



**Gulf Harbors Civic Association Inc.  
General Meeting Minutes 2/1/2024**

Paris Tsirnikas Presiding

***Call to order***

A meeting of The Gulf Harbors Civic Association General Session was held at Gulf Harbors Civic Association by Board of Directors President on 2/1/2024 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 Hall Debbie Demars-Clark  
Director of Maintenance Craig Thiesen

**Board Member Absent included:**

Director of Membership Juanita Kurkechian

**Approval of The Minutes:**

A motion was made to accept the minutes from the January 4th General Membership Meeting. The motion was seconded and the minutes were approved.

## **President**

- Seawall permits are being reviewed. Project is scheduled to begin in April.
- The south boat ramp has some cracks and fissures which will be addressed at the same time.
- The Park Advisory Board is seeking three members from Gulf Harbors to fill seats which will be vacant due to current members retiring. Any resident of Gulf Harbors is eligible. Candidates do not have to be a GHCA member. An email to inform residents with a link to the county website has been sent.
- Memberships are going well with 609 households paid YTD. \$2500 has been raised as a result of 5 boat ramp keys being sold for commercial use. The proceeds will be used to help fund repairs to the South seawall.
- There is a tentative movie night scheduled on March 9<sup>th</sup> sponsored by Judi Pobst. It will be held in the parking lot. There will be popcorn and we are looking into the possibility of a food truck.
- The stage curtains have been replaced in the main hall and further improvements will be made over the next months including improvements to the décor, electrical outlets and the sound system. Some improvements including painting will wait until summer when there is a lull in hall usage.
- The Board met and set objectives for projects to be accomplished in 2024 including; improving the appearance and general maintenance of the community grounds, filing amended articles once approved by our attorney, completing the planned main room renovations, deep cleaning and painting the kitchen based on a recent inspection by the health department, completing the planned sea wall project, updating and modernizing the website, further amending the by-laws to create one package which can be easily reviewed and voted on. Additionally, we are looking into offering on-line meetings and on-line voting to facilitate broader participation of members who can't join in person

## **Treasurer**

- Reports attached.
- Treasurer reported on the financial reports.

## **Secretary**

- Is happy to be part of the team and has been focused on onboarding.
- Has met with the previous Secretary to facilitate transition.

## **Vice President**

- Has been focused on working with our landscaping contractor to define changes to services needed and reset expectations with the goal of improving the appearance of landscaped areas and addressing issues that have been raised by members.
- A part time groundskeeper has been hired to keep the entrance and islands on Floramar and Leeward clean as well as clean up debris on streets and the seawall resulting from wind and storms. This is work not covered by our contract with the landscaper and that is not done by the county.
- Paris contacted Hidden Creek Golf Carts and was able to get them to donate a free golf cart for use by the groundskeeper. Appreciation was expressed for the generous donation by Hidden Creek Golf Carts and Paris's effort.
- All work including hiring the groundskeeper will be done within budget.

## **Director of IT**

- Focus has been on making improvements to the website, with plans for more changes in the future with the goal of streamlining and modernizing the site to provide residents with needed information in an easy to access format.

- A new computer was installed in the office due to age and slow processing speed.
- Transition from past Director of IT was completed and all needed access transferred.

#### **Director of Public Relations**

- House on Blue Heron and Topsail has been an ongoing issue. Working with the county code enforcement department by filing numerous violations to get their attention and keep this issue top-of-mind.
- There will be an increased presence of Sheriff's department cars with radar speed detection to help address the speeding issue.

#### **Director of Hall**

- Month of February has three committed hall rentals so far.
- We have a new contract for Wednesday nights which will bring in \$75 per week.
- The hall rental rates are now posted on the website making it more convenient for prospective customers.
- A check for \$1000 was presented.

#### **Director of Ways and Means**

- Casino night is scheduled for February 10<sup>th</sup>. Get a ticket if you don't already have one.
- The new Director of Ways and Means has been shadowing the previous Director and thanks her for doing so much to make Casino night a success.
- Volunteers are needed to help decorate on Thursday, February 8<sup>th</sup>.
- The next event is the Fish Fry which is tentatively scheduled for March 29<sup>th</sup>. Once the date is confirmed it will be communicated.
- The next Harbors Market is scheduled for April 20<sup>th</sup>. If you are aware of anyone that wants to be included have them get in touch with Jakea.

#### **Director of Maintenance**

- Improvements to the main hall have been made including paint touch-ups and adding wheels to the storage bins making them easier to use.
- The sensors in the bathroom have been changed to more modern motion detection sensors. Thanks to David Alesci for his help in making this happen.
- Waiting to install the new boat dock donated by the Johnsons until the sea wall repairs are completed.

### **Club Announcements**

- There were no club announcements

#### **Questions and Comments from the floor:**

- Member asked about comparison of cash balance January 2024 to January 2023. Account balances are always high in the beginning of the year due to ~ 65-70 percent of income being collected in January. Excess funds will be transferred to a money market account until needed.
- Members asked about contingent liability for flood and wind insurance. There are liquid assets set aside to self-insure. Over time funds will be built up to ensure that we can cover damage incurred as needed.
- Member asked about the new format for financial reports. Reports were consolidated to give a snapshot for membership. An expanded version is available to any member who requests it. The Treasurer is available to review the expanded version with any member who is interested.

- Member asked about the amount of funds budgeted for landscaping/grounds maintenance each year. It is estimated to be ~ \$15,000 per year.
- Member asked about trees that have fallen over onto the sidewalk. In Life on the Gulf, there is a management company listed for The Villas. They are responsible for the trees and sidewalks in question. Several calls have been made and members are encouraged to call the Villas management company to request this issue be addressed.
- Member asked whether the by-laws would need to be amended if we were to offer on-line meetings and voting. We need to follow state statutes. If the by-laws are not specific on a given topic, then Florida law governs. The IT Director has looked into sourcing software programs already used by other Civic Associations and HOAs to offer on-line meetings and voting which would provide gold standard solutions which are relatively easy to implement as they are already used for this purpose by similar organizations.
- Member asked who controls the roads in the community. There are a lot of water pipe repairs and potholes. The roads are the responsibility of the County. Concerns can be reported to Public Works. The phone number is available on the Pasco County website.
- Member asked if there is an update available on the park. Questions about the park should be addressed to the Park Advisory Board.

Tonight’s Refreshments were provided by The Ladies Card Club

## Adjournment

A motion was made to adjourn the meeting. The motion was seconded and agreed upon at 8:10 pm EST.

### Summary of Motions:

- Motion made to accept the minutes from the January 4th General Membership Meetings. Minutes were approved
- Motion made that the meeting be adjourned. Motion was seconded and agreed upon at 8:10 pm EST.

(composed via electronic recording)

*Lonnie Sheff*

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Date of approval