

**MINUTES OF THE ANNUAL ELECTION AND MEMBERSHIP MEETING
GULF VIEW ESTATES OWNERS ASSOCIATION, INC.
WEDNESDAY, DECEMBER 7, 2011
7:00 P. M.**

The meeting was called to order by the President, Duane Pilarowski, at 7:18 P. M. at the Venice Gardens Civic Community Center, 406 Shamrock Blvd. A quorum was announced with 59 proxies and 46 lots present for a total of 105 lots represented. Proof of Notice of Meeting was submitted. Present from Management were Jim Kraut and Jackie Wood.

Reading and Approval of Minutes of Previous Annual Meeting, December 15, 2010: MOTION was made by Bob Kozuch and duly seconded to waive the reading of and to approve the minutes of the Annual Meeting of December 15, 2010, as presented.

MOTION UNANIMOUSLY PASSED.

The names of the Inspectors of Election and volunteers signing owners in were announced to be Bob Booth, Wayne Vuolo, Jerry Iwanski, Shirley Iwanski, Tom McConnell, Wallace Hewett, Tom Myers, Sue Myers and Earle Legge.

Duane Pilarowski asked that new owners stand and be recognized.

Duane Pilarowski reviewed the recent events regarding the electrical issues on the entrance island. Currently, the Christmas lights and irrigation are co-existing.

Duane Pilarowski introduced the current Board of Directors.

ELECTION OF DIRECTORS

Dolly Lewis introduced the candidates to be Duane Pilarowski and Mike Shlasko for a two-year term each; Ed Kowalski, Bob Kozuch and Linda Sussman for a one-year term each.

Nominations from the floor: None.

Motion to Close Nominations: MOTION was made by Andrea Shlasko and seconded by Don Sussman to close nominations from the floor.

MOTION UNANIMOUSLY PASSED.

Vote by Paper Ballot: The ballots were counted.

TREASURER'S REPORT: Charles Conant reviewed the preliminary year-end financial report; 81% of the operating budget has been spent year to date; eight lot owners are delinquent in the fees, 7 of the 8 owners are in bank foreclosure.

REPORTS OF OFFICERS AND COMMITTEES

Landscaping: Bob Kozuch thanked the owners present for keeping up their properties and following the EC&R's. The landscaping projects went a little over budget; dead bushes and shrubs

have been replaced, the common area palm trees were trimmed and mulch was laid in the common areas.

Website: Mike Shlasko reported that 130 of the authorization forms have been submitted, prior to today there were only 80. One-hundred and thirty forms do not justify producing a directory. Mr. Shlasko asked owners to visit the website and asked that the authorization form be completed and submitted.

ARC: Nanette Vuolo reported that she reviews outgoing correspondence and works with the Compliance Committee. Mrs. Vuolo stated that she really enjoys getting to know the people in the community and working with them. She thanked all the volunteers, including the Board members.

UNFINISHED BUSINESS

The entrance island will need to be addressed at some point. The palm trees cannot be removed without pulling up all the electricity and irrigation. The next Board will look at the possible bank erosion problem. The Pennington Place fountains have been repaired at no cost to Gulf View Estates.

The meeting was temporarily adjourned at 8:19 P. M.
The meeting was reconvened at 8:58 P. M.

NEW BUSINESS

Approval of Proposed 2012 Operating Budget of \$200.00 per unit per year.

YES 90 NO 3 PASSED.

Security Patrol: Do you want a security patrol?

YES 66 NO 9 The Board will continue to encourage a Security Patrol.

Amend Article 20 Sections (C) and (D):

YES 95 NO 9 PASSED.

The Security Committee Chair, Tina Glover, addressed the members explaining the responsibility of being a member of the Patrol and asked for volunteers.

Duane Pilarowski and Mike Shlasko were elected for two-year terms each; Ed Kowalski, Bob Kozuch and Linda Sussman were elected for a one-year terms each.

Announcements: Duane Pilarowski thanked the volunteers who made the cookies.

MOTION was made by Shirley Iwanski and seconded by Dolly Lewis that the meeting be adjourned.

MOTION UNANIMOUSLY PASSED.

The meeting was adjourned at 9:05 P. M.

Respectfully submitted,

Jacalyn K. Wood
For the Secretary