

MINUTES OF THE SPECIAL MEETING
BOARD OF DIRECTORS
GULF VIEW ESTATES OWNERS ASSOCIATION, INC.
WEDNESDAY, FEBRUARY 2, 2011
1:00 P.M.

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

The meeting was called to order by the President, Duane Pilarowski, at 1:05 P. M. at Keys-Caldwell, Inc. 1162 Indian Hills Blvd., 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.

Item 1 on the Agenda was to establish our Fining Committee as required by our EC&Rs as voted on at the 2008 Annual Meeting, (recorded & distributed to all members in 2009); and to define the duties and procedures for this committee.

We will here after refer to #23.2.a. as the "Compliance Committee": MOTION made by Nanette Vuolo, Seconded by Bob Kozuch. MOTION PASSED

The members considering appointment to the Compliance Committee were concerned that our EC&Rs might not be exactly in accord with the 2010 Florida Statutes, Homeowners' Associations Chapter 720. They wanted us to clarify the procedures we would be required to follow to: inform homeowners of infractions, assess fines, provide the opportunity for a hearing, discuss which items warrant a fine, etc.

It was proposed that Keys-Caldwell send 2 different "first" letters to homeowners, depending on the nature of the violation. Minor violations would receive a 14 day notice to comply or respond. Major violations would receive a 30 day notice, return receipt required or certified mail (ask K/C). These 1st letters were to include the exact number reference of the infraction on our EC&Rs, and was to include notice that we now have the required committee to assess fines of up to \$100.00 per day per infraction up to \$1000.00. New FL laws allow this fine to become a lien against the property. (We would have to change the wording of 23.2.b. of our EC&R's to actually do this lien.)

Letter #2 was to inform the homeowner that he/she was still in violation. They have the right to a hearing scheduled on 00/00/2011 at (insert time and location) failure to comply or attend will result in a fine of \$\$\$\$ per day, per infraction, being imposed effective the date of the hearing. FL Statute 720.2.a requires that the compliance committee schedule this hearing.

It was the general consensus that only a few of these certified letters would actually need to be sent. Once word gets out that we have the means, and plan to enforce our EC&Rs, fewer letters will be required. The first fine or two should be able to fund the cost of the certified

mail. This new system is going to take some coordination between the management company, the board and the compliance committee.

Nanette is to set up a meeting with Keys-Caldwell to discuss the letters. A discussion and vote on the new letters will be on the Feb. 16, 2011 Association Meeting Agenda.

At this point, the 3 potential committee members agreed to accept the positions.

Duane Pilarowski made the MOTION: That we accept Jim Morris, Tom McCullom and Gerri Papa as our new Compliance Committee. Bob Kozuch seconded, MOTION PASSED.

Item #2 Abandoned Homes: Duane called Tallahassee, Still waiting for a response.

Item #3 Walk Around: #18.f. of EC&Rs grants the association the right to grant ingress & egress to lots in GVE, and #23.3.a. gives the association the right to correct infractions...."Such entry shall be deemed to be permitted and not be deemed a trespass."

Rick suggested the Walk Around last fall. We have received a number of complaints about this idea, suggesting that there are a lot of people who think they have something to hide. Let's table this idea for awhile, and see how the new letters and fines work out.

Additional items:

Talked about the Pennington Place easement. They are clearing trees and vegetation along the south side of the ponds between us. Duane will talk to Mary Stevens at Sarasota County.

It was decided that #10-12 Rezoning request for lot on Manasota Beach Rd, sent to all Board Members does not really impact us.

Duane, Bob & Mike have a meeting with our attorney, Richard Ulrich, on Monday to discuss our billing, as well as the release of lien that was not recorded.

MOTION was made by Nanette, and seconded by Rick to adjourn the meeting.

MOTION PASSED, meeting adjourned at 3:38 p.m.