

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, September 17, 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; Vice President, Linda Sussman; Treasurer, Frank Uttaro; Directors: Rich Delco. Jim Henry, Leontine Vandermeer and Ed Kowalski were absent. Also present was Brian Rivenbark, CAM from Sunstate Management Group.

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 July 29th special Board meeting as presented. **Motion passed with Linda Sussman abstaining from the vote..**

PRESIDENTS REPORT:

- Mike Shlasko stated that he would like to thank John Canon and all the volunteers for the work he did on the five new benches installed on Pierce rd.
- The review of the new bylaws was completed by Mike, Frank and Linda.
- There have been no security issues at Gulfview Estates in the last two months.
- Maintenance has been pretty good but there are some issues with irrigation and landscape lighting.
- There will be a surplus this year.

VICE PRESIDENTS REPORT:

- Linda Sussman reported that CC Kueltzo has agreed to stay on as the chair of the Events Committee. She has been working on the November 9th picnic. It would be helpful if residents could give CC a call to let her know that they will be bringing side dishes.
- The Couples dinners and ladies luncheons will continue as follows:
Sept 25th at Marker 4 for couple's dinner.
October 2nd for the Ladies luncheon at Farlow's
October 30th at Waterfront 2 for the couple's dinner.
- The date for the annual garage sale will be set sometime in early February and extend the end time to 3:00PM.
- Linda also stated that there are plans to have a donation truck available to pick up the garage sale items that were not sold. The Committee is always looking for volunteers.

TREASURER REPORT:

- As attached to these corporate records, Frank Uttaro read the Financial Report for period ending August 31, 2014.
- There will be a projected surplus \$6730.00 at the end of 2014 for GVE.
- Mike stated that the money will have to be spent by the end of this year. The wall and fountain reserves are fully funded. Lengthy discussion followed regarding spending the surplus money.

SECRETARY'S REPORT:

- Mike Shlasko reported for Leontine Vanermeer.
- Leontine has been going with management once a month for the compliance drive through's.

MANAGEMENT REPORT:

- As attached to these corporate records Brian Rivenbark read from the management report.
- The 1st notice for the annual meeting will be mailed on October.
- There was a compliance Committee meeting on August 1st

- There will be a slight restructuring of the compliance procedure and management will draft a new policy. Brief discussion followed regarding the policy.
- Management will request Country Squire to submit their insurance certificate.
- Linda noted that the website has not been updated. Management suggested sending any information to be submitted on the website to him.

Homeowner comments section moved to the end of the meeting.

COMMITTEE REPORTS:

- **Architectural Review Committee:** No Report
- **Landscape Committee:** There was a discussion regarding the trimming of the Washingtonian palms at the front entrance. A **MOTION** was made by Linda and seconded by Frank to have the Washingtonian palms trimmed twice a year. **Motion passed unanimously.**
- **Nominating committee:** Don Sussman will call the Board members to find out who is running and who is not.
- **Compliance Committee:** No report
- **Community Outreach:** No report
- **Events Committee:** Reported earlier in the meeting.
- **Maintenance:** No Report
- **Security:** No report

NEW BUSINESS:

Restated Bylaws:

- Mike passed out a copy of the restated bylaws to the Board.
- The 4 main areas that are changing are the Board term lengths changed to one year only, there will be no mention of the nominating committee in the new bylaws, Association must carry the minimum amount of insurance coverage and the new bylaws will say the president and the Board will be able to create a committee.
- Rich Delco had numerous questions about the restated bylaws presented. A lengthy question and answer session followed regarding certain paragraphs in the document.
- A **MOTION** was made by Linda and seconded by Frank to approve the bylaws for submission to the members at the annual meeting. **Motion passed 3 to 1 with Rich Delco voting no.** Linda will draft a summary to send to the membership with the 2nd notice.

Holiday Lighting:

- Mike Shlasko presented a proposal for Holiday Lighting Décor to install Holiday lighting at the front entrance. The cost for the proposal is \$3,530.00. Mike recommended spending \$3,530.00 for holiday lighting at the front entrance. Brief discussion followed regarding the lighting.
- A **MOTION** was made by Linda Sussman and seconded by Frank Uttaro to accept the proposal at \$3,530.00 for holiday lighting at the front entrance.

HOMEOWNER COMMENTS:

- HO noted the lighting at the entrance is very dark. Brief discussion followed regarding the entrance lighting.
- HO stated he would like to compliment John Canon, the Board and everyone involved with the building and installation of the new benches.
- HO stated the new landscaping at the front entrance is beautiful.

UNFINISHED BUSINESS:

- Linda Sussman will get the picnic supplies from storage for the annual picnic at the Manasota beach pavilion.

NEXT MEETING: The next meeting will be on Wednesday, October 15, 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 4:10 pm by President Shlasko.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association