



**Gulf Harbors Civic Association Inc.
General Meeting Minutes 4/4/2024**

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 4/4/2024 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
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 Maintenance Craig Thiesen

Board Member Absent included:

Director of Hall Debbie Demars-Clark
Vice President Kathy Everett

Approval of The Minutes:

A motion was made to accept the minutes from the March 7, 2024 General Membership Meeting. The motion was seconded and the minutes were approved.

President

- The permit for repairs to the sea wall have been approved and picked up by the contractor. Weather permitting the work should begin at the end of April/beginning of May
- The Hall will be closed for the first two weeks of July for renovations. It will be generally a facelift, cleaning and painting. There is no major construction planned.
- The kitchen was cleaned and disinfected. All the cabinets were emptied and outdated and broken items were discarded. Thank you to Skip and Katie Geiger from the Breakfast Club for their help in accomplishing this. The ceiling in the kitchen will be painted also.
- The sound system update has been completed. Doug has provided a manual to help users learn the new features. Thank you to Doug for his contribution.
- Our insurance will be renewing on 5/8. We do not expect a dramatic increase in rates. We are self-insured for wind and rain. We will continue to build the self-insurance fund with an additional \$5000 this year. This is invested in a T-bill earning ~5%
- Our current T-bills renew in April
- There is a packet on the table as you walked in, detailing a master plan for development and transportation for Pasco County. In 2010 we had < 200,000 inhabitants in Pasco County, by 2020 we already have 600,000 with 1 million residents anticipated by 2050 or sooner. Our infrastructure is significantly lacking in light of this population growth. The plan describes development that will need to occur. An example of an initiative already funded in the budget is a pedestrian foot bridge over Marine Parkway. Their next public meeting will be May, 2nd
- Friends of the Park will have their ribbon cutting on 4/14. There is a lot of progress being made.

Treasurer

- Reports attached.
- Treasurer reported on the financial reports. Copies available on the table as you exit.
- T-bills will come due at the end of April. A meeting will take place with the bank to explore options for reinvestment. The 6-month T-bills that will come due have an interest rate of 5.2. The current T-bill rate is 5.13.
- In the next 6-8 weeks we will be spending some of the funds in the cash account on the sea wall project. This is already allocated in the current budget.
- The budget numbers have been annualized in the P&L as promised, so that it is easier to review the P&L on a monthly basis.
- Revenue is down when compared to last year. This is primarily due to a decrease in membership and partially offset by good expense management YTD.

Secretary

- No report

Vice President

- No report

Director of IT

- We have gone forward with the new membership software system that we have been evaluating. The system will merge our website and our membership system eliminating the need to move information back and forth manually between the two systems. There will be additional benefits, i.e. you will be able to purchase event tickets, reserve the hall, pay your membership and many other things on line. The cost of the new system is largely offset by eliminating the cost of other software and 3rd party IT expenses that are in the current budget making the initiative budget neutral.

Director of Public Relations

- We've been working with the County to address issues with culverts that have collapsed or are in need of repairs. Because most of the culverts in need of repairs are on private property, the County could not access them. They have put a program in place to grant easements in these cases which will give them the right to address the culverts in need of repair.
- The Sheriff's department has been working with us to address the speeding problem in the neighborhood. We have hired off-duty officers to patrol the area. To date they have issued 13 warnings, 1 speeding ticket and 2 stop sign violations. We will continue this initiative at random times to continue to raise awareness of the speeding issue.

Director of Hall

- No report

Director of Ways and Means

- There are many great events taking place.
- The Home Expo will take place on 4/13. We have 29 vendors signed up. Please let us know if you know anyone interested in attending.
- The opening/ribbon cutting for the park will take place on 4/14.
- There is an open house for the sailing club on 4/15.
- The Harbors Market will take place on 4/18. We are at full capacity for vendors at this time.
- On 4/21 there will be a car show during the Pancake Breakfast
- The next big event is Country Fest where there will be a band, food trucks and a mechanical bull. It will be a lot of fun.
- We are planning a Family Fun Event for children 6-12. There will be a trailer on site with video games and laser tag as well as other activities.
- We are also planning another music event in the Fall.
- We are also looking into boat safety classes for the community.
- The Fish Fry was a great success. There was great fresh food made by professional chefs and live music by a local artist. This year we raised \$1500.

Director of Membership

- 769 memberships and 282 boat ramp keys have been sold YTD.
- Residents are encouraged to sign up on the website which continues to have improved features and functionality.

Director of Maintenance

- The sign as you come into the development is being upgraded. The lighting has been improved and the sign was power-washed. Thanks to Paris for lending her power washer for this project. We were able to save the money allocated in the budget for this initiative.

Club Announcements

- The Women's Club visited Fat Beet Farms in Tampa. It was a great experience. It borders the Bay on one side and Tampa Road on the other. They are running a sustainable farm which was very interesting. This month they are visiting Sunken Gardens. In May they will have a tea here at the Hall.
- Bunco is on the second Tuesday of every month. It is \$5 dollars and a lot of fun and laughs.
- The Card Club meets on Monday afternoon. On Tuesday evenings there is poker and other cards.
- The Sailing Club visited Beef and Ale and next month are going to Sunset Cove. There will be an open house on 4/15. You don't need to have a sail boat or any sailing experience. Just come and meet people if you're interested in sailing.
- The Pancake Breakfast will have a car show during the Pancake Breakfast. If you have a car you want to display there is no paperwork needed, just show up.
- The Swing/ Carolina Shag club is becoming more of a dance club. They merged with a club in Tampa called the Tampa Bay Beach Boppers. They meet several times a month and agreed to meet once a month at Gulf Harbors. This has increased attendance. There are professional dance teachers that attend and great music.
- The Calusa Club is having their Change of Watch formal event this week.

Questions and Comments from the floor:

- A member asked if residents of the Villas are allowed to use the park. The Villas are not part of the MSBU that funded the park and have not contributed to the park. The Park Board is planning on reaching out to the Villas in an effort to resolve this.
- A member asked why the \$35,000 allocated for the sea wall project is not reflected in the P&L. The Treasurer explained that this was because the money has not been spent yet and that once it is spent it will be reflected on the P&L.
- A member asked where on the P&L the current software expenses that will be eliminated to offset the cost of the new membership system are located. It was noted that the condensed P&L available at the meeting does not have that level of detail. If members would like a copy of the detailed P&L, they can contact the Treasurer who will share the expanded version and answer any questions. An example was given of \$2000 that was budgeted for voting software for the upcoming elections and will not be spent due to the new system providing this capability.

- A member asked about the second security camera that was going to be installed to capture license plates on cars leaving the development. The County has recently notified us that they had been delayed on this project but would be installing the second camera in the near future.
- A member complimented the new Anchor installed by Manatee Services
- A member asked about the curbs that are crumbling in parts of the neighborhood. This is the responsibility of the County. Most residents fix it themselves because the County is slow to come out.
- A member asked about the possibility of installing custom street signs. They would really make the neighborhood pop. He had seen them in a development that was part of New Port Richey which is currently investing in sprucing up the town. We will look into it and talk to the County.
- A member asked about the new fingerprint security system at the beach. This is the responsibility of the Beach Management which is a separate organization.

Refreshments were provided by the Breakfast Club.

Adjournment

A motion was made to adjourn the meeting. The motion was seconded and agreed upon at 8:12 pm EST.

Summary of Motions:

- A motion was made to accept the minutes from the March 7, 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 8:12 pm EST.

(composed via electronic recording)

Lonnie Shoff

Date of approval