

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
GULF VIEW ESTATES OWNERS ASSOCIATION, INC.
WEDNESDAY, MAY 18, 2011
7:00 P.M.**

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

The meeting was called to order by the President, Duane Pilarowski, at 7:03P. 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 April 20, 2011: MOTION was made by Nanette Vuolo and seconded by Rick Vohsberg to approve the minutes of the meeting of April 20, 2011, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Correspondence and Phone Calls:

- a. Results of Driveby Inspections: The most recent violation chart was distributed to the Board members. Approximately 30 letters were sent. The word "watch" has been added to the chart so that lots can be noted for tracking purposes, without sending a compliance letter.
- b. Other: None.

Reports of Officers.

- a. President: Duane Pilarowski reported that he has contacted the County about the unauthorized cutting along the lake shoreline, by the builder and owners at Pennington Place. Management was instructed to provide information on and a time table for the repair of the Pennington Place fountains that were damaged by vandals.
- b. Vice President: Bob Kozuch reported that there has been vandalism in the neighborhood.
- c. Treasurer: Duane Pilarowski reported that the Association is over budget in the electric and landscape line items, but since this budget was approved and provided by the previous Board, this Board must make the best of it. The bankruptcy and foreclosure list was distributed to all Board members.

MOTION was made by Duane Pilarowski and seconded by Bob Kozuch to deny the request by the owner of Lot # 665 to remove or reduce the attorney's fees, for the delinquent payment of their past due maintenance fees, penalties and interest.

MOTION PASSED.

- d. Secretary: No report.

Committee Reports.

- a. Maintenance Committee: Ed Kowalski reported that 1). Irrigation and sod has been
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- planted at the bus stop. 2). The irrigation along the front wall is working well. 3). The lake contractor has applied chemical treatment and delivered work sheets to his door.
- b. Landscape Committee: Bob Kozuch reported that 1). the irrigation in the grass area at the South end of the entry wall is working and topsoil and seed have been added. 2). The North end irrigation only covers about 1/3rd of the grass area. The estimate to irrigate the area is approximately \$2,600.00 and will be discussed in September. 3). 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 Mike Schlasko to approve the ARC request from 5823 Monroe for a satellite dish, as presented.

MOTION PASSED.

- d. Social Committee: Ruth Cress reported that there are owners in the Association that do not have close neighbors during the summer months. She suggested that other owners contact them periodically to make sure they are ok, with the names of the owners to be contacted, possibly being provided by the Block Captains.
- e. SWCAHA: Wallace Hewitt read his report, which is attached and made a part of these original minutes.
- f. Welcoming Committee: Sandy Tustin: No report.
- g. Newsletter: Rose Lindenburger reported that she will produce a newsletter in July only if the articles are submitted to her in a timely manner. This newsletter would only be an online edition.
- h. GVE Website: 1). Mike Shlasko reported that the website continues to be updated and encouraged owners to use it and Facebook more. 2). Chapter 720 precludes the Association from publishing a directory with anything more than name, address and Lot #. There is hope that the Governor will allow e-mails and telephone numbers in July. 3). Management will provide a copy of the "permission slip" drafted for updating the directory.
- i. Security: Tina Glover reported that 1). Only a handful of people have volunteered to serve on the Committee. 2). Ms. Glover requested that a locked trunk be set up at the mailbox/bulletin board central location to hold all the security equipment. There will be a meeting in the next few weeks to discuss this issue further. 3). Bob Kozuch suggested that the Board and Committee look at putting in a camera or cameras at the entrance to help identify trespassers. 4). Any owner that sees a possible security issue is encouraged to call the police and the security chair. 5). The Sheriff recommended that the security drive arounds be conducted at random times. 6). Ms. Glover is

looking into obtaining a “No Trespass Order” for the entire development.

UNFINISHED BUSINESS.

- a. Compliance Letter Review: The changes to the letter format have been discussed and approved and will be used in all future compliance letters. Owners requested that letters be more specific as to the type and location of the violation. The President stated that any owner is permitted to go on the monthly drivethru.

NEW BUSINESS:

- a. Association Updates: None.

Public Forum: None.

MOTION was made by Mike Shlasko and seconded by Nanette Vuolo that the meeting be adjourned.

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MOTION PASSED.

The meeting was adjourned at 8:31 P. M. The next meeting of the Board of Directors will be held on September 21, 2011, at 7:00 P. M.

Respectfully submitted,

James S. Kraut,
For the Secretary