

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, September 21, 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 Rich Delco and seconded by Bonnie McGuigan to waive the reading and approve the minutes of the May 18th Board meeting. **Motion passed unanimously.**

PRESIDENTS REPORT:

- Linda reported that the front landscaping looks good.
- There is a street light on Peirce that has been on 24 hours a day and is currently getting worked on.
- Linda stated that there are a few homes with issues in GVE, 5885 Jackson is in foreclosure, Brian reported that the Motion for final summary judgement is scheduled for October 26th. Linda reported that the owners of 5880 Tyler will be mowing the yard as they will not be returning to the home.
- Linda suggested to place a lien on 5822 Adams. Jim Henry reported that the home appears to be empty. Lengthy discussion followed regarding placing a lien on the property.
- A **MOTION** was made by Mike Shlasko and seconded by Jim Henry to contact the Attorney and begin the collection with intent to lien process. **Motion passed unanimously.**
- Linda stated that GVE should get Seymour Sherr who owns two half lots on the property to assume the responsibility of maintaining the lots. Currently GVE is paying Country Squire to mow the lots. Brian stated that county code enforcement could be called if GVE cancels the lot mowing and the grass gets too high.
- Linda reported that some of the meeting times have been changed due to scheduling conflicts at the library. Brian will post the updated annual calendar on the website.

VICE PRESIDENTS REPORT:

- No Report

TREASURER REPORT:

- As attached to these corporate documents Fred Noren read from the August 2016 financials.
- Linda stated that she would like to have the GVE credit card cancelled. A **MOTION** was made by Rich Delco and seconded by Fred Noren to cancel the GVE credit card. **Motion passed unanimously.**

SECRETARY'S REPORT:

- Bonnie reported that the annual picnic will be held on November 13th from 10AM to 2PM at the Manasota Beach picnic pavilion. Bonnie stated that the permit has been paid and that beer is permitted but no glass containers are allowed.
- Brief discussion was had regarding having music at the picnic. A **MOTION** was made by Bonnie McGuigan and seconded by Jim Henry to contract a DJ to provide music at the picnic. Bonnie will get quotes and choose the music. **Motion passed unanimously.**

MANAGEMENT REPORT:

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

HOMEOWNER COMMENTS:

- Homeowner commented that there was an attempted break – in at GVE. The homeowner stated that the person who attempted to break – in was a renter in GVE and the property owner is working to evict him
- Homeowner stated that there is an irrigation float at 1339 Washington that needs to be removed. Brian stated that he will send a violation letter.
- Homeowner stated that the directory on the website needs to be updated. Linda said Sunstate needs a better process to insure submitted resident changes are made on a timely basis and be acknowledged. Brian stated he will have the directory updated.

COMMITTEE REPORTS:

Architectural Review Committee:

- Rich Delco presented an ARC request for a driveway extension at 5887 Buchanan. Mike Shlasko stated that the Board did not have enough time to review the request and that in the future any ARC request needs to be forwarded to the entire Board for review at the meeting. Mike also stated that the ARC should not be approved as this is setting precedence and also changing the overall look of GVE as a community. Mike continued to state that if new homeowners continue to request driveway extensions for extra vehicles they should consider parking the vehicles off property. Lengthy discussion followed regarding the 5887 Buchanan ARC request.
- A **MOTION** was made by Linda Sussman and seconded by Rich Delco to table the ARC approval for 5887 Buchanan until the next meeting because the board did not have complete architect drawings to scale for the lot on which to make a decision. **Motion passed unanimously.**
- Rich presented another ARC for a new pool at 1414 Roosevelt. Linda stated that at the previous meeting she noted that if they added pool they would be over the county code of 75% of green space used. They were told when the building was approved that anything more would be over the limit. Lengthy discussion followed regarding the ARC request at 1414 Roosevelt.
- A **MOTION** was made by Linda Sussman and seconded by Mike Shlasko to deny the ARC application at 1414 Roosevelt due to the construction going over the 75% of green space allowable to be built upon. **Motion passed unanimously.**

Landscape Committee:

- Rich Delco reported that the North pond was treated for excessive weed overgrowth and that the south pond will need to be done next.
- Rich stated that new plants will need to be planted on the east side of the center island. The Board agreed.

Compliance Committee:

- Brief discussion was had regarding the September compliance report.

Community Outreach:

- None

Events Committee:

- The family dinners are the 4th Thursday of the month at 6 pm and the Ladies Luncheons are the first Thursday at noon.

Maintenance:

- none

Security:

- None

UNFINISHED BUSINESS:

- **None**

NEW BUSINESS:

- Linda stated that a Budget Committee will need to be appointed.
- The Board appointed Jim Henry, Fred Noren and Linda Sussman as the Budget Committee. The committee will meet on October 5th at 2PM to draft a proposed 2017 budget.
- Rich Delco presented a proposal from Trimmers Holiday Lighting for the 2016 Holiday season. Rich stated that

the price is too high and that there needs to be a less expensive way to create holiday lighting at the front entrance. Jim Henry suggested using colored lenses on the landscape lighting but was advised by Mike Shlasko that these lighting fixtures are not able to have lenses put on them. Mike stated that again that this information needs to be forwarded to the entire Board in order to make a proper review. Lengthy discussion followed regarding the holiday lighting.

- A MOTION was made by Linda Sussman and seconded by Mike Shlasko to accept the Trimmers proposal for Holiday lighting. **Motion passed 4 – 2 with Rich Delco and Jim Henry voting no.**

NEXT MEETING: Scheduled for October 19 2016

ADJOURNMENT: A motion to adjourn was made by Jim and seconded by Rich. **Motion passed unanimously.** Meeting was adjourned at 3:49 pm.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association