

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
GULF VIEW ESTATES OWNERS ASSOCIATION, INC.
WEDNESDAY, APRIL 20, 2011
7:00 P.M.**

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

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.

Reading and Approval of Minutes of March 16, 2011: MOTION was made by Mike Shlasko and seconded by Nanette Vuolo to approve the minutes of the meetings of March 16, 2011, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Correspondence and Phone Calls:

- a. Results of Driveby Inspections: Violation charts were distributed to the Board members. Nanette Vuolo reported that 54 letters were sent in March with 14 responses received, including one fax and one apology letter sent. For April 29 letters were sent and five lots were put on the watch list. All responses except for two have been positive. Bob Kozuch will be contacted to schedule the cutting of any abandoned lots.
- b. Other: There has been a lot of Board member discussion regarding enforcement via e-mail, which will be addressed later on the agenda.

Reports of Officers.

- a. President: Duane Pilarowski thanked owners for their best wishes during his recent car crash and health problems. Management was instructed to contact the developer of Pennington Place concerning the cutting along the lake shoreline.
- b. Vice President: Bob Kozuch reported that the Board is doing a good job and even though there are some minor disagreements, they are working well together. He has responded to complaints from owners and the Sheriff was called regarding the unregistered vehicles at 1300 Roosevelt Drive.
- c. Treasurer: Charles Conant reported that the Association is in good shape even though the electric and landscape line items are over budget. There are 10 lots in bankruptcy or foreclosure.

MOTION was made by Charles Conant and seconded by Mike Shlasko to send a certified letter to the owners of Lots # 129, 251 and 665, informing them that if they do not pay their past due maintenance fees, penalties and interest within 14 days of receipt of the certified letter, they will be assessed a fine of \$100.00 per day until all money owed is paid in full.

MOTION PASSED.

MOTION was made by Charles Conant and seconded by Mike Shlasko to authorize the President and Treasurer to invest reserve funds in CDs at the bank and interest rate that they feel is the best for the Association.

MOTION PASSED.

- d. Secretary: The compliance letter format will be reviewed under Unfinished Business.

Committee Reports.

- a. Maintenance Committee: Ed Kowalski reported that 1). He has written a letter to the County concerning the street light that is not working at the entrance to the Association along 776. 2). The fire hydrants within the Association are tested by the water department. 3). The question was again raised as to why the Association pays for the electricity for the lights within the Association when these are County roads. 4) Both the lake and fountain contractors are submitting work orders as requested. 5). The costs for electricity will be higher because the new plants at the front entrance need to be watered.

The President was excused at 7:56 P. M.

- b. Landscape Committee: Bob Kozuch reported 1). That the seven palms at the front entrance were trimmed at a cost of \$245.00. 2). The irrigation needs to be extended along the North wall in order for grass to grow. 3). The electrical service for the island still needs to be installed. 4). The private lots currently being mowed, are 1452 Roosevelt, 5864 Taylor, and 5831 Wilson.
- c. ARC Committee: MOTION was made by Nanette Vuolo and seconded by Ed Kowalski to approve the ARC request from 5831 McKinley for front screen doors, as presented.

MOTION PASSED.

MOTION was made by Nanette Vuolo and seconded by Charles Conant to deny the ARC request from 1396 Roosevelt Drive, for an arbor and lamp post, as presented.

MOTION PASSED.

MOTION was made by Nanette Vuolo and seconded by Charles Conant to send a letter to the owners of 1300 Roosevelt Drive requesting that work on the structure stop immediately and that a detailed ARC request form be submitted and approved before any additional work is done.

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 was not in attendance and no report was submitted.
- f. Community Relations: To be removed from the Agenda.
- g. Welcoming Committee: Sandy Tustin: Nanette Vuolo reported that she has added website information to the Welcome letter.
- h. Newsletter: Rose Lindenburger was not in attendance: Mike Shlasko reported that the last newsletter was distributed by the Block captains and posted on the website.

i. GVE Website: 1). Mike Shlasko reported that the website is being updated daily, with the agenda and the newsletter included. 2). Mr. Shlasko intends to ask all owners if they want an e-mailed or hard copy. There will be one electronic newsletter sent out in the summer. 3). The database for the directory is being maintained but because of
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the changes to Chapter 720, will wait for the legislature to determine what can be provided or asked for.

j. Security: Information has been given to the new Chair. It was recommended that random patrols be done so a set pattern is not established.

UNFINISHED BUSINESS.

a. Compliance/Letter Review/E-mails/Sign HOA: The proposed changes to the letter format will be discussed by the Board at another meeting yet to be scheduled and will be kept on the agenda for next month. . EC & Rs Phase I: No further action is being taken at this time.

NEW BUSINESS:

- a. New Owners/EC&R's: New owners need Association information and the Association needs the contact information of the new owners. Street Captains traditionally call in the new names and will continue by giving the information to Mike Shlasko. A new Street Captain Coordinator is needed.
- b. No Anything Signs: The Board discussed the "No Parking" signs along Pierce Road.
- c. Front Entrance Updates: Covered.
- d. Lot Mowing/Notices/Charges: Covered.

Public Forum: 1). An owner related his problem with a neighbors oak tree. 2). People in a pickup truck are coming in to the Association and taking the aluminum cans out of the recycling bins.3). An ARP "Real Social Network" was given to the Board. "Neighbors Helping Neighbors" program was also mentioned. 4). There was a question if three different lots are in foreclosure. Management will follow up and report back to the Board.

MOTION was made by Mike Shlasko and seconded by Charles Conant that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 9:01 P. M. The next meeting of the Board of Directors will be held on May 18, 2011, at 7:00 P. M.

Respectfully submitted,

James S. Kraut,
For the Secretary