

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
GULF VIEW ESTATES OWNERS ASSOCIATION, INC.
WEDNESDAY, FEBRUARY 16, 2011
7:00 P.M.**

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

The meeting was called to order by the Vice President, Bob Kozuch, 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.

Reading and Approval of Minutes of January 19, 2011: MOTION was made by Nanette Vuolo and seconded by Bob Kozuch to approve the minutes of the meeting of January 19, 2011, as presented.

MOTION PASSED.

MOTION was made by Mike Shlasko and seconded by Nanette Vuolo to approve the minutes of the meeting of February 2, 2011, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Correspondence and Phone Calls:

- a. Results of Driveby Inspections: No report.
- b. Other: None.

Reports of Officers.

- a. President: Management was instructed to purchase 10 “No Parking, No Fishing” signs to be installed along Pierce Road. The rezoning notice that was distributed to the Board was for a property on Manasota Beach Road and has no affect on the Association.
- b. Vice President: Bob Kozuch reported that he went with the President to Ventura Village to see if their clubhouse was available for GVE meetings. There has been no response to a business card left.
- c. Treasurer: Charles Conant reported that 75 residences participated in the community garage sale and that after all expenses were paid, there was \$26.60 left over. The money will be deposited in the Miscellaneous Income line item. There are still 59 lots that have not paid their 2011 maintenance fee. They have been sent “Past Due” notices as instructed at the last meeting. The electric bill for January was over budget. Secretary: Nannette Vuolo reported that a copy of the February 2, 2011, minutes have been given to Management and the Sheriff’s written report for criminal activity for the month of January has been given to the Vice President. The County is sponsoring a luncheon and providing information to encourage citizens to work on their

community security patrol.

Public Forum: 1). Anyone having problems with their mailbox keys were instructed to either lubricate the mechanism or go to the Venice Post Office to order a new lock and two keys. 2). Management will send a letter to the Venice Gondolier reminding the paper that the “Sun Board of Directors, Gulf View Estates Page 2. February 16, 2011

Shopper” solicitation is not wanted or permitted within the Association. 3). A realtor living within the Association is not always portraying the Community in a positive light and should be reminded to do so. 4). Nanette Vuolo will investigate a complaint about one lots landscape timbers encroaching on the neighbors property. 5). ARC forms are available for all owners.

Committee Reports.

- a. Maintenance Committee: Ed Kowalski reported that all the lights and the irrigation at the entrance are working.
- b. Landscape Committee: Bob Kozuch reported that the palms at the front entrance will be trimmed and not removed. Management was instructed to obtain a bid for trimming as well as removing the palm trees in the entry island. The dead and damaged Blue Plumbago and Firebush shrubs will be replaced and the irrigation on the North wall will be extended. First priority is to replace/repair the front electrical system.
- c. ARC Committee: MOTION was made by Nanette Vuolo and seconded by Bob Kozuch to approve the ARC request for 5839 McKinley Road for acrylic lanai enclosures, as presented.

MOTION PASSED.

- d. Social Committee: Ruth Cress: No report
- e. SWCAHA: MOTION was made by Charles Conant and seconded by Bob Kozuch to accept the written report from Wallace Hewitt, as presented.

MOTION PASSED.

- f. Community Relations: Deferred to New Business.
- g. Welcoming Committee: Sandy Tustin reported that she needs information on new owners so she can visit them. Mike Shlasko will provide her with the updated information. Rose Lindenburger will add a welcome to new owners section to the newsletter.
- h. Newsletter: Rose Lindenburger: The newsletter was out on February 9, the next submittal deadline is March 1.
- i. GVE Website: Deferred to New Business.
- j. Security: A Chairperson is still being sought; there are volunteers ready to drive around and equipment ready for their use.

UNFINISHED BUSINESS.

- a. EC & Rs Phase I: No further action is being taken at this time.
- b. Shed Status: The shed has been removed. Management will send a letter of thanks to the owner.

NEW BUSINESS:

- a. Compliance/Fining Procedure: Nanette Vuolo reviewed the direction given to the Committee at the February 2, 2011, meeting, and reviewed the role of the Fining Committee and the proposed request for compliance letters. Rick Vohsberg reviewed the projected time line for a violation to move through the entire compliance process.

MOTION was made by Nanette Vuolo and seconded by Mike Shlasko to approve the compliance letters and Compliance/Fining Committee procedures, as presented.

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MOTION PASSED.

MOTION was made by Bob Kozuch and seconded by Mike Shlasko that any Lots that have already received at least three letters for an outstanding violation will not be sent a "First Request" letter but instead will be sent the "Second Request" letter from the approved compliance/fining procedure.

MOTION PASSED.

- b. Attorney Report: Bob Kozuch reported that he went with Mike Shlasko and Duane Pilarowski to meet with Attorney Ulrich about billing policies and procedures. Mr. Ulrich will give the Association a \$500.00 billing credit. Mike Shlasko reviewed the various types of lien procedures and late notices.
- c. Lien Updates: The current aging was reviewed. Management will provide Mr. Shlasko with the lots that have been liened by the Association. The President will set up a date and time for a Board orientation with Management.
- d. Newsletter, Web, Costs Update: MOTION was made by Mike Shlasko and seconded by Charles Conant to spend \$97.00 to buy the website name "Gulfviewestates.com" along with a one year registration fee.

MOTION PASSED.

MOTION was made by Mike Shlasko and seconded by Charles Conant to hire Leontine Vandermeer through her company "Lionsites" to host and administer the website at cost of \$120.00 per year.

MOTION PASSED.

MOTION was made by Mike Shlasko and seconded by Rick Vohsberg to have Mike Shlasko add a Facebook link to the GVE website at no charge to the Association.

MOTION PASSED.

A July newsletter will be added in addition to the eight newsletters already published per year. This newsletter will only be published on the Association website and Mike Shlasko will gather content from the Board and owners.

- e. Playset: Rick Vohberg reviewed the history of the playset issue. After discussion, it was the consensus of the Board that no further action will be taken at this time.

MOTION was made by Nanette Vuolo and seconded by Bob Kozuch that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 9:10 P. M. The next meeting of the Board of Directors will be held on March 16, 2011, at 7:00 P. M.

Respectfully submitted,

James S. Kraut,
For the Secretary