



Gulf Harbors Civic Association Inc. General Session Meeting Minutes 9/7/2023

Call to order

A meeting of The Gulf Harbors Civic Association General Session Meeting was held at Gulf Harbors Civic Association by President on 9/7/2023 at 7:35 pm EST.

Pledge of Allegiance to the Flag Attendees

Board Member Attendees included:

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

Board Member Absent included:

Vice President Bill Longstreet
Director of IT and Security Todd Cummings
Director of Public Relations Mitchell Kobernick

22 # Households of GHCA Membership in attendance. No quorum.

President

Welcome everyone back from the summer months.

- Introduction of Mike Bender the new Sgt. of Arms. Mike has been involved in the community on and off for 30 years. He will be a great asset.
- Storm Shutters – Thank you to Craig, Larry and Vinny for putting up the storm shutters. Asked for volunteers to call the office when there is a storm to help with the putting up of the shutters.
- **Projects for 2024**
 - 1) Announced Seawall behind the building is in need of major repair. Obtained three different bids on replace/repair. Replace is over \$125,000.00. Repair quotes would be between \$30,000.00 to \$50,000.00. A registered engineer who lives in the community has offered to review the two plans for repairing the Seawall and talk with the contractors and report back to the board on his findings. His fees would be \$100.00 an hour and could be between 10 and 15 hours. Since no one on the board has a background in concrete or seawall repairs it is recommended to hire the engineer for oversight.
 - 2) Boat dock at the south channel boat ramp. The stationary is under water during high tide and it is recommended a new stationary extended dock be installed with ramp and have it higher and add a floating dock. Have only obtained one quote so far, to do it in aluminum \$58,000.00, wood \$47,000.00.
 - 3) President asked of the membership present if they had any additional recommendations on outstanding projects the board/community needs to take into consideration. None were offered.

Considerations on how to pay for these major projects:

- We do have monies in reserve.
- Doing some large fundraising projects and having the thermometer outside like we did for the habitat for humanity project.
- Asking our roughly 1000 households that they donate an additional \$100.00 for one year.
- Uncertain and will need further discussion.

Budget Items

- Budget committee is working on the 2024 budget proposal and it will be voted on by membership at the December meeting.

Annual Charitable Donations

- So far have only had two requests for the donations to charities. Hero to a child and Metropolitan Ministries. Asked of members if they have any charities in mind to let the board know as soon as possible. A recommendation was later given by a member to donate to a Hurricane relief fund, member was asked to find out what one and report back.

Upcoming events

Harbors Market – 11/11

Veterans Day Ceremony – 11/11 at 9:00 AM Flag raising ceremony.

- Member had questions about money put in reserves for the docks – Treasurer commented that amount currently is \$5650.00.
- Member suggested that the monies collected from sale of boat ramp keys be ear mark for the boat ramp repairs. President stated she had heard that was the original plan but prior boards never set up a separate bank account so the monies went into the general fund. – Treasurer commented that if we use the key money for the boat ramps solely, we would need to find additional funds for operational purposes.

President announced VP will be updating the base to the Flag Pole.

Secretary

- Updates on Nominating Committee.
- As of the Tuesday board meeting they do not have any candidates that have applied for the 5 2024 board positions.
- There will also be 5 open positions for the 2024 Nominating Committee. As an overview it is a standing committee per our Bylaws. A committee that should work 12 out of 12 months of the year. Conduct meetings 11 out of 12 months of the year, reviewing their policies, recruiting, interviewing and making recommendations of candidates. There has been a policy change this year that requires anyone standing from the floor for a position on the Nominating Committee would have to do so at the November meeting as to give membership time to learn about the candidate prior to voting for them at the December Meeting.
- Reminder that the 2023 dues must be paid in full by 9/30/2023 if wanting to serve on the board/committee and vote in the elections.
- Looking for additional volunteers for the elections as well.

Treasurer

Financials:

- Reserve Balance sheet – Two T bills are coming due in October.
- \$35,000 placed in MM account have not been touched.
- Reserve funds has some money earmarked for things such as the boat ramp which a little over \$5000.00 for both ramps.
- Have been working to consolidate the small accounts from numerous banks into one. We moved the CC account to Regions bank.
- It is not expected to have to dip into any reserve money for operations through the end of the year barring any unknown major expense.

Profit and Loss:

- \$139,000.00 income YTD we budgeted \$133,000.00
- Below expenses on payroll and property maintenance significantly under budget.
- \$8500.00 will be deposited in the hazard fund.
- Member inquired if the Seawall was considered property maintenance. Response was the seawall repairs were not placed on the 2024 budget. Repairs could not start until next year anyway.
- Member asked if the water line repairs in the neighborhood have been completed. Not sure but will find out.

Reports attached

Chair- Sue Gorham invited to speak on Amendments to the Articles:

- Presentation of the Amendments to the Articles of Incorporations. Announced our articles are perpetual. Doug and his committee worked on these earlier in the year. They have been sent over to the attorney for review. He has reviewed and made the necessary changes based on current statutes. After review by the board and board recommendation they went back to the attorney to make some changes. Lot owners to residents to include the condos. Changed from 7 directors to a minimum of 7 directors. These have been reviewed and approved by the attorney and approved by the Board of Directors to present to the membership tonight to vote on in October.

- Member questioned changing from lot owner to resident does that eliminate mooring lots? Response per our Bylaws mooring lot owners are not allowed to be GHCA members.
- Member questioned how many mooring lots are owned by non -members? Response we do not know.

Director of Ways and Mean

- Thank you to all of our members for attending the Country Fest we had a tremendous turn out. Thank you to Donna for all of her help and large thank you to our sponsors we had a lot of sponsor support.
- Presenting a check for \$4136.00. \$1400.00 record high in Jello shots, \$880.00 on bar sales. Thank you, Juanita for all time high of \$900.00 in raffle sales. Food trucks did amazing and donated more money then anticipated.
- Fashion show 9/21 is \$35.00 a ticket on sale at GHCA Office always lots of fun.
- Home Expo 9/30 still have some spots open if you know anyone.
- Fish fry 10/13 \$20.00 a ticket for meal and music and Donna is taking the lead so it's sure to be fun.
- 11/11 Harbors market.
- 12/2 Childrens Christmas Party.
- Tonight's refreshments are provided by Social Club.

Director of Membership

- Welcoming members attending a meeting for the first time
- Members -1000
- Keys - 438
- \$2005.00 in donations.
- We have 205 members that are registered through our Gulf Harbors website and that is not increasing. Recommendation that the website be improved.
- Have on hand membership forms, Volunteer forms and Board applications.
- Block parties 10/7 – if you do not know who your block captain is or you are not having a block party feel free to attend other blocks.
- Neighborhood garage sale is 10/21 9:00 am to 3:00 pm some will choose to have it Friday as well and that is find. Let us know if you are participating so you can be placed on the map.

Director of Hall

- Announced total of 10 rentals for the summer. One booked for a future date.
- Presented a check for \$7000.00.

Director of Maintenance

- Dock behind the Clubhouse to be repaired next year.
- All AC's have all been serviced.
- Two new toilets in the lady's room.
- Ice machine has been repaired.
- Storm shutters were put up by some of the oldest members of the association. Looking for volunteers to be on a list to call to help install and take down in the future.
- Member questioned the use of the Dock behind the club house. Now isn't being used but if repaired it would add to the value. Another member stated it was a donated dock, and a new extended outside area would be beneficial. The new seawall repairs will reduce the slope dramatically. Steps will also be included. Maintenance Director is volunteering his labor to repair the dock.

Club Announcements

Pancake Breakfast Club

Doing well even through- out the summer announced last month we had one table 21 people. We ave had record numbers. Working very hard each month finding the best prices on food. After the summer we present a check for \$3000.00.

Women's Club

Last month outing was a Jimmy's restaurant which is owned by a GHCA member. We did have difficulties last month rolling Life On The Gulf as it was right before the holiday so thank you to those who helped. We are going to a behind the scene tour of Raymond James Stadium, and then having lunch afterwards.

October witches brew luncheon here at Gulf Harbors.

Card Club

Monday at noon.

Tuesday poker at 5:30 PM and cards at 6:00PM

Bunco 2nd Tuesday of the month

Fishing Club

No report -openings for new Directors and Members

Social Club

\$25.00 per household per yr. and you get that back just in the tremendous food people bring. We have different monthly themes last Monday of each month– going to see White Christmas this year. Have Casino bus rides. Over 185 members. Membership is \$25.00 for members and non GHCA members.

Swag and Swing Club

No report

Calusa Club

150 Members meet twice a month. Upcoming event at Caladesi state park. Some will go for the day and others will stay overnight. We usually have 3 events a month.

Sailing Club

Commodore – Stated they are a very long-standing club and are always looking for new members who have any interest in sailing.

New Business

- Member questioned about property on Floramar just east of Westshore there is a ledge that might be owned by Gulf Harbors and the grass is growing into the street. A member confirmed that is a private mooring lot and did not know who owned it. Director announce Director of Public relations issued 3 letters on that topic but not sure if it is the same property.
- Discussion ensued about the Topsail, Blue heron house that now appears abandoned. Has been brought to the attention of our representative and county code.
- Member asked about viability of underground electrical. President has never personally spoke with them but was told it would be too costly by those who have.
- Member asked why the nominating committee was not asked if anyone applied for the open positions. Board responded the chair attended the board meeting on Tuesday and advised the board that they did not have any candidates. They asked to have their tale set up for this evening's meeting but did not ask to speak. They have spoken at previous meetings. If membership has questions for nominating committee feel free to ask away. No questions were posed.

- Member asked about the park updates. We know that there is a new board, but we as a board of GHCA do not have any updates.

Tonight's Refreshments provided by The Social Club

Adjournment

Motion that the meeting be adjourned, Motion seconded and this was agreed upon at 9:36 PM EST.

Summary of Motions:

NA no quorum

(via electronic signature) *Jean Thraikill*

Secretary

Date of approval