

# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Wednesday, April 16, 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 2:03 pm by Linda Sussman. A **quorum** was established. Members present were 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. President, Mike Shlasko and Secretary, Leontine Vandermeer 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 and seconded by Jim to waive the reading and approve the previous minutes as presented. **Motion passed unanimously.**

### **PRESIDENTS REPORT:**

- The front entrance project is complete. There was a discovery of some previous wall foundations about three feet in toward the road on both sides, which prevents planting anything large close to the walls.
- Ed, Rich, Jim and Mike rebuilt the irrigation system to support the trees. Twelve bubbles were added six heads were relocated and changed. The post lights were installed by Looney and wiring runs from the end of walls outside the Royal Palms at a depth of 18 inches and is controlled by the timer. The posts were set 33 inches deep not in concrete. The center post lights are being rebuilt by Ed.
- The board needs to evaluate new low voltage landscape lighting requirements cost and funding.
- A letter was read praising the work done of the front entrance to the Association.
- Mulching – completed and only 725 bags were used instead of the budgeted 1,000 bags. Repaired or cleaned about 100 misters and 1 spray head impacted by mulching.
- Street Lights – FPL could not locate power source for any of 3 street lights now removed from the bill. The correct street lights contract was signed with FPL. Monthly bill was reduced by \$9 and a credit was issued for 5 years of overcharges, totaling \$574.
- Still need to decide on cutting down the light in the oak tree at 5897 Madison.
- Benches – John Cannon is to start building soon. I have formally requested permission from Pennington Place to install the benches on their property along the ponds.
- Resignations and Appointments – Resignation - Compliance Committee of Unit 1 phase 2 and 3 – Tom McCullum is moving. Danielle Jaeger has volunteered.
- A **MOTION** was made by Rich Delco and seconded by Frank Uttaro to nominate Danielle Jaeger for Chairperson of Compliance Committee of Unit 1 phase 2 and 3. **Motion passed unanimously.**
- Christine Uttaro has resigned as the street captain for Wilson. Rick Berlin has been appointed as the new street captain on Wilson.

- Due collection – Only one person has not paid their dues for 2014, and one bank. Everyone has worked very hard to get people to pay, and Mike went door to door.
- Rental properties – there are now 26 rental properties. Lot # 352 and Lot # 220 are non-compliant rental. Lot # 692 intends to rent, as does Lot # 407. There are some rules that need to be followed to be in compliance. Some certified letters were sent from the management company to owners of rental properties to make them aware of the rules that they need to follow in order to stay in compliance with Gulf View Estates.

**VICE PRESIDENTS REPORT:**

- Linda Sussman noted “Thank you to those who did everything these past few months, while I was not around.”

**TREASURER REPORT:**

- \$574 credit from FPL.
- Paid Vision Horticulture \$6,960 for the new trees.
- Paid Consolidated Electric \$615 for the new lighting.
- Owe country squire \$2876 for the new mulch.

**SECRETARY’S REPORT:**

- No Report

**MANAGEMENT REPORT:**

- As attached to these corporate records Brian Rivenbark read from the management report.
- 90 day past due letters were sent out on April 3<sup>rd</sup> to Lot # 158 and Lot # 724.
- There was going to be 2 compliance committee meetings, both were cancelled due to last minute compliance, and homes are still currently complying. There will be a compliance committee meeting coming up to discuss a home on Harrison.
- Mulching invoice was received and sent to the accountant to be paid in the amount of \$2876.
- Two certified letters were sent to rental properties – Lot # 352 and Lot # 220. A complete rental application has been received from Lot # 476.
- Closings – 1408 Roosevelt – closed on April 11. 5891 Lincoln – closed on April 7.
- Management will be talking to the real estate agent to determine if there is going to be a house built on the empty lot at 1408 Roosevelt and to get the plans for the house for the board.
- Lincoln Road street captain reported that there are some homeowners not picking up after their dogs. If anyone sees this and knows which homeowners are doing this, contact Brian at Sunstate Management so that a violation letter can be sent.
- There is a loud car on Lincoln Road that a few homeowners have been complaining about. Brian is monitoring the situation.

**HOMEOWNER COMMENTS:**

- A resident had a question regarding a letter they received about their lamp post. Management reported that the letter was sent by the request of the street captain and that the violation has already been closed.
- A resident asked about the lot on 1408 Roosevelt. The lot was sold and management will look into getting a set of building plans of the house that could be built there.

- A resident asked about the pond on the right going out of Gulf View; there is a lot of grass and other things growing into the pond, is it bad for the pond? The resident was told that the plants are native species and do not pose a threat to the pond.
- A resident wondered if sinkholes were an issue for this area? A potential buyer asked the homeowner about it, saying that she read it in the newsletter. It was concluded that she must have read the wrong newsletter online, because there have been no cases of sinkholes in Gulf View Estates.

#### **COMMITTEE REPORTS:**

- **Architectural Review Committee** – nothing new to report
- **Landscaping Committee** – Phase 1 is completed, but there are lights needed in the new trees, need to rework the garden areas. Need a “slow down for kids and dogs”, sign but these are just finishing touches. For now the trees are getting burrowed. There are some bare spots from everything that had to be dug up, and the committee is trying to decide what type of bushes to put in to make it not so bare. These finishing touches will happen in a few months, trying to get estimates.
- **Compliance Committee** – nothing new, a meeting will be scheduled for next month.
- **Events Committee** – More people need to be involved and joining for lunch and dinner once a month, and if anyone knows of any events for the community to participate in, whether it be a small group or a larger group, contact Linda Sussman.
- **Maintenance** – Ed is working to patch up some of the access lighting that was moved when the palm trees were put up at the entrance. Voltage is limited, so he is limited to how many lights he can put in or the transformers will not be able to power up the lighting. There is also one light post that needs to be replaced.
- **Security** – no report.

#### **NEW BUSINESS**

- Rentals – A homeowner would like to rent their property for three months from Jan 2015 to March 2015. She rented the property for two months this year, and that will only be 11 months between rental periods. There is plenty of notice, and the house has not had any violation problems. **MOTION** made by Jim Henry and seconded by Linda Sussman to grant the variance that allows the property at Lot # 542 to be rented for 3 months in 2015 starting in January.

**NEXT MEETING:** The next meeting will be on May 21, 2014

**ADJOURNMENT:** A **motion** to adjourn was made by Linda Sussman and seconded by Frank Uttaro. **Motion passed unanimously.** Meeting was adjourned at 2:45 pm by Vice President Sussman.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association

