

# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Wednesday, November 19, 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 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. 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 Linda Sussman and seconded by Leontine Vandermeer to waive the reading and approve the minutes of the October 11<sup>th</sup> Board of Directors meeting as presented. **Motion passed unanimously.**

### **PRESIDENTS REPORT:**

- Mike reported that the annual meeting packets went out and there were two typo's for the days of the meeting.
- Angela Thireault is volunteering for the open position for the Board of Directors.
- The street captain on Jackson can no longer do the job and there are no volunteers to replace. They will not receive newsletters. They will have to go to the website to get the newsletter.
- Compliance from last month's meeting has been resolved. If the problems are not reported they cannot be resolved in a timely manner.
- The dog poop signs are being installed by Jim Henry.

### **VICE PRESIDENTS REPORT:**

- Linda thanked CC Keultzo and all the volunteers for helping out with the picnic.
- Coffee and cookies will be served at the annual meeting.

### **TREASURER REPORT:**

- Mike distributed 2 documents which were the 2014 Year end projection and the reconciliation of the accounts receivable.
- As attached to these corporate records Mike Shlasko read from the October financials.
- GVE financial position is extremely strong. The reserves are fully funded.
- Mike explained the year end projections for 2014. There is \$5085.00 surplus that needs to be spent by the end of the year.
- Mike explained the accounts receivable analysis. The three foreclosures were discussed.
- The \$2738.00 in Accounts receivable will be cleared this calendar year and the A/R will reduce down to a much smaller amount.

### **SECRETARY'S REPORT:**

- No Report

### **MANAGEMENT REPORT:**

- As attached to these corporate records Brian Rivenbark read from the management report.
- The red car has been parked in the driveway at 5839 Tyler and we have not received any further complaints.
- Brian reported that he contacted the bank owned property at 5816 Monroe regarding mowing the lawn and they complied
- There have been many complaints of loud music at 5850 Madison and a letter has been sent.
- There was a letter sent to a home on Tyler who was selling a scooter on the lawn.

- Received certificate of title from 5816 Monroe on October 30<sup>th</sup>.
- Received incomplete rental application from 5821 Adams. Owner and property manager were contacted to get additional required documents.
- There have been numerous complaints regarding residents not cleaning up after their animals.

#### **HOMEOWNER COMMENTS:**

- Homeowner asked if there is anything that can be filed to cloud their title. Mike explained that the association can file liens if the situation warrants it.
- Homeowner asked if GVE is in a bird sanctuary zone. Mike stated it is not to his knowledge
- Homeowner asked if there could be a committee from Roosevelt formed to monitor the development behind their houses. Mike stated that each homeowner on Roosevelt has the legal right to express themselves. Brief discussion followed.

#### **COMMITTEE REPORTS:**

##### **Architectural Review Committee:**

- 5815 Tyler Rd request to plant a key lime tree and extend the hedge an extra 15 ft. Lengthy discussion followed regarding the placement of the hedge on the property line. Decision will be tabled until the end of the meeting.

##### **Landscape Committee:**

- Jim reported there are four more no parking signs to install.
- Jim stated that there aren't any benches that face the sunset.
- Rich suggested putting the dog signs on the center island facing in the direction of the exit.
- A **MOTION** was by Jim and seconded by Leontine to erect one more bench facing the sunset. Brief discussion followed. **MOTION did not pass 3-3.**

**Nominating committee:** No report

**Compliance Committee:** No Report

**Community Outreach:** No Report

**Events Committee:** No Report

**Maintenance:** Ed Reported there were some irrigation leaks that were repaired by a vendor.

**Security:** No Report

#### **UNFINISHED BUSINESS:**

##### **Landscape lighting:**

- Mike received two quotes from Looney Electric and Fisher Landscape Lighting. Lengthy discussion followed regarding the landscape lighting.
- A MOTION was made by Linda and seconded by Rich to approve the Fisher Landscape lighting proposal not to exceed \$3750 installed. **Motion passed unanimously.**

#### **NEW BUSINESS:**

##### **Write off 2013 Dues for 3 foreclosures:**

- Mike stated that 5816 Monroe has agreed to pay so the write off is down to two foreclosures.
- **MOTION** was made by Linda and seconded by Leontine to write off up to \$380 for 5864 Taylor and 5887 Buchanan in dues for 2013 to allowance for doubtful accounts. Discussion followed regarding the motion. **Motion passed unanimously.**
- **MOTION** was made by Linda and seconded by Ed to remove \$2359.13 in relation to 5816 Monroe from allowance for doubtful accounts. **Motion passed unanimously.**

##### **Irrigation Maintenance Contract:**

- Mike contacted Lang Irrigation to repair irrigation at the entrance. It was suggested to have an irrigation repair vendor.
- **MOTION** was made by Linda and seconded by Leontine to discuss the issue of an irrigation contract. **Motion passed unanimously.** Discussion followed regarding the hiring of an irrigation vendor on contract.
- **MOTION** was made by Linda and seconded by Rich to contract Lang Irrigation for bi-monthly inspections at \$840

per year plus purchase a new irrigation controller at \$300. **Motion passed unanimously.**

- **MOTION** was made by Linda and seconded by Leontine to allocate \$125 for a new bench installed to face the sunset. **Motion passed 4-1 with Rich Delco voting no.**

**NEXT MEETING:** The next meeting will be on Wednesday, December 3, 2014 at 7:00 pm. (Annual Meeting)

**ADJOURNMENT:** A **motion** to adjourn was made by Linda and seconded by Ed. **Motion passed unanimously.** Meeting was adjourned at 3:48 pm by President Shlasko.

**REOPENING OF MEETING:**

- Board Meeting was reopened at 3:51PM to address the ARC issue with the hedge extension for 5815 Tyler.
- Brief discussion followed regarding the request to extend the hedge.
- A **MOTION** was made by Mike and seconded by Rich to request a legal survey from the owner of 5815 Tyler in order to make the proper decision. **Motion passed unanimously.**

**ADJOURNMENT:** A **motion** to adjourn was made by Rich and seconded by Linda. **Motion passed unanimously.** Meeting was adjourned at 4:05 pm by President Shlasko.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association