

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, March 16, 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 Bonnie McGuigan to waive the reading and approve the minutes of the February 18th Board meeting. **Motion passed unanimously.**

PRESIDENTS REPORT:

- Linda Sussman reported that 71 homes participated in the GVE annual garage sale this year. After the overhead of advertising and saving money on the street signs GVE made a profit of \$70.00 which can go toward the annual picnic in November.
- Linda thanked the volunteers who helped with the garage sale.
- Linda stated that this year the annual meeting date will need to be confirmed by the Board because our choices are November 30th or December 7th. Brief discussion followed.
- A **MOTION** was made by Linda and seconded by Rich to hold the Annual meeting on December 7th. **Motion passed unanimously.**
- Linda reported that she attended the SR 776 corridor meeting at Lemon Bay Park on March 1st. The representatives present for the meeting took comments only from the audience and listened to what the people had to say.
- Linda stated that GVE should come up with a way to find out when an owner passes away so we can take appropriate action regarding any past due fees or ECC&R violations that may be ongoing.

VICE PRESIDENTS REPORT:

- Jim Henry reported that the Coyote problem has been taken care of by the new construction at Rapallo. The new problem is now backyard chickens.
- Brian stated that chickens are strictly prohibited in Gulfview Estates as stated in the ECC&R's.

TREASURER REPORT:

- As Attached to these corporate documents Fred Noren read from the February 2016 financials.
- There was a discussion regarding the A/R for 2016 and the late fees attached to accounts the paid late last year. Linda asked the Board if the last year late fees should be waived for the residents who paid on time this year. Brief discussion followed regarding the late fees from 2015.
- A **MOTION** was made by Mike and seconded by Jim to waive the late fee from last year for the residents who paid on time this year. **Motion passed unanimously.**
- Brian stated that the 90 day past due letters will be sent on April 1 and will be sent certified. Phone calls will be made to these residents before the letters are sent out.

SECRETARY'S REPORT:

- No Report

MANAGEMENT REPORT:

- As Attached to these corporate documents Brian read from the monthly action list.
- Brian reported that the 60 day late letters were sent on March 1
- The Church was contacted in order to book the Hall for the annual meeting.

- An ARC request was received for 1331 Washington for new widening od driveway and new landscape.
- The new maintenance contract for the fountain was emailed as well as the approved repairs for the fountain timers and 2HP sub boxes.
- Ed stated that the fountains were inspected yesterday and the light fixtures will need to be replaced. Brief discussion followed regarding the quote from Harman Electric for a new weatherproof breaker panel for the fountain operation and the removal of the existing four photocells and replacement with a new weatherproof lighting contactor and one new photocell for the combined cost of \$1261.00
- A **MOTION** was made to by Mike and seconded by Linda to accept the proposal presented by Harman Electric for the_new weatherproof breaker panel for the fountain operation and the removal of the existing four photocells and replacement with a new weatherproof lighting contactor and one new photocell for the combined cost of \$1261.00. **Motion passed unanimously.**

HOMEOWNER COMMENTS:

- Homeowner stated that they saw a person shooting a bow into the water, homeowner stated there should be a turn lane created for northbound traffic turning into GVE, homeowner asked if there were plans to build a clubhouse for GVE. The Board stated that there is no land available for a clubhouse and the finances are not available as well. Brief discussion followed.
- Homeowner stated that people from Pennington Place are walking their dogs along Pierce rd. in GVE property.

COMMITTEE REPORTS:

Architectural Review Committee:

- Rich reported that he has received an ARC request from 1331 Washington to add new landscaping and widen their driveway with brick pavers on each side. Brief discussion followed regarding the brick pavers on each side of the drive way.
- A **MOTION** was made by Jim and seconded by Rich to approve the ARC request for 1331 Washington. Mike stated that widening the driveway is not in keeping with the character of the community. **Motion passed 6-1 with Mike Shlasko voting no.**

Landscape Committee:

- No Report

Compliance Committee:

- Brief discussion was had regarding the March compliance report.

Community Outreach:

- None

Events Committee:

- None

Maintenance:

- Ed Stated that he had re-painted the letters at the front entrance.

Security:

- None

UNFINISHED BUSINESS:

- None

NEW BUSINESS:

- None

NEXT MEETING: The next meeting will be on Wednesday, April 20th, 2016 at 2:00 pm.

ADJOURNMENT: A **motion** to adjourn was made by Jim and seconded by Rich. **Motion passed unanimously.** Meeting was adjourned at 3:20 pm.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association