

2012 Annual Meeting of the Gulf View Homeowners Association, Inc.

Date: Wednesday, December 5, 2012
Time: 6:30 p.m.
Location: Venice Community Center

Call to Order: The Annual membership meeting was called to order at 6:44 PM by President Nanette Vuolo.

Quorum of members was verified by Michelle Thibeault from Sunstate Management Group. She reported to the President that there were 115 present and by proxy.

Proof of Notice was noted by President, that it had been mailed to owners, posted at entry and posted to bulletin board.

Approval of 2011 Annual Meeting Minutes: Linda Sussman motioned to waive the reading and seconded by Mike Shlasko. Motion to approve carried unanimously.

Appointment of Election Inspectors: We have to appoint inspector of election Wayne Vuolo, Andrea Shlasko, Karen Mann and Cheri Chambers keeping track of the votes as they come in that Sunstate Management is counting for us. The President called for any proxies and ballots still remaining with members on the floor.

Nominating Committee: Report by Dolly Lewis but presented by President due to vocal problems. President read out the candidates and asked them to stand; two (2) year Board Positions: Linda Sussman and Rich Delco. One (1) year Board Positions: Beth Lamprecht, Danielle Jaeger, Bill White and Edmond Kowalski. The President then called for nominations from the floor; there were no responses from members. There was one write-in candidate, Richard Hanson, but due to his absence he couldn't be included in the vote. The President then closed nominations and asked for a Motion.

MOTION to close nominations made by Mike Shlasko and seconded by Charles Conant Vote carried unanimously. President then called for tally of ballots.

Treasurers Report: Charles Conant gave the yearly treasurers report. It was noted that the last report given as of October 2012 showed us under budget by \$7,700. Dues for will be reduced for the first time in 2013 by \$10. It was noted that the community is making a number of improvements out front. We got the wall patched and painted, plants and other things all done without need of additional funds. Mike has been instrumental in leg work and thanks to the others who have helped. This work also helps stop erosion. There are some bankruptcies and foreclosures, less than previous year. The treasurer thinks through this board, currently planned improvements to enhance our community and a tough stance on rules Gulf View Estates is more attractive for future residents and for present residents. Really, the financials situation is in excellent shape. He asked for questions, no audience response. Charles noted that he has server for five (5) years and is going off the board at this time. He thanked everyone for support while he served.

The President noted that Charles is right, the financial situation is looking better. There were eight (8) foreclosures and now five (5).

Officer and Committee Reports

Secretary Report: Quiet year. Would like to thank Mike Shlasko for digitizing our records and documents.

Mike Shlasko: Called Dolly Lewis to stand. Mike then read the first record of the Association noting that Dolly has been an active member of the Board and Association for 29 years. We need more people like that, we need several volunteers at this time. Please let us know how you can serve.

The President then called for incoming and outgoing members to be recognized. Also started noting our need for members on certain Committees. Also noted that outgoing members are very willing to help you learn your responsibilities. Also noted that we have a management company to do the hard stuff, we don't personally have to do anything directly to address other owners and problems.

Unfinished Business

Architectural Application (Mary Pack, 5882 Lincoln Road) to screen in front porch. Mike Shlasko moved to approve application as submitted and Ed Kowalski seconded. The vote passed unanimously.

NEW BUSINESS

2013 Budget: Linda Sussman moved to approve 2013 budget as presented. Nanette Vuolo seconded the motion. President then called for a vote (of entire membership) verbally. Passed without objection. Mike Shlasko noted that written votes were being tallied.

The President then asked Mike Shlasko to explain to the members what reserves are and the uses they may have. Mike reviewed and explained each item on the ballot.

The President then asked if everyone understood the final vote on the Restated Declaration of Easement, Covenants and Restrictions that has been in discussion for months. The President answered questions from Lynne Bernanrd, Bill Osborn and Tina Glover clarifying provisions in the Restated Declaration.

ANNOUNCEMENT OF ELECTION RESULTS

The President announced the results of the election of Directors. All of the candidates, each of which ran unopposed, were elected.

The Amended and Restated Declaration of Easements, Covenants and Restrictions was approved.

All other ballot items were approved. Tally of votes is below.

| | Unit I | Unit I Phase II and III |
|---|---------|----------------------------|
| Approval of Proposed 2013 Operating budget of \$190,000 per unit per year. | Yes 96% | Yes 98% |
| Shall the Association establish a Lake/Fountain Maintenance Reserve? | Yes 96% | Yes 92% |
| Shall the Association transfer any operating surplus to the Wall Reserve Account? | Yes 94% | Yes 95% |
| Shall the Association apply reserve interest to the Wall Reserve Account? | Yes 96% | Yes 92% |
| Shall the Association waive funding of the Wall Reserve for 2013? | Yes 89% | Yes 95% |
| Shall the Association allow the Board to use reserve funds for emergency purposes if the need arises? | Yes 96% | Yes 93% |
| Shall the Association transfer \$3,680 from account #3600 to the Wall Reserve and \$10,000 from account #3600 to the Lake/Fountain Maintenance Reserve? | Yes 91% | Yes 89% |
| Restatement of Declaration of Easements, Covenants and Restrictions | Yes 94% | Yes 90% |

ADJOURNMENT: At 8 p.m a **Motion** to adjourn was made by Nanette Vuolo and seconded by Mike Shlasko. Vote carried unanimously.

Respectfully submitted:

Michelle Thibeault/CAM
Community Association Manager