

**Gulf View Estates Owners Association, Inc.**  
**Board of Directors Meeting Minutes**  
Wednesday, January 16, 2013 at 2:00 PM  
At the Frances T. Bourne Library

**CALL TO ORDER:** The Board of Directors meeting was called to order at 2:04 pm by President Mike Shlasko. A **quorum** was established. Members present were President, Mike Shlasko; Vice-President, Beth Lamprecht; Secretary, Linda Sussman; Treasurer, Bill White; Ed Kowalski; and Rich Delco. Also present were Michelle Thibeault, CAM; Lynn Lakel, CAM Gulf View Property Manager; and 24 homeowners in the audience. Notice for the meeting was posted in accordance with the bylaws of the Association and the requirements of Florida Statute 720.

**MINUTES: MOTION** made by Linda Sussman and seconded by Ed Kowalski to approve the minutes of the December 5 Meeting as presented; **unanimously approved.**

**PRESIDENTS REPORT:** Overall, the state of our Association is excellent. The wall is complete and though costly it looks better than it ever has and the paint has a five year warranty. The aquatic test bed is doing well and a grant agreement with Sarasota County was signed last week; we are waiting for a counter signature on January 30 from the Sarasota County Commission. We will get sixty (60) percent funding; costing us a reasonable \$3,000. We had the best Holiday Lighting display since he has been here the last 8 years. Edmond Kowalski has been working on our irrigation system. He has changed approximately 200 micro-heads along the front wall. Landscaping Director Danielle has been working on flowers planted in front center bed and Washingtonians being trimmed next week. The new EC&Rs are registered with the county and are in effect. The first drive through inspection with Sunstate Management happened on Monday, January 14, 2013. We have a new rental policy that we will be reviewing and voting on during new business. Boar Officers had a meeting with attorneys last week; in the future only the President and one other member of the Board will attend to save cost. All officers were present for the first meeting to be sure every officer was up to speed with the problem properties. Overall 15 properties are causing us some level of problem; the attorney is working on expediting these issues now. Sunstate Association Management is our new management company. Owner is Michelle Thibeault, CAM and our manager is Lynn Lakel, CAM. They have done a great job during a busy time of year getting us converted to Sunstate and up to date. Annual calendar will be mailed to all owners by beginning of next week. It will serve as formal legal notice of meetings for the entire year. Helping us stay proactive and ahead of the curve.

**New Committee Structure Appointments/Resignations:** Changes have been made. Everything is available on the website; aside from the compliance committee members who wish to remain off of the list. We are down to seven (7) committees by function and a rule is being established where a committee cannot exist with only one (1) member. Committees are;

**Architectural Review** committee led by Board member Rich Delco and new committee member Sandy White.

**Community Outreach** (new Committee) chaired by Stacy Schwartz. This committee will consolidate functions of 3 committees. Street Captain Coordinator is Bill Osborne and current Street captains shall remain the same and report to Community Outreach; Welcome committee coordinator Shelby Herndon and member Carol Armstrong also part of Community Outreach. We still need to get two volunteers for the Nominating committee that will also fall under the Community Outreach committee. We were informed by our Attorney that our Newsletter can no longer be done independently and paid for by the Board. The Board needs to approve it before it is sent out. Therefore a new rule will be that Rose Lindenberger, Editor, must send a copy to a member of the Board for review before it is sent to print. It is an official Board publication.

**Compliance** shall have two separate committees. Our Attorney has determined we need to have a committee for each subdivision. Per our new EC&R's, the President can't name a chair for the compliance committees, so provisionally Rick Vohsburg) was named for Unit 1, Phase 1; and Tom McCullum Unit 1, Phase 2 & 3. Member Pat Cuomo has resigned. Unit 1, Phase 2 & 3 has a full committee with Tom McCullum; Bob Armstrong, Gerry Papa, and John Cannon. We still need members for Phase 1.

**Events Committee** will be a combination of three committees: Social, chaired by Ruth Cress; Garage Sale, chaired by Donna Mills (Linda Sussman); and Holiday lighting; chaired by Bonnie Conant. Currently looking for a chair to head up this new committee and to increase the number of events held and the audience reached. We want Annual picnic and new events to attract more residents.

**Landscaping** is considered a core responsibility of the Board so it is being chaired by Board member Danielle Jaeger; tasked with recruiting another member.

**Maintenance** is also considered a core responsibility of the Board and being chaired by Ed Kowalski, he needs to recruit a member as well. In the interim Mike Shlasko and Rich Delco are the back-ups for this committee.

**Security Committee**, Tina Glover is chair and needs more volunteers. She has been a great liaison with the Sheriff .

**VICE PRESIDENT'S REPORT:** Nothing to report.

**TREASURER REPORT:** The attached Treasurer's report was distributed by Bill White. Closing out business for 2012, expenses for December were less than budgeted. Management fees were slightly higher in December due to changing of Management Company. Grounds contract also slightly higher due to realignment of contract date. Total administrative expenses were almost right on budget. We gained almost \$5,000 on Grounds budget; overestimated. Overall we are financially sound.

**Accounts Receivable:** Bill White is slightly troubled by over \$6,000 in receivables from approximately 7 owners. Some of these monies go back to 2009. He doesn't know what chances are of collecting. His best guess is we will end up writing off approximately fifty (50) percent of this amount. These amounts include unpaid fees, attorney costs, returned check costs, etc. Most costs are related to foreclosures and bankruptcies. We need to make this a priority in 2013; currently 2013 Dues are 60% paid.

**Surplus:** Our 2012 surplus was over \$5,600 and was transferred over to the wall Reserve. Other funds were transferred from the \$38,000 general fund that had been accumulating for many years and we now have two Reserve funds; 1) Exterior wall; \$13,000; 2) Lake Foundation Maintenance Reserve; \$10,000. Reserves are now well funded.

**SECRETARY'S REPORT:** Nothing to report.

**HOMEOWNER COMMENTS:** Polly McPhearson: a form was filled out last spring to add their name to the directory of owners. It was noted that you can find the updated directory on our website ([www.gulfviewstates.com](http://www.gulfviewstates.com)). It is password protected to stop 'WebCrawler's' from gathering your personal information. The password is GVE; upper-case. If you don't find your information contact Sunstate directly to update. The original submission had been sent to the old management company. The new form also has legal clearance required by the State to allow the management company to use email to contact you versus the standard mail; saving the Association cost. Board is also considering whether to physically print Directory or just make available via web. Want to verify how many we would need to print, as they are costly. We only want to print for those without access to the internet. Sunstate is now the webmaster and the changeover has been very smooth. Copy of the newsletter to upload to website should be sent to our community Manager Lynn Lakel, LCAM.

It was also mentioned at this time that if you feel you have missed any communications from Management to contact Lynn Lakel at any time with your questions. Email is great at [lynn@sunstatemanagement.com](mailto:lynn@sunstatemanagement.com) or 941-870-3375.

Wallace Hewett mentioned membership in the Southwest County Homeowners Association is \$50 for a calendar year; due now. No invoice was sent but we have paid for it the last 8 years. There are 24 associations as members and a new board has been elected. The owner noted receiving a 25 page report in the last week. They usually have 2-3 county commissioners present per meeting. The president asked Wallace to work with the treasurer to get this paid. Anyone may attend, but we should have a representative and meetings should be listed in the newsletter. Next meeting is Thursday, February 14. This being an existing cost, no motion was made. Wallace then presented a general report from Southwest County Homeowners Association.

#### **COMMITTEE REPORTS:**

**Architectural Review:** Rich reported that ( ) one request ( ) 6807 Taylor was received; it will be addressed under new business. Another home has been under discussion on Wilson, but no paperwork has been received regarding a propane tank. That owner decided not to submit.

**Community Outreach:** Stacy reported that she and Bill are trying to get some dedicated street captains together to accomplish the list of items needed. Last meeting didn't seem to go as well as wanted; not well attended. She asked about the nominating committee and who would be best to be on it. The president said no Board members can be on the committee, the committee solicits nominations/volunteers for the Board. The process is open to updating by the community outreach committee. We also need one street captain for Wilson Road.

**Events:** This committee doesn't have a chair. The president thanked Lighting Committee chair on great job with lighting this year. Social committee has a January 31 dinner at The Gold Rush Bar-B-Que, information is available on the website, February 7, 2013 is the Ladies Luncheon at the la Petit Jardin on Venice Avenue. The community dinner on February 28 is at the Bimini, located on Blackburn Point Road just before the bridge. Garage sale is Saturday, February 16, advertising in the Venice Herald Tribune and the Gondolier Sun, costing approximately \$50 cost for two days of ads. Cost to participate has actually been \$2 instead of \$1 as noted in the newsletter. We can hire a security guard for the time, and raising the cost to enter to \$3 to cover that cost, or, we need more volunteers to help with traffic and safety. It is \$32.50 per hour, minimum 3 hours per deputy; Sheriff's car \$10 per hour extra. President would recommend two Sheriff's and one car; looking at a cost of \$225.

**MOTION** was made by Beth Lamprecht and seconded by Rich Delco to charge \$3 per unit to participate and to hire professional security for this event at a cost of \$225; **unanimously approved.**

**Landscaping:** President reviewed the information he mentioned during the Presidents report, in the absence of committee chair Danielle Jaeger.

**Maintenance:** Ed noted a need to work on cut wire of Malibu lighting. He also needs to do follow-up regarding irrigation; finding the current problems and fixing. He still needs to install a minimal amount of irrigation and place plants to cover/block view from Roosevelt Avenue and 776.

**Security:** President reported missing chair Tina has been working on one problem that is drug related. She is on top of the problem and we would like to leave it at that.

**UNFINISHED BUSINESS:**

**Rental Agreement** mentioned in the President's report was prepared by the committee that was updating the EC&R's. He has cleaned up the design, but left the information that they included. Question from Board is where does the \$25 fee get placed? It is noted it goes into a separate General Ledger Account (according to Manager Lynn Lakel, LCAM). Another question was can the Association do back ground checks? The new EC&R's require that the owner wishing to rent is responsible for background checks. We are not sure what our ability is to reject the renter if we aren't happy with the information we receive. It is thought we can't reject, but we can encourage owners to make safe decisions. This form will go out with our next mailing to owners. If the rules aren't followed as stated we can refuse to let them take possession and also fine the owner for not complying.

**MOTION** made by Mike Shlasko to approve the Lease/Rental Application as presented. It was seconded by Linda Sussman; **unanimously approved.** It was requested that Lynn Lakel get it posted on the website as soon as possible.

**NEW BUSINESS:**

**Compliance Committees:**

**MOTION** was made by Mike Shlasko and seconded by Beth Lamprecht to approve the following members to the Compliance Committees. Unit 1 chair, Rick Vohsberg; Unit 1 Phase 2 & 3 chair, Tom McCollum; Bob Armstrong, Gerry Papa and John Cannon members; **unanimously approved.**

**New ARC Approval Form:** Mike suggested using an updated ARC approval form. The current form has been in use for many years . He found a more suitable version from another community and updated it to fit the Association's needs and rules.

**MOTION** was made by Mike Shlasko and seconded by Linda Sussman to approve the new ARC request form and process with Board changes; also that this form be posted on the website and distributed to owners in the next mailing. It was **unanimously approved.**

**Late Charge:** Management is suggesting a late fee be added to our invoices to show what will be charging those who don't pay in a timely fashion. It wasn't added currently, but we would like to keep as a matter of discussion for the upcoming year. Management mentioned that this charge can be waived based on need. Mike would like to add this to unfinished business for future meetings.

**ARC Applications:**

**MOTION** was made by Linda Sussman and seconded by Rich Delco to approve an ARC application for 5807 Taylor Road. Following a brief discussion this Application was **unanimously approved.**

**Violation report:** Home on Roosevelt discussed; also noted by management that letters will be sent once Board has viewed the report. History isn't updated to date, but being done now. Problem homes to be sent to compliance committee as soon as possible. Also noted by management that each violation requires a separate letter. The process has a gentle first courtesy letter, a second courtesy letter noting future actions, a fine letter and a review Board letter.

**MANAGEMENT ACTION LIST:** Michelle Thibeault reviewed the purpose of the report. It is to be sure we cover all needed actions as well as keep track for the Association what has been done to date. Lynn noted most actions were covered in President's Report.

**Next Meeting:** The February Board meeting will be **on Wednesday, February 20, 2013.**

**ADJOURNMENT:**

**MOTION** was made by Beth Lamprecht and seconded by Ed Kowalski to adjourn; **unanimously approved.** The meeting was adjourned at 3:56 p.m.

Respectfully submitted,

Lynn Lakel/LCAM

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association