

# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Thursday, March 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; Treasurer, Bill White; Ed Kowalski; Danielle Jaeger and Rich Delco. Absent was Vice President/Secretary, Linda Sussman. Also present were Michelle Thibeault, CAM; Lynn Lakel, CAM from Sunstate Management Group; and 10 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 Bill White and seconded by Rich Delco to approve the minutes of the February 21 Meeting with one correction. **Motion passed unanimously.**

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

**Pond Shoreline Restoration Project:** Mike thanked all the volunteers who participated in Aquatics Planting Day. There were 27 volunteers (who mostly worked 6 or 7 hours) and planted 2,500 plants. Discussion followed along with viewing pictures of the day. The contractor finished the project on Sunday and Monday. The Tilapia removal is continuing.

**Email Blast of March Newsletter:** The first email blast for the GVE Newsletter was successful. Out of 135 emails sent, 132 were received. Brief discussion about distribution followed.

### Resignations:

- Shelby Herndon resigned as Coordinator of the Welcome Committee.

### Appointments:

- Beth Delp has accepted the nomination the Welcome Committee.
- Recommendation for appointment of Charles Conant to the Compliance Committee Unit #1. A **motion** was made by Rich Delco and seconded by Ed Kowalski to appoint Charles Conant to the Compliance Committee Unit #1. **Motion passed unanimously.**

**Openings – Volunteers Need:** Mike stated that there is still an opening on the Board, Events Committee Chair and that a Nominating Committee Chair and members are needed by the Bylaws. Mike asked for any volunteers among the audience. No volunteers came forward.

**Southwest Country Alliance Report:** Mike Shlasko attended the meeting for Wallace Hewett. The Alliance is Englewood focused. It was attended by a bare majority of 22 members Owners Associations, primarily from Englewood Isles and Boca Royale. The speaker at the morning meeting was from the Englewood Water District. The Alliance is well connected with County Government Leadership; for this primary reason, the membership is of value to the Association. The Presidents Luncheon attendees included two Commissioners and the Country Administrator.

**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):** **(\$1,668.84)**

### Major Contributions;

- Annual Insurance (12 mo's) for General Liability and Umbrella - \$931.58
- Uncollectable Owner funds – Bad Debt – \$752.13 – Attorney  
decision.

• Office Expense – Mass Mailings -	\$446.51
<b>TOTAL</b>	<b>\$2,130.22</b>

**Expense item of note:**

- Legal: January Attorney meeting: bill not received in February

**Receivables:**

- February 2013, 4 problem accounts remained at \$4,674.05

**Maintenance Fees:**

- Beginning of March – 31 unpaid accounts. 29 60-Day Past Due invoices sent
- As of March 21, there were 23 unpaid accounts, 4 with attorney.
- Sunstate Management is currently making calls to past due accounts.
- Sunstate Management will send our 90-Days Past Due Letter

Discussion followed regarding coding legal bills and issues with legal bills. A discussion also followed regarding the collection process. Lynn stated that Sunstate Management sends a 90-Day Letter for \$45 which is chargeable to the resident. This process is of no cost to the Association. SMG has the option to waive the \$45 fee if they see fit. A **motion** was made by Bill White and seconded by Rich Delco to adopt the 90-Day Letter with the \$45 fee. **Motion passed unanimously.**

**MANAGEMENT REPORT:** Lynn Lakel reported that that on March 11, there were 30 unpaid accounts: 4 with attorney, 7 have paid to date, 3 left voicemail, 2 pending house closing, 3 contacted and 12 have no phone number. Lynn is researching internet for phone numbers on these twelve. One ARC request was received for 5850 Harrison Road. Rich Delco will review and forward approval to SMG. There is one rental application that was received in complete form and approved for 5863 Jefferson Road. New tenant to move in on April 6, 2013. Monthly compliance runs and weekly inspections continue. Violation report is down from February. A lot of violations were closed during the March drive through. Overall Association looks great. Lynn called the attention to the Board that there seems to be an investment firm from Tampa buying homes in GVE.

**HOMEOWNER COMMENTS:** Beth Delp mentioned that she does not know what she is supposed to do. Stacey Schwartz and Carol Webster will be reaching out to her in the near future. Rose mentioned that the bulletin board needs to be painted. Mike stated that the bulletin board was painted last year. Rose mentioned the inside needed to be fixed up. Ed Kowalski said he can do the repairs but needs a key. A brief discussion followed regarding postings on the website.

**COMMITTEE REPORTS:**

**Architectural Review:** Rich reported received request for 5850 Harrison Road and will be reviewing and sending approval to SMG. A **motion** was made by Rich Delco and seconded by Danielle Jaeger to approve the ARC request as presented. **Motion passed unanimously.**

**Compliance Committee:** This discussion will come under new business. The Compliance Committee had a meeting on March 14.

**Community Outreach:** Beth Delp accepted her nomination to the Welcome Committee. We have had no feedback to the Services for Hire that was put into the newsletter. Since we are not getting any feedback, we are going to stop reaching out. New welcome list to Beth and Carol to welcome new residents and renters. Coordinate with Rose to give them the opportunity to put in a small blurb about them.

**Events:** Nothing to report

**Landscaping:** Danielle Jaeger worked with Tim Cunningham of Country Squire. Edging was improper along the lake and they came out right away to trim edging before the planting. Discussion followed regarding owners picking up after their

dogs. Regarding putting in perennials in front, Tim explained the fountains produce snails that eventually grow and kill the plants. This is why they put in annuals instead of perennials. A brief discussion followed. The Washingtonian palms have been trimmed.

**Maintenance:**

- Landscape Lighting – bulbs to be replaced
- Irrigation System Check – needs to be checked every six weeks, nozzles missing, plumbing on ground cracks, etc.
- Blistering and large crack in wall repaired under warranty, spare paint delivered.
- Fountains come on at 1:00 pm and shut off at 9:00 pm.
- Timers for lights reset, timers on irrigation needs to be reset due to daylight saving time.
- Discussion followed regarding entrance stripping and possibility of crosswalk. Bill to furnish report of accidents. SMG to contact county regarding this issue.

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

**Unfinished Business:** Nothing to Report

**NEW BUSINESS:** Compliance Committee Recommendation – Lot #2. Mike Shlasko reviewed previous history and the current status of Lot #2. Lynn reported that Easy Exit Homes was on property during her inspection prior to the meeting. They were currently mowing the yard. Pepper trees had been trimmed but root ball had not been removed. The shrubs on side of house looked as though they had been trimmed. The contact said that the house would be power washed later that day and that a pool company had been scheduled to come out. After a lengthy discussion, a **MOTION** was made to table this decision pending evidence of progress or lack thereof by Bill White and seconded by Rich Delco, **motion passed unanimously**. If inspection shows that major progress has not been made, an emergency Board meeting will be called and the fines will be imposed.

**Next Meeting:** The April Board meeting will be on Thursday, April 18, 2013 at 1:30 pm.

**ADJOURNMENT:** A **motion** to adjourn was made by Bill White and seconded by Ed Kowalski. **Motion passed unanimously**. Meeting was adjourned at 3:30 pm by President Shlasko.

Respectfully submitted,

*Lynn Lakel/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association