

# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Wednesday, May 18, 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. Ed Kowalski was absent. 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 Jim Henry to waive the reading and approve the minutes of the April 20<sup>th</sup> Board meeting. **Motion passed unanimously.**

### **PRESIDENTS REPORT:**

- Linda reported that we have not received any 2016 homeowner's dues from the four residents who are past due.
- Linda stated that as a result of the notice of cancellation to the two residents that were reimbursing GVE HOA for their lot mowing expenses it was discovered that there are three unbuildable lots that GVE has been paying for regular mowing on. Management researched and found that they are owned by Seymour Sherr. Brian stated that This gentleman is not in Sunstate's accounting software and has never paid for the lot mowing.
- Brian also stated that he has sent a letter to Mr. Sherr demanding he pay for the lot mowing expenses. Brian reported that he did contact Country Squire to mow the lots this time. Lengthy discussion followed regarding the vacant lots in GVE. The Board agreed to take no action until we get a response from Mr. Sherr
- Linda reported that there was a new package mailbox installed on Monroe.
- Linda asked the Board to make sure they let her know if they have any items belonging to GVE so she can create an inventory list for the Association.

### **VICE PRESIDENTS REPORT:**

- Jim Henry reported on the north area of Washington Rd. He reported that 2 People have passed away, 2 Families have moved, 3 families have moved in, 2 home have sold and 2 homes have been on the market for more than 6 months.
- Jim reported that the driveway widening which was approved two meetings ago looks good.

### **TREASURER REPORT:**

- As Attached to these corporate documents Fred Noren read from the April 2016 financials.
- Brian presented the current A/R report. Linda stated she knocked on two doors for collections and did not get a response.
- Jim stated that the pool screen at 5822 Adams is covered with algae and is ripped. Brian will send a violation notice. Lengthy discussion followed regarding 5822 Adams being past due and who is currently living there.
- Bonnie volunteered to knock on the door at 5822 Adams to see who is living in the home.

**SECRETARY'S REPORT:** No Report

### **MANAGEMENT REPORT:**

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

### **HOMEOWNER COMMENTS:**

- Homeowner reported that a past resident passed away this week.

## **COMMITTEE REPORTS:**

### **Architectural Review Committee:**

- Discussion was had regarding the plans for a new home at 1414 Roosevelt.
- A **MOTION** was made by Linda and seconded by Mike to approve the plans for the new home at 1414 Roosevelt pending the approval of the neighbors on both sides of the lot. **Motion passed unanimously.**

### **Landscape Committee:**

- Rich Delco reported that the new landscape is doing well and there will be a 7-gallon Bougainvillea planted to cover the circuit breaker box.

### **Compliance Committee:**

- Brief discussion was had regarding the May compliance report.

### **Community Outreach:**

- None

### **Events Committee:**

- none

### **Maintenance:**

- Jim reported that the timers were corrected on the lights on either side of the entrance. They now come on the same time as the center lights.
- Jim stated that the yellow striping in front of the center island at the main entrance need to be re-painted. The Board instructed Management to contact the county to have them get this done.

### **Security:**

- None

## **UNFINISHED BUSINESS:**

- **None**

## **NEW BUSINESS:**

- The vacant lot ownership topic was discussed under Presidents report.
- The Board agreed to not meet in June unless necessary. If they do need to meet, then it can be by telephone conference call.

**NEXT MEETING:** Scheduled for September 21 2016

**ADJOURNMENT:** A **motion** to adjourn was made by Jim and seconded by Rich. **Motion passed unanimously.** Meeting was adjourned at 3:12 pm.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association