

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, January 15, 2014 at 2:00 PM at the Frances T. Bourne Library

APPROVED

CALL TO ORDER: The Board of Directors meeting was called to order at 2:00 pm by President Mike Shlasko. A **quorum** was established. Members present were President, Mike Shlasko; Vice President, Linda Sussman; Treasurer, Frank Uttaro; Directors: Jim Henry; Leontine Vandermeer; Rich Delco and Ed Kowalski. Also present was Brian Rivenbark, CAM 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 Jim Henry to waive the reading and approve the minutes of the November 20th 2013 Meeting and the December organizational meeting as presented. **Motion passed unanimously.**

PRESIDENTS REPORT:

- President Shlasko started by thanking all of the volunteers who helped with the Christmas lights.
- Management will require stringent compliance with EC&R's now that the holidays are over.
- Criminal background and credit checks must be included to complete the rental application process.
- There are continuing accounting issues with monthly financials.
- President Shlasko noted that all board members must be certified as per statute 720.

VICE PRESIDENTS REPORT:

- No Report

TREASURER REPORT:

- As attached to these corporate records, Frank Uttaro read the Financial Report for period ending December 31, 2013.
- 277 assessment payments have been collected.
- There was an error made in the financials that indicated a legal expense had been paid by the association when it should have been charged to the homeowner. Another error was noted that a legal credit memo was posted under lot mowing receivables.

SECRETARY'S REPORT:

- No Report

MANAGEMENT REPORT:

- As attached to these corporate records Brian Rivenbark read from the management report.
- Vehicles have been parking on the street and also in the lawns of some homes. Brief discussion followed concerning parking on lawns.
- Brian reported that he visited with a resident that complained about standing water at the end of their driveway. President Shlasko noted that the culverts are the homeowner's responsibility.

Homeowner comments section moved to the end of the meeting.

COMMITTEE REPORTS:

- **Architectural Review Committee:** Rich Delco reported that there have been no ARC requests

- **Nominating committee:** No report
- **Compliance Committee:** No report
- **Community Outreach:** No report
- **Events Committee:** Garage sale will be discussed under new business.
- **Landscape Committee:** Landscaping will be discussed under unfinished business.
- **Maintenance:** Ed Kowalski reported that a new irrigation controller was installed at the front entrance.
- **Security:** No report

NEW BUSINESS:

Garage Sale:

- Linda Sussman reported that the garage sale will be held on January 25th
- The ads for the garage sale will appear in the Gondolier a week before, in the Tribune Thursday, Friday and Saturday, it is posted on the website as well.
- There will be no police security due to the fact that it hasn't made a difference in the past.
- The cost to participate in the garage sale should be \$2 per home.
- A **MOTION** was made by Linda Sussman and seconded by Frank Uttaro to charge each homeowner \$2.00 to participate in the January 25th 2014 Gulfview Estates garage sale. **Motion passed unanimously.**
- Management was instructed to have the charge changed on the website from \$3.00 to \$2.00

UNFINISHED BUSINESS:

Landscaping:

- President Shlasko started by saying that Jim Henry has been very proactive in getting quotes for the front entrance enhancement and has done a great job.
- President Shlasko gave a power point presentation showing the existing front entrance.
- Rich Delco noted that there were some spacing issues with planting 30' Royal palms on the corners of the front entrance.
- Linda Sussman noted that Royal palms are expensive to maintain and would like to see something a little lower than 30'. Jim Henry noted that the Royal palm fronds fall off by themselves and require little maintenance.
- President Shlasko gave a power point presentation showing the existing front entrance with the possible future landscaping in place. A lengthy discussion followed concerning different landscaping options.
- The next presentation showed the 2014 grounds budget against the 2013 grounds budget. 2014 budget showed \$28,500 which included the \$10,000 surplus from 2013 and \$1,000 miscellaneous grounds care. The front entrance enhancement estimated costs would bring the annual budget to \$30,649 for a difference of \$-2,149. The difference can be replaced by getting money from other areas of the budget.
- Jim Henry noted that mulch is not needed to protect against weeds. Lengthy discussion followed concerning mulch.
- Other project issues were: Maintenance, the Royal palms are self-cleaning. Post installation watering will be required daily for 1st two weeks, watering with hose needed. Timing of the planting should be in the warmer months. Volunteers will be needed.
- Jim Henry suggested focusing on the trees at the front entrance instead of the mulch. Lengthy discussion followed on the size and number of trees needed.
- A **MOTION** was made by Rich Delco and seconded by Jim Henry to move forward with the shrubs on the center island, replace the plumbago's with fire bush and remove the two "lollipop" trees. **Motion passed unanimously.**
- Board agreed to get three bids for trees and vote on it at the next meeting.

NEW BUSINESS: (continued)

Insurance:

- President Shlasko gave a power point presentation showing a comparison of the current insurance policy from Bouchard and its premiums with the Atlas insurance policy and its premiums.
- The current policy only gave coverage for 245 homes which is incorrect.
- Atlas proposal presented a savings of \$ 800. Lengthy discussion followed concerning the Atlas Insurance proposal.
- A **MOTION** was made by Mike Shlasko and seconded by Ed Kowalski to accept Atlas insurance proposal upon expiration of current policy or sooner if current policy can be pro-rated. **Motion passed unanimously.**

HOMEOWNER COMMENTS:

- Resident stated that a chair can't make a motion. President Shlasko indicated that this was not a correct interpretation of Roberts Rules for small boards. Resident also recommended for the Board make a vote after the audience input. The resident stated that she does not see the need for mulch. Brief discussion followed concerning getting bids and mulch.
- Resident questioned how compliance worked at Gulfview. President Shlasko stated that Management does one visit per week and violation letters go out once a month.

NEXT MEETING: The next meeting will be on Wednesday, February 19, 2014 at 2:00 pm.

ADJOURNMENT: A **motion** to adjourn was made by Leontine Vandermeer and seconded by Jim Henry. **Motion passed unanimously.** Meeting was adjourned at 4:22 pm by President Shlasko.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association