

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Thursday, May 16, 2013 at 1:30 PM at the Frances T. Bourne Library

CALL TO ORDER: The Board of Directors meeting was called to order at 1:31 pm by President Mike Shlasko. A **quorum** was established. Members present were President, Mike Shlasko; Treasurer, Bill White; Linda Sussman and Rich Delco. Absent were Danielle Jaeger and Ed Kowalski. Also present was Lynn Lakel, CAM and Paul Lankes, CAM from Sunstate Management Group; and 6 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 waive the reading and approve the minutes of the April 18 Meeting as presented. **Motion passed unanimously.**

PRESIDENTS REPORT: Attached to these corporate records and available upon request. Mike Shlasko made three home visits and collected 2 checks and identified one payment that went to Keys Caldwell. The number of EC&R violations continue to go down. Properties are continuing to sell. Mike identified 5 lots now owned by THR and IH2 which are owned by the Blackstone Group. Compliance on 1300 Roosevelt Road, Lots #2, has showed no substantive effort to comply other than the weeds in beds have been killed. A lien has been filed and sale of property is supposed to close shortly. Shoreline Restoration Planting Day is June 15 and volunteers are needed for on shore planting. Inside the walls has been mowed very low to allow for the planting. We have a volunteer for the open board position, Jim Henry. Mike introduced Jim to those present. Jim gave a brief synopsis of his background and resume. **Motion** made by Linda Sussman and seconded by Rich Delco to approve Jim Henry as a board member to complete the balance of the one-year term which ends in December. **Motion passed unanimously.**

VICE PRESIDENT/SECRETARY: Nothing to report.

TREASURER REPORT: We have \$12,000 in fines reflected in our Accounts Receivable. Grounds contract is \$500 below budget. Lake maintenance is showing \$4500 above budget due to pond shoreline restoration project much of which will be reimbursed under county grant. We are healthy on the expenses. We are making a recommendation to Sunstate to delineate and include into the P&L violations and attorney related income. In order to keep a constant record, we need to add lines to the balance sheet on the receivables and an allowance for bad debit. All numbers look good right now. Sunstate will set up a meeting with Stacey to discuss the financials.

MANAGEMENT REPORT: Collections were down to 6 (3 with attorney, 2 pending sales and 1 partial payment). Violation report is down from April. Currently we have 12 violations in the community. There are 4 closings pending including 1300 Roosevelt Road. The newsletter was email on May 9 and we received 6 undeliverable notices. Discussion followed regarding email distribution list Lynn is currently researching and making any corrections needed. One ARC application was received for a swing set. Compliance drive through was on May 9 and 4 new violations were written up.

COMMITTEE REPORTS:

Architectural Review: Rich Delco presented ARC request for swing set at 5863 Tyler Road. Rich Delco amended the application to say that it will be placed in not a conspicuous place; be maintained to keep up a good appearance and at the sale of the house it must be removed. A very lengthy discussion regarding recreational equipment and what should be required for approval followed. The Board reaffirmed the provision that any recreational equipment needs ARC and Board approval. Each application will be voted on its merits as far as meeting the EC&R's and can include any conditions the board deems necessary. Mike Shlasko directed Sunstate to add an option to the ARC form where an owner can document their discussions with their neighbors about proposed architectural changes. A **MOTION** was made by Linda Sussman and seconded by Rich Delco to approve the ARC application as amended by Rich Delco. **Motion passed unanimously.** Bill White voted yes but with reservations.

Community Outreach: Welcomed two new neighbors.

Events: Chair is still open.

Landscaping: Danielle is on vacation. Mike reported that the trees on the outside walls and along Pierce were trimmed. The browning grasses on north wall are being addressed. The low mowing along inside walls in preparation for the planting of the Sunshine Mimosa as the final phase of Shoreline Restoration Project has been done. Fire ants on Pierce and inside front walls have been treated.

Maintenance: Ed Kowalski has gone north for the summer and Rich and Mike will do the maintenance until he returns. Ed cleaned and re-lamped landscaping lighting before he left.

Security: President reported for Tina Glover that no incidents had been reported to Tina or the Sheriff for 5 months in a row.

UNFINISHED BUSINESS:

1472 Roosevelt-Discussion-Request for payment plan: This is owner that has been in collections before. Attorney advised to file motion with the court to show up in court and if they don't show up they will be in contempt of court. This is third time we have had to turn them over to legal.

5823 Tyler – Partial Payment - \$65: We have received 2nd payment leaving balance due of \$75. The balance should be received next week.

NEW BUSINESS:

5863 Tyler Road – Swing set – Covered previously
Open Board Position – James Henry – Covered previously

OWNER COMMENTS: A resident commented on how nice the plantings in front of the wall look. Country Squire does a really great job for us and knows how to take care of the shrubbery. Andrea Shlasko said it was difficult to not comment on the swing set discussion. I don't think it should be on the ARC form "Have you talked to your neighbors". It could make for bad neighbors. I think if a request is coming before the Board, then you notify the neighbors that would be affected that the Board will be discussing this at the next meeting. A brief discussion followed. Rose thanked everyone who helped with the newsletter. Lynn asked if anyone has had any more issues with the dogs.

Next Meeting: The June Board meeting will be on Wednesday, June 19, 2013 at 2:00 pm.

ADJOURNMENT: A **motion** to adjourn was made by Linda Sussman and seconded by Rich Delco. **Motion passed unanimously.** 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