

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, JANUARY 21, 2015 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 Linda Sussman. A **quorum** was established. Members present were President, Linda Sussman; Treasurer, Mike Shlasko; Secretary Leontine Vandermeer; Directors: Rich Delco & Ed Kowalski. Vice President Jim Henry and Assistant Treasurer Angela Theriault 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 Linda Sussman and seconded by Leontine Vandermeer to waive the reading and approve the minutes of the November 19th Board of Directors meeting with corrections. **Motion passed unanimously.**

MOTION was made by Mike Shlasko and seconded by Rich Delco December 3rd to waive the reading and approve the minutes of the December 3rd organizational meeting minutes. **Motion passed unanimously.**

PRESIDENTS REPORT:

- Many people enjoyed the holiday lighting at the front entrance this year.
- Rich stated that he is looking into options on getting the same lighting at a lower price. Linda reminded the Board that volunteers are few a far between and someone will have to monitor the Christmas lights if we do them ourselves.
- Linda stated that there are many new developments being built around Gulfview Estates.
- Linda reported that she and Angela Theriault attended the Board member certification class.

VICE PRESIDENTS REPORT:

- No Report

TREASURER REPORT:

- Mike Shlasko reported that after the final adjustments we should finish 2014 with profit of approximately \$2,000.00 which will be rolled over into 2015 by vote of the membership.
- Gulfview Estates has fully funded reserves of \$29,516.00 and operating fund balance at year-end of \$26,000.00
- We paid \$4,000.00 in insurance bills in January so we will likely show a loss as planned; however, the insurance costs did not go up as projected so we will be under budget on expenses and over budget on income due to the 2014 rollover.
- Collection of 2015 dues is typical with \$14,470.00 outstanding representing 76 owners who have not yet paid as of Monday the 19th. The list of late payers is in terms of the number of owners and specific owners who habitually pay late.
- The balance sheet and income statement with budgetary comparison will be posted to the website as soon as they are finalized.

SECRETARY'S REPORT:

- No Report

MANAGEMENT REPORT:

- As attached to these corporate records Brian Rivenbark read from the management report.
- We received a full ledger payoff in the amount of \$570.00 for 5816 Monroe.
- In January we paid the renewal invoice for insurance
- For 2015 we have contracted Lang Irrigation to maintain the irrigation system at the front entrance and along the wall.

- Management received a completed rental application for a 3 month rental at 5892 Lincoln.
- The annual Board meeting calendar was posted on the website.

HOMEOWNER COMMENTS:

- Homeowner stated that the holiday lighting looked great this past year but suggested not lighting the trunks on the Washingtonian palms.
- Linda suggested discussing the holiday lighting options during the June meeting due to the fact that the Board does not meet during July & August and we have to sign the lighting contract in September.

COMMITTEE REPORTS:

Architectural Review Committee:

- Rich reported one ARC form was submitted for a new irrigation well but was not needed.

Landscape Committee:

- Rich reported the lights were changed, the irrigation system is up to date and the benches were installed by John Cannon.

Nominating committee: No report

Compliance Committee:

- Linda asked if we have received any response to any of the second letters. Brian stated that we have not.

Community Outreach: No Report

Events Committee:

- The garage sale date is set for February 21st and the fee is \$2.00 per house. Linda is looking for a charity to come by and pick up the leftover items from the garage sale.

Maintenance:

- Ed presented the old pulley from the flagpole that had been replaced.
- Ed stated that he has replaced all of the lenses and light bulbs from the center island landscape lighting.
- Lang Irrigation recommended to Ed to replace the irrigation misters with a drip line due to the algae buildup. A brief discussion followed the drip line; the Board agreed that there is no urgency to get them replaced.
- Ed suggested that he would like to repaint the Gulfview letters at the front entrance.

Security: No Report

UNFINISHED BUSINESS:

- Rich asked what we are going to do with the storage garage.
- Linda suggested getting the items we don't need any more and putting them in the garage sale.
- Mike stated the contract for the unit expires in June.

NEW BUSINESS:

- Linda reported that there are many new developments that are going to be built in the area.
- The most time sensitive development concerning Gulfview is being built behind Roosevelt Blvd.
- Angela Theriault entered the meeting.
- Linda stated that she will be attending the rezoning meeting on January 22 for this development. This meeting is being held because there were significant changes to the plan that warranted another meeting.
- Linda reported that she will ask developer to lower the amount of units per acre.
- Mike stated that from his past experience with these developments the number of units per acre will not be changed. Mike did state that there will be a 20' visual buffer and large retention pond between the backs of the homes on Roosevelt and the new development. A lengthy discussion followed regarding the buffer.
- A **MOTION** was made by Angela and seconded by Rich for Linda to go to the meeting and ask for a 50' buffer of native vegetation with 50% to 70% opacity along the entire length of the construction and also include a fountain in the retention pond. **Motion passed with Mike Shlasko abstaining.**
- Lengthy discussion followed regarding retention pond drainage.
- Linda stated that there are 2 other developments planned near Gulfview Estates, Toscano and Villages at Manasota Beach.
- There will be a meeting on Toscano and Manasota Beach at the Jacaranda Library at 6PM on February 3rd. Brief

discussion followed regarding these 2 other developments.

NEXT MEETING: The next meeting will be on Wednesday, February 18, 2014 at 2:00 pm.

ADJOURNMENT: A **motion** to adjourn was made by Rich and seconded by Angela. **Motion passed unanimously.** Meeting was adjourned at 3:25 pm by President Sussman.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association