



Gulf Harbors Civic Association Inc.
Board of Directors Meeting Minutes on 05/01/2023
Chairman of The Board 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 05/01/2023 at 7:00 pm EST.

Pledge of Allegiance to the Flag

Board of Director Attendees

President Paris Tsirnikas
Vice President Bill Longstreet
Secretary Joan Thrailkill
Director of Membership Juanita Kurkechian
Director of Ways and Means Diane Alesci
Director of IT Todd Cummings - Absent
Director of Hall Debbie Demars-Clark
Director of Public Relations Mitchell Kobernick

Board of Directors Absent

Treasurer Larry Williams
Director of Maintenance -Vacant

Reading and Approval of minutes

- A motion to approve the minutes of the 04/03/2023 Board Meeting. Motion seconded. Motion unanimously approved.

Old Business

- Surveying Members on delivery of LOTG -Tabled
- Instructing Nominating Committee on Social Media Usage – Yes as long as it isn't shareable and no comments can be made. Content approved by the board.
- Membership P&P tabled

Reports of Board Members

President

- Construction Updates – Floor, plastering electrical switches have been done. Cabinet has been ordered. Old Credenza will be painted, outer office has new Credenza and desk has been ordered. Hall will be painted the same color. New sconces have been ordered. Volunteer electrician when replacing fixtures found the electric was not to code. More time and money had to be spent on electric.
- Insurance-Announced last year we spent \$13,000.00 and we budgeted for 2023 \$16,500.00. Current insurer will not renew. Obtained one quote waiting on two others. Brightway with wind \$25,496.00 of that quote wind only is \$21,373.00, with a 10% deductible (\$85,000).
- Sutton Specialties quote without Liability \$21,253.00
- Recommend dropping wind coverage and allocating \$10,00.00 each year to start self- insuring for wind. Will bring it to the membership.
- Currently have \$265,000.00 in reserves.
- Announced a Flag raising Ceremony on Veterans Day will be planned by Justin

Vice President

- New office employee Patty. Is pretty well trained and will be working solo this week.
- Web editor Nicole has decided not to do the website but will run the GHCA official Facebook page. Discussion of outsourcing the website as an option. Dir. of IT to provide a link to search for people to bid on updating the site. Someone with a Marketing eye. Will send out an email to the membership.
- Addressing short term rentals- Announced members are complaining about the number of short-term rentals. County only has one person in the county dealing with it. Short term rentals are defined as 30 days or less for more than three times per year.
- Director was asked to have the Flag pole base fixed prior to Veterans Day

Treasurer

Report presented by President on behalf of absent treasurer

- Met with bankers 6- month T-Bills rate is now 4.65
- Straightened out our CC accounts
- Moved \$35,000.00 into an interest- bearing account

No financial reports attached

Secretary

- Update on Becker law firm. They will be working on filing our Articles of Incorporation. We have to submit the conflicts between Bylaws and Articles.

- Nominating Committee – Announced pulling of the application from LOTG. Committee is going to revise the application. Have asked the committee to have a policy in place in regards to arrest records. Process in place for doing background checks.

Director of Public Relations

- Spectrum – Met with Spectrum who wants to pay the association \$125.00 per home for 1800 homes. We would give them exclusivity in regards to advertising. Concerns are in the way the contract reads as we do not own the property where they want to put some equipment. They are upgrading and will be changing to fiber optics.
- Director will be meeting with attorney to review Spectrum contract and will report back.
- Update on Deed Restriction Cases. Shingle roof case was turned over to the attorney and the attorney stated that the track the home is in may not have had the deed restrictions renewed. Title search is being done to see if the deed restrictions were renewed. The additional shingle roof home may also be in a section that Deed restrictions were not renewed.
- Conversation ensued over management of Deed Restrictions.
- Tiki huts and boat lift covers were discussed, they fall under county codes.
- Question if front yard fences would be allowed.
- Questioned if the vacant lot could be used for Pickle Ball Courts. What would it entail for permits.

Director of Ways and Means

- Harbors Market went very well, thanked Paris for all her hard work. Presenting a check for about \$1800.00.
- Member only event 7/15, discussion of limiting to two tickets per HH. Adults only. Will be selling tickets through the office and Director of Ways and Means. Director will obtain a list of membership. Tickets are \$20.00 a ticket and 162 tickets are available. Will keep snacks to a minimum. Event will be BYOB. Soda and water available for sale.
- Home and Water Show will be 9/30 and all of the board members will be working on it. Recommendation to change the name and charge \$50.00 for a spot.
- Raised concerns over not receiving LOTG on her Block. Raised concerns over Hall Photos that should have been in color.
- Sailing Club is scheduled for snacks
- Reached out to all Clubs to attend Harbors market. Announced Calusa Club donated a basket and attended, Women's club gave a basket. Pancake Breakfast Club no response - Card Club no.

Director of Membership

- Will be producing 25- 30 Membership Brochures
- 907 members – 322 Ramp Keys
- Harbors Market obtained one new member
- Asked if there was a process in place for reaching back out to those Households that have not joined. Now that things are caught up will be looking into reaching those homes.
- Questioned about Block Captains, being informed about the brochures to be handed and if a meeting with the Block Captains will be re scheduled. Director does not see the need.
- Director was asked to let the board know prior to the start of the General Membership Meeting how many members there are so that we will know what will be needed for a Quorum.

Director of Hall Rental

- May rentals – 3
- Most GHCA Clubs and Affiliation Clubs have signed the new contracts with the exception of the Carolina Shag and Cornhole as those do not need to be addressed.
- Need an additional signature on the Yoga. Social Club had concerns over verbiage if usage differs from above so that was stricken from their contract.
- Director was questioned about Marketing. Response was Facebook page and LOTG.

Director of IT and Security

- Microphone system is working
- Not date yet on the additional camera installation.
- Online Hall rental calendar will be set up for director and office staff so all rentals will be visible to both and both can edit.
- Asked if a time can be set for the IT Director, Hall Director and office staff could get together.
- Access file for new members has been worked on.
- Director asked if there were any updates on the incidence that took place on Cutter. Member shared that there was an arrest and there was enough evidence to remove the firearms.

Director of Maintenance

Vacant

New Business

- Explore a wireless sound system for the future budget.
- Recommendation was made to increase dues for future ramp maintenance and repairs. It was explained that the previous boards had spoken of using ramp key fees for ramp repairs but they never set the funds aside.

Summary of Motions:

- A motion to approve the minutes of the 04/03/2023 Board Meeting. Motion seconded. Motion unanimously approved.

Adjournment

Motion that the meeting be adjourned, and this was agreed upon at 9:25 PM

(via electronic signature) *Jean Thraill*

Secretary

5/30/2023

Date of approval