

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
GULF VIEW ESTATES OWNERS ASSOCIATION, INC.  
WEDNESDAY, OCTOBER 17, 2012  
7:00 P.M.**

Present: Nanette Vuolo, President, Mike Shlasko, Vice-President, Charles Conant, Treasurer, Linda Sussman, Secretary, Ed Kowalski, Beth Lamprecht, and Rick Vohsberg, Directors, Jim Kraut for Management and owners in the audience. Absent: Director.

The meeting was called to order by the President, Nanette Vuolo, 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 Previous Minutes: MOTION was made by Mike Shlasko and seconded by Charles Conant to approve the minutes of the Board meeting of August 3, 2012, as presented.

MOTION PASSED.

MOTION was made by Mike Shlasko and seconded by Beth Lamprecht to approve the minutes of the Board meeting of September 12, 2012, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Correspondence and Phone Calls:

- a. Results of Driveby Inspections: The latest drivethru violation chart was distributed to the Board. Richard Delco reported that he has not been receiving a copy of the monthly drivethru report. A copy of the latest report will be sent to him tomorrow.
- b. Why are Bankruptcy & Foreclosure notices slipping through the cracks?: Management reported that the list is based upon legal documents served to the Association or provided by the Association's attorney.

Reports of Officers.

- a. President: The President reviewed the final amended copy of the proposed documents.

MOTION was made by Linda Sussman and seconded by Mike Shlasko to mail the amended and restated Declaration of Easements, Covenants and Restrictions for Unit # 1 and Unit # 1, Phases 2 & 3 at the 2012 annual meeting.

MOTION PASSED.

- b. Vice President.
  1. Wall: Paint and Stucco Repair Quotes: Mike Shlasko provided a history of the wall project and reported that he has received three stucco bids and five painting bids for the wall project. Mr. Shlasko thanked Tom Lamprecht for all his help with the project.

MOTION was made by Mike Shlasko and seconded by Beth Lamprecht to hire Bryant Stucco to repair stucco on the front entry walls at a cost of \$4,770.00, with the funds being drawn from the Wall Reserve.

## MOTION PASSED.

MOTION was made by Mike Shlasko and seconded by Ed Kowalski to approve up to \$15,000.00 to repaint the front entry walls based upon specifications prepared by Sherwin Williams and to authorize the Wall Committee to select the contractor after receiving approval from the President. Funding will be from the Wall Reserve.

## MOTION PASSED.

MOTION was made by Mike Shlasko and seconded by Beth Lamprecht to set the restoration/repainting estimated life of the wall at five years.

## MOTION PASSED.

2. Pond Restoration: Mike Shlasko reviewed the NEST program and the process for pond restoration and grant applications. For the grant application to be successful the Association needs community support and the Committee is looking for a minimum of 100 volunteer hours. A Sign-up sheet to support the project as well as a sign-up sheet for volunteer hours was distributed to the owners in attendance. The Committee has sent out an RFQ for the planting of 4,000 aquatic plants and spreading ground covers along the West side of the pond and Adams Road. RFQs were sent to seven companies and so far two have replied. A third reply is needed to be able to submit a grant application by the November 5, deadline.

MOTION was made by Mike Shlasko and seconded by Charles Conant to approve up to \$700.00, to begin removal of Tilapia which will be required for successful aquatic planting and to install an aquatic test bed to insure that selected aquatic plants will thrive in our ponds.

## MOTION PASSED.

MOTION was made by Mike Shlasko and seconded by Linda Sussman to allocate up to \$8,000.00 from the 2012 operating fund to be spent in 2013 on the pond restoration project.

## MOTION PASSED.

MOTION was made by Mike Shlasko and seconded by Beth Lamprecht to apply for a Sarasota County Neighborhood Grant to partially fund the shoreline restoration project.

## MOTION PASSED.

The Board thanked the Committee members for their work on this project.

- c. Treasurer: Charles Conant reviewed the September financial report and stated that the Association is under budget by almost \$12,000.00, with electricity as the only line item over budget. It was pointed out that significant legal bills associated with the restated EC&R's have not yet been received.
  1. Dues Paid: The Treasurer reviewed the current Aging report, which is attached and made a part of these original minutes.
  2. Request Proposed Items for the 2013 Budget for approval in November: Charles Conant suggested that benches be purchased and placed along the pond on Pierce Road. Pennington Place will be contacted for permission to install.

- d. Secretary: Linda Sussman: No report.

#### Committee Reports.

- a. Maintenance Committee: No report.
- b. Landscape Committee: A volunteer is needed to chair this committee.
- c. ARC Committee: Richard Delco reported that one home is being painted.
- d. Social Committee: Linda Sussman read the Social report, which is attached and made a part of these original minutes. She will help prepare the cookie brigade for the annual meeting.
- e. SWCAHA: Wallace Hewett reported that there was no meeting this month and the founder of the organization has passed away.
- f. Welcoming Committee: Linda Sussman reported that Sandy Tustin will be stepping down for personal reasons.
- g. Newsletter: Rose Lindenburger: The deadline for submission for the next newsletter is November 12.
- h. GVE Website: Mike Shlasko reported that the website and Facebook sites are up and working and encouraged people to use them.
- i. Security: Tina Glover: No report.
- j. Nominating Committee: Dolly Lewis reported that she is looking for volunteers and Beth Lamprecht is helping with the process. Dolly Lewis was thanked for her years of service to the Association.

#### Unfinished Business.

- a. Talk to Country Squire about bushes at the North End of Wall: The Board is considering installing shrubs as a hedge in this area. Temporary irrigation is needed for the plants to grow. Rental Agreements: The Board reviewed the proposed rental agreement, which will be added to the proposed EC & R packet.

#### New Business.

- a. November Meeting Date: The November Board meeting will be held on November 7, at 7:00 P. M., if available. The Budget meeting will be held on November 1, at 2:00 P. M.
- b. Annual Meeting Date in December: The Annual Meeting will be held on December 4, if available.

Public Forum: 1). Who posts agendas on the bulletin board? 2). Where do we get a copy of the documents? 3). What are Block Captains? 4). Trash day is Friday. 5). Charles Conant will purchase new Christmas lights for the entrance. 6). New FPL meters have been installed.

MOTION was made by Beth Lamprecht and seconded by Ed Kowalski that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 8:45 P. M. The next meeting of the Board of Directors will be held on November 7, 2012, at 7:00 P. M. at Woodmere Park.

Respectfully submitted,

James S. Kraut,  
For the Secretary