

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, April 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; 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 Jim Henry and seconded by Bonnie McGuigan to waive the reading and approve the minutes of the March 16th Board meeting. **Motion passed unanimously.**

PRESIDENTS REPORT:

- The electrical work on the front entrance is complete. Ed Noted that the lights do not come on at the same time. Brian stated he will call the electrician to get this issue corrected.
- Linda asked all Board members to make a list of items in their possession that belong to GVE. Linda would like to create an inventory list of these items.
- Linda stated she did the compliance drive through with Brian last week. GVE overall looks quite good.
- Linda noted that there was a complaint from a resident stating that the GVE Board does not act on any requests from residents. These requests have been dealt with before with past Boards and it doesn't require much research on these items. The Board does encourage residents to get involved with the community and keep directing questions to the Board.

VICE PRESIDENTS REPORT:

- Jim Henry reported that there have been some domestic violence issues on Washington lately and he asked that any resident witnessing these actions to please call 911.
- There are partial fences built at the new development along Roosevelt.

TREASURER REPORT:

- As Attached to these corporate documents Fred Noren read from the March 2016 financials.
- Linda instructed management to send out collection notices to the homeowners who have late fees last year and this year. The collection amount is \$50.00
- Brian reported that after sending out the 90 day late notices there are still 7 homeowners who have not paid 2016 annual dues. Linda stated that the Board will need volunteers to knock on doors to collect these past dues.

SECRETARY'S REPORT:

- No Report

MANAGEMENT REPORT:

- As Attached to these corporate documents Brian read from the monthly action list.

HOMEOWNER COMMENTS:

- Homeowner noted certain violations on Tyler St. Brian stated that these violations are on the report and letters have been sent to these homes.
- Homeowner suggested putting a Q & A section on the website so new residents can be informed of the rules and regulations.

COMMITTEE REPORTS:

Architectural Review Committee:

- Rich reported that plans were submitted for the new home being built on Roosevelt. It is a 4,000 sq. ft. home and it may need a variance to get approved as it appears to encroach on the setback lines.
- Linda stated that she is reluctant to approve any kind of variance for setbacks. She instructed Management to send the plans to all the Board members to review. Lengthy discussion followed regarding the new home plans

Landscape Committee:

- Rich Delco reported that the new landscape is doing well

Compliance Committee:

- Brief discussion was had regarding the April compliance report.

Community Outreach:

- None

Events Committee:

- Linda stated that the events committee needs a new coordinator to replace CC Kuelzo

Maintenance:

- Ed stated that he washed the lamp posts and cleaned the LED lens. Brief discussion regarding the LED lens.

Security:

- None

UNFINISHED BUSINESS:

- None

NEW BUSINESS:

- None

NEXT MEETING: The next meeting will be on Wednesday, May 18th, 2016 at 2:00 pm.

ADJOURNMENT: A motion to adjourn was made by Bonnie and seconded by Rich. **Motion passed unanimously.**
Meeting was adjourned at 3:04 pm.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association