

November, 2012

Dear Homeowners,

Much like the national ballot voted on in November, our Gulfview Estates Owners Association "Limited Proxy/Ballot" is lengthy this year. The *good news* is our Annual Dues for 2013 will be going down by \$10.00 to \$190.00. The *bad news* is....there is no bad news. The majority of the items on the Proxy/Ballot have to do with compliance with government regulations for a Not-for-Profit organization such as ourselves. We were holding more money in our Wall Reserve and General Operating accounts than we should have. Your "Yes" vote on Items 3 through 6 allows us to address that issue by designating some of the reserve account money to other specific items. Your Board of Directors has been diligently working on the 2013 Budget as well as planning ahead for future maintenance of the wall, ponds, and fountains.

Your "Yes" vote for the Restatement of our Easements, Covenants and Restrictions not only makes them easier to read, but also brings them up to the latest State Statutes. I hope you will carefully consider the important items on our Agenda this year.

Please note that we are NOT meeting at our usual location. We will be at the Venice Community Center on the island, on Wed. December 5<sup>th</sup>. Sign in starts at 6:30 p.m. The meeting starts promptly at 7:00 p.m. I look forward to seeing all of you there.

Respectfully,  
Nanette Vuolo  
President

**ANNUAL MEMBERSHIP MEETING  
GULF VIEW ESTATES OWNERS ASSOCIATION, INC.**

**TO ALL MEMBERS:**

**DATE: November 5, 2012**

On **Wednesday, December 5, 2012, at 7:00 P. M.**, the Annual Membership Meeting of the Association will be held at the Venice Community Center, 326 S. Nokomis Avenue, Venice Island, for the purpose of electing directors and conducting such other business as may lawfully be conducted.

A quorum of all Association members (25%) must be present in person or by proxy, at the meeting in order for the business to be conducted. It is, therefore, **VERY IMPORTANT** that you either attend or provide a proxy.

**PLEASE NOTE THE FOLLOWING INFORMATION ABOUT PROXIES AND BALLOTS:**

A **proxy** is for the purpose of appointing **another person** to vote for you in the event that you might not be able to attend the meeting. It must be signed by the designated owner of the unit. **If you are coming to the meeting, bring this form with you, it becomes a ballot.**

If you are not coming to the meeting, the proxy should be submitted to the Association's Secretary **prior to the scheduled time of the meeting**. It can be mailed to: Gulf View Estates Owners Association, Inc., C/O Keys-Caldwell, Inc., 1162 Indian Hills Blvd., Venice, FL 34293. It is encouraged that the proxy be submitted as long before the meeting as possible in order to avoid delay in registration. A proxy form meeting the requirements of the law is enclosed. If needed, please use the enclosed envelope marked PROXY to return your proxy.

If you appoint a proxy and later decide you will be able to attend the meeting in person, you may **WITHDRAW** your proxy when you register at the meeting.

A proxy may be revoked in writing or superseded by a later proxy to another person. It may also be assigned (substituted) by the person designated on the proxy to a third person if the person you designate as proxy will be unable to attend the meeting.

Enclosed is a Certificate of Appointment to appoint the owner of the unit who is designated to vote. All owners of the unit decide which one owner of the unit will be the voter for the unit. Bring this form to the meeting or mail it back, together with your proxy, in the proxy envelope.

## ELECTION OF DIRECTORS

The names of the candidates, who have agreed to run for the six (6) vacancies, two for 2-year terms and three for 1-year terms, and one filling the remaining 1-year of a vacated 2-year term seat, are:

Beth Lamprecht	1 year term
Danielle Jaeger	1 year term
Ed Kowalski	1 year term
Bill White	1 year term
Rich Delco	2 year term
Linda Sussman	2 year term

## STEPS TO BE TAKEN FOR AN ELECTION

1. Mark your Ballot.
2. Fold and place the ballot into the **small** envelope marked Ballot.
3. Seal the small envelope marked Ballot.
4. Place the sealed small Ballot envelope into the large Ballot envelope.
5. Seal the large Ballot envelope.
6. **The eligible voter must sign the back flap of the large Ballot envelope and enter their lot number.**
7. **Mail or bring the Ballot envelope to the meeting no later than 7:00 P. M. on Wednesday, December 5, 2012.**

**DO NOT PUT YOUR PROXY IN THE BALLOT ENVELOPE.** If you do not plan to attend the meeting, return your completed proxy in the envelope marked PROXY.

Again, please be sure to **either** attend the Annual Meeting and bring the paperwork with you **or** submit your proxy. If you do not respond to this notice and for that reason the Association does not obtain a quorum, the Association will be subjected to the additional effort and expense of calling the meeting again. It is expected, however, that you will fulfill your obligations of Association membership as requested herein. If you have any questions regarding this material, please call Keys-Caldwell, Inc. at (941) 408-8293.

Thank you for your assistance in conducting the business of your homeowners association.

**BY ORDER OF THE BOARD OF DIRECTORS**

**GULF VIEW ESTATES OWNERS ASSOCIATION, INC.  
LIMITED PROXY IF NOT PRESENT / BALLOT IF PRESENT**

The undersigned, owner(s) or designated voter of Lot # \_\_\_\_\_ in Gulf View Estates appoints

\_\_\_\_\_  
(print name of proxyholder)

or, Nanette Voulo, President, as my proxyholder to attend the Annual Meeting of the members of Gulf View Estates Owners Association, Inc., to be held **Wednesday, December 5, 2012, at 7:00 P. M.** at the Venice Community Center, 326 S. Nokomis Avenue., Venice Island. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present with power of substitution, except that my proxyholder's authority is limited as indicated below.

**GENERAL POWERS:** You may choose to grant general powers, limited powers or both. Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required.

\_\_\_\_\_ I authorize and instruct my proxy to use his or her best judgment on all other matters which might come up at the meeting and for which a limited proxy is not required.

**LIMITED POWERS:** For your vote to be counted on the following issues, you must indicate your preference in the blank(s) provided below.

**I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:**

\_\_\_\_\_ Yes            The undersigned votes yes to all the following items. Please read each item.

\_\_\_\_\_ Yes    \_\_\_\_\_ No    Approval of Proposed 2013 Operating Budget of \$190.00 per unit per year.

\_\_\_\_\_ Yes    \_\_\_\_\_ No    Shall the Association establish a Lake/Fountain Maintenance Reserve?

\_\_\_\_\_ Yes    \_\_\_\_\_ No    Shall the Association transfer any operating surplus to the Wall Reserve Account?

\_\_\_\_\_ Yes    \_\_\_\_\_ No    Shall the Association apply reserve interest to the Wall Reserve Account?

\_\_\_\_\_ Yes    \_\_\_\_\_ No    Shall the Association waive funding of the Wall Reserve for 2013?

\_\_\_\_\_ Yes    \_\_\_\_\_ No    Shall the Association allow the Board to use reserve funds for emergency purposes if the need arises?

\_\_\_\_\_ Yes    \_\_\_\_\_ No    Shall the Association transfer \$3,680 from account #3600 to the Wall Reserve and \$10,000.00 from account #3600 to the Lake/Fountain Maintenance Reserve?

\_\_\_\_\_ Yes    \_\_\_\_\_ No    **RESTATEMENT OF DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS (See attached Document)**

DATE: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF OWNER OR DESIGNATED VOTER

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For the PROXY to sign only in the event he/she is unable to attend.

**GULF VIEW ESTATES OWNERS ASSOCIATION, INC.**  
**WEDNESDAY, DECEMBER 5, 2012**  
**ANNUAL MEETING**

**BALLOT**

**FOR 1-YEAR TERMS**  
**(Vote for no more than 4)**

[ ] Beth Lamprecht

[ ] Danielle Jaeger

[ ] Ed Kowalski

[ ] Bill White

[ ] \_\_\_\_\_  
write-in

[ ] \_\_\_\_\_  
write-in

**FOR 2-YEAR TERMS**  
**(Vote for no more than 2)**

[ ] Rich Delco

[ ] Linda Sussman

[ ] \_\_\_\_\_  
write-in

[ ] \_\_\_\_\_  
write-in

NOTICE: Nominations may be made from the floor at the Annual Meeting. If you wish to nominate someone from the floor or write in a nominee, please obtain permission in writing from the person being nominated if that person is not present at the meeting.

Please return the BALLOT and the PROXY in the respective envelopes provided.

THE NOMINATING COMMITTEE PRESENTS THE FOLLOWING CANDIDATES FOR ELECTION TO THE BOARD OF DIRECTORS OF GULF VIEW ESTATES FOR THE YEAR 2013.

THE FOLLOWING BOARD MEMBER IS SERVING THE SECOND YEAR OF A TWO YEAR TERM:

MIKE SHLASKO            5888 WILSON ROAD

THE FOLLOWING BOARD MEMBER HAS AGREED TO SERVE A TWO YEAR TERM:

LINDA SUSSMAN        5891 MADISON ROAD

THE FOLLOWING BOARD MEMBER HAS AGREED TO SERVE A ONE YEAR TERM:

ED KOWALSKI           5856 CLEVELAND ROAD

THE FOLLOWING MEMBER OF OUR ASSOCIATION WOULD LIKE TO BE ON THE BALLOT FOR A TWO YEAR TERM:

RICH DELCO            5887 MCKINLEY ROAD (SEE ATTACHED.)

THE FOLLOWING ASSOCIATION MEMBERS WOULD LIKE TO BE ON THE BALLOT FOR A ONE YEAR TERM:

BETH LAMPRECHT      1306 ROOSEVELT DRIVE (SEE ATTACHED.)

DANIELLE JAEGER      5871 MCKINLEY ROAD (SEE ATTACHED.)

BILL WHITE            5825 WILSON ROAD (SEE ATTACHED.)

RESPECTIVELY SUBMITTED



DOLLY LEWIS  
NOMINATING COMMITTEE

Richard Delco  
5887 McKinley Road

I was born and raised in the New York area where I attended all my years of schooling, including college.

I am the father of three children who are now grown adults and one grandchild.

I retired in 2008 from General Motors Corporation after 32 years. I held various positions during my employment. I.E. Management supervision, Instructor that taught various applications to the work force, Team leader, Trainer, and ran the shipping and receiving of materials at my last facility. I permanently moved to Gulf View Estates in 2010 so that I would be able to help my parents in day to day activities. For the past year I have held two positions, Chairman of the Architectural Committee and Chairman of the Compliance Committee. If nominated to the board I will put forward every effort to help make quality decisions for our community. I thank you for your consideration.

**Danielle Jaeger – 5879 McKinley Road**

I was born in Coral Gables, Florida, but went to school in Teaneck, New Jersey. I attended FDU and Rutgers University.

My younger daughter, Mary, lives with me. My older daughter, Noelle, lives on Kauai with my grandchildren, Ava and Levi.

I moved to Venice in 2001 and to Gulf View Estates in 2002.

I have had varied careers from dog groomer to bookkeeper, photographer, store manager and finally the State of New Jersey Correction Offices from which I retired.

I feel I have found Eden here in Venice, I enjoy our community so much with all my friendly and caring neighbors. It's time to give back.



### **Bio for Beth Lamprecht**

Beth is married to Tom (for 18 years now), and they have boy/girl twins that are 10 years old. They came to Venice from Lexington, Kentucky so do not be surprised if you see a University of Kentucky Flag at their house. Beth is a former teacher and currently an Independent Sales Director for Mary Kay Inc. She has been with MK Inc. for 9 years and is in the top 2% of the company sales force. She has a BS in Business Administration and Fine Art from Southern Illinois University and a MS in Art Education from UK. Born and raised in Peoria, Illinois, both she and Tom love the warmth of Florida and do not miss Midwest winters.

**William E. White (Bill) - 5825 Wilson Rd**

I was born in Buffalo, NY, but raised in the greater NYC area, where I attended elementary and high school and completed an Associates Degree in Mechanical Technology. In 1957 I was drafted into the US Army, served in the Signal Corps, and honorably discharged in 1959. After the service, I attended The University of Connecticut and graduated with a degree in Industrial/Mechanical Engineering.

My business career reflects over thirty years of corporate experience with senior positions in General, Sales and Marketing Management serving the Engineered Products, Technical Services, and Construction related Industries. I eventually started my own business in Consulting Services and as a Manufacturer's Representative in Computer Room Services.

Geographically, my career required extensive travel throughout the US from bases in Westchester County NY, Greater NYC, Chicago IL, Syracuse NY, Philadelphia PA, southern NJ, and southern Wisconsin.

After some search, my wife Sandy and I chose to settle in Venice and moved into GVE in April, 2000. We enjoy and appreciate our quality of life here. During 2002 and 2003, I had the opportunity to actively serve on the Board of Directors for the GVE Owners Assn. If I can make a contribution, I will be pleased to again serve on the Board.

I have three married children and two grandchildren. My daughter and her family live in West Chester, PA, my son lives in San Francisco, and my other son serves in the Navy and is currently aboard The USS Michael Murphy.

**CERTIFICATE OF APPOINTMENT  
OF VOTING REPRESENTATIVE**

<b>THIS IS NOT A PROXY FORM</b>
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THIS IS TO CERTIFY that the undersigned, constituting all the owners of record of Lot # \_\_\_\_\_ of GULF VIEW ESTATES. have designated \_\_\_\_\_ \* as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Covenants, Conditions and Restrictions and the Articles of Incorporation and By-Laws of the Association.

This Certificate is made pursuant to the Covenants, Conditions and Restrictions and the Articles of Incorporation and By-Laws and shall revoke all prior writing and be valid until revoked by a subsequent written certificate.

DATED the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
OWNER

1. \* Fill in the name of the one owner of your lot who is designated to vote.
2. NOTE: Sign and return only if there is corporate ownership or joint ownership (husband and wife, partnership, etc.) to show which owner is authorized to vote.
3. This is not a proxy. Mail in with your proxy or bring it to the meeting. **Do not** put this form in Ballot envelope.

**ANNUAL MEETING  
GULF VIEW ESTATES OWNERS ASSOCIATION, INC.  
WEDNESDAY, DECEMBER 5, 2012  
7:00 P. M.**

**AGENDA**

1. Call to Order, Certification of Proxies, Establish Quorum.
2. Proof of Notice of Meeting.
3. Reading and Approval of Minutes of Previous Annual Meeting, December 7, 2011.
4. Appoint Inspector of Elections.
5. Election of Directors:
  - a. Report of Nominating Committee.
  - b. Nominations from the Floor.
  - c. Motion to Close Nominations.
  - d. Balloting.
6. Treasurer's Report.
7. Reports of Officers and Committees.
8. Unfinished Business
9. New Business
  - a. Vote on 2013 Budget.
  - b. Vote on Lake/Fountain Reserve.
  - c. Vote on operating surplus to Wall Reserve.
  - d. Vote on Reserve Interest to Wall Reserve.
  - e. Vote to Waive funding the Wall Reserve for 2013.
  - f. Vote to allow the Board to use Reserve Funds for Emergency Purposes only.
  - g. Vote to allocation money from Account 3600.
  - h. Vote on Restated Declaration of Easements, Covenants and Restrictions.
  - i. Announce Elected Directors.
10. Announcements
11. Adjournment

**NOTE: Immediately following the Annual Meeting of owners, the new Board of Directors will meet for the purpose of election of officers.**

**GULF VIEW ESTATES OWNERS ASSOCIATION , INC.**

2012 ESTIMATED EXPENSES AND APPROVED BUDGET

AND PROPOSED BUDGET FOR THE PERIOD

January 1, 2013 - December 31, 2013

BASED ON 367 LOTS

	2012 BUDGET AMOUNT	2012 ESTIMATED	PROPOSED 2013
<b>REVENUES</b>			
4000 Maintenance Fees	\$69,921	\$69,921	\$69,728
4240 Interest/Investment Income	\$250	\$400	\$200
4260 Vacant Lot Mowing	\$820	\$400	\$400
6110 Lot Mowing Expense	(\$820)	(\$400)	(\$400)
4270 Past Due Interest	\$100	\$300	\$200
4280 Misc. Income	\$0	\$1,120	\$0
<b>TOTAL</b>	<b>\$70,271</b>	<b>\$71,741</b>	<b>\$70,128</b>
Reserves Collected Wall Maintenance	\$3,680	\$3,680	\$0
<b>TOTAL REVENUE</b>	<b>\$73,951</b>	<b>\$75,421</b>	<b>\$70,128</b>
<b>DISBURSEMENTS</b>			
<b>Bad Debt</b>	<b>\$1,800</b>	<b>\$800</b>	<b>\$1,000</b>
5010 Legal	\$6,800	\$11,000	\$8,000
5020 Management Fees	\$14,240	\$14,240	\$14,240
5025 Taxes and Fees	\$62	\$62	\$62
5100 Administrative	\$4,800	\$4,800	\$4,550
5140 Meeting Room Rental	\$900	\$600	\$700
5150 Storage Rental	\$450	\$450	\$450
5160 Newsletter / Website	\$1,250	\$900	\$1,250
5200 Insurance Expense	\$4,400	\$4,450	\$5,000
6000 Repairs and Replacements	\$2,000	\$1,400	\$2,000
6100 Grounds Contract	\$17,500	\$17,500	\$17,500
6100.01 Grounds Care	\$2,000	\$2,000	\$2,000
6100.02 Abandon House Mowing	\$2,400	\$1,000	\$1,000
6400 Street Lighting	\$6,300	\$6,300	\$6,300
6600 Lake Maintenance	\$2,500	\$2,500	\$2,800
7200 Electric / Entrance	\$2,500	\$3,250	\$3,250
7900 Contingency	\$369	\$0	\$26
<b>TOTAL</b>	<b>\$70,271</b>	<b>\$71,252</b>	<b>\$70,128</b>
Reserves for Wall Maintenance	\$3,680	\$3,680	\$0
<b>TOTAL DISBURSEMENTS</b>	<b>\$73,951</b>	<b>\$74,932</b>	<b>\$70,128</b>
<b>NET SURPLUS OR (DEFICIT)</b>	<b>\$0</b>	<b>\$489</b>	<b>\$0</b>
<b>Operating Surplus to Wall Maintenance.</b>		2012 APPROVED ANNUAL	2013 PROPOSED BUDGET
	OPERATING	\$190.00	\$190.00
	RESERVES (WALL MAINTENANCE)	\$10.00	\$0.00
	TOTAL	\$200.00	\$190.00