

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
GULF VIEW ESTATES OWNERS ASSOCIATION, INC.
WEDNESDAY, SEPTEMBER 21, 2011
7:00 P.M.**

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

The meeting was called to order by the President, Duane Pilarowski, at 7:02P. 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 May 18, and August 24, 2011: MOTION was made by Charles Conant and seconded by Rick Vohsberg to approve the minutes of the meetings of May 18, and August 24, 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. Twenty-eight letters were sent. Two lots have been referred to the Compliance Committee.
- b. Other: The President reported that the County will no longer treat pools and spas at abandoned homes. Mike Shlasko responded to a letter from the new owners of 1444 Roosevelt.

Reports of Officers.

- a. President: Deferred.
- b. Vice President: No report.
- c. Treasurer: Charles Conant reported that the Association is in good shape and that he is renewing the 3- month CD for 24 months at a higher interest rate and one time free withdrawal without penalty. Duane Pilarowski is still investigating as to why the Association has to pay for the operation of the streetlights within the Association, when the County owns the road.
- d. Secretary: No report.

Committee Reports.

- a. Maintenance Committee: No report.
- b. Landscape Committee: No report.
- c. ARC Committee: An ARC request form for the removal of an oak tree, was submitted by the owner of 5840 Cleveland Road. The Board does not have an issue with the tree but the owner was advised in writing that he should contact the County for inspection and possible approval.
- d. Social Committee: No report.
- e. SWCAHA: No report.
- f. Welcoming Committee: Sandy Tustin reported that she has visited all the new owners on the list provided by Mike Shlasko and has visited 10 new homeowners since January 1, 2011. She feels that all the owners are working hard on their properties to make them look nice.

- g. Newsletter: Rose Lindenburger will return tomorrow and will work on an October newsletter.
- h. GVE Website: Mike Shlasko reported that the website is working well and he is keeping it simple. The directory is posted on the website without telephone, fax or e-mail addresses. The website password is "GVE". There are pages for all Association committees and committee chairs are encouraged to provide information and updates about their committees.
- i. Security: The President reported that Tina Glover is becoming discouraged with the lack of response to her requests for volunteers. He will put an article about the need for security patrol volunteers in the newspaper.

UNFINISHED BUSINESS.

- a. Article 20D Update: The President reviewed the Association attorney's opinion letter regarding ownership of drainage swales and culverts, which states that the Association is not responsible for maintenance and repair.

MOTION was made by Mike Shlasko and seconded by Charles Conant to have the Association's attorney rewrite Article 20D to reflect his opinion letter.

MOTION PASSED.

Mike Shlasko advised owners with problems with their drainage system to call 311 to report the problem and open a maintenance repair order with the County. This information will be posted on the website.

NEW BUSINESS:

- a. 2012 Budget: The meeting for budget preparation will be tentatively scheduled for October 7 or October 11 in the afternoon.
- b. Security Volunteers: Covered.
- c. GVE Directory: Mike Shlasko distributed the proposed directory authorization form for review.

MOTION was made by Charles Conant and seconded by Rick Vohsberg to mail the revised directory authorization form with the annual meeting packet, put it on the website and included it in the newsletter.

MOTION PASSED.

- d. Front Entrance Electricity: The President reported that Looney Electric will install two new circuits in the center median at a cost of \$1,525.00.
- e. Newsletter: Covered.
- f. Block Captains and Chairpersons: The President reported that we need new block captains and block chairs. Dolly Lewis volunteered to help.
- g. Front Entrance Pressure Tank: The President reported that the pressure tank at the entrance is rusting. Management was instructed to obtain pricing for new metal and fiberglass tanks.

Public Forum: The owners of 1456 Roosevelt stated that they were offended by the compliance letter they received and that the Board should be more neighborly. A discussion was raised about changing the tone of the letter or making telephone calls or knocking on doors. A complaint was raised about the apparent lack of Board action regarding 1452 Roosevelt. The President responded with the actions taken by the Board including contacting the Sheriff's Department.

MOTION was made by Charles Conant and seconded by Rick Vohsberg that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 8:41 P. M. The next meeting of the Board of Directors will be held on October 19, 2011, at 7:00 P. M.

Respectfully submitted,

James S. Kraut,
For the Secretary