

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

Present: Duane Pilarowski, President, 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.

The meeting was called to order by the President, Duane Pilarowski, at 7:25 P. M. at the offices of Keys-Caldwell, Inc., 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 February 16, 2011: MOTION was made by Nanette Vuolo and seconded by Mike Shlasko to approve the minutes of the meetings of February 16, and March 8, 2011, as presented.

MOTION PASSED.

Resignations and Appointments: MOTION was made by Duane Pilarowski and seconded by Bob Kozuch to appoint Tina Glover as chair of the Security Patrol.

MOTION PASSED.

MOTION was made by Duane Pilarowski and seconded by Nanette Vuolo to appoint Pat Comean and Jim Hendron to the Compliance Committee.

MOTION PASSED.

Correspondence and Phone Calls:

- a. Results of Driveby Inspections: Violation charts were distributed to the Board members.
- b. Other: None.

Reports of Officers.

- a. President: Duane Pilarowski reported that he will be meeting with Mary Stevens from the County to review the trimming agreement signed with Pennington Place.
- b. Vice President: Bob Kozuch reported that the orientation meeting was very helpful, that he is the street captain for McKinley Road and in charge of landscaping. He reminded the owners that the Board members are all volunteers working on behalf of the Association.
- c. Treasurer: Charles Conant reported that there are still 28 lots that have not paid their 2011 maintenance fee. They have been sent "Notice of Intent letters. The electric bill is still over budget. Management will provide Ed Kowalski with the electrical meter list for streetlights. The President will review and approve all legal bills prior to payment.
- d. Secretary: No report.

Committee Reports.

- a. Maintenance Committee: Ed Kowalski reported that 1). The fountains are running from 12:00 – 9:00 P. M. 2). The County has been called about the lamp post at the entrance to the Association that is flickering, leaning and cracking the sidewalk. 3).

- There was a problem with the waterline along Roosevelt and that some fire hydrants within the Association may not be working properly. 4). Management was instructed to send a "Thank You" letter to Elmer and Gladys Krauss for all the work they have done for the Association.
- b. Landscape Committee: Bob Kozuch reviewed his list of proposals for tree trimming, mulch and new plantings at the entrance.

MOTION was made by Bob Kozuch and seconded by Duane Pilarowski to approve the landscaping at the front entrance, as presented, at a cost not to exceed \$3,700.00.

MOTION PASSED.

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

Ed Kowalski requested that Bob Kozuch notify him at least two weeks prior to the work beginning so that he can test and inspect the irrigation system. As the trees are being trimmed and not removed, Mr. Kowalski will proceed with running the electric to the island.

- c. ARC Committee: MOTION was made by Nanette Vuolo and seconded by Mike Shlasko to approve the ARC request from 5817 Harrison Road, as presented.

MOTION PASSED.

MOTION was made by Nanette Vuolo and seconded by Bob Kozuch to deny the ARC request from 1396 Roosevelt Drive, as presented.

MOTION PASSED.

- d. Social Committee: Ruth Cress: Nanette Vuolo read her report, which is attached and made a part of these original minutes.
- e. SWCAHA: Wallace Hewitt read his report, which is attached and made a part of these original minutes.
- f. Community Relations: No report.
- g. Welcoming Committee: Sandy Tustin reported that she has been receiving up to date information from Mike Shlasko and is distributing packets to new owners. She has two new owners that she has not yet visited.
- h. Newsletter: Rose Lindenburger: The newsletter deadline is April 8<sup>th</sup>. Sandy Tustin was thanked for volunteering to fill the one remaining street captain vacancy.
- i. GVE Website: Deferred to New Business.
- j. Security: Covered.

UNFINISHED BUSINESS.

- a. EC & Rs Phase I: No further action is being taken at this time.

NEW BUSINESS:

- a. Compliance/Fining Committee: Duane Pilarowski reported that he has received numerous complaint calls and stated that the compliance letter system needs to be refined. Nanette Vuolo will meet with Management to review the current letter system and work on a "Thank you" / Acknowledgement letter to present to the Board.

MOTION was made by Mike Shlasko and seconded by Ed Kowalski that the Board create an acknowledgement letter to be sent to owners who respond to compliance letters.

MOTION PASSED.

- b. Liens: Duane Pilarowski reviewed the written collection status report.
- c. Front Entrance: Covered.
- d. Bike Path: Rick Vohsberg reported that the County has money available for the installation of bike paths if the Board is interested.
- e. Fountain Hours of Operation: Covered.
- f. Directory: Mike Shlasko reported that the on line directory is being consistently updated, the Facebook page is being used and agendas, minutes and documents are being downloaded on the website.


Public Forum: The owner of 5824 Monroe Road, Kevin Deiter, expressed his frustration with the current compliance letters and policy and volunteered to go on the next drivethru.

MOTION was made by Nanette Vuolo and seconded by Charles Conant that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 9:40 P. M. The next meeting of the Board of Directors will be held on April 20, 2011, at 7:00 P. M.

Respectfully submitted,

  
James S. Kraut,  
For the Secretary

To: Duane Pilarowski, President

I apologize for not bringing my report in person to the Board Meeting tonight but I have Acute(no, not so cute) Broncittis(?) and the doctor told me not to spread it around.

Our luncheons and dinners are going along just fine, thanks to the ladies who have volunteered to help each month.

Our March luncheon was held at Beckhams and almost 2 dozen women had a lovely lunch.

Dinner will be at the Saltwater cafe and please call Linda Sussman if anyone would like to join for an enjoyable evening.

For information - Gail Saunders will be hostess for April's lunch and dinner. Please call her if you would like to join us.


ROMEO's will be going to breakfast at Denney's on 41 at 9:30am on Thursday, March 17th. He hopes several of you will join him.

The ROMEOs will be going to Bob Evans on 41 on April 21st at 9:30am. Call Bill Cress if you want to join them.

I hope all our Snow Birds are settled in and having a great time in Paradise. Let us know if you need anything and we will try our best to help you.

I hope everyone is having a great life here in beautiful Venice. So remember live, don't just exist and treat everyday as a Present cause it is!

Respectfully Submitted

A handwritten signature in cursive script that reads "Ruth Cress". The signature is written in black ink and is positioned below the typed name "Ruth Cress".

Jimi

## Alliance Meeting 3-3-11

Speaker - Erick Phelps - Chairman of the  
Englewood Center for Sustainability,

Covered several of the areas in which they are active.  
As in all areas they are looking for volunteers

→ Attached list

Meeting was held in the rebuilt octagonal building  
by Bushman Airport - It's worth a ride  
to visit and review the meeting Room + Park

Covered the Jackson Lab project

Jon Thaxton will run again for Commissioner

17<sup>th</sup> at Green Lake church a meeting will be held  
to review the crime in Englewood area.

April meeting at Park Forest - April 3<sup>rd</sup>

# Help us get our act together!

You may have heard about the *ENGLEWOOD CENTER FOR SUSTAINABILITY* (ECS) and wondered what that's all about.

Part of the answer is that ECS is a new community organization that is locating at the Deltecs at Buchan Airport Community Park.

A bigger part of the answer could be YOU helping the ECS become a fabulous asset to the community.

*A place to learn what sustainability means  
to our planet  
to the community  
to ourselves....*

Whether your interest is in the **natural, social, economic** or **built** environment,

## **ECS needs YOU to help us get it together.**

The Center has formed a Steering Committee to undertake long range planning for the Center and needs help in the following areas:

- **Program Committee** – Plan criteria & solicit projects & programs.
- **Fundraising and Events** – Develop fundraising plans & organize events.
- **PR and Outreach** – Publicize Center to community & potential partners.
- **Facilities** – Maintain & manage the Center buildings & grounds (working with Sarasota County Parks and Recreation).
- **Garden** – Plan & undertake a community garden & other landscape projects.
- **Others – Bring us your ideas!**

### ***THERE'S MORE INFORMATION ON THE BACK OF THIS PAGE***

Offer to volunteer at [info@englewoodcenterforsustainability.org](mailto:info@englewoodcenterforsustainability.org) or fill out and tear off the form below.

Leave it at the ECS event table or mail to address on back:

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Volunteer Name: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

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

Area of Interest: \_\_\_\_\_

For **Gulf View Estates Owners Assoc**  
**c/o Keys Caldwell Prop Mgt**  
**1162 Indian Hills Blvd**  
**Venice, FL**  
**34293 941-408-8293**

MAR 16 2011

<b>Crime</b> Employee Dishonesty Blanket	25,000	Old Republic Group	OCB512770	08/31/10	08/31/11
<b>General Liability</b> Occurrence General Aggregate Products/Completed Oper. Aggr. Personal & Advertising Injury Each Occurrence Damage to Rented Premises Medical Expense (Any One Person)	2,000,000 2,000,000 1,000,000 1,000,000 1,000,000 10,000	American States Insurance Co	01CH716358-4	02/01/11	02/01/12
Other Coverages, Restrictions, And/Or Endorsements Employment Practices Liab \$10,000 aggregate/claim					
Location 001 Building 001 Clubs,Civic-Service-Social Class Code: 41669 Premium Basis: 245 (U) Unit - Per Unit					
<b>Commercial Application</b>		American States Insurance Co	01CH716358-4	02/01/11	02/01/12
<b>Other Named Insured</b>	Association, Inc.				
<b>Premises</b>					
Premise 001 Building 001 State Hwy 776 Gulfview Estates Venice, FL 34293	Nature of Business: Residential Homeowner Association No Bldgs, Playgrounds or Rec. Facilities Homes range in value from \$110,000 to \$170,000 3 small ponds,decorative				
<b>Business Auto</b>		American States Insurance Co	01CH716358-4	02/01/11	02/01/12



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<b>Business Auto (Continued)</b>						
Liability						
CSL	1,000,000					
Hired Autos						
Non-Owned Autos						
<b>General Liability</b>		United States Liability Ins Co	CAP1017881	10/12/10	10/12/11	
Directors & Officers						
General Aggregate	1,000,000					
Each Occurrence	1,000,000					
Per Claim						
Other Deductible Deductible	2,500					
Other Coverages, Restrictions, And/Or Endorsements						
FULL PRIOR ACTS COVERAGE						
<b>Commercial Application</b>		United States Liability Ins Co	CAP1017881	10/12/10	10/12/11	
<b>Umbrella</b>		American States Insurance Co	01SU41104230	02/01/11	02/01/12	
Liability Limit Each Occurence	1,000,000					
Aggregate	1,000,000					
Retained Limit	10,000					
Underlying Insurance						
Automotive Liability		Am States- H-NO	01CH716358-2	02/01/11	02/01/12	
Combined Single Limit	1,000,000					
General Liability		First National	01CH716358-2	02/01/11	02/01/12	
Each Occurrence	2,000,000					
General Aggregate	2,000,000					
Products & Comp Ops	1,000,000					
Personal & Adv Injury	1,000,000					
Damage to Rented Premises	1,000,000					
Medical Expense	10,000					
Employer Liability		N/A				
<b>Commercial Application</b>		American States Insurance Co	01SU41104230	02/01/11	02/01/12	



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<p><b>Commercial Application (Continued)</b></p> <p><b>Other Named Insured</b></p> <p>Association, Inc.</p> <p><b>Premises</b></p> <p>Premise 001 Building 001 State Hwy 776 Gulfview Estates Venice, FL 34293</p> <p>Nature of Business: Residential Homeowner Association No Bldgs, Playgrounds or Rec. Facilities Homes range in value from \$110,000 to \$170,000 3 small ponds,decorative</p>					