

# GULF VIEW ESTATES OWNERS ASSOCIATION, INC.



Managed by Sunstate Association Management Group

November 6, 2013

Dear Homeowners,

This has been a very good year for Gulf View Estates,

Due to the Collection of an unusually large fine, resolution of our last outstanding Collection action, receipt of a Sarasota County Neighborhood Grant, a substantial reduction in the number of foreclosures, as well as very prudent fiscal management by your Board of Directors, we project to finish 2013 with a substantial operating surplus. Our strong financial position also has allowed us to write off bad debt associated with several long standing foreclosures.

In 2012 we completed a major boundary wall repair project and in 2013 we completed a major pond shoreline restoration project. For 2014, we intend to continue to make very visible yet cost effective improvements to our common areas by undertaking a major front entrance landscaping improvement project along with installation of additional benches along Pierce Rd. These projects will be funded by our 2013 surplus so there will be no increase in your annual dues. The financial statements that we now post to our web site monthly describe the extremely healthy financial position that allows us to undertake these important projects with our existing revenue stream.

Enclosed is the Limited Proxy/Ballot Form. "Yes" votes for this years' short list of ballot questions will result in your annual dues remaining unchanged at \$190.00.

Also enclosed is the Board of Directors Election Ballot. We have only as many candidates as we have open positions so if we do not receive votes for write-in candidates or nominations from the floor at the meeting the candidates on the ballot will be automatically elected.

If you will not be attending the Annual Meeting in person please make sure to send in your TWO forms ASAP. If you are attending the meeting in person additional blank forms will be available. If you have any questions about the Proxy or Ballot process please contact Lynn Lakel of Sunstate Management at (941) 870-3375.

The Annual Meeting will take place on Tuesday, December 3<sup>rd</sup> at 7:00pm at the United Church of Christ at 620 Shamrock Blvd. Refreshments will be served. I look forward to seeing all of you there.

Respectfully Submitted,

*Mike Shlasko*

President

# GULF VIEW ESTATES OWNERS ASSOCIATION, INC.

Managed by Sunstate Association Management Group  
P.O. Box 18809, Sarasota, FL 34276  
Telephone: (941) 870-3375 Fax: (941) 870-9652



## **TO ALL MEMBERS:**

On **December 3, 2013, at 7:00 P.M. (sign-in at 6:30 pm)**, at Venice United Church of Christ, 620 Shamrock Blvd. Venice, Florida 34293, the Annual Membership Meeting of the Association will be held for the purpose of electing Directors and such other business as may lawfully be conducted.

The Order of Business at Annual Member's Meeting shall be;

1. Calling of the roll and certifying proxies.
2. Proof of notice of meeting or waiver of notice.
3. Reading and disposal of any unapproved minutes.
4. Reports of officers.
5. Reports of committees.
6. Election of inspectors of election.
7. Election of directors.
8. Unfinished business.
9. New business.
10. Adjournment.

NOTE: An organizational meeting of the Board of Directors will be held immediately upon the adjournment of the Annual Membership Meeting for the purpose of electing officers and such other business as may lawfully be conducted. The directors present at the annual meeting may decide to defer the organizational meeting to a later time, in which case notice will be given through further posting.

## **BOARD MEETING UPON ADJOURNMENT OF ANNUAL MEMBERSHIP MEETING**

1. Certifying Quorum – Call to Order.
2. Proof of Notice of Meeting.
3. Unfinished Business.
4. New Business.
5. Elect Officers
6. Adjournment

**Twenty five Percent (25%)** of all Association Members (a "quorum") must be present, in person or by proxy, at the meeting for which it is issued. A proxy is revocable at any time at the pleasure of the homeowner who executes it.

Again, please be sure to either attend the Annual Meeting or submit a proxy. Thank you for your assistance in conducting the business of your Association.

Dated: \_\_\_\_\_, 20\_\_\_\_.

**BY ORDER OF THE BOARD OF DIRECTORS**

*Linda Sussman*

\_\_\_\_\_  
Linda Sussman, Secretary

# GULF VIEW ESTATES OWNERS ASSOCIATION, INC.

## LIMITED PROXY - IF NOT PRESENT

## BALLOT - IF PRESENT

**Directions:** Please fill out this limited proxy form and mail it to Sunstate Association Management Group at P.O. Box 18809, Sarasota, Florida 34276. You may also email it to [lynn@sunstatemanagement.com](mailto:lynn@sunstatemanagement.com) or fax it to 941-870-9652. Only one home owner needs to sign. Do not fill out the Substitution of Proxy Holder form. Your proxy holder will need to fill it out, if he or she cannot attend.

### LIMITED PROXY GULF VIEW ESTATES OWNERS ASSOCIATION, INC.

The undersigned owner of a Gulf View Estates home, who resides at \_\_\_\_\_ as a member of the Gulf View Estates Owners Association, hereby designates and appoints Mr. /Ms. \_\_\_\_\_ (another unit owner or the secretary), as my Proxy holder to attend and vote as described herein at the Annual meeting of the members currently scheduled to take place at the **VENICE UNITED CHURCH OF CHRIST, 620 SHAMROCK BLVD., VENICE, FLORIDA ON TUESDAY, DECEMBER 3RD, 2013 at 7:00 PM.** If left blank, I appoint Mike Shlasko, President of the Association, as my Proxy. 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. The Proxy holder's authority is limited as indicated below:

**LIMITED POWERS:** (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUE, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW). I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXY HOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

**CARRYOVER:** Any excess of Membership Income over Membership Expenses for the year ended December 31, 2013, as defined in IRC Sec 277 shall be applied against the subsequent tax year members' assessments (operating or reserve) as provided by IRS Revenue Ruling 70-064. (If not carried forward the excess would be subject to Corporate Income Tax.) The Board recommends you vote YES.

\_\_\_\_\_ YES \_\_\_\_\_ NO A check in the "YES" box means that you are in favor of the carryover.

**BUDGET:** The 2014 proposed budget is attached for your review.

\_\_\_\_\_ YES \_\_\_\_\_ NO Approval of Proposed 2014 Operating Budget of \$190.00 per unit per year.

**RESERVE FUNDING:** The Board would like to ask you to vote to waive the funding of the 2014 reserve.

\_\_\_\_\_ YES \_\_\_\_\_ NO Shall the Association Waive Funding Reserve for 2014?

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Unit Owner

Print your name here: \_\_\_\_\_

Print you address here: \_\_\_\_\_

### Substitution of Proxy Holder

(Do NOT fill out the substitution of proxy form. That will only be filled out if your proxy cannot attend.)

The undersigned, appointed as proxy holder above, designates \_\_\_\_\_ to substitute for me in voting the proxy as set forth above.

\_\_\_\_\_  
Signature of proxy holder

Date: \_\_\_\_\_

**THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETINGS FOR WHICH IT WAS GIVEN.**

2014 Proposed Budget

**Gulf View Estate Owners Association, Inc**

January 1, 2014 to December 31, 2014

	<b>2013 Budget</b>	<b>2014 Budget</b>
<b>Income</b>		
4000 Maint Fee Income	\$69,728	\$69,730
4240 Interest Income	\$200	\$353
4260 Lot Mowing Income	\$400	\$960
4265 Lot Mowing Expense	(\$400)	(\$960)
4270 Past Due Interest	\$200	\$0
4280 Miscellaneous	\$0	\$300
2013 Surplus		\$16,028
<b>Total Income</b>	<b>\$70,128</b>	<b>\$86,410</b>

**Expense**

5010 Legal	\$8,000	\$6,000
5020 Management Fees	\$14,240	\$14,400
5025 Taxes & Fees	\$62	\$62
5100 Office Expense	\$4,550	\$2,888
5140 Meeting Room Rental	\$700	\$300
5150 Storage Rental	\$450	\$489
5160 Newsletter/Web Site	\$1,250	\$1,360
5200 Insurance	\$5,000	\$4,716
7400 Uncollectable Owner Fees	\$1,000	\$2,000
6000 Repairs & Replacements	\$2,000	\$2,000
6100 Grounds Contract	\$17,500	\$17,500
6100 Grounds Care	\$2,000	\$11,000
6100 Abandoned House Mowing	\$1,000	\$1,000
6400 Street Lighting	\$6,300	\$7,260
6600 Lake Maintenance	\$2,800	\$4,140
7900 Contingency	\$26	\$1,800
7200 Electric Meter	\$3,250	\$3,300
3510 Wall Reserve - From 2013 Surplus		\$5,839
<b>Total Expenses</b>	<b>\$70,128</b>	<b>\$86,053</b>

**Monthly Maintenance Fee**

**\$190**

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

**NOTICE IS HEREBY GIVEN** that the 2013 Annual Membership Meeting and Election of Directors will be held at the date, time and place posted below:

**DATE:** Tuesday, December 3, 2013  
**REGISTRATON:** 6:30 PM  
**TIME:** 7:00 PM  
**PLACE:** Venice United Church of Christ  
620 Shamrock Blvd.  
Venice, FL 34293

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**BALLOT**

**BOARD OF DIRECTORS ELECTION BALLOT**

There are Five (5) Board Seats Available  
Please mark or write-in only five (5) names

<b>Jim Henry</b>	1 YEAR TERM	_____
<b>Ed Kowalski</b>	2 YEAR TERM	_____
<b>Mike Shlasko</b>	2 YEAR TERM	_____
<b>Frank Uttaro</b>	1 YEAR TERM	_____
<b>Leontine Vandermeer</b>	1 YEAR TERM	_____

Write In: \_\_\_\_\_ 1 YEAR TERM

Write In: \_\_\_\_\_ 2 YEAR TERM

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Signature of Lot Owner: \_\_\_\_\_ Lot # \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

## **BIO - Ed Kowalski**

I was born and raised in Chicago, and still live there part of the year. I have been married to my wife Geraldine for 58 yrs. We have three sons, three granddaughters, and 2 great grandchildren.

I served in the United States Air Force as a Master Sgt where I was a In-flight Refueling Maintenance Supervisor, retiring after 20 yrs. of service. I have also worked as a Millwright and Screw Machine Repair Man. I have served on the Gulf View Estates Owners Association Board of Directors and as the Director of Maintenance since 2007.

## **BIO - James Henry**

My name is James Henry, currently a GYE Board Member. I've lived in Gulf View Estates for 19 years and in Venice since 1963.

For almost 30 years I owned a small business producing advertising campaigns for several Fortune 500 companies, using Hot Air Balloons which I piloted. Later on I formed a luxury-tourism division, offering early-morning balloon flights followed by a champagne picnic breakfast. Currently I drive stretch-limousines to airports and have recently started a small Medical Courier business.

One day in the early '80s, while driving to Venice on Hwy 776, I passed Manasota Beach Road and noticed 2 new houses sitting together in the middle of a cow pasture. The fences and barbed wire were still up, cows close by, and a sign announcing that this was to be an out-of-state developer's new housing project, ambitiously named Gulf View Estates.

I couldn't believe it! Estates? What Estates? That's a cow field! Where does he think this is, Siesta Key? Who's going to fall for that and buy an upscale house in the middle of a cow pasture?

As it turned out, I did. Amazingly, the house my wife Coleen and I bought here in 1994, we later realized, was not only one of the original 2 houses I saw that day, it was the *first* house built in GYE: the developer's sales center and model.

My wife of 34 years, Coleen, is a well-known mural artist. She's the artist who designed and painted the Venice Historical Murals on the sides of *The Gondolier* newspaper's buildings, visible from *The Legacy Trail* sidewalk and the Intracoastal waterway, across from the restored Venice train station.

## **BIO - Frank Uttaro**

Frank is a native of Waltham, Massachusetts and is a graduate of Boston College. He also lived in Connecticut and Rhode Island. He retired from employment with the State of Connecticut with 35 years of experience in human services and contract management. While living in Rhode Island he served as the treasurer of his condominium association for two years. Frank, his wife Christine, and their dog Fitzzy have lived in Gulf View Estates for two years. They reside on Wilson Road.

**Mike Shlasko**  
**Bio for Position of Gulf View Estates Owners Association Board**

**Background:**

From NY Metro Area. Owner in Gulf View Estates for 9 years, full time resident for 8 years. Chose this area for weather, beaches & boating

**Relevant Experience:**

**Prior to Retirement in 2010:**

- BA Degree in Interdisciplinary Social Sciences / Political Science
- Approximately 20 years of technical and managerial experience in Information Technology Industry most of which involved development & deployment of Accounting software for small business. 13 years running my own small computer business with gross sales of \$2 Million
- Additional approximately 15 years of experience with global fortune 500 Technology companies in local, regional, national and international Sales, Business Development, Vertical Marketing and Government Relations roles

**Since Retirement:**

- Gulf View Estates  
Three years on GVE Board, past VP, currently President  
Managed Wall Repair & Painting Project & Pond Shoreline Restoration Project. Wrote successful Sarasota County Grant. Served on Budget Committee, Rental Committee, EC&R rewrite Committee, Holiday Lighting Committee. Handled Database & Web Site Maintenance before transition to Property Manager
- Coastal Wildlife Club & Mote Sea Turtle Conservation & Research Program  
Permitted Sea Turtle Patrol Volunteer for both organizations  
Facebook Admin, GIS guru and Data Analysis guru for Coastal Wildlife Club

# Bio Leontine Vandermeer

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Born and raised in Holland I came to the United States in 1986 and I am a resident alien in this country but plan on becoming a citizen.

My career started out with small odd jobs until I got my stockbroker's license (Series 7) and worked for Dean Witter in California as a stockbroker.

In 1996 I decided to move to upstate New York to pursue a more rural type of living. I lived in Corning, NY for several years while working for Mutual of Omaha as a life and medical insurance agent and then changed careers when I found a job at a software company where I translated the software they made for Coca Cola in several different languages.

Unfortunately I got laid off and wasn't sure what to do next. I enjoyed working with computers so I decided to learn everything I could about web design because I'm very creative. I learned graphic design, programming and lots more. Then I set up my own business called Lionsites Web Design in 2001 and I continue to work today as a web designer and business owner in this business.

In 2008 I made the move to Florida and was able to buy a nice house in Gulf View Estates. I work from home and my new house offered a beautiful office.

I am very busy with my business as I have many customers and I keep getting new ones, but I truly enjoy the work, both the artistic part of it as well as the technical aspects of it, but also the contacts I have with my clients. The key is to never stop learning and in web design where things can change so quickly it's a challenge to stay on top of it.

In my free time I enjoy drawing and painting and outdoor activities. I have a dog and a cat. I walk my dog 4 times a day for exercise and I know what goes on in our neighborhood because of it. I also made lots of great friends here and I'm very happy to be living in this community.

I came up with two quotes of my own, for those of you who are interested:

"My road to success is paved with mistakes"

"The wrong key never fits"