

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Thursday, June 19, 2013 at 1:30 PM at the Frances T. Bourne Library

CALL TO ORDER: The Board of Directors meeting was called to order at 1:58 pm by President Mike Shlasko. A **quorum** was established. Members present were Mike Shlasko; Rich Delco Jim Henry and Danielle Jaeger. Absent were Bill White, Linda Sussman and Ed Kowalski. Also present was Lynn Lakel, 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 Rich Delco and seconded by Danielle Jaeger to waive the reading and approve the minutes of the May 16 Meeting as presented. **Motion passed unanimously.**

PRESIDENTS REPORT: Attached to these corporate records and available upon request. Due to rains, compliance with lawn mowing requirements has been lax. There are still problems with people putting out trash on wrong day, not filing ARC Approval Requests and parking overnight on the road. Overall, typical ongoing enforcement issues, nothing unusual. Bill Osborn has resigned as Street Captain Coordinator. He has sold his home and moving back north to start the next phase of life. Thank you for your service. John Cannon has agreed to take over the position. Pond Shoreline planting is completed. Thank you to the 7 volunteers, not a very good turnout. Volunteers are needed to help with watering if we don't get some consistent rain. Andrea and Mike watered for 2 hours on Monday. Plants need watering twice a week until established unless they get rain. Paperwork to get Grant Funds has begun. Residents are concerned about rental properties.

VICE PRESIDENT/SECRETARY: Nothing to report.

TREASURER REPORT: Mike Shlasko reported for Bill White. Bill is working with Sunstate to enhance financials. Income Statement now categorizes Fines outside of ordinary income and Balance Sheet now separates Account Receivable by Category so we can quickly see extraordinary items like fines and rebilled legal fees. Excellent work Bill. For June we are reporting net Ordinary Income of \$1, 814 and YTD we are (\$1,914). We are reasonably tracking budget in all areas other than Lake Maintenance where we are over budget by approximately \$3,200 due to the shoreline restoration project which we voted to do off budget. Expect an additional \$2,200 in expense for that project offset by \$4,600 in Grant Reimbursement so at year end we should be in very good shape even with the off budget Pond project. Our attorney collected one of our 4 worst Accounts Receivable problems. The money is in the attorney's escrow account and will be to us shortly. Problem receivables will be down to about \$4,000, lowest in quite some time. It has been decided to put the balance sheet and income statement of the financials on the website. Lynn will send to Marina for posting.

MANAGEMENT REPORT: Mike stated that Lynn needs to update the Action Report. She does a lot of work for the Association and it is not reflected on the report. Lynn reported that collections were down to 1 due and is pending June closing. Partial payment has been paid in full. Compliance run is done the first Thursday of the month, but Lynn is on property once a week. 22 letters were sent after the June 5 inspection. Lynn received many responses that they have Country Squire maintain their lawn on Thursday's. She also received quite a few nasty responses. Lynn stated that she has been in contact with the Blackstone Group with regards to the properties they have purchased in Gulf View. They are fully aware of the rental procedures. Currently there are three pending sales in Gulf View.

COMMITTEE REPORTS:

Compliance – No issues

Community Outreach: Stacey reported that there is a new person on Harrison and they will contact them. Mike reminded Stacey they are still in need of a nominating committee

Events: Chair is still open.

Landscaping: No report

Maintenance – One landscape light out. Mike or Rich to repair

Security: A crime was reported on Lincoln Road, related to a vehicle. Details are not available at this time.

UNFINISHED BUSINESS:

5823 Tyler – Payment has been received in full

NEW BUSINESS:

Investor owned homes – Lincoln Road has two of the Invitation Homes. Charles Conant lives on Lincoln and Mike asked him what he thought. He thought it was great because the investor came in and cleaned up the property. They look much better than in the past. Mike agreed with Charles. Blackstone owns 6, a private investor on Wilson who lives in Rhode Island is another, and 1333 Roosevelt is another. Blackstone is one of the world's largest finance companies. Lynn has reached out to them so that Gulf View is in their system. Stacey was asked to come to discuss the For Rent Signs because she has a perspective as a realtor. Stacey said that she is a resident of Gulf View and a promoter of the community. The sales are a wide range in our community. The investors are coming in with very solid offers that are attractive to sellers. They are coming at a strong number, cash deal and a quick closing usually within 30 days. This is a sellers dream come true. It is going to be difficult to change the market dynamics. Gulf View is not the only community they are buying in. This is in no way a reflection of Gulf View. Residents are not use to this so they are concerned about the perception that Gulf View is getting. I believe that in time these companies are going to make their business model more stringent. A discussion followed regarding investors and GVE procedures for renters.

Benches – Requests have been made to put benches along the pond on Pierce. Since benches are costly, John Cannon had volunteered to build the benches, no charge for labor and Gulf View to supply the material. After some discussion, it was decided to have John Cannon build a test bench. A **Motion** was made by Danielle Jaeger and seconded by Jim Henry to do a test bench under or near a tree along the pond on Pierce Road for an estimated cost of \$152.00. **Motion passed unanimously.**

Coyotes in Gulf View – Jim Henry said that there have been attacks on dogs by coyotes that live in the preserve area behind Gulf View. There have been numerous sightings of the coyotes in the association. Residents were walking their dogs in doggie carts and the coyote was coming towards them. One dog that was attacked had to be treated at a vet. After a discussion, it was decided that coyotes, like alligators and other wild animals, are in their natural habitat and not much can be done about them but the residents need to be made aware of this situation. Jim Henry is going to write an article for the next newsletter and develop content for the website.

OWNER COMMENTS: A resident brought up the subject of speeders in the association. A discussion followed about speeders in the association and the possibility of placing signs in the neighborhood. It was decided to table the discussion of signs until the next meeting.

Next Meeting: The July and August meetings have been cancelled and the next meeting will be on Wednesday, September 18, 2013 at 2:00 pm.

ADJOURNMENT: A **motion** to adjourn was made by Danielle Jaeger 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