

**NOTICE  
MEETING  
BOARD OF DIRECTORS  
GULF VIEW ESTATES OWNERS ASSOCIATION, INC.  
WEDNESDAY, JANUARY 18, 2012  
AT WOODMERE PARK  
7:00 P. M.  
AGENDA**

1. Call Meeting to Order.
2. Proof of Notice of Meeting and Establishment of a Quorum.
3. Reading and Approval of Minutes of the Board meeting of November 16, and the Organizational meeting of December 7, 2011.
4. Resignations and Appointments.
5. Correspondence and Communications.
  - a. Results of Driveby Inspections.
  - b. Other.
6. Report of Officers.
  - a. President.
  - b. Vice President.
  - c. Treasurer.
  - d. Secretary.
7. Committee Reports.
  - a. Maintenance Committee. (Ed Kowalski)
  - b. Landscape Committee. (Bob Kozuch)
  - c. ARC Committee.
  - d. Social Committee. (Ruth Cress)
  - e. SWCAHA: (W. Hewett).
  - f. Welcoming Committee. (Sandy Tustin)
  - g. Newsletter: (Rose Lindenburger).
  - h. Website/Community Relations. (Mike Shlasko)
  - i. Security. (Tina Glover)
  - j. Nominating Committee. (Dolly Lewis)
8. Unfinished Business:
  - a. Nov 16, 2011, meeting Duane Pilarowski to check with S.County about Street light bills.
  - b. Nov 7, 2011, meeting follow up, Engineering Assessment of Wall.
9. New Business.
  - a. Rental Agreements
  - b. Compliance Committee Status
10. Public Forum.
11. Adjournment.

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
GULF VIEW ESTATES OWNERS ASSOCIATION, INC.  
WEDNESDAY, JANUARY 18, 2012  
7:00 P.M.**

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

The meeting was called to order by the President, Nanette Vuolo, at 7:06 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 Previous Minutes: MOTION was made by Mike Shlasko and seconded by Bob Kozuch to approve the minutes of the Board meeting of November 16, and the Organizational meeting of December 7, 2011, as presented.

MOTION PASSED.

Resignations and Appointments: Jim Herndon and Jim Morris have resigned from the Compliance Committee. Rick Delco has volunteered to serve on and be Chair of the Compliance Committee.

Correspondence and Phone Calls:

- a. Results of Driveby Inspections: The most recent violation chart was distributed to the Board members. Six letters were sent to the owners.
- b. Other: A letter was read from the owner of 5856 McKinley Road requesting to park along Pierce Road for a party. The Board agreed to the request and the President informed the owner by e-mail.

Reports of Officers.

- a. President: Deferred.
- b. Vice President: Mike Shlasko thanked Nanette Vuolo for serving as President.
- c. Treasurer: Mike Shlasko reviewed the preliminary year-end financials reporting a net income of \$966.00. As of today, there is approximately \$20,000.00 in past due maintenance fees for 2012. The latest foreclosure/collection list is attached and made a part of these original minutes.
- d. Secretary: Linda Sussman stated that she was happy to be on the Board.

Committee Reports.

- a. Maintenance Committee: Ed Kowalski reported that 1). Irrigation and uplighting has been restored to the center island.2). Two new outlets have been installed at the ends of the walls. 3). A sprinkler head along 776 has been repaired; other irrigation issues have also been addressed as they break. 4). Management will contact the lake and fountain companies to remind them to take service tickets to Ed Kowalski. The decorative lights are up and running. 2). The new flag is flying. 3). The irrigation system is up and running.
- b. Landscape Committee: Bob Kozuch reported that 1). Some plants were lost along the South wall. The Blue Plumbago will be removed and replaced with other shrubs. 2). Flowers will be added to the front entrance after the weather warms up. Mr. Kozuch will go with the landscape contractor to select the flowers. 3). The Washingtonia Palms at the center island will be trimmed in the next few weeks.

- c. ARC Committee: Nanette Vuolo reported that she has approved the request from 5833 Madison Road.
- d. Social Committee: Next week's dinner is planned for Bonefish Grill but there may not be sufficient seating. The signs advertising the garage sale have been brought out of storage. The garage sale will be held on February 4.
- e. SWCAHA: Wallace Hewett read his report, which is attached and made a part of these original minutes. The renovation of the Manasota Beach Pavilion is ongoing.
- f. Welcoming Committee: One home was sold in January.
- g. Newsletter: Rose Lindenburger requested that articles be submitted by January 25, so there would be time to advertise the community garage sale.
- h. GVE Website: Mike Shlasko reported that the website is being kept up-to-date and that both Association directories are located there. The website and Facebook pages have been updated with the garage sale information and have a classified area for owners to use. Mr. Shlasko gave away a GVE bumper sticker for an owner to put on their car.
- i. Security: More volunteers are needed.
- j. Nominating Committee: To be removed from the agenda.

Committee chairpersons will be contacted before the monthly meetings to remind them to either attend the meeting or provide a written report that can be read.

#### UNFINISHED BUSINESS.

- a. Street Lights: Duane Pilarowski will report on the street light ownership and repair responsibility at the February meeting.
- b. Engineering Assessment of the Wall: Nanette Vuolo, Mike Shlasko and Ed Kowalski inspected the wall and feel that no engineering study is needed. Management will contact Deniken Painting to ask if they will return and inspect the quality of the paint application.

#### NEW BUSINESS:

- a. Rental Agreements: Mike Shlasko and Bob Kozuch will work together to produce a new draft application based upon the samples provided. The Q & A for renting that the Board placed in the December newsletter provided only 28 responses.
- b. Compliance Committee Status: Covered.

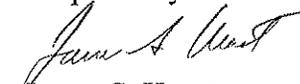
Public Forum: There are two or three alligators in the lakes.

MOTION was made by Linda Sussman and seconded by Mike Shlasko that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 8:20 P. M. The next meeting of the Board of Directors will be held on February 15, 2012, at 7:00 P. M. at Woodmere Park.

Respectfully submitted,

  
James S. Kraut,  
For the Secretary

read  
1/18/12

Alliance Meeting 1-5-12

Speaker Jon Thastor - Subject "State of the County"  
Jon is now our Commissioner (district 5)

Covered - Capital Improvement Projects  
Storm H<sub>2</sub>O improvement - in Spring  
Manassas beach project  
Boardwalk - boat Ramp - Rest rooms  
Traffic System - coordinated light  
Mostly in the North part of county  
Controversy over County Administration  
Introduced new commissioner  
Christen Robinson  
Nora Peterson has 3 yrs to go &  
will not seek reelection

River Road project - foreclosures hold up  
41 to 75 - road from 41 to Winchester  
will be resurfaced

Financial condition of county strong.

Next meeting Feb 2<sup>nd</sup> at Olde Englewood  
Village Assoc - Speaker Tom Knight  
Sheriff (at Green Street Church)

1/18/12

Bank Foreclosures FEES NOT PAID and year filed.

Lot 139	5816 Monroe Road	2011 (also Payment plan)
Lot 433	1452 Roosevelt Drive	2010
Lot 466	5887 Buchanan Road	2010
Lot 563	5864 Taylor Road	2011 (also Bankruptcy)
Lot 724	5848 Wilson Road	2010

Bank Foreclosures FEES PAID and year filed.

Lot 248	5821 Adams Road	2010
Lot 249	1333 Roosevelt Drive	2011

Bankruptcy

Lot 563	5864 Taylor Road
Lot 752	5831 Wilson Road

Association Moving Forward on Foreclosure

Board voted on Payment plan.

Lot 139	5816 Monroe Road	2011
Lot 382	1450 Roosevelt Drive	2011
Lot 492	1472 Roosevelt Drive	2012

Accounts in Collection 2012