

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, May 20, 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 & Director Rich Delco. Also present was Brian Rivenbark from Sunstate Management Group. Secretary Leontine Vandermeer & Ed Kowalski were 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 Angela Theriault to waive the reading and approve the minutes of the April 15th Board of Directors meeting with corrections. **Motion passed unanimously.**

PRESIDENTS REPORT:

- Linda reported that Beth Delp & Kathy Zorner have officially become the Welcome Committee. The welcome letter officially comes from the President of the Association.
- Rodents have taken up residence along the north pond wall.
- The ponds have an overpopulation of Tilapia and we will talk about having them removed by Malone's harvesting at no cost to the Association.
- Linda knocked on doors to collect the 4 remaining outstanding balances and was able to have 2 of them pay.
- Linda suggested having a reward or incentive to residents who show pride in maintaining their property.

VICE PRESIDENTS REPORT:

- Jim Henry reported that he will be able to contribute to the Maintenance Committee and will have comments on the Tilapia, Christmas lighting and the rodents.

TREASURER REPORT:

- As attached to these corporate records Angela Theriault read the April financials.
- Linda stated there are two homeowners that have not paid the 2015 dues. Linda asked if we should pursue further action by sending them to the Attorney. Brief discussion followed regarding the collections.
- A Motion was made by Rich Delco to send the two remaining homeowners to the Attorney for collections; there was not a second on the motion.

SECRETARY'S REPORT:

- No Report

MANAGEMENT REPORT:

- As to these attached corporate documents Brian read from the management report.
- The Compliance Committee will have a meeting on Friday May 22, 2015 at 10AM in regards to the violations at 5885 Jackson Ln and 5824 Tyler Rd. Brief discussion followed regarding the violation process.
- Country Squire has updated their Workers Compensation and liability insurance through July of next year.
- 5863 Cleveland submitted all of the necessary rental documents for the new tenant.
- Linda stated she would like to send violation letters to the owners of rental properties who have not submitted the proper documentation as per the EC&R's.
- 5887 Buchanan was auctioned 2-13-2015 and is now bank owned. A HOA negotiator is handling the payment of the past dues. The County website still shows Mary Allen as the owner.

HOMEOWNER COMMENTS:

- Homeowner suggested using a trap to catch the rodents along the lake. Brief discussion followed regarding the rodents.
- Homeowner asked why the trees along the south pond Pennington side are dead. The Board stated they are pepper trees and Pennington place is killing them off.

COMMITTEE REPORTS:

Architectural Review Committee:

- A **Motion** was made by Rich and seconded by Linda to approve the ARC request for 5841 Harrison to install a solar screen door on their garage. **Motion passed unanimously.**

Landscape Committee:

- Country Squire replaced the dead bushes along the front wall with fire bushes.

Compliance Committee:

- The Committee will meet on May 22nd

Community Outreach:

- No report

Events Committee:

- The annual picnic will be on November 15th

Maintenance:

- Jim stated that Ed gave him the box of spare parts before he left.
- The Flag has been replaced
- Jim followed Lang Irrigation when he came to do his inspection.
- The lights on the north side of the street were out, the GFI was replaced and the light was repaired.

Security:

- No Report

UNFINISHED BUSINESS:

Christmas Lights:

- Rich stated he spoke with Trimmers and the proposal will have the Royal palms, the two Pygmy palms and the three light posts with white lights and the ground work and garlands in the center island will have colored lights. Lengthy discussion followed regarding the Christmas lighting.
- A **MOTION** was made by Mike and seconded by Rich to accept the quote for \$2870.00 for Christmas lighting from Trimmers as written. **Motion passed unanimously.**

NEW BUSINESS:

Tilapia:

- Linda suggested using Malone's Tilapia harvesting to help with the removal of the Tilapia. The service is free and will only harvest the Tilapia. Brief discussion followed regarding the Tilapia removal.
- A **MOTION** was made by Mike and seconded by Rich to allow Malone's Tilapia Harvesting to harvest the Tilapia only from the ponds pending proof of insurance and the correct license. **Motion passed unanimously.**

Water Rodents:

- Jim Henry and Joe will research a do it yourself solution to the problem and report back next month.

NEXT MEETING: The next meeting will be on Wednesday, June 17th, 2014 at 2:00 pm.

ADJOURNMENT: A **motion** to adjourn was made by Angela and seconded by Rich. **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