

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
GULF VIEW ESTATES OWNERS ASSOCIATION, INC.
WEDNESDAY, JANUARY 19, 2011
7:00 P.M.**

Present: Duane Pilarowski, President, Bob Kozuch, Vice-President, Charles Conant, Treasurer Nanette Vuolo, Secretary, Ed Kowalski and Mike Shlasko, Directors, Jim Kraut for Management and owners in the audience. Absent: Rick Vohsberg.

The meeting was called to order by the President, Duane Pilarowski, at 7:00 P. M. at Woodmere Park, a quorum being present. Proof of Notice of Meeting was given, with Notice and Agenda posted at least forty-eight hours in advance. All motions were unanimously passed at this meeting with all Directors present voting in favor of the motion, unless otherwise noted.

The Board members introduced themselves to the audience.

Reading and Approval of Minutes of November 10, 2010: MOTION was made by Nanette Vuolo and seconded by Mike Shlasko to approve the minutes of the meeting of November 10, 2010, as presented.

MOTION PASSED.

Resignations and Appointments: MOTION was made by Duane Pilarowski and seconded by Charles Conant to appoint Bob Kozuch as Chairman of the Landscape Committee.

MOTION PASSED.

Correspondence and Phone Calls:

- a. Results of Driveby Inspections: Management reviewed the compliance chart and will e-mail the chart to the Compliance Committee through the President.
- b. Other: MOTION was made by Bob Kozuch and seconded by Nanette Vuolo to obtain an Association credit card for Ed Kowalski with a limit of \$1,000.00, from Florida Shores Bank.

MOTION PASSED.

Reports of Officers.

- a. President: The President read a letter to the Board and owners, which is attached and made a part of these original minutes. He cautioned the Board from using e-mail to conduct Association business.
- b. Vice President: Bob Kozuch asked owners to speak to their neighbors when they see something out of place.
- c. Treasurer: Charles Conant reviewed the current aging report and asked that "Past Due" notices be sent after January 30. The 2010 Preliminary Financial Report has been distributed to the Board. The Treasurer will contact Management with any adjustments and then instruct them to close the books.
- d. Secretary: No report.

Committee Reports.

- a. Maintenance Committee: Ed Kowalski reported that the South wall irrigation is now working but that the lights need to be repaired and the North wall irrigation is still not working. The light pole on the South side of 776 is leaning Two new flags have been

- need to leave work receipts in the Association mailbox after every visit and should contact Ed Kowalski before they come out.
- b. Landscape Committee: Everything looks good.
 - c. Arc Committee: Nanette Vuolo reported that she has approved all current requests.
 - d. Social Committee: Ruth Cress stated that 1). Her report is included in the newsletter. 2). Thanked Rose Lindenburger for her work on the newsletter. 3). Said the Christmas lighting was lovely when working. 4). The garage sale is scheduled for February 5.
 - e. SWCAHA: Wallace Hewitt read his report, which is attached and made a part of these original minutes. The \$50.00 membership fee has been paid.

MOTION was made by Nanette Vuolo and seconded by Duane Pilarowski to reappoint Wallace Hewitt as the Gulf View Estates representative to the SWCAHA.

MOTION PASSED.

- f. Community Relations: Mike Shlasko agreed to work on the Community Directory. Duane Pilarowski will give him all existing information.
- g. Welcoming Committee (Sandy Tustin): Owners will contact her about whether she intends to continue in this position.
- h. Newsletter: Rose Lindenburger: The deadline for articles is February 7.
- i. GVE Website: Leantine Vandemeer is still working on the website. Mike Shlasko will help her with content.
- j. Security: The President reviewed the patrolling process and is looking for volunteers. He is currently doing the work himself.

UNFINISHED BUSINESS.

- a. EC & Rs Phase I: The Board discussed the billings and will contact the attorney to review past invoices.
- b. Ongoing Projects from 2010: Public Forum: Owners were concerned about the condition of various homes including 5887 Buchanan. The ability to fine owners, banks and mortgage companies.
- c. Shed Status: The president reported that he has spoken with the owner of 5847??? who has agreed to remove the shed within the next 30 days. Management will send a letter to the owner, confirming the verbal agreement in writing.
- d. Lien on Madison: The President signed the lien, which will be notarized and sent to the Associations attorney.

NEW BUSINESS:

- a. Abandoned Homes: The Board, Management and owners discussed abandoned homes and options for having them maintained. Management will check the status of 5831 Wilson Road.
- b. Attorney Billing: Charges related to the Document Committee must be reviewed by the Committee prior to processing the invoices.
- c. Front Entrance: The Board discussed the options for the front entrance including, tree removal, landscape plantings and new irrigation and electrical installations.

MOTION was made by Mike Shlasko and seconded by Charles Conant to authorize up to \$3,000.00 for front entrance renovations.

MOTION PASSED.

(For: Conant, Kowalski, Kozuch, Shlasko, Vuolo. Against: Pilarowski).

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MOTION was made by Charles Conant and seconded by Bob Kozuch that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 9:29 P. M. The next meeting of the Board of Directors will be held on February 16, 2011, at 7:00 P. M.

Respectfully submitted,

James S. Kraut,
For the Secretary