

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, October 15, 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; Secretary Leontine Vandermeer; Directors: Rich Delco Ed Kowalski & Jim Henry. Treasurer, Frank Uttaro was 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 Leontine Vandermeer to waive the reading and approve the minutes of the September, 17th Board of Directors meeting as presented. **Motion passed unanimously.**

PRESIDENTS REPORT:

- Frank Uttaro has some health issues and will not be able to attend future Board meetings. Mike Shlasko has taken on the responsibility of treasurer until the annual meeting Dec 3rd.
- A MOTION was made by Linda Sussman and seconded by Jim Henry to accept Frank Uttaro's resignation as treasurer from the Board and that Mike Shlasko will step in as acting Treasurer. **Motion passed unanimously.**

VICE PRESIDENTS REPORT:

- No Report

TREASURER REPORT:

- Mike Shlasko reported that we are on track to finish the year with an unallocated surplus of about \$4000.00
- There has been resolution on two foreclosures at 5864 Taylor and 5816 Monroe. The Association will receive the \$190.00 annual fees from both of these properties.
- There is an erroneous Journal entry of a write off for \$495.00 that will be corrected. With that exception all of the revenue and expenses are correct in the September financials.
- There are two lots that have not paid the lot mowing fee. Mike asked if there has been any letters sent to them to collect the charges. Brian stated that he will find out and send the collection letters if not sent already.

SECRETARY'S REPORT:

- No Report

MANAGEMENT REPORT:

- As attached to these corporate records Brian Rivenbark read from the management report.
- There were three ARC request forms sent to management.
- A letter was sent to recent bank owned property to collect Association dues.
- The resident at 5872 Taylor was sent a violation letter to remove the dumpster from the driveway.
- There was a report of a nuisance alligator in the south lake. Management contact the state nuisance alligator hotline and a trapper was sent out but did not find the alligator.
- Director Ed Kowalski entered the meeting.

HOMEOWNER COMMENTS:

- Homeowner asked what demands have been made for the developer of the property behind Roosevelt. Mike stated that the stipulations requested are that there be a visual buffer between the two properties and there should be fountains.
- Homeowner asked what the HOA is doing regarding the EC&R violations for rental properties.

Mike stated that the renters sign an application saying that they have to comply with the EC&R's but if it not reported then no action can be taken. A lengthy discussion followed regarding the compliance issues with certain rental properties.

- Homeowner stated that the directory is not up to date for 5831 Garfield. Mike stated that he looked the property up on Sarasota County web site to verify change of ownership to confirm that directory should have been updated. Brian stated that he will have it updated.
- Homeowner stated that the resident behind them is not mowing their back yard. Mike explained the compliance notification process. Lengthy discussion followed regarding the compliance notification process.

COMMITTEE REPORTS:

- **Architectural Review Committee:** 5837 Adams for a new Driveway – A **MOTION** was made by Rich Delco and seconded by Linda Sussman to approve the ARC request for 5837 Adams. **Motion passed unanimously.** 5832 Wilson to install solar collectors to heat pool water - A **MOTION** was made by Rich Delco and seconded by Linda Sussman to approve the ARC request for 5832 Wilson. **Motion passed unanimously.** 5848 Wilson for a new pool heater - A **MOTION** was made by Rich Delco and seconded by Linda Sussman to approve the ARC request with the stipulation that they add a fence to block the pool equipment. **Motion passed unanimously.**
- **Landscape Committee:** The trimming for the Washingtonians at the front entrance will be done on or before November 15th
- **Nominating committee:** No report
- **Compliance Committee:** The Compliance Committee did meet on October 3rd No report available.
- **Community Outreach:** No Report
- **Events Committee:** Chairperson CC Kuelto reported the picnic will be November 9th at the Manasota Pavilion from 1PM to 4PM. The Association will buy the food. Please RSVP and bring a dish to share. The next dinner is at the Waterfront on October 30th at 6:00PM. The next luncheon is at Lock and Key on November 6th at 12:00PM. The dinner in November is at Prime Time at 5:30PM. The luncheon for December is at Pelican Pointe at 12:00PM. The dinner for December is at Gulfview Grill at 6:00PM
- **Maintenance:** Mike Shlasko reported that he replaced 36 irrigation heads. Mike stated that a 1" pvc feed was cut by a lawn mower and he has replaced it. Country Squire needs to be more careful when they mow at the front entrance. A brief discussion was made regarding the replacement of the "don't feed the alligator" with "clean up after your pet" signs. A **MOTION** was made by Linda Sussman and seconded by Leontine Vandermeer to allocate \$500.00 for 10 new signs. **Motion passed unanimously.** Mike Shlasko stated that Dean from Looney Electric came by with the bucket truck to deal with flag where rope jumped off pulley. He unstuck the rope and noted that the cap is made from pot metal, not very strong and getting old, slightly bent out leaving room for rope to slip off pulley. He tried to hammer it tighter but suggested that it should be replaced. Researched our minutes and it was installed in 1991 so need replacement. He measured it as 1 7/8" pole at top and 2" cap that sits on top and is secured with allen screws. Charge from Looney was \$110. Dean said that if we got a new cap and rope he would be happy to install at no charge so long as we were not picky about schedule since he drives that bucket truck by here frequently. New Flag is flying. Ed Kowalski stated that he ordered a new pulley for the flag pole. The flag pole light has been replaced. Mike stated that he will be meeting with Looney Electric to discuss front entrance lighting. Jim Henry proposed to have the new palms at the front entrance with LED lighting. This will help with seeing the front entrance from the north and south of SR 776. The Goal is to light up 12 trees.
- **Security:** No Report

NEW BUSINESS:

- **None**

UNFINISHED BUSINESS: 2015 Budget

- The 2015 Proposed Budget was distributed to the Board.
- The recommendation from the Budget Committee is that the annual dues remain unchanged.
- There was a brief discussion regarding the Proposed 2015 Budget. A **MOTION** was made by Linda Sussman and seconded by Rich Delco to approve the 2015 proposed budget for Gulf View Estates and present it to the membership at the 2014 Annual meeting. **Motion passed unanimously.**
- Linda Sussman reported for the nominating Committee. There are 5 Volunteers that will serve on the Board of Directors for 2015. They are Jim Henry, Linda Sussman, Richard Delco, Leontine Vandermeer and Angela Theriault. In addition Mike Shlasko and Ed Kowalski will serve out the remainder of their 2 year term. That provides Gulf View Estates with all 7 Board members.

NEXT MEETING: The next meeting will be on Wednesday, November 19, 2014 at 2:00 pm.

ADJOURNMENT: A **motion** to adjourn was made by Ed Kowalski and seconded by Linda Sussman. **Motion passed unanimously.** Meeting was adjourned at 3:28 pm by President Shlasko.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association