

Minutes of Gulf View Estates Board Meeting

March 27, 2013, 4 pm

Held at 5888 Wilson Road, Venice, FL

submitted by Linda Sussman – Secretary

Attending were: Michael Shlasko, Ed Kowalski, Linda Sussman, Rich Delco and Danielle Jaeger

The meeting was called to order at 4:08 pm.

President Mike Shlasko updated the board on what was happening with the Lot 2 property located at 1300 Roosevelt Drive. Action on the Compliance Committee fining recommendation had been tabled at the March 20, 2013 and there has been some activity noted on a walk around earlier today.

1. The Brazilian Pepper trees have been taken down. However the stump is still in place and doesn't appear to have been killed. The wood has not yet been removed.
2. Progress has been made on repairing the pool system. But it is not yet fully operational.
3. Only part of the exterior appears to have been power washed.
4. There was no architectural review committee request for the screening of the pool equipment and it did not appear lattice screening held together with ties would meet our requirements.
5. There are still weeds in the landscaping.

Shlasko noted that our management company will be sending three more letters to the Estate of Clifford Ball indicating other violations on the property.

After board discussion, a motion was made by Linda Sussman, seconded by Danielle Jaeger and unanimously approved by the board to send the following letter and levy a fine of \$3,000 on each of the three issues on which no work had been done:

*“March 27, 2013
Estate of Clifford F Ball
1300 Roosevelt Drive
Venice, FL 34293*

To Whom it May Concern:

For 3 years the Gulf View Estates Owners Association has been requesting that the owner of this property comply with our Easements, Covenants and Restrictions (EC&R's) and maintain their property and conduct themselves in conformance with the EC&R's. The Association has discussed this property at many meetings of the Board of Directors, has sent nearly 100 violation notices, has twice brought this property before our Compliance Committee and has discussed the property with the Sarasota County Sheriff and County Code Enforcement.

In our latest attempt to gain compliance, violations were again documented on January 22, 2013, first notice mailed on 1/22/2013, second notice mailed on 2/13/2013 and proper notice of Compliance Committee meeting mailed on 2/28/2013. The Compliance Committee met on 3/14/2013 and recommended to the Board that the owner of the property be fined the maximum of \$3,000 for each of 5 continuing violations. No representative of the owner attended the meeting.

Since the death of Clifford F Ball and the subsequent death of Sharon Ball the Association has been contacted by various members of the Ball family and by third parties purporting to represent the Estate. As of this date no documentation has been provided to show that any of these entities has legal standing to represent the estate and records of Sarasota County still show the property to be in the name of Clifford

F Ball, deceased since 8/29/2010.

The Board of Directors of this Association met on 3/21/2013 and tabled the issue of fines as parties purporting to represent a potential buyer of the property appeared to be on site and attempting to correct violations. Between 3/21/2013 and 3/27/2013 attempts were made to correct violations as follows:

- Maintain Pool - Pool was restarted, partially cleaned and filled on 3/26/2013 and it appears that final completion of maintenance is awaiting parts - Partial Compliance*
- Removal of Pepper Trees - Trees were cut to ground although root balls remain and status of complete removal is still to be determined - Partial Compliance*
- Dirty Exterior Walls - The front of the house above the garage and the gutters above the garage were power washed but are still in need of cleaning and/or painting. Many other areas of the property visible to both neighbors and the entire community as they drive by on RT776 are still badly in need of maintenance - **Not Compliant***
- Enclose Pool Equipment - None of the attempts to screen pool equipment are effective, compliant, nor presented to the Board of Directors for approval as required by our Architectural Review Process - **Not Compliant***
- Weeds - Weeds still are highly visible throughout the property - **Not Compliant***

The Board of Directors of the Association has voted this date to levy fines of \$3,000 for each of the 3 Violations that are still not Compliant with our EC&R's and to table the issues deemed partially compliant for reconsideration at its next meeting. The Board of Directors of the Association has also voted this date to place on the Agenda for our next regularly scheduled meeting of April 18, 2013, the placing of a lien on the property should payment of the fines not be received. If a lien is placed legal fees will also be invoiced to the owner. Should a verifiable legal representative of the estate present themselves and argue any mitigating circumstances that might cause the Board to reconsider these actions such reconsideration will take place at the Board of Directors meeting on April 18, 2013.

Please note that first notice has also been sent regarding additional violations noted on this property and it is the expectation of the Association that these additional violations also be corrected. Also please note that while not enforceable violations of our EC&R's feel obligated to provide formal notice to you that the rusting above ground propane tank is a potential safety hazard and the lanai door immediately adjacent to and visible from the sidewalk on RT 776, without a lock, sometimes open, and currently held closed by a rock invites vagrants and wild animals to enter the property.

The response in writing of a verifiable legal representative of the estate or appearance in person at the next Board of Directors meeting of same is required in response to this correspondence.

*Sincerely,
Gulf View Estates Owners Association, Inc.
Michael A Shlasko
President*

cc: Gulf View Estates Board

Sunstate Association Management

Attachments: Letters sent, 1/22/2013, 2/13/2013, 2/28/2013”

The board agreed not to immediately place a lien for the fines against the property, but to consider the issue again at their April 18 meeting.

The meeting was adjourned at 5 pm.