

# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Wednesday, April 15, 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; Assistant Treasurer Angela Theriault; Directors: Rich Delco & Ed Kowalski. Also present was Brian Rivenbark from Sunstate Management Group. Secretary Leontine Vandermeer was absent.

**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 Mike Shlasko and seconded by Jim Henry to waive the reading and approve the minutes of the March 18<sup>th</sup> Board of Directors meeting with corrections. **Motion passed unanimously.**

### **PRESIDENTS REPORT:**

- Linda thanked Jim Henry for chairing the Board meeting last month and agreeing to help Ed Kowalski with maintenance while Ed is up north.
- Carol Armstrong has submitted her resignation from the Welcome Committee. A **MOTION** was made by Linda and seconded by Mike to accept Carol Armstrong's resignation and also to appoint Beth Delp as Chair and Cathy Zorner as assistant to the Welcome Committee. **Motion passed unanimously.**
- Linda stated that there is a weir or concrete slab in the retention pond on the southeast corner at the new development that will be built next to Roosevelt Ave.
- The new development has been deemed by fish and wildlife as a scrub jay habitat. This does not stop development but it does mean they have to get permits.
- Parking and unregistered vehicles are an ongoing issue but not serious. There is no reason to park on the grass. There is no overnight parking on the street or on the grass.
- Rich Delco suggested putting an article together for the newsletter regarding parking and unregistered vehicles.

### **VICE PRESIDENTS REPORT:**

- Jim Henry reported that he will be able to contribute to the Maintenance Committee and stay on with Rich on the landscape Committee.

### **TREASURER REPORT:**

- Mike reported that there were significant issues with the financials this month cannot report from them.
- GVE is in excellent financial shape we show a year to date profit of \$4000.00 and year to date under budget \$4000.00 to \$5000.00.
- We collected \$1400.00 out of \$1565.00 from a foreclosure
- Mike stated we still have some owners who are delinquent in dues. Mike presented an Accounts receivable report.
- Brian updated each delinquent account to the Board. Discussion followed.
- Mike stated that in the past the only way to collect from these chronic delinquent owners is to knock on their door.
- Linda stated she will knock on doors and requested that Brian send her the statements for the past due owners.
- Linda stated that we will not waive any late fees this year and they will carryover next year.

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

- No Report

### **MANAGEMENT REPORT:**

- As to these attached corporate documents Brian read from the management report.

### HOMEOWNER COMMENTS:

- Homeowner asked if there is only one late fee per year. Brian stated that as per Chapter 720 you can only set one late charge per invoice.

### COMMITTEE REPORTS:

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

- 5880 Wilson wants to paint their house but do not need an ARC approval. Linda stated maybe putting article in the newsletter about what needs an ARC form and what doesn't.

#### **Landscape Committee:**

- Mike stated that there are some dead bushes on the south wall. Rich stated he will take a look and replace them.

#### **Compliance Committee:**

- No report

#### **Community Outreach:**

- No report

#### **Events Committee:**

- The annual picnic will be in November.

#### **Maintenance:**

- Ed Kowalski suggested getting LED bulbs for the center island and the wall lettering at the entrance. Brief discussion followed regarding the lighting.

#### **Security:**

- No Report

### UNFINISHED BUSINESS:

- Rich had last year's proposal from the holiday lighting company reevaluated which will result in a savings of \$1300.00 from last year.
- The proposal will eliminate the Washingtonians from being lit and will only lite 4 of the 6 Royal palms. There will be a mix of white lighting and colored lighting. Lengthy discussion followed regarding the lighting.
- A **MOTION** was made by Linda and seconded by Mike to table the table the holiday discussion until the next meeting when there is an update to the proposal to cover the entire center island and add the other two Royal palms. **Motion passed unanimously.**

### NEW BUSINESS:

- None

**NEXT MEETING:** The next meeting will be on Wednesday, May 20<sup>th</sup>, 2014 at 2:00 pm.

**ADJOURNMENT:** A **motion** to adjourn was made by Rich and seconded by Jim. **Motion passed unanimously.** Meeting was adjourned at 3:10 pm by President Sussman.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association