

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, January 20, 2016 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, Fred Noren; and Directors: Mike Shlasko and Ed Kowalski. Absent was Rich Delco and Secretary Bonnie McGuigan. 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 December 2nd organizational meeting. **Motion passed unanimously.**

PRESIDENTS REPORT:

- Linda reported that the Christmas decorations looked very nice with the new landscape lighting.
- Linda stated that Angela Theriault is still working on the mailboxes with the post office. The post office has not been taking any action.
- There was a request for a Variance at 1419 Roosevelt. The GVE documents state that the GVE setbacks meet the County code. If a variance is requested they need to go to the county.
- Linda stated there will be a minor change with paying for GVE expenses, The Association credit card will be issued to the Board president Linda Sussman. With the added irrigation and landscape lighting contracts the card will not be used as much.

VICE PRESIDENTS REPORT:

- No Report

TREASURER REPORT:

- Fred Noren reported from the December financials.
- The financial state of the Association is very strong with fully funded reserves of \$29,851 and an operating balance of \$24,695.
- Through December 2015 the Association is \$7,354 under budget and showing a profit of \$7,355. The mulching, irrigation maintenance contract and the tree trimming did not get done at the end of 2015. These projects will need to be done as soon as possible in order to keep the income down.

SECRETARY'S REPORT:

- No Report

MANAGEMENT REPORT:

- As attached to these corporate records Brian Rivenbark read from the management report.
- Brian reported that there was an unexpected check for a full payoff from the bank owned property at 5887 Buchanan in the amount of \$1,835. Brian stated that he did send an invoice to the bank for the full amount owed on December 8th.
- The fountain at the south end of the pond is now functioning properly.
- GVE received 2 completed rental application for 5887 Taylor and 5896 Garfield.
- The website was updated with the names of the new Board of Directors and the information regarding the upcoming GVE annual garage sale.

HOMEOWNER COMMENTS:

- Homeowner asked why the GVE annual picnic is held in November. Linda stated that the weather is more cooperative that time of year, she also added that GVE could be able to hold another picnic in the spring.

- Homeowner asked why we maintain the fountains in the ponds are the responsibility of GVE. Linda stated that it is only the ponds and fountains by the entrance.

COMMITTEE REPORTS:

Architectural Review Committee:

- There are several ARC applications that are currently pending.
- In the near future a new home will be built on one of the lots on Roosevelt. The plans will be submitted all at once instead of sporadically.

Landscape Committee:

- Linda reported for rich Delco who was absent.
- Linda reported that the tree trimming and mulching along the wall still have to be completed.
- The irrigation contract and the fountain contract have been renewed for 2016.

Compliance Committee:

- A **MOTION** was made Mike and seconded by Jim to levy a fine to lot 81 for causing a nuisance to their neighbor in the amount of \$5.00 a day which will be retroactive from the date of the first compliance letter sent. A 14-day certified letter will be sent to the homeowner to attend the Compliance Committee meeting regarding the fine. **Motion passed unanimously.**
- A **MOTION** was made Mike and seconded by Ed to levy a fine to lot 251 for an inoperable vehicle in the driveway in the amount of \$25.00 a day which will be retroactive from the date of the first compliance letter sent. A 14-day certified letter will be sent to the homeowner to attend the Compliance Committee meeting regarding the fine. **Motion passed unanimously.**

Community Outreach: None

Events Committee:

- Linda stated that the Annual Garage sale will be held on February 20th.

Maintenance:

- Ed stated that one of the lampposts on the center island is not working and could have had the wires cut when the new landscape lighting was installed.
- Jim reported that the control box for the fountains is falling apart and needs to be replaced.
- Linda suggested having an electrical contractor repair the lamppost and the control box for the fountains. Brief discussion followed regarding the repairs.
- A **MOTION** was made by Linda and seconded by Jim to have Ed and Mike inspect the control box and the lamppost and come up with a report for the next Board meeting to decide to hire an electrical contractor to make the repairs. **Motion passed unanimously.**

Security: None

UNFINISHED BUSINESS:

NONE

NEW BUSINESS:

NONE

NEXT MEETING: The next meeting will be on Wednesday, February 17, 2016 at 2:00 pm.

ADJOURNMENT: A motion to adjourn was made by Linda and seconded by Jim. **Motion passed unanimously.** Meeting was adjourned at 3:05 pm.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association