

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, June 17, 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; Secretary Leontine Vandermeer. Also present was Brian Rivenbark from Sunstate Management Group. Assist. Treasurer Angela Theriault, Director Rich Delco & 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 Jim Henry to waive the reading and approve the minutes of the June 5th Board of Directors emergency meeting. **Motion passed unanimously.**

PRESIDENTS REPORT:

- We will be discussing the budget for 2016 when we meet again in September.
- Linda stated that the annual picnic will start at 11AM Have food at 12PM and leave at 2PM.
- Linda reported that the burrowing creatures along the lake banks still remain a mystery. New pest control people will be considered to help with the situation.
- Linda received a copy of the latest plan from Villagio. Linda spoke with a resident who lives on Roosevelt and they stated that the retention pond in the new development looks smaller than planned.
- Linda reported that Comcast has solicited GVE again. The Association is not interested in getting a cable contract with them.
- Linda stated that she has received minimal complaints and people are happy the mini-van was removed from 5824 Tyler.

VICE PRESIDENTS REPORT:

- Jim stated that he had a conversation with a resident regarding the tilapia removal. The resident stated that he spoke with the man removing the fish and he told him that they will be frozen and delivered to a New York fish market in 2 days where restaurants will buy them to serve to people.

TREASURER REPORT:

- Mike reported that the reserves are strong and fully funded at \$29,547. The operating fund balance at the end of 2014 is \$24,500
- Through May 2015 we are \$8,094 under budget and showing a profit of \$7,259. Without having any unforeseen expenditures the Association may be able to fund the lighting infrastructure replacement at the front center island at the entrance.
- There is only one owner who has not paid their 2015 dues and that property is on the market as a short sale.
- Mike reported that we are still incurring minor legal fees for the foreclosure at 5887 Buchanan where most monies owed were already transferred to doubtful accounts.
- The foreclosure is moving forward at 5831 Wilson. This property does not owe money to the Association.

SECRETARY'S REPORT:

- Leontine stated that she did a compliance drive through with Brian this month and there were quite a few homes that have issues with the edging of their lawn. Lengthy discussion followed regarding certain violation issues at GVE.

MANAGEMENT REPORT:

- Brian reported that he has not received the ARC form for 1300 Roosevelt Dr.
- The Tilapia was removed from the lakes on June 5th

- The Compliance Committee meeting was held on May 22nd to discuss fining 5885 Jackson and 5824 Tyler.
- The emergency meeting of the Board of Directors was held on June 5th to discuss the possible fine to be imposed on 5885 Jackson.

HOMEOWNER COMMENTS:

- Homeowner asked if there is a set procedure for compliance visits. Brian stated he visits the property every week and does compliance for all of GVE once a month. Brief discussion followed on compliance procedures.
-

COMMITTEE REPORTS:

Architectural Review Committee:

- No formal application on file for 1300 Roosevelt.

Landscape Committee:

- No Report

Compliance Committee:

- The Board agreed to send the fining letter to 5868 Lincoln

Community Outreach:

- No Report

Events Committee:

- No Report

Maintenance:

- Jim reported that the bulletin board and the aluminum irrigation control box needs painting. The Board agreed to have this done.

Security:

- No Report

UNFINISHED BUSINESS:

- None

NEW BUSINESS:

- None

NEXT MEETING: The next meeting will be on Wednesday, September 16, 2014 at 2:00 pm.

ADJOURNMENT: A motion to adjourn was made by Linda and seconded by Leontine. **Motion passed unanimously.** Meeting was adjourned at 2:53 pm by President Sussman.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association