

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

Present: Duane Pilarowski, President, Bob Kozuch, Vice-President, Charles Conant, Treasurer, Nanette Vuolo, Secretary, Ed Kowalski, and Rick Vohsberg, Directors, Jim Kraut for Management and owners in the audience.
Absent: Mike Shlasko, 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 October 19, and November 7, 2011: MOTION was made by Nanette Vuolo and seconded by Bob Kozuch to approve the minutes of the meeting of October 19, 2011, as presented.
MOTION PASSED.

MOTION was made by Nanette Vuolo and seconded by Bob Kozuch to approve the minutes of the meeting of November 7, 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. Five letters were sent to the owners. Five letters are pending notification from the Compliance Committee.
- b. Other: None.

Reports of Officers.

- a. President: Deferred.
- b. Vice President: Bob Kozuch reviewed 1). The purpose of the Compliance Committee. 2). The "No parking" signs along Pierce Road. 3). The legal issue over drainage. 4). The purpose and content of the GVE website. 5). The progress on the GVE directory. 6). The new electric installed at the entrance. 7). Compliance issues. 8). The dues should remain the same next year. 9). Wished everyone a Happy Thanksgiving.
- c. Treasurer: Charles Conant reported that the Association is approximately \$7,000.00 under budget. The latest foreclosure/collection list is attached and made a part of these original minutes.
- d. Secretary: No report.

Public Forum: 1). Richard Delco volunteered to and will paint the Association security box and bulletin board. 2). The mailbox at the corner of Monroe and Pierce needs to be replaced. 3). Phase # I needs to be repaved. 4). Owners can advertise their business on the Association website.

Committee Reports.

- a. Maintenance Committee: Ed Kowalski reported that 1). The decorative lights are up and running. 2). The new flag is flying. 3). The irrigation system is up and running,

but the misters on the South end of the South wall need to be replaced. 4). When the Christmas lights are up and running, certain areas of the irrigation system will need to be turned off or the breakers will trip.5). The letters at the entrance need to be repainted. 6). The expansion tank on the well will be replaced.

- b. Landscape Committee: Bob Kozuch reported that 1). The landscaping looks good. 2). Certain areas will need to be hand watered because of the Christmas lights.3). The Washingtonian Palms on the entry island will be trimmed next year. gThe 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 1306 Roosevelt will be painted soon.

MOTION was made by Nanette Vuolo and seconded by Rick Vohsberg to approve the request from the owners of 5873 Madison to install a new propane pool heater tank.

MOTION PASSED.

MOTION was made by Bob Kozuch and seconded by Nanette Vuolo to approve the request from the owners of 5873 Madison to install landscape timbers.

MOTION PASSED.

- d. Social Committee: No report.
- e. SWCAHA: No report.
- f. Welcoming Committee: No report.
- g. Newsletter: Linda Sussman will be filling in for Rose Lindenburger. Please submit articles for the December publication as soon as possible.
- h. GVE Website: No report.
- i. Security: Tina Glover dropped off her report, which stated that there was no criminal activity reported within the Association in August or September, but that there were eight reported incidents reported to the Sheriff's office in October. The police reports for these three months are attached and made a part of these original minutes. Security Patrol volunteers are needed for December and January.
- j. Nominating Committee: Dolly Lewis reported that the list has been submitted to the Board and mailed out in the annual meeting package.

The President expressed regret that so few committee chairpersons have been present at our monthly meetings. The Vice President suggested that we request that each committee either send a report to be read into the minutes or a representative to do so.

UNFINISHED BUSINESS.

- a. Annual Meeting: The annual meeting will be held on December 7, at 7:00 P. M., at the Venice Gardens Community Center. Volunteers are needed to serve refreshments. President distributed a copy of and reviewed the attorney prepared amended Articles.
- b. 2012 Budget: Covered.

NEW BUSINESS:

- a. Street Lights: The President is investigating ownership and charges for the streetlights and electricity to run them.
- b. Website vs. Newsletter costs: It was the consensus of the Board to discuss this topic further when Mike Shlasko is present.
- c. Homeowners Payments: MOTION was made by Charles Conant and seconded by Bob Kozuch to have the Association attorney contact the owner of Lot # 492 and

present an offer of a written payment plan of \$200.00 per month plus legal expenses for all past due maintenance fees with the understanding that the January 2012, annual maintenance fee would be paid on time. Any default on this agreement by the owner of Lot # 492, would lead to immediate foreclosure of the property.

MOTION PASSED.

MOTION was made by Charles Conant and seconded by Ed Kowalski that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 8:46 P. M. The next meeting of the Board of Directors will be the Annual Meeting on December 7, 2011, at 7:00 P. M.

Respectfully submitted,

James S. Kraut,
For the Secretary