

# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Tuesday July 29, 2014 at 2:00 PM at 5888 Wilson Rd

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; Treasurer, Frank Uttaro; Secretary Leontine Vandermeer; Directors: Jim Henry and Rich Delco. Vice-President Linda Sussman and Director, Ed Kowalski 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:

- There have been compliance issues related to signs put up by the tenants at 5859 Lincoln.
- New tenants will be moving into 5839 Tyler and all paperwork has been received.
- There was discussion of other EC&R violations pointed out by Jim Henry including a window A/C unit at 1377 Washington and a Commercial Truck at 1333 Roosevelt.
- Our 2013 tax return has finally been filed. T&H Controllers (for Sunstate) did file an extension in March.
- Mike provided an updated on the public meeting related to the proposed Bellagio development that would be adjacent to a number of GVE homes on Roosevelt. At that meeting and via email Mike requested a visual barrier between Bellagio and Gulf View similar to that which was approved as a stipulation for the Pennington Place zoning change.

### VICE PRESIDENTS REPORT:

- No report

### TREASURER REPORT:

- Final expenses for reimbursement submitted by John Canon in the amount of \$340.82. Mike still has to submit expenses of about \$30 for concrete. The bench project will be completed well under budget.

### SECRETARY'S REPORT:

- Leontine reported on her compliance drive-by with Brian. Almost all of the violations noted in that drive-by have been corrected and no complaints have been received by Sunstate.

### HOMEOWNER COMMENTS:

- No homeowners attended the meeting

### COMMITTEE REPORTS:

#### **Compliance Committee –**

- There was a discussion of the history of EC&R violations at 5858 Harrison related to maintenance of the lawn, planting beds and trees. After approximately 4 months all violations appear

corrected except for the trimming of the large palm tree in the front yard. The Compliance Committee for Unit 1 met to discuss this violation and make recommendations to the Board.

**UNFINISHED BUSINESS**

- None

**NEW BUSINESS**

- The Compliance Committee for Unit 1 met on July 10 to review violations at 5858 Harrison Rd. The report of that Committee and the Minutes of their meeting had been distributed to the Board and are attached to these minutes. The Compliance Committee recommended a Maximum Fine of \$3,000.00 for failure to trim the Palm Tree. A motion was made by Rich Delco and seconded by Mike Shlasko to send a certified letter to the owner giving them until September 10 to trim the tree or face a fine of up to \$100/day or \$3,000 maximum for failure to trim the tree. After extensive discussion the **Motion passed unanimously.**

**NEXT MEETING:** The next meeting will be on September 17, 2014.

**ADJOURNMENT:** A **motion** to adjourn was made by Frank Uttaro and seconded by Rich Delco. **Motion passed unanimously.** Meeting was adjourned at 3:05 pm by President Mike Shlasko.

Respectfully submitted,

*Leontine Vandermeer, Secretary*  
Gulf View Estates Owners Association