

# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Wednesday, March 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 Vice President Jim Henry. A **quorum** was established. Members present were; Vice President, Jim Henry; Treasurer, Mike Shlasko; Assistant Treasurer Angela Theriault; Secretary Leontine Vandermeer; Directors: Rich Delco & Ed Kowalski. President, Linda Sussman was absent. Also present was Nicole Banks 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 Mike Shlasko to waive the reading and approve the minutes of the February 18<sup>th</sup> Board of Directors meeting with corrections. **Motion passed unanimously.**

### **PRESIDENTS REPORT:**

- Vice President Jim Henry read the presidents report in Linda Sussman's absence.
- A special thanks to C.C. Kueltzo. She is the events Chairman and helped make the garage sale a success; she coordinated the collection of the \$2 fee for the garage sale. 60 different homes were involved in the garage sale.
- Arrangements were made to have Helping Hands to drive through GVE and collect the items not sold in the garage sale.
- We collected \$120 in fees and had an expenditure of \$72 for the ads. The \$48 over will be used in the fall picnic.
- The storage locker items were sold at the garage sale; many of the items were Christmas lights that were no longer needed because GVE uses a Christmas decoration company to install lighting. Those lights that did not sell were donated to Helping Hands.
- The storage locker has been discontinued as there isn't a need for it in the future. We received a small rebate from the unused months of the storage locker and will be saving \$400 per year by not having a locker.
- In closing for the garage sale we had \$48 left over from the expenses for the ads and \$51 for the money made for the Christmas lights for a total of \$99.
- The 2014 income taxes for the Association were completed in time to meet the March 15<sup>th</sup> corporate tax deadline.
- It is important that in the future we not leave important documents to be done at the last minute.
- Sunstate management will put such items on the action list.

### **VICE PRESIDENTS REPORT:**

- No Report

### **TREASURER REPORT:**

- Mike Shlasko reported that the financial state of the Association continues to be very strong with reserves of \$29,516 which are fully funded and operating fund balance of at end of 2014 of \$24,500
- Through February 2015 we are \$3,218 under budget and showing a profit of \$700.
- 5864 Taylor – The bank has paid all past due amounts after purchasing the foreclosure. This will result in the reversal of Allowance for Doubtful Accounts in amount of approximately \$1500 in March.
- 5887 Buchanan – The bank purchased at auction in February, there are ongoing negotiations for the monies owed by the bank. This is the last foreclosure not current with the dues. The other foreclosure is paying dues and maintaining the property.
- The collection of the 2014 dues is a problem as usual. Currently 11 owners have not paid their dues.
- Final attempts such as knocking on doors will be taken before turning the delinquent owners over to the Attorney.

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

- No Report

### **MANAGEMENT REPORT:**

- Nicole Banks read from the management report in place of Brian Rivenbark' s absence.

### **HOMEOWNER COMMENTS:**

- Homeowner at 1498 Roosevelt reported an alligator at his front door.
- Homeowner reported the February newsletter was not on the website.
- Homeowner stated there was a solicitation flyer on their door; they called the number on the flyer.
- A Homeowner asked if there was a need for a traffic light due to the increase in traffic.

### **COMMITTEE REPORTS:**

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

- 1498 Roosevelt replaced windows but no ARC required.

#### **Landscape Committee:**

- No Report

#### **Compliance Committee:**

- No report

#### **Community Outreach:**

- No Report

#### **Events Committee:**

- No Report

#### **Maintenance:**

- Ed Kowalski reported that he changed one of the light fixtures at the front entrance.
- The grass is green and the palms are growing.
- Mike stated that the landscape Committee should make sure that Country Squire is fertilizing three times a year.

#### **Security:**

- No Report

### **UNFINISHED BUSINESS:**

- None

### **NEW BUSINESS:**

- Rich Delco stated that he is evaluating the Christmas décor and will submit additional bids by June.
- Ed Kowalski suggested adding more LED lighting to the front entrance. Mike stated that perhaps it might be done toward the end of the year.

**NEXT MEETING:** The next meeting will be on Wednesday, April 15<sup>th</sup>, 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 3:48 pm by Vice President Jim Henry.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association