

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Thursday, April 18, 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; Linda Sussman and Rich Delco. Absent was Danielle Jaeger. Also present was 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 Bill White and seconded by Rich Delco to waive the reading and approve the minutes of the March 21 Meeting as presented. **Motion passed unanimously.** **Motion** made by Rich Delco and seconded by Mike Shlasko to waive the reading and approve the minutes of the Special March 27 Meeting as presented. **Motion passed unanimously.**

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

Resignations:

- Don Schroeder resigned as Street Captain, Tyler

Appointments:

- Corrine Holck has accepted the position as Street Captain, Tyler

Oak on County Property: Mike received call from 1305 Washington with a request for the Association to trim the oak tree on county. County came out and determined definitely on county property but it is just not quite Grand Oak status. They brought in the County Environmental and Urban Forestry Group. They reviewed tree with owner and advised the owner how to properly trim the tree. We got thank you note from the owners.

Construction without ARC – 1514 Roosevelt: Calls were received that construction was begun without ARC request. Someone said garage was being converted into living quarters. The construction was halted for 24 hours while Board was poled by telephone for approval

Collection Problems, Partial Payment, Request for Plan: We have had substantial collection problems. We have a request for partial payment and a payment plan.

Request to Control Fire Ants along Ponds on Pierce: Received a request to control the fire ants along the fire ants along Pierce. There was only one reference to fire ants in the minutes in 2000. Country Squire does take care of fire ants for us. They treat mounds when they find them and don't have a problem treating the shoreline. They have treatment on the truck and going to work on it and by the walls as we will be doing plantings along there. Brief discussion followed as to whose responsibility it is. GVE has been maintaining the property for 25 years.

Vice President's Report: Nothing to report.

TREASURER REPORT: No formal report due to late financials (tax season). Year to date we have \$4,500 net income. There are two extraordinary items. One is \$9,000 fine against lot number 2. The second is the first payments against the pond project of over \$4,000 and 60% of that will be reimbursed by the county during the year. We are right on target for the year. Receivables are down to 8 and 3 with attorney. We will be ready at the next board meeting to make a decision on the next step for collection.

MANAGEMENT REPORT: Collections were down to 8. Violation report is down from March. Currently we have 14 violations in the community. She also mentioned that there were two complaints about dogs and excessive barking at 1464 Roosevelt. Lynn read the response from the new owner. Discussion about the dogs followed. Another complaint about a jungle-look on Madison. Complaint said property in desperate need of attention and there are rodents on the property. There are 4 closings pending. Lynn called the attention to the Board that there seems to be another investment firm buying homes in GVE.

HOMEOWNER COMMENTS: Rose mentioned that 5822 Adams had yard trimmings out early. Lynn mentioned he called to say he was putting them out early. A resident mentioned that the two dogs on Roosevelt ran across the street in front of her and the owner let them do it. A resident asked if anything can be done to have the streets in Gulf View paved. Mike explained that it takes about 30 years. Nothing can be done to hurry the county. A brief discussion followed. A question was asked about putting a list of reliable vendors/contractors on the website. Mike mentioned the association cannot make recommendations. Brief discussion followed. A discussion also followed about updating the website.

COMMITTEE REPORTS:

Architectural Review: Rich received two applications. One is 1514 Roosevelt. They are raising garage door 8 inches. A **motion** was made by Linda Sussman and seconded by Rich Delco to approve the application for 1514 Roosevelt. **Motion passed unanimously.** 5821 Adams Road request to put a cage up and extend their lanai. Rich added on the application that construction would be aluminum and correspond with other cages in the area. They also want to landscape around the cage. A **motion** was made by Linda Sussman and seconded by Bill White to approve the application for 5821 Adams Road. **Motion passed unanimously.**

Compliance Committee: The Committee met on April 5 to Review Violation at 5822 Adams. The Compliance Committee recommended the maximum fine of \$100 a day to \$3,000. Discussion followed. The Board recommended a fine of \$1.00 per day for the duration of 85 days in violation. A **motion** was made by Linda Sussman and seconded by Bill White to approve the fine of \$85.00 with a letter saying we would expect a response in the future. **Motion passed unanimously.**

Southwest Alliance Meeting: Wallace Hewett reported that Key Insurance spoke and was talking about Citizens Insurance. Too much time was spent on downing Citizens Insurance policies. Items of interest are the Grandmother scam is back; the meat vendor is back. They also mentioned be aware of magazine and newspaper subscriptions over the phone. On April 25 the Alliance Council meeting will be held at the Deltex Building on Old Englewood Road. They will review the Sarasota 20/50 plan. A resident in GVE had his social security checks derailed. Someone got a hold of his number and changed the address. You can go to the Social Security office and put a block on your account so that any changes have to be made in person.

Community Outreach: Beth and Carol welcomed 7 new residents. Two are investment corporations. No positive feedback on Services Directory so she recommends we not proceed with that.

Events: Chair is still open. Next event is the pond shoreline planting.

Social Committee: Doing well and getting hostesses here and there. We are still wishing more people would come out to lunches and dinners. Mike mentioned he is trying to get an Events Chair.

Landscaping: Danielle and Mike met with Country Squire to discuss mowing grass very low along shoreline immediately adjacent to walls in preparation for Sunshine Mimosa Planting. They are also going to take care of the fire ants so the volunteers do not have to deal with the ants.

Maintenance: The bulletin board was redone and looks great. The flag was also lowered.

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

Unfinished Business:

1300 Roosevelt: All board members walked the property prior to board meeting. Basically nothing has been done to improve property. Mike read correspondence from Mr. Ball. A lengthy discussion followed. A motion was made by Linda Sussman and seconded by Bill White to impose a maximum fine of \$3,000 for failure to maintain the pool. **Motion passed unanimously.** A discussion followed regarding placing a lien on the property. A **motion** was made by Linda

Sussman and seconded by Rich Delco to place a lien on the property in the amount of \$12,000 for collection of fines.
Motion passed unanimously.

NEW BUSINESS:

1472 Roosevelt-Discussion-Request for payment plan: This is not the first request from this owner. After some discussion, it was decided to table until next month. A **motion** was made by Bill White and seconded by Ed Kowalski to table this decision until next month. **Motion passed unanimously.**

5823 Tyler – Partial Payment - \$65: After some discussion, it was decided to table until next month. A **motion** was made by Bill White and seconded by Linda Sussman to table this decision until next month. **Motion passed unanimously.**

Next Meeting: The May Board meeting will be on Thursday, May 16, 2013 at 1:30 pm.

ADJOURNMENT: A **motion** to adjourn was made by Bill White and seconded by Rich Delco. **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

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