issues. This action is not intended to address individuals traveling a few miles over the speed limit but will be focused on individuals traveling at speeds significantly above posted speed limits. A notice to residents appeared in Life on the Gulf.

Director of Hall

- There were four rentals in February and a check was presented for \$4000.
- There are five rentals scheduled for March.

Director of Ways and Means

- Casino Night was a great success. A check for \$5500 representing the proceeds from Casino night was presented to the Treasurer.
- The next scheduled event is Movie Night sponsored by Judi Pobst. The movie shown will be "Boys in the Boat". Popcorn and candy will be provided free of charge and there will be a food truck to purchase food from. The membership thanks Judi for her sponsorship.
- The Fish Fry is scheduled for March 29th from 6:00-10:00. Tickets are for sale in the office.
- The Beach is sponsoring an Easter Egg Hunt on March 30th.
- The next Expo is scheduled for April 13th and the Harbors Market is scheduled for April 20th. There is a lot of interested from vendors in attending both of these events.

Director of Membership

- 707 memberships and 224 boat ramp keys have been sold YTD.

Director of Maintenance

- There was a fire inspection performed recently. As a result, fire extinguishers and fire exit signs were replaced.
- When the sea wall project is completed, the wall will be raised two feet enabling installation of the new dock donated by the Johnson's.
- We had a flooding issue with drains in the hall this month. It was fixed but some of the pipes in that location will have to be relined. Bids are being solicited for the work.

Club Announcements

- The Women's Club had a wonderful Valentine's Day Brunch in the annex and next Thursday they are visiting Fat Beet Farm to tour the facility and have lunch there. Next Tuesday, volunteers are stuffing Easter Eggs for the Easter Egg Hunt at 11:00 if anyone wants to help. In April, they are visiting Sunken Gardens and in May there will be an in-house Tea.
- The Pancake Breakfast is experiencing issues with increases in the cost of food. They presented a check for \$2000 to the Treasurer. The March Pancake Breakfast is on St Patrick's Day and they will serve mint chocolate chip pancakes. They are also seeking additional volunteers who would like to be involved.
- The Calusa Club is going to Caladesi on Saturday and will have lunch. The club has several events a month and is very active. The club will have a boat in the Pasco Fiesta Boat Parade on March 16th. They invited members to come out and support our boat.
- Card Club has grown a lot. The dates/times are listed in Life on the Gulf.
- The Sailing Club is having an open house on the 3rd Monday of March with great prizes and discounts. You don't have to have a sailboat to join the Sailing Club because boat owners are always looking for crew members.

Questions and Comments from the floor:

- Member asked if there is an opportunity to have electrical wires put underground as part of the work that Duke Energy will be doing in the neighborhood. We will reach out to the project manager and make the request. Given the increase in hurricane and other weather activity it would make sense to make this change.
- Member asked for the amount of the budget that is allocated to landscaping and upkeep of islands. The treasurer assured the membership that the budget is sufficient to cover the work.
- Member asked if the groundskeeper will maintain the islands once the work is completed by the landscaping company. The landscaping company will be responsible for upkeep of vegetation and trees. The groundskeeper will clear trash and other debris.
- Member asked if our fiscal year parallels the calendar year. Yes, our fiscal year parallels the calendar year.
- Member asked why the budget hasn't been fully annualized on the P&L. The treasurer committed to working on this, to be completed in the near future.
- Member asked if we were paying for the sheriff's deputies patrolling the neighborhood. Yes, we are paying for this service. The Sheriff's department regularly patrols the neighborhood but we have employed off duty officers to work additional shifts for this purpose. The cost is \$58/ hr. with a minimum 4-hour shift.
- A member asked about installing speed bumps. There has been significant discussion about this in the past and it has been considered. Emergency services don't like speed bumps. Our intention is to give the current strategy time to work and reassess other options if needed.
- A member asked if everyone receives The President's email updates to the community. The email updates are sent to GHCA members who have provided a valid email address. It was suggested that notice of this traffic enforcement actions be included in The President's email updates.

There were no refreshments at this meeting.

Adjournment

A motion was made to adjourn the meeting. The motion was seconded and agreed upon at 7:54 pm EST.

Summary of Motions:

- A motion was made to accept the minutes from the February 1, 2024 General Membership Meeting. The motion was seconded and the minutes were approved.
- A motion was made to adjourn the meeting. The motion was seconded and agreed upon at 7:54 pm EST.

(composed via electronic recording)

Lonnie Sheff

Date of approval