

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, November 18, 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 and Directors: Rich Delco and Ed Kowalski. 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 Linda Sussman and seconded by Mike Shlasko to waive the reading and approve the minutes of the October 21st meeting with corrections. **Motion passed unanimously.**

PRESIDENTS REPORT:

- Linda reported that the Annual meeting mailing did not include instructions or envelopes for return mailing of the ballots and proxies. An E blast will be sent to include the proxy and ballot.
- At the last meeting the Board did not vote on the installed landscape lighting. We will ratify the motion at this meeting to approve the landscape lighting.
- Linda reiterated that the Board voted to not approve any expenses on extending the wall on the North end the property. The Association does not own any property at the location were the wall could be extended.
- The Annual picnic was a great success with 56 residents attending.
- Linda stated that Angela Theriault is still working on the mailboxes with the post office. The post office will pick up a new list of mailboxes to be repaired.
- An 8ft alligator was caught in the pond behind Washington Rd.
- Linda would like to see improved communication with the residents.

VICE PRESIDENTS REPORT:

- Jim Henry reported that he proposed to extend the palm trees on the north side of the entry way toward Washington Rd. Jim was unable to contact the resident who owns the land where he has proposed to install the palms. This proposal will be postponed until he can contact the homeowner.

TREASURER REPORT:

- Mike Shlasko reported from the October financials.
- The financial state of the Association continues to be very strong with fully funded reserves of \$29,571 and operating fund balance at end of 2014 of \$24,500.
- Through October 2015 the Association is \$12,477 under budget and showing a profit of \$13,781.
- Most if not all of the current surplus will be consumed by the following year end expenses and capital improvement projects:
- Front entrance LED lighting project \$4,630
- Mulching \$2,175
- Extending beds and planting trees on front wall \$2,025
- Pressure washing front wall \$865
- Annual meeting mailings \$1500
- Irrigation maintenance contract \$840

SECRETARY'S REPORT:

- No Report

MANAGEMENT REPORT:

- As attached to these corporate records Brian Rivenbark read from the management report.
- Mike asked if the past due balance or the annual fee has been paid from Lot # 466. Brian stated that we have not been paid as of yet.
- A **MOTION** was made by Mike and seconded by Linda to write off \$345 and convert from Allowance from doubtful accounts to a full write off of \$1085 for lot #466 which will leave an open A/R Balance of \$190. **Motion passed unanimously.**

HOMEOWNER COMMENTS:

- **None**

COMMITTEE REPORTS:

- **Architectural Review Committee:**
Rich Delco reported that he has one request for 1324 Roosevelt to install a new pathway. The Association will request the homeowner to provide a site plan along with the ARC application.
- **Landscape Committee:**
Rich reported that Country Squire has begun the work on the mulching and the installation of the new trees. Rich asked him to not mulch the center island until the Christmas lights are taken down.
- **Compliance Committee:** None
- **Community Outreach:** None
- **Events Committee:**
Linda thanked everybody who was involved with the annual picnic.
- **Maintenance:**
Ed Kowalski reported that he has ordered the LED lights for the post light at the east end of the center island.
- **Security:** None

UNFINISHED BUSINESS:

- A **MOTION** was made by Rich and seconded by Ed to approve Fisher landscape lighting proposal to install landscape lighting at the front entrance at a cost of \$4630. **Motion passed unanimously.**

NEW BUSINESS:

- Linda received a request for a setback variance on the property on the corner of Jefferson and Washington.
- The Board agreed that this is a request that Buyers attorney should address the County as they determined all of the setbacks in Gulfview Estates.

NEXT MEETING: The next meeting will be on Wednesday, December 2, 2015 at 7:00 pm. (Annual Meeting)

ADJOURNMENT: A **motion** to adjourn was made by Mike and seconded by Linda. **Motion passed unanimously.** Meeting was adjourned at 2:57 pm.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association