



Gulf Harbors Civic Association Inc.
Board of Directors August Meeting Minutes on 09/05/2023
Sue Gorham presiding

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 09/05/2023 at 7:00 pm EST.

Pledge of Allegiance to the Flag

Board of Director Attendees

President Paris Tsirnikas
Vice President Bill Longstreet
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 IT Todd Cummings

Board of Directors Absent

Director of Mitch Kobernick

Reading and Approval of minutes

Committee Member Speakers and Guests

Chair welcomed Nominating Committee Chair, Katy Geiger and Sgt. of Arms Mike Bender.

- *Mike Bender the new Sgt of Arms introduced himself and shared his background with the board.*
- *Katy Geiger announced that flyers have been made and are being distributed. Will be contacting clubs and attending the clubs to try and recruit. Asking the board for help with finding candidates. Conversation ensued about the format of GHCA's policy and procedures and that Katy may have someone to help re-type them. She will have him contact the office.*

Old Business

Reports of Board Members

Director of IT and Security

- Meet with flock safety and they are going to check into putting into place a second camera. Asked when we wanted to install and decided early next year.
- Recommendation of a portable PA system to be order for the Civic Association. Can be used inside and out for numerous functions.
- Stated he has three individuals who may be interested in volunteering as Web editor and or board members.
- A Director asked if there was anyway the additional camera could be done this year.

Director of Maintenance

- Ice maker water valve went bad and has been fixed.
- Refrigerator is sweating and company was contacted as it is under warranty.
- Hurricane shutters were installed – asked that we have younger folks to help. Recommended the director recruit a team from membership to call on. Reported that the shutter carts are broken and need to be replaced.
- AC filters replaced.
- Update on Hall dock repairs – \$1570.00 to do in wood – \$2870 in composite. Needs to be put off until next year and put it in next years budget. Hardware has already been purchased.
- President asked for the new carts to be put together.

Director of Hall Rental

- Presenting a check at the GHCA General meeting for \$7000.00
- Presented key for locked storage cabinet
- Rentals – 1
- Has achieved YTD budget

Director of Membership

- Announced Members - 998
- Keys – 439
- 2005 donations
- Members that have joined the GHCA website is 205.
- Have found a new printing company and will be saving about \$400.00 using them for membership next year.
- A new procedure is being tried in regards to vetting new members who enroll for membership online to be sure they are residents of GHCA. Wicks program is not user friendly.
- Block party – unsure how many are participating. 10/7/2023

- Garage Sale
- President asked for point of contact for Block Party and Garage Sale so the information on who to contact if the membership has questions can be included in her correspondence.

Director of Ways and Means

- Member only event was a huge success, members who attended loved it. Although it was not a fundraiser, we made \$93.00. Easy event to do and clean up was very easy. A lot of new members were in attendance.
- Country Fest – We had a great turn out. Donna was super helpful Jello shots -we had record breaking sales. Raffle sales and bar sales were also super successful. I will be presenting a check for \$3146.00 at the General Membership meeting.
- 9/30 Vendor Show – Food truck will be present and shredding truck will be present.
- 10/13 – Fish Fry GHCA function run by Members.
- 11/11 – Harbors Market and a Veterans event.
- Fashion Show on 9/21.
- Social Club will be providing snacks.

Vice President

- Flag pole base will be updated and will get on it right away.
- Was asked if he could remove the old pole that had the camera on it.
- Was asked if he knew of anyone who would be interested in the VP position.

Treasurer

- P&L YTD – feel comfortable we will not have to dip into any reserve funds this year. Provided no unexpected major expenses.
- Operating funds balance sheets have line items consolidated.
- Working on consolidation of banks. Funds being moved are in small amounts. Should be completed by the end of the month.
- T bills 4.65% may be going up to over 5%
- \$8500.00 will be deposited for the wind mitigation
- *Financial reports attached*

Director of Public Relations

- President reporting that still in negotiation with Spectrum.

Secretary

- Nominating Committee – attended their meeting and unfortunately the committee has chosen to do nothing differently and as a result do not have any candidates to date. Reviewed the policy and procedure with them so that they understand no one can stand from the floor in December it will have to be in November.
- If there are more than 5 candidates interested in the Nominating Committee, they will be placed on the Simply Voting Ballot.

Chair

- Have been working with the Attorney to update the Articles. They are sparse as that is what is recommended by the attorney.
- Question on number of Board Members 7 versus 10.
- Question and conversation ensued about verbiage - lot owners and how that effects the Condo owners and Mooring lot owners. Per Bylaws the Mooring lot owners can not be members of GHCA.

President

- Lawn service complaints on social media – Existing contracted company is fully licensed and insured and are also licensed and permitted by the state to spray. I feel very confident with Manatee. The prior Lawn Company that was hired by GHCA opened their company in 10/10/2006 and dissolved 9/14/2007 and yet they were kept by GHCA up until 2020 when they were replaced saving GHCA much money.
- South Channel boat ramp – the existing fixed dock goes under water at high tide and has been in place for a very long time. Have explored options of having it fixed. Would require a newer higher longer walkway and a floating dock. *Initial estimates attached and drawings attached.* Will probably have to be a special funded project. Conversation ensued about funds to do repairs and preventing illegal use of GHCA boat ramps. Recommendation to do a Go Fund me.
- 10/15 – fence will be installed.
- GHCA Building Sea wall has to take precedence as a special project that seawall is too low.
- Home Expo – currently low on vendors it will take place and the shredding truck and food truck will be present.
- 11/11 Harbors Market
- Email to update the members and will be asking members to help with canal clean up.
- Speed sign needs a battery charger. Member presented the request to be ordered from Amazon. VP will research to see what should be done and when it is fixed will be placed further down Floramar towards the beach.
- Requested that board members submit their individual budget request for 2024 by next week.
- Mangroves will be trimmed next week.
- Approached numerous companies on Sea Wall repairs. All of them recommend it be raised about 2 feet. *Estimates and proposals are attached.* I am having a structural engineer communicate to the Seawall companies to review the recommended changes.
- Anne Graphy put together a realtor appraisal with and without a repaired Seawall.
- We could take funds out of reserve funds for one of the projects but not both. We will need to speak to the membership.
- Must be a member by 9/30/2023

New Business

Raising of the annual dues

Adjournment

Motion that the meeting be adjourned, and this was agreed upon at 9:01 PM

(via electronic signature) *Jean Thraillbill*

Secretary

10/02/2023

Date of approval

