

# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Wednesday, October 21, 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; Treasurer, Mike Shlasko; Secretary Leontine Vandermeer and Directors: Rich Delco and Ed Kawolski. Vice President, Jim Henry was absent. Also present was Brian Rivenbark, CAM 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 September 16<sup>th</sup> meeting with corrections. **Motion passed unanimously.**

### **PRESIDENTS REPORT:**

- Linda reported that Angela Theriault has resigned from the Board effective immediately. Linda thanked the returning Board members.
- Linda welcomed Bonnie McGuigan who will be on the Board next year.
- Linda reminded everyone that GVE needs volunteers for committees and the Board. Linda thanked Leontine Vandermeer for volunteering as secretary for the past two years.
- Linda reported that there is a new procedure for the compliance procedure. The Board will impose the fine and the committee will overturn or accept the fine. Brian stated that we should be careful not get into the unlicensed practice of law and to get the interpretation from an Attorney. Brief discussion followed regarding the new procedure for compliance.
- A **MOTION** was made by Mike and seconded by Ed to use the new compliance procedure moving forward in the immediate future pending any new changes. **Motion passed unanimously.**
- Linda suggested forming a committee to improve communication to the residents via the website and email.

### **VICE PRESIDENTS REPORT:**

- Linda read the VP report for Jim Henry who was absent.
- The addition of the new pond at Capello and the removal of the trees that were removed will help with the coyote problem.
- Two new American flags were purchased and the utility boxes at the entrance were painted.

### **TREASURER REPORT:**

- Mike reported that the financial state of the Association continues to be very strong.
- Reserves: \$29,547 Operating at end of 2014: \$24,500
- Through September 2015 we are \$11,891 under budget and showing a profit of \$12,325.
- There are a number of maintenance and infrastructure improvement projects that are being evaluated including LED lighting of the center island, landscape improvements and cleaning of the wall.
- Dues have been collected from all but two properties. One is now a bank owned foreclosure so we should collect at least the 2015 dues and the other is a short sale that we expect to collect upon closing.
- Mike presented the Proposed 2016 budget. Brief discussion followed.
- A **MOTION** was made by Linda and seconded by Mike to discontinue the lot mowing income and expense in the budget for Lots 42 and 425 and to notify them that they need to pay Country Squire directly. **Motion passed unanimously.**
- A **MOTION** was made by Linda and seconded by Ed to adopt the 2016 budget as presented. **Motion passed unanimously.**

### SECRETARY'S REPORT:

- No Report

### MANAGEMENT REPORT:

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

### HOMEOWNER COMMENTS:

- HO stated that the fountain is still not on when it is supposed to. Brian stated that he will follow up with Pennington Places Manager to get the fountain going.
- HO asked if the potholes are going to be repaired. Mike stated that anyone can call the county and request to have the pothole repaired.
- HO asked about the rental on Adams. Brian stated that he has received the complete rental documents from the owner.
- HO stated that there is a sinkhole next door caused by the drainage grate on their property; HO asked who you call to get that repaired. The Board stated that the drainage grate is the homeowner's responsibility and should be a compliance issue.
- John Canon stated that he is still looking for a street captain for Garfield; he would like to add a paragraph in the newsletter stating that this will be the last hardcopy newsletter delivered on Garfield.

### COMMITTEE REPORTS:

- **Architectural Review Committee:**  
1386 Roosevelt request is still open  
5861 Jackson will need to supply a copy of the architectural drawing for the installation of a storage shed that is a permanent structure to the house.
- **Landscape Committee:**  
Rich reported that he has 3 new proposals for landscape for plants and mulch.
- **Compliance Committee:** None
- **Community Outreach:** None
- **Events Committee:**  
Linda reported that the Annual picnic is scheduled for November 8<sup>th</sup>.
- **Maintenance:**  
Mike stated that the light on the south side of the entrance is out. Ed will look into getting this repaired.
- **Security:** None

### UNFINISHED BUSINESS:

- Linda stated that she has a proposal from Fisher Landscape lighting to replace the lighting at \$4,000.
- Rich presented three proposals for new landscaping from Country Squire; one was for mulch at \$2175, one for 6 new palm trees at \$2025 and one for new fire bushes at \$665. Lengthy discussion followed regarding the proposals.
- Jim Henry had a proposal for new palms along the right side of the entrance. After a discussion the Board agreed to postpone this proposal.
- A **MOTION** was made by Linda and seconded by Rich to accept the proposal for 6 new palm trees in the amount of \$2025 from Country Squire. **Motion passed unanimously.**
- A **MOTION** was made by Mike and seconded by Ed to accept the proposal for mulching along the wall and front entrance in the amount of \$2175 from Country Squire. **Motion passed unanimously.**
- A **MOTION** was made by Linda and seconded by Mike to accept the Daystar pressure washing proposal for \$865 to have the entire barrier wall pressure washed. **Motion passed unanimously.**

### NEW BUSINESS:

- Linda read from a petition presented by Diana Benson to have the north end of the barrier wall extended. The petition had 34 to 35 signatures.
- Diana Benson from 1300 Roosevelt gave a presentation to the Board to have the wall extended. Lengthy

discussion followed regarding the extension of the wall.

- The board agreed to give a response in writing.
- A **MOTION** was made to take no action on extending the wall at this time and send a letter to the homeowners on the petition describing their decision. **Motion passed unanimously.**
- Linda stated she is going to have Lang Irrigation to install a rain sensor to prevent the sprinklers from coming on when it rains.
- Linda reported that Wallace Hewitt will be the GVE representative for the South West county Alliance of Home Owners Associations. The fee for joining is \$50.
- A **MOTION** was made by Linda and seconded by Mike to join the South West county Alliance of Home Owners Associations and have Wallace Hewitt be the representative. **Motion passed unanimously.**
- Linda Instructed Management to have the online directory updated and she would also like to have a paper copy made as well.

**NEXT MEETING:** The next meeting will be on Wednesday, November 18, 2015 at 2:00 pm.

**ADJOURNMENT:** A **motion** to adjourn was made by Linda and seconded by Ed. **Motion passed unanimously.** Meeting was adjourned at 3:50 pm.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association