

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, May 21, 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 Mike Shlasko. A **quorum** was established. Members present were President, Mike Shlasko; Vice President, Linda Sussman; Treasurer, Frank Uttaro; Secretary Leontine Vandermeer; Directors: Jim Henry and Rich Delco. Also present was Brian Rivenbark, CAM and Nicole Banks from Sunstate Management Group. Director, Ed Kowalski 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 Frank and seconded by Linda to waive the reading and approve the previous minutes as presented. **Motion passed unanimously.**

PRESIDENTS REPORT:

- The front entrance project phase 1 is complete. Continued watering needed until rainy season.
- Ed was able to get landscape lighting for all of the new trees along Adams.
- The Deed restricted / no soliciting sign needs replacing. A new sign has been ordered for \$39.95 and will be installed next week.
- Residents found "Marco's pizza" ad in doors. SMG to contact Marco's & remind them of no soliciting.
- Benches – still negotiating placement. Mike has formally requested permission from Pennington Place to install the benches on their property along the ponds. Requested proof of insurance is provided by all current vendors. SMG to contact vendors.
- The dues collection is down to one property; 5848 Wilson Rd is scheduled to close later this month.
- Mike Shlasko appointed a Committee to review the changes of the By-Laws. The Committee will consist of Linda Sussman as Chair along with Frank Uttaro and Mike Shlasko.

VICE PRESIDENTS REPORT:

- Picnic planning- Scheduled for November 9, 2014 will be at same location Manasota Key, Board to provide hamburgers and hotdogs, each person to bring a dish. Noted Board to buy only ½ to ¾ the amount as last year, since there was too much.
- Add picnic "Save the Date" to the next Newsletter (published in Sept.)
- Reminder of Ladies Luncheon to be held on June 5th, and Community dinner on May 29th, 2014.

TREASURER REPORT:

- As attached to these corporate documents Frank Uttaro read from the April financials.
- Mulch completed and paid.
- Still waiting on receipt of electrical invoice from Looney Electric.
- Asked about Insurance refund check- Brian confirmed receipt but will verify amount.

SECRETARY'S REPORT:

- No Report

MANAGEMENT REPORT:

- As attached to these corporate records Brian Rivenbark read from the management report.
- 5858 palm tree trimming still needed, will call Country Squire to verify homeowner has contracted the work to be done.
- Country Squire just prior to meeting sent W.C. insurance information to Brian.
- Rentals- need a copy of credit and background checks on file (confidential).
- To Welcome Committee- provide names, address and closing dates from action list
- FPL wiring issues on Pierce St. An online service request has been placed, needs follow up.
- Compliance- Mike objected to the large number of dirty roof violations and cited the lot # 686 roof as an example of one that should not have received a violation notice.
- Board member to drive property with Brian for next week compliance and to approve compliance list. Leontine Vandermeer volunteered to do so.
- Linda Sussman suggested a "friendly reminder" be added to newsletter regarding driveway & roofs rules.

HOMEOWNER COMMENTS:

- A resident had a question regarding the intent of the newsletter and suggested profanity be omitted in referencing previously distributed newsletter. The Board disagreed.
- A resident asked who has access to tenant files. SMG stores files and cc president, Mike Shlasko. All files are kept confidential.
- A resident suggested that the newsletter include recent prices that homes in GVE have sold for.
- A resident wondered if sinkholes were an issue for this area.
- The next newsletter will not be published until September.

COMMITTEE REPORTS:

Architectural Review Committee –

- Rich Delco reported that 5882 Harrison Arc form needs more detail. A **MOTION** was made by Linda and seconded by Frank to approve the request pending additional information provided meets the satisfaction of the ARC committee. **Motion passed unanimously.** A brief discussion followed regarding
- 5841 Harrison- The work was started and completed prior to submitting an ARC request. A **MOTION** was made by Rich and seconded by Jim to approve the ARC request at 5841 Harrison. **Motion passed unanimously.**

Landscaping Committee –

- Rich presented information to have yellow dwarf Alamander flowers planted at the front entrance. A **MOTION** was made by Linda and seconded by Jim to install the plants but will wait to plant until rainy season and the cost not to exceed \$125. **Motion passed unanimously.**
- Jim Henry presented a yellow "Slow down for kids and pets" sign to be mounted on light post located at Adams @ Washington. A **MOTION** was made by Jim and seconded by Rich to approve sign but not to exceed \$100 in cost. **Motion passed unanimously.**

Compliance Committee –

- A Quorum was not established for the May 8th Compliance Committee meeting regarding Lot # 341. The grass cutting has been completed at lot # 341 by Country Squire. The palm tree is still an issue. Mike Shlasko stated compliance process meetings need to have an established quorum

or be rescheduled. Board reviewed compliance list and noted many dirty roofs. Agreed second letter is in order for palm trimming at Lot # 341.

- Mike Shlasko appointed David Pappa to the Unit I Phase II & III Compliance Committee. This is a temporary appointment only for the May 28th meeting.
- **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 has patched up some of the access lighting that was moved when the palm trees were put up at the entrance.
- **Security** – no report.

NEW BUSINESS

- Vendor Insurance Verification- Mike reviewed each of Gulf Views current vendors and the status of their Insurance Compliance based upon documentation presented and information available on Workmen's Compensation from the State of Florida Comptroller Web Site and presented Brian with a copy of the contract which requires that Sunstate maintain current Insurance Documentation. Linda Sussman suggested as part of the action list that a notice two months prior to expiration and then a follow up 2 weeks prior be sent to ensure all insurance policies of vendors are kept current.

NEXT MEETING: The next meeting will be on June 18, 2014.

ADJOURNMENT: A **motion** to adjourn was made by Linda Sussman and seconded by Frank Uttaro.
Motion passed unanimously. Meeting was adjourned at 3:16 pm by President Mike Shlasko.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association