

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, March 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 2:00 pm by President Mike Shlasko. A **quorum** was established. Members present were President, Mike Shlasko; Treasurer, Frank Uttaro; Directors: Leontine Vandermeer; Rich Delco and Ed Kowalski. Also present was Brian Rivenbark, CAM from Sunstate Management Group. Vice President, Linda Sussman and Director Jim Henry were 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 Frank Uttaro and seconded by Rich Delco to waive the reading and approve the minutes of the February 19th 2014 Meeting as presented. **Motion passed unanimously.**

PRESIDENTS REPORT:

- Mike Shlasko reported that there has been significant progress with the street light audit. Apparently FPL has lost the original contract with GVE and is asking GVE to sign a new contract.
- Landscaping projects are moving forward as planned.
- Compliance has not been effective and Sunstate is working on improving the situation. Leontine Vandemeer volunteered to help with the oversight of the compliance procedures.
- Leontine Vandemeer recommended making a manual on how to search Sarasota County records and how to search GVE archives. Mike recommended having a meeting on this after next month's Board meeting but due to scheduling conflicts from the Board it will be have to be held at a duly called special Board meeting.
- GVE is not getting enough feedback from the street captains on illegal rentals.

VICE PRESIDENTS REPORT:

- No Report

TREASURER REPORT:

- As attached to these corporate records, Frank Uttaro read the Financial Report for period ending February, 28 2014.
- Not including 3 foreclosures, there are currently 5 homes that have past due balances in GVE.
- The lot numbers of residences that are seriously delinquent are: #014, #158, #322, #341, #724.

SECRETARY'S REPORT:

- No Report

MANAGEMENT REPORT:

- As attached to these corporate records Brian Rivenbark read from the management report.
- Management received 1 ARC application regarding the removal of trees, it was noted that an ARC application is not required to remove trees unless stated by Sarasota County statutes.
- Management received the cancellation refund notifications totaling \$1629 from Bouchard Insurance.
- A \$300 invoice was approved from Country Squire for removal of trees at the front entrance.
- 6 certified letters were sent to owners of rentals in GVE to inform them of the rental procedures.
- Management will send out two violation letters to the illegal rental properties in GVE.
- An extension has been filed for The GVE 2013 taxes.

HOMEOWNER COMMENTS:

- A Resident asked what trees he cannot remove. Mike Shlasko stated that the trees that can't be removed are called grand trees which Sarasota County has a complex calculation for.

- Resident asked when the roads are scheduled to be paved in the future. Mike Shlasko stated that the GVE HOA is not responsible for the roads and they are County roads. The County has a master schedule for repaving roads.

COMMITTEE REPORTS:

- **Architectural Review Committee:** No Report
- **Nominating committee:** No report
- **Compliance Committee:** There are multiple violations that are going to Compliance Committee
- **Community Outreach:** No report
- **Events Committee:** No Report
- **Landscape Committee:** Landscaping will be discussed under unfinished business.
- **Maintenance:** Ed Kowalski reported that the light post and transformer boxes will need to be painted in the near future.
- **Security:** The old security box will be removed.

UNFINISHED BUSINESS:

Landscaping:

- Rich Delco reported that Country Squire removed the two palms from the north and south side of the front entrance and the two Magnolias were removed from both sides of the entrance.
- Rich reported that the cost was \$75 per tree; Mike stated that he has an estimate from Country Squire that stated \$45 per tree. A brief discussion followed regarding the invoice of the tree removal.

Final Tree Contractor Selection:

- Mike Shlasko stated that Vision Horticulture has been selected as the tree contractor for the GVE front entrance enhancement project.
- The Proposal is for \$6960 plus tax, there will be a few changes to the contract which include changing two trees from 24ft. to 28ft., insurance information and also to have the contract show the warranty.

Electrical contractor selection:

- Michael J. Looney will be the electrical contractor for the GVE front entrance enhancement project.
- The electrical contractor will take down the light post at corner of Adams and 776, install post lights on each side of the entrance and if needed will replace the electrical line between the meter and the breaker box.
- A **MOTION** was made by Frank Uttaro and seconded by Rich Delco to hire Michael J. Looney for the front entrance electrical upgrade. **Motion passed unanimously.**

Post Light Selection:

- Mike reported that he and Ed have ordered two light posts for the front entrance at a cost of \$615.08
- A **MOTION** was made by Ed Kowalski and seconded by Rich Delco to approve the selection of the lamp post for the front entrance at a cost of \$615.08. **Motion passed unanimously.**

NEW BUSINESS:

Unpaid 2014 Dues:

- Publish information about seriously delinquent owners in the minutes

Illegal Rentals:

- Mike stated that there are 22 rental properties in GVE, 11 of the 22 are compliant in rental procedures. Most of the others are rentals where leases were signed before the update of the EC&R's.
- 6 rentals were sent a certified letter describing in detail the leasing procedures as per the GVE EC&R's.
- GVE need feedback from the community and the Board to help with the enforcement of the rental procedures. A brief discussion followed regarding feedback on the rental situation.

Streetlight Audit:

- Mike Shlasko stated that GVE has been over budget on street lights.
- FPL performed a street light audit and found that 3 of the street lights should not have been paid for by GVE for the last 22 years.
- FPL will give GVE a credit for the last 5 years of payments on the 3 street lights.
- FPL has presented GVE with a new contract which will eliminate the other lost contract. A brief discussion followed regarding the 3 old lights.
- A **MOTION** was made by Frank Uttaro and seconded by Leontine Vandemeer to accept and sign the new FPL contract. **Motion passed unanimously.**

Bylaw Update:

- Mike reported that the GVE Bylaws are obsolete and need to be updated. Mike read section 1.1 and 1.4 from the bylaws as an example of the need for updating.
- Mike reported that he has contacted an attorney and received a quote of \$800 to \$1600 plus a \$100 filing fee to update the Bylaws.
- A **MOTION** was made by Ed Kowalski and seconded by Leontine Vandemeer to have the attorney update the Bylaws not to exceed \$2000.00. **Motion passed unanimously.**

NEXT MEETING: The next meeting will be on Wednesday, April 16, 2014 at 2:00 pm.

ADJOURNMENT: A **MOTION** to adjourn was made by Frank Uttaro and seconded by Rich Delco. **Motion passed unanimously.** Meeting was adjourned at 3:03 pm by President Shlasko.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association