

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, September 16, 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; Assist. 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: Approval of the minutes from the June 17 Meeting was postponed until the end of the meeting.

PRESIDENTS REPORT:

- President Sussman reported that the construction work has begun at Capella to the north of GVE. Linda had the construction company remeasure the 15ft easement twice to make sure the property lines were not crossed. The retention pond will be larger than was expected.
- There were three different animal control companies used to address the holes along the grass on the north pond between the wall and the pond. Traps were set but nothing was found that would be causing the holes. Whatever was there before appears to have moved on as the grass is starting to grow around the holes.
- Linda suggested to start the work for the annual GVE picnic which will be held on November 8th. We will need people to grill and help set up and clean up.
- Linda reported that we have received annual dues from all homes except one. We have filed a lien on this home.
- Linda noted that the ladies luncheon at Carrabas will be on October 1 and the GVE dinner will be at Prime Time on September 24th

VICE PRESIDENTS REPORT:

- Vice President Jim Henry reported that he has visited some of the residents at the 1300 area of Roosevelt and they have a noise issue since the vegetation noise buffer was removed due to the construction to the North. The residents wanted to know why the barrier wall was never finished.
- The residents would like to have the wall completed. Mike Shlasko stated that this has come up many times in the past and was denied twice during his tenure on the Board. Rich Delco noted there is no room to put a wall due to the easement then there is county property. Brief discussion followed regarding the wall.

TREASURER REPORT:

- As attached to these corporate documents Angela Theriault read from the August 2015 Financial statement.

SECRETARY'S REPORT:

- NONE

MANAGEMENT REPORT:

- Brian Reported Statement were mailed to Giordano and Maranatha for lot mowing. Mike stated that the Association should discontinue the lot mowing for them.
- Brian contacted 1306 Roosevelt for an ARC request for pool equipment and shower enclosure. He has not received a completed ARC request.
- During a recent drive through Brian noticed a gentleman putting out garbage from 5887 Buchanan? He was the son in law of the previous owner. Brian instructed him to remove the Garbage ASAP.
- Management made a call to Pennington Place to make sure the lake fountain is operating as it is supposed to.
- Country Squire was instructed to mow the lawn at 5885 Jackson
- Claim of lien was received for 5885 Jackson.

- Brian explained the new procedures for the compliance committee hearings. The update is that the Board will levy the fine and the committee will decide if the fine is legitimate.

MAINTENANCE REPORT:

- Jim Henry reported the 4X4 sign post and the bulletin Board have been repainted. The heads for the landscaping have been cleaned. The last flag is starting to fray at the bottom and we will need some new flags.
- Jim also stated that for the 2015 Surplus he would like to add two new trees to the front entrance and they will be the last two trees before the intersection at Washington. Brief discussion followed regarding the trees.
- Jim Henry left the meeting at 2:45. A quorum of the Board was still present.

HOMEOWNER COMMENTS:

- 1300 Roosevelt requested the Board to consider having the Barrier wall completed due to noise. Linda stated that when the Community was built this was the first entrance for the community. Mike stated that there is a buffer scheduled to be installed at the new housing development to the North which will block off the noise.
- Homeowner asked if GVE could share the electric cost with Pennington Place to make sure the fountain is running? Linda stated that there is an official agreement stating that Pennington Place must aerate the lake.
- Drew Breckheimer at 5859 Monroe stated that he would like take on the responsibility for lowering the flag on certain observed holidays. The Board agreed and thanked him for volunteering to do this.

COMMITTEE REPORTS:

Architectural Review Committee:

- 1300 Roosevelt was approved for the hedges on the side of the house.
- 1306 Roosevelt has not been approved due to the absence of the official completed ARC form.

Landscape Committee:

- Rich Delco stated that he spoke with Country Squire and he will start fertilizing the bushes and trees out front.
- Rich suggested getting the Washingtonians trimmed again. Brian stated that he will get in contact with Affordable Palm Service and get the work booked. Brief discussion followed regarding the tree trimming.

Compliance Committee:

- No Report

Community Outreach:

- No Report

Events Committee:

- This was covered earlier in the Presidents report

Maintenance:

- Reported earlier by Jim Henry

Security:

- No Report

UNFINISHED BUSINESS:

- **None**

NEW BUSINESS:

- A **MOTION** was made by Linda and seconded by Mike to appoint a budget sub – committee comprising of Linda Sussman, Mike Shlasko and Angela Theriault. This committee will develop a proposed budget for 2016. **Motion passed unanimously.**
- Linda suggested to get some ideas on ways we might spend the projected surplus.
- Linda stated that ED Kowalski thinks we should change the landscape lighting to LED bulbs and rewire the landscape lighting as well.
- Rich suggested mulching the landscaping along the front wall. Brief discussion followed regarding the mulch.
- Mike suggested adding plants to the area at the front entrance where the bushes start and the wall starts to curve. There is grass there presently. Mike also suggested getting the top of the barrier wall cleaned. Linda stated she is a strong advocate for the new bushes in front.
- Angela reported that the mailboxes will need package receptacles. Angela stated that the manager at the

post office stated that the mailboxes should have them and it is the responsibility of the USPS to install them. Lengthy discussion followed regarding the deteriorating mailboxes.

- Mike stated that all that has to be done is a board member goes down to the carrier annex and demand they replace the mailboxes.

NEXT MEETING: The next meeting will be on Wednesday, October 21, 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 3:12 pm by President Sussman.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association