

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
GULF VIEW ESTATES OWNERS ASSOCIATION, INC.
WEDNESDAY, NOVEMBER 7, 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.

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 Linda Sussman and seconded by Mike Shlasko to approve the minutes of the Board meeting of October 17, 2012, as presented.

MOTION PASSED.

Correspondence and Communications.

- a. Results of Community Inspections: Management reviewed the drivethru compliance chart of October 24, 2012. There were 40 letters written to owners.

MOTION was made by Linda Sussman and seconded by Mike Shlasko to send Lot # 466 to the Compliance Committee for review and a scheduled hearing.

MOTION PASSED.

- b. Review Annual Meeting Package: MOTION was made by Mike Shlasko and seconded by Linda Sussman to approve the annual meeting package for mailing to all owners, as presented.

MOTION PASSED.

Reports of Officers.

- a. President.
 1. New Management Company: The Board compared and contrasted bid information provided by four management companies.

MOTION was made by Linda Sussman and seconded by Mike Shlasko to hire Sunstate Management Group, effective December 1, 2012.

MOTION PASSED.

MOTION was made by Linda Sussman and seconded by Mike Shalasko to authorize Keys-Caldwell, Inc., to supply to Sunstate Management Group all necessary Gulfview Estates Owners Association items such as, but not limited to: All documents related to any fiscal responsibility, including bank statements, homeowner lists and vendor lists.

MOTION PASSED.

- b. Vice President: The wall project is in progress and should be completed by December 14. The summary of the work and details are in the newsletter and on the website.

MOTION was made by Linda Sussman and seconded by Beth Lamprecht to approve the selection of paints for the entry wall as follows: Lettering: Coconut Husk, Wall: Latte', Cap: Devine White.

MOTION PASSED.

The shoreline restoration project contracts have been signed and the Grant application submitted and accepted. There were 130 signatures obtained and 140 hours of volunteer time submitted.

- c. Treasurer: Charles Conant reported that the October financials are not ready but that the Association is under budget by almost \$12,000.00.
 1. 2013 Budget: MOTION was made by Charles Conant and seconded by Linda Sussman to approve the proposed 2013 budget for mailing with the annual meeting package to be voted on by the owners at the annual meeting.

MOTION PASSED.

- d. Secretary: Linda Sussman: No report.

Committee Reports.

- a. Maintenance Committee: The new flag pole light has been installed and the GFI has been raised.
- b. Landscape Committee: The palm trees at the entrance need to be trimmed before the Christmas lights are put up on November 24.
- c. ARC Committee: MOTION was made by Beth Lamprecht and seconded by Mike Shlasko to approve the ARC request submitted by Lot # 620, as presented.
- d. Social Committee: CeCe Kelsoe and Helen Fleima have scheduled lunches and dinners in December. The Committee is looking for volunteers to bake cookies and serve refreshments at the annual meeting. Anyone interested should contact Linda Sussman.
- e. SWCAHA: No report.
- f. Welcoming Committee: No report.
- g. Newsletter: Rose Lindenburger: The deadline for submission for the next newsletter is November 23 so it may be published on November 26. Annual meeting information will be included in the newsletter.
- h. Security: Tina Glover: No report.
- i. Compliance Committee: Rich Delco would like to speak with a member of the new management company to see how compliance issues will be handled and to pass that information on to his successor.

Unfinished Business: None.

New Business: None.

Public Forum: 1). Fish will be removed from the pond by contractor. What happens to them? Owners were instructed to refer to the Association website for additional information. 2). Put an article in the newsletter that describes what the management company does for the Association.

MOTION was made by Linda Sussman and seconded by Charles Conant that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 8:09 P. M. The next meeting of the Board of Directors will be the

annual meeting held on December 5, 2012, at 7:00 P. M. at the Venice Community Center.

Respectfully submitted,

James S. Kraut,
For the Secretary