

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Thursday, February 21, 2013 at 1:30 PM at the Frances T. Bourne Library

CALL TO ORDER: The Board of Directors meeting was called to order at 1:32 pm by President Mike Shlasko. A **quorum** was established. Members present were President, Mike Shlasko; Secretary, Linda Sussman; Treasurer, Bill White; Ed Kowalski; Danielle Jaeger and Rich Delco. Also present were Michelle Thibeault, CAM; Lynn Lakel, CAM from Sunstate Management Group; and 14 homeowners in the audience.

NOTICE: 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 Bill White to approve the minutes of the January 16 Meeting as presented. **Motion passed unanimously.**

PRESIDENTS REPORT: Attached to these corporate records and available upon request.

Pond Shoreline Restoration Project:

- Grant Approved by Commission
- Talapia removal in Progress
- Community Planting Day – March 16, 2012 at 9:00 am

Wall update:

- Blistering on wall detected - Repaired by Sherwin Williams Warranty.

Pennington Place Brazilian Pepper Removal

- Will reduce buffer on West Side of GVE
- Will need to restore reasonable buffer per County Ordinance

Resignations:

- Beth Lamprecht resigned from the Board effective 2/13.

Appointments:

- Christine Uttaro appointed Street Captain to Wilson Road
- Beth Delp offered position on Welcome Committee

Vice President's Report: Nothing to report.

TREASURER REPORT: As attached to these corporate records and available upon request, Bill White reported on the February 2013 financials;

Net Income (Loss): **(\$2,764.36)**

Major Contributions;

- | | |
|---|---------------------|
| • Annual Insurance (12 mo's) for General Liability and Umbrella - | \$1,764.91 |
| • Uncollectable Owner funds – Bad Debt –
decision. | \$918.80 – Attorney |
| • Office Expense – Mass Mailings - | \$639.04 |
| • Meeting Room Rental: 2013 Annual meeting and security - | \$275.00 |
| • Lake Maintenance: Ponds cleanup, tilapia removal - | \$370.00 |

TOTAL **\$2,796.91**

Expense item of note:

- Legal 2012 EC&Rs restatement at \$575.60
- Legal: December Attorney meeting: bill not received

Receivables:

- December 2012, 7 problem accounts remained at \$5,709.05
- Expected write-offs remain high.

Maintenance Fees:

- February 19, 2013: 45 unpaid maintenance fees or 322 paid of 367 accounts
- February: 60 day past due notice to go out.
- Phones to be made by management at end of March.

MANAGEMENT REPORT:

Compliance - Monthly compliance runs and weekly run to check on responses.

Brief discussion was had over owner responses –

- 44 violations in January vs. 33 in February.
- 1 property will be going to Compliance Committee in March.

Michelle explained the report and process in greater detail when going to Compliance Committee and attorney. A brief discussion followed about owners who are chronically late.

HOMEOWNER COMMENTS:**Community Yard Sale**

- Police hired because the board could not get enough volunteers.
- Brief discussion ensued over changing road to one way during community yard sales.

Mr. & Mrs. McHugh introduced themselves as new owners on Wilson. Mike thanked them for following association rules for leasing of their home.

COMMITTEE REPORTS:

Architectural Review: Rich reported 5872 Cleveland, Jim and Jean Dubois, requested boarders around the home.

Compliance Committee: Nothing to report.

Community Outreach: Mike reported in Stacey's absence.

- Met with Street captains to explain expanded role. Newsletter to be emailed to those who gave permission and rest will still be hand delivered by Street Captains.

Welcome Committee:

- Welcomed 11 new residents to our community since October.
- Beth Delp will be joining the Welcome Committee.

Events: Linda Sussman reported the garage sale was very successful.

- 64 participants.
- Cost: \$3.00 per person.
- Total of \$192.00 received.
- Discussion over fee increase to \$4 or \$5 in 2013.
- Discussion followed as to what procedures should be for next year regarding fees, pre-registration and traffic.

Community Dinner Night: Restaurant Bimini on Blackburn Point Road on February 28.

Landscaping: Danielle Jaeger gave the landscaping report.

- 7 Washingtonians at entrance need trimming at \$35 per tree.
- Country Squire planted flowers at the main entrance.
- Three plantings a year are in the budget at \$285.
- Discussion followed on Country Squire Contract.
- Discussion over planting perennials instead of annuals at the front entrance.

Maintenance: Ed had nothing to report.

- Mike reported that Ed replaced every sprinkler head on the front walls.
- There are 200 sprinkler heads.
- All were tested and working at 100%.
- Everything is working 100%.
-

Security: President reported for Tina Glover that no incidents had been reported to Tina or the Sheriff.

Unfinished Business:

- Mike reported that our new EC&Rs require two compliance committees be appointed.
- Mike reported that both Bob Booth and Wallace Hewett volunteered to be on the compliance committee.
- A **MOTION** was made by Linda Sussman and seconded by Bill White, to appoint Bob Booth and Wallace Hewitt to Unit 1 Compliance Committee. **Motion passed unanimously**

NEW BUSINESS: Brief discussion ensued over available VP position and Secretary Position. Mike volunteered Linda Sussman as Vice President. There were no volunteers for the Secretary position. A **MOTION** was made to elect Linda Sussman Vice President/Secretary by Bill White and seconded by Rich Delco, **motion passed unanimously**.

Miscellaneous discussion followed about the upcoming summer schedule.

The insurance coverage will be reviewed over the summer. Discussion followed about alligators in the lake during the planting. Michelle Thibeault recommended volunteers sign a waiver before participating in the planting.

Next Meeting: The March Board meeting will be on Thursday, March 21, 2013 at 1:30 pm.

ADJOURNMENT: Meeting was adjourned at 3:16 pm by President Shlasko.

Respectfully submitted,

Lynn Lakel/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association