

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, February 19, 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 1:59 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; Rich Delco and Ed Kowalski. Also present was Brian Rivenbark, CAM from Sunstate Management Group. Leontine Vandermeer was absent.

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 Frank Uttaro to waive the reading and approve the minutes of the January 15th 2014 Meeting as presented. **Motion passed unanimously.**

PRESIDENTS REPORT:

- Mike Shlasko reported that there is one resignation; Stacey Schwartz will be resigning as Chair of the Outreach Committee.
- 5848 Wilson is now owned by the bank, Gulfview Estates continues to work down the foreclosure backlog.
- The past due annual dues are about half of what was recorded at this time last year.
- The insurance carrier has been switched and Gulfview will see a savings of about \$2500 from that switch
- Garage sale went well
- The 1st stage of the landscape project has been completed. Ed Kowalski and Mike will start working with the electricians tomorrow.
- There was one rental application for 5872 Wilson this month.

VICE PRESIDENTS REPORT:

- Linda Sussman started by thanking C.C. Kelso for her help with the garage sale.
- The garage sale charged \$2.00 a head to participate; \$136.00 was collected for the total charge with expenses being \$72.08 bringing the balance to \$64.02. Linda handed a check to Management.
- Part of the reason for the surplus at the garage sale is because we didn't hire the police this year. Linda stated that there were less people at this year's garage sale.
- Linda suggested having Goodwill to come out and pick up the unsold items after the garage sale is over.

SECRETARY'S REPORT:

- No Report

MANAGEMENT REPORT:

- As attached to these corporate records Brian Rivenbark read from the management report.
- Management had called the residents who were past due on their assessments.
- Insurance was switched to Atlas insurance which will bring significant savings to the Association.
- There have been 9 homes sales in the past month.
- There were two homeowner's complaints recorded by management; one involving a dog attack and the other was an issue involving a child playing in other people's backyards and climbing trees.
- Brief discussion followed regarding the dog attack.

TREASURER REPORT:

- As attached to these corporate records, Frank Uttaro read the Financial Report for period ending January 31, 2014.

- Gulfview Estates ended 2013 in very good financial shape.
- There were no errors in the January financial report.
- The insurance bill has been paid.
- The wall reserve fund has been increased by \$5,800.00
- There are currently 21 homeowners who are past due with their annual dues payment. Linda asked if we have collected on any of the late fees. Brief discussion followed regarding the late fees.
- A **Motion** was made by Linda Sussman and seconded by Rich Delco to forgo the \$25 late fee on the residents who have paid in a less than timely fashion but have not cost the association any extra money; management will keep track of those residents and not waive the late fee for next year if they pay late again. **Motion passed unanimously.**

HOMEOWNER COMMENTS:

- Resident asked why we have to have the garage sale. Linda stated that we will get feedback from the community to see what the people would like to do.
- Resident commented that she appreciates the hard work the Board is doing to keep Gulfview beautiful. The resident asked if there is any way to speed up the foreclosure process. Mike stated that the foreclosure backlog in Florida is very large and the motion to expedite that was used last year did not produce successful results.
- Resident asked why can't there be individual garage sales in Gulfview. Mike stated that the EC&R's do not prohibit sales but do prohibit signs.
- Resident asked if the Board could send a notice to animal services to document the dog attacks. The Board agreed to start sending notices to animal services regarding animal attacks.
- Resident asked if there any outstanding background checks. Mike stated that there are no outstanding background checks and we have 100% compliance on all rental properties.

COMMITTEE REPORTS:

- **Architectural Review Committee:** Rich Delco reported that there has been one ARC request at 1342 Washington Dr. for widening of the driveway with concrete. Brief discussion followed regarding the ARC request. MOTION was made by Linda Sussman and seconded by Rich Delco to approve the ARC request as presented. **Motion passed unanimously.**
- **Nominating committee:** No report
- **Compliance Committee:** No report
- **Community Outreach:** No report
- **Events Committee:** No Report
- **Landscape Committee:** Landscaping will be discussed under unfinished business.
- **Maintenance:** No Report
- **Security:** No report

UNFINISHED BUSINESS:

Landscaping:

- Rich Delco suggested using the existing electric from the light pole that will be removed so it can be used for an electric outlet in the future.
- Mike Shlasko reported that we have three qualified bids for landscaping the front entrance.
- Jim Henry gave report on the three bids that have been acquired by the Landscape Committee. Lengthy discussion followed regarding the landscape bids.

- A **MOTION** was made by Linda Sussman and seconded by Frank Uttaro to keep the cost within \$7,500 and to give the Landscape Committee the authority to make the final decision from the three bids on what landscape contractor to hire for the front entrance enhancement project. **Motion passed unanimously.**
- Mike stated that with the savings from the new insurance Gulfview will be able to mulch the wall. A **MOTION** was made by Linda Sussman and seconded by Jim Henry to approve the mulching of the outside of the wall and not to exceed \$3,100. **Motion passed unanimously.**

NEW BUSINESS:

Electronic dues collection:

- Mike Shlasko stated that setting up electronic should be set for next year's dues collection.
- A **MOTION** was made by Mike Shlasko and seconded by Linda Sussman to move forward with setting up the electronic dues collection on the website as long the resident pays for any service fees involved. **Motion passed unanimously.**

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

ADJOURNMENT: A **motion** to adjourn was made by Frank Uttaro and seconded by Linda Sussman. **Motion passed unanimously.** Meeting was adjourned at 3:10 pm by President Shlasko.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association