

# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Wednesday, FEBURARY 18, 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; Vice President, Jim Henry; Treasurer, Mike Shlasko; Directors: Rich Delco & Ed Kowalski. Secretary Leontine Vandermeer 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 Rich Delco and seconded by Jim Henry to waive the reading and approve the minutes of the January 21<sup>st</sup> Board of Directors meeting with corrections. **Motion passed unanimously.**

### **PRESIDENTS REPORT:**

- Linda thanked Rich, Ed and Mike for cleaning out the storage unit. There were a few items from the storage unit that will be sold in the garage sale.
- Linda stated that she took the interests of the January Board meeting and the motion that was made to speak and attended the planning commission hearing regarding the development which will be built behind Roosevelt Blvd. The development was approved for 110 units. The planning commission did state however that the developer should meet with GVE and Ventura Village to see about their concerns before going to the meeting with the county commissioners.
- Linda reported that the developer will not build a wall along the back of Roosevelt Blvd but will leave the native vegetation in place as a buffer.
- Linda went to the County Commission meeting on February 10<sup>th</sup> and presented all of the concerns regarding drainage, construction and egress in the area. The Developers have agreed to keep GVE informed and let us have input in decisions.
- The other development at Sarasota National wanted to change the final build out from 2018 to 2024. The preserve and wetland area behind Wilson Rd. will remain undeveloped.
- Linda stated that the main impact from these developments will be an increase in traffic in the area.

### **VICE PRESIDENTS REPORT:**

- No Report

### **TREASURER REPORT:**

- Mike Shlasko stated that the old insurance agency refunded \$2,000.00 too much on the old policies which consumed the 2014 profits. GVE finished the year with a \$177 loss.
- The financial state of the association continues to be very strong with reserves of \$29,516 which are fully funded and operating balance at year end of \$24,500.00
- January is still under budget by \$2640.00 with a loss of \$896.00 after paying the 2015 insurance bill of \$4,000.00 all expense categories were under budget except for the entrance electric.
- 39 owners were invoiced late charges which increased revenue by \$975.00
- The cancellation of the storage unit will result in around \$600.00 under budget this year.
- As of February 16<sup>th</sup> 27 owners have not paid the 2015 dues. We had 21 at this time last year.
- Sunstate will attempt to call the delinquent owners before sending out the 60 day past due letter at the end of the month.
- GVE did receive a payment of \$340 from the bank that took possession of 5864 Taylor representing 1 year's dues and \$150.00 in Attorney's fees.
- A **MOTION** was made by Linda and seconded by Jim to make final write off of \$1,225.00 for the foreclosure at 5864 Taylor. **Motion passed unanimously.**

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

- No Report

### **MANAGEMENT REPORT:**

- Brian Rivenbark reported that late notices were mailed to the owners who are delinquent in their association dues and a late charge of \$25 was applied as well.
- The Venice United Church of Christ was reserved for the 2015 annual meeting.
- Reinstated signature cards were implemented for the new Board of Directors.
- Brian stated that he has performed an audit of the rental properties at GVE to update the applications on file. The owners who have not supplied Sunstate with the current documents will be sent a certified letter notifying them that they are in noncompliance with the EC&R's of GVE.
- The January newsletter was sent to residents VIA email on February 9<sup>th</sup>.

### **HOMEOWNER COMMENTS:**

- An audience member stated that a resident's dog had died because it had gotten stuck in the swales in front of the house.
- Audience member asked if the roads are owned by the Association or the County. Linda stated that the roads are owned by the county. The same audience member stated that the empty lot next to her house has a lot of standing water in it. Brief discussion followed regarding the drainage. The last question was why did we allow the bank to get out of paying the entire past due for 5864 Taylor. The Board stated that the bank is only responsible for paying 1% of the mortgage or 12 months of dues whichever is less.
- Audience member stated that we should publish the names of the past due owners. Brian stated that we will not do that because of the risk of a lawsuit.
- Audience member stated that there has been a surge in people parking on the grass. Brian stated that he keeps those violators on a monitored status for compliance. Lengthy discussion followed regarding cars parking on the grass.

### **COMMITTEE REPORTS:**

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

- No report

#### **Landscape Committee:**

- The braces on the new palms will be taken off in March.

#### **Compliance Committee:**

- No report

#### **Community Outreach:**

- No Report

#### **Events Committee:**

- The garage sale date is set for February 21<sup>st</sup> and the fee is \$2.00 per house. Linda has asked Helping Hands to come by and pick up the leftover items from the garage sale.

#### **Maintenance:**

- No Report

#### **Security:**

- Linda stated that there is a woman who lives on property who has been charged with several crimes. The Association cannot do anything about this except put an article in the newsletter regarding hiring only people and businesses who are licensed and insured. Brief discussion followed regarding this issue.

### **UNFINISHED BUSINESS:**

- None

### **NEW BUSINESS:**

- None

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

**ADJOURNMENT:** A **motion** to adjourn was made by Mike and seconded by Rich. **Motion passed unanimously.** Meeting was adjourned at 3:03 pm by President Sussman.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association