

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, September 18, 2013 at 2:00 PM at the Frances T. Bourne Library

CALL TO ORDER: The Board of Directors meeting was called to order at 2:02 pm by President Mike Shlasko. A **quorum** was established. Members present were Mike Shlasko; Rich Delco Jim Henry, Linda Sussman and Danielle Jaeger. Absent was Ed Kowalski. Bill White submitted a letter of resignation from the board. Also present was Lynn Lakel, CAM and Brian Rivenbark from Sunstate Management Group.

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 Danielle Jaeger to waive the reading and approve the minutes of the August 15 Meeting with one change. **Motion passed unanimously.**

PRESIDENTS REPORT: Association received \$4,410 from Sarasota County for the shoreline restoration project.

The Treasurer has submitted a letter of resignation stating irreconcilable differences over the process of how the Treasurer reports to the President. A **Motion** was made by Linda Sussman and seconded by Danielle Jaeger to accept the resignation of Bill White as a Director and the Treasurer the Board of Directors *for* Gulf View Estates. **Motion passed unanimously.** Mike Shlasko has been acting *for the* Treasurer for the last 6 weeks.

TREASURER REPORT: Mike Shlasko reviewed the Financial Report and an A/R with the board. The current A/R is \$5,481 due to 3 long time delinquencies. He recommended the board write off the bad debt before the end of the year. The board took it under advisement.

Linda Sussman asked if there would be enough money in the budget to pay for a major problem with the electric on the center island. Mike Shlasko said an electrician had come out and everything is fine with the electric. The irrigation system is also 100% functional with no problems. She asked if we could include funds for work in the center island in the Lake/Fountain Reserve for 2014. The President said he would talk to the CPA about changing the name.

There is a running surplus of \$17,365.58 in this year's budget. Mike Shlasko reviewed the highlighted areas of the profit/loss sheet to give an explanation of how we came to have the budget surplus. Part was due to the collection of a large fine. Also our legal and office expenses were lower than budgeted. However there was a 20% increase in street lighting costs. There was a brief discussion about FPL maintaining the lighting poles.

VICE PRESIDENT/SECRETARY: Nothing to report.

SECRETARY'S REPORT: Nothing to report

MANAGEMENT REPORT: Lynn Lakel did ride around compliance examinations of GVE properties on the last two Fridays. There were 10 lawns that were slightly overgrown and there was 1 boat which is now gone.

The crime insurance policy was renewed in August and the general liability insurance was done last January.

Five rental applications have been completed and management has developed a good relationship with Blackstone. Lynn Lakel gave a detailed report on the rental properties at the request of Mike Shlasko.

There were 3 property sales in the past month: 5807 Wilson, 1452 Roosevelt and 5840 Tyler. Linda Sussman hoped that in future the board wouldn't have to go into detail with regards to rentals, unless there is an issue with the applications.

Homeowner Comments: A resident asked if the alligator was still in the lake, Mike Shlasko did not know about the alligator but recommended that the owner call the alligator nuisance hotline to have the gator removed. A brief discussion about alligators followed.

Another resident asked about crime and Mike Shlasko said there has been no reported crime.

A resident brought up an issue with another resident. His dog was attacked by another dog. It was informally recommended that he call Sarasota County about the leash law.

Committee Reports:

Compliance: No report

Community Outreach: Stacey Schwartz said that there is a vacancy for street captain for Taylor Rd. Welcoming of new residents is going along nicely.

Events: We need somebody to chair the events committee.

Landscaping: There are no problems, the lake looks good and the pond project is finished.

Maintenance: A new flag was purchased and put up to replace the worn flag.

Security: No problems.

UNFINISHED BUSINESS: The President reported that we have a quote from Country Squire to do the shrub trimming on 5816 Monroe and 5864 Taylor. The cost would be \$180 for Monroe and \$300 for Taylor. He recommended to do Taylor and hold off for now on Monroe because we are pressing with the lawyer the foreclosure. Lynn Lakel has sent non-compliance notices on both of the properties. According to the property records the Taylor owner lives in Sarasota and is in foreclosure, but mail has been returned. Mike Shlasko withdrew his suggestion to go ahead with property trimming until the proper notice is delivered to the proper address so we can go ahead without fear of a lawsuit. Linda made **motion** to trim the bushes on 5864 Taylor pending the notice is sent to the proper address Mike seconded. **Motion passed unanimously.**

NEW BUSINESS: Mike reported an overview A/R analysis with write off recommendations for some properties: Lot #139 because the owner has passed and the children don't want the property. Two other properties lot #'s 466 and 563 are 3 years delinquent in their fees for a total of \$4,348.55. The President recommended creating an allowance for doubtful accounts in our charter of accounts so we can write off bad debt.

Jim Henry noted that with the surplus in the budget this would be a good time to upgrade the entrance landscaping. He passed out an estimate he got for upgrading the entrance at an approximate cost of \$17,300. A discussion followed about upgrading the entrance to the community and talking with possible landscape architects about plans. The President appointed Jim Henry to the landscape committee and asked that he work with Danielle Jaeger to get more plans and bids. Jim Henry said it can cost about \$500 to get a landscape architect out to the property to give a quote and make a design.

Jim Henry recommended getting another sign to encourage drivers to slow down their vehicles when traveling through our community. Signs are estimated to cost anywhere between \$150 and \$175. Mike Shlasko also noted that we need new "no soliciting" and "deed restricted" signs.

The President introduced Frank Uttaro to the board. He has volunteered to fill Bill White's unexpired term on the board of directors and to be the treasurer. Linda made a **MOTION** to nominate Frank Uttaro for the treasurer position and it was seconded by Rich Delco. **Motion passed unanimously.** A budget committee comprised of Mike, Shlasko, Frank Uttaro and Linda Sussman was formed to review the upcoming budget for 2014 and make recommendations back to the board.

The President stated that according to the bylaws we need a nominating committee to find and present nominees to serve on the board of directors to the annual meeting. The first notice for the election will go out 60 days prior to the annual meeting. Brief discussion followed about the nominating process. Jim Moritz and Don Sussman volunteered for the nominating committee. Mike Shlasko and Jim Henry indicated they would run for re-election, Danielle Jaeger said she was not sure.

Next Meeting: The next meeting will be on Wednesday, October 16, 2013 at 2:00 pm.

ADJOURNMENT: A **motion** to adjourn was made by Linda Sussman and seconded by Danielle Jaeger. **Motion passed unanimously.** Meeting was adjourned at 4:23 pm by President Shlasko.

Respectfully submitted,

Lynn Lakel/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association