

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
GULF VIEW ESTATES OWNERS ASSOCIATION, INC.  
WEDNESDAY, OCTOBER 19, 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 7:00 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.

Public Forum: No owners comments.

Reading and Approval of Minutes of September 21, 2011: MOTION was made by Bob Kozuch and seconded by Mike Shlasko to approve the minutes of the meeting of September 21, 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-three letters were sent. Management will verify the mailing address for Lot # 315.
- b. Other: None.

Reports of Officers.

- a. President: Deferred.
- b. Vice President: The newsletter this month was great; sorry to hear about the vandalism.
- c. Treasurer: Deferred.
- d. Secretary: No report.

Committee Reports.

- a. Maintenance Committee: Ed Kowalski reported that they are working on the lights up front.
- b. Landscape Committee: Bob Kozuch reported that the palm trees have been trimmed and new seasonal flowers will be planted in the front median for fall.
- c. ARC Committee: Nanette Vuolo reported that no new ARC requests have been submitted.
- d. Social Committee: No report.
- e. SWCAHA: No report.
- f. Welcoming Committee: No report.
- g. Newsletter: Rose Lindenburger reported that the October newsletter has been distributed and the deadline to submit articles for the November publication is November 7.
- h. GVE Website: Mike Shlasko reported that the website is being updated regularly and needs more content. Committee chairs are encouraged to provide information about their committees; advertising for resident's businesses will be accepted.
- i. Security: No report.

- j. Nominating Committee: No report.

**UNFINISHED BUSINESS.**

- a. Article 20D Update: The President distributed a copy of and reviewed the attorney prepared amended Articles 20 C & D.

MOTION was made by Duane Pilarowski and seconded by Nanette Vuolo to have the Association attorney prepare the cover letter and proxy voting form for the proposed amended Articles 20C and 20 D, and to then include them in the annual meeting packet so that they can be voted on by the owners at the annual meeting.

**MOTION PASSED.**

- b. 2012 Budget: MOTION was made by Duane Pilarowski and seconded by Bob Kozuch to submit the proposed 2012 budget to the ownership for a vote at the annual meeting.

**MOTION PASSED.**

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

- c. Front Entrance Electricity: Duane Pilarowski reported that the new outlets have been installed at the front entrance but wiring for the up lighting for the palm trees may have been damaged during installation. Looney Electric will not be paid until they can locate and repair the problem.
- d. Front Entrance Pressure Tank: Duane Pilarowski reported that the existing tank will be repaired by Ed Kowalski.

**NEW BUSINESS:**

- a. PayPal: Mike Shlasko reviewed the possible benefits of using PayPal to pay Association maintenance fees. He stated that it can be installed on the Association website quickly and securely and will be an easy and familiar way for owners to pay their maintenance fees.

MOTION was made by Mike Shlasko and seconded by Charles Conant to approve the installation of PayPal on to the Association website for owners use to pay their annual maintenance fees, with the service to begin on January 1, 2012.

**MOTION PASSED.**

- b. Vandalism: Ed Kowalski reported that people are driving their cars at high speeds through the neighborhood at night.
- c. Christmas Light Volunteers: In place.
- d. Amendments for 2012: Covered.
- e. Enforcement of EC & R's: This topic will be deferred until January 2012.
- f. Block Chairperson: No permanent replacement has stepped forward.

MOTION was made by Ed Kowalski and seconded by Mike Shlasko 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 November 16, 2011, at 7:00 P. M.

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Respectfully submitted,

James S. Kraut,  
For the Secretary