

# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Wednesday, February 17, 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; Secretary Bonnie McGuigan and Directors: Mike Shlasko, 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 Mike Shlasko and seconded by Ed Kowalski to waive the reading and approve the minutes of the January 20<sup>th</sup> Board meeting. **Motion passed unanimously.**

### **PRESIDENTS REPORT:**

- Linda reported that the annual garage will take place on February 20<sup>th</sup>. Linda needs a volunteer to coordinate the luncheon & dinners.
- The sign for the garage sale is up for the at the front entrance. Ads for the garage sale were placed in the Herald Tribune and the Venice Gondolier. Ads were also placed online.
- Helping Hands will not be picking up the left over items at the garage sale. Bonnie stated that she called the White Elephant and they said that when the items are picked up the company has to pay a dumpster fee. White Elephant may still be able to pick up the items.
- Brian stated that an eblast was sent stating that Helping Hands will not be picking up left over items.
- Rapallo development is still having issues with water washing into GVE properties.
- Linda stated she received notification that there will be a public workshop to review the plan for the 776 corridor. The meeting will be held on March 1 at Lemon Bay Park at 6PM.
- The new online directory is still in progress and should be complete by next month.

### **VICE PRESIDENTS REPORT:**

- Jim reported that he would still like the Board to consider installing two new palms at the right side of the entrance. Ed stated that the trees will not be able to be installed in that location.

### **TREASURER REPORT:**

- No report due to the financials not being available for the meeting.
- Linda stated that the financials were not sent until 11AM today and she would like to have them sent by the 15<sup>th</sup> according to the Sunstate contract.
- There was a brief discussion on the current A/R report.
- A **MOTION** was made by Linda and seconded by Mike to waive the late charge at lot 407 **Motion passed unanimously.**
- Discussion was had regarding the request from lot 242 to set up a payment plan for the \$190 annual fee.
- A **MOTION** was made by Linda and seconded by Rich to not set up a payment plan for lot 242 for the \$190 annual fee, the Board will waive the late charge of \$25 if the payment is paid by the end of the month. **Motion passed unanimously.**

### **SECRETARY'S REPORT:**

- No Report

### **MANAGEMENT REPORT:**

- As attached to these corporate records Brian read from the Management report.
- Brian stated that the late notices were sent out on February 1<sup>st</sup> 2016.
- Brian stated he met with the home owner of lot 81 in regards to the concrete ball divider on the side of the

house. Lengthy discussion followed regarding the concrete ball divider.

- A **MOTION** was made by Linda and seconded by Bonnie to notify the homeowner at lot 81 that he will not be fined for the concrete balls and no further action will be taken against them. **Motion passed unanimously.**
- Fountain Services is being bought out by Water Equipment Technologies. They have presented a new contract to GVE that is \$50 more per Qt. than the existing contract.
- The February newsletter was sent in an Eblast on 2-4-2016.

#### **HOMEOWNER COMMENTS:**

- Homeowner asked about the cars that are parked on the circle at Washington and Roosevelt.
- Brian stated that the homeowner is in the process of receiving violation letters.
- Bonnie asked Brian what the progress is on the unregistered cars at 5823 and 5825 Tyler. Brian stated that there were no cars at those addresses when he did his weekly visit. Brian will return for a follow up visit to those addresses.

#### **COMMITTEE REPORTS:**

##### **Architectural Review Committee:**

- No Report

##### **Landscape Committee:**

- Rich reported that all of the mulch was installed and the new plantings have been installed as well.
- Rich suggested that GVE may need to install additional trees along Pierce in the future.

##### **Compliance Committee:**

- Brian stated they met on 2-15-2016. The Committee voted to overturn the fine at lot 81 and accept the fine at lot 251.

##### **Community Outreach:**

- None

##### **Events Committee:**

- None

##### **Maintenance:**

- Ed Stated that GVE received two quotes for the replacement of the fountain control box. Ed recommend using Land Irrigation to replace the fountain control box and the maintenance of the fountains. Lengthy discussion followed regarding the fountain maintenance and replacement of the control box.
- A **MOTION** was made by Linda and seconded by Bonnie to allow Ed & Mike to enter an agreement with either Lang Irrigation or Water Equipment Technologies not to exceed \$150 per quarter for the fountain maintenance and not to exceed \$846 for the replacement of the fountain control box and the fountain lights. **Motion passed unanimously.**
- Ed stated that the letters on the front entrance wall will need to be repainted and he will get the paint and get them repainted.

##### **Security:**

- None

#### **UNFINISHED BUSINESS:**

- None

#### **NEW BUSINESS:**

- None

**NEXT MEETING:** The next meeting will be on Wednesday, March 16<sup>th</sup>, 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 3:08 pm.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association