

# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Wednesday, October 19, 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; Secretary Bonnie McGuigan and Directors: Mike Shlasko, Rich Delco and Ed Kowalski. Treasurer, Fred Noren 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 Bonnie McGuigan to waive the reading and approve the minutes of the September 21<sup>st</sup> Board meeting. **Motion passed unanimously.**

### **PRESIDENTS REPORT:**

- Linda stated that she would like to thank John Cannon for building and updating the benches by the ponds.
- GVE is currently looking for volunteers for the annual meeting on December 7<sup>th</sup>.
- **2017 Proposed Budget:** Linda presented the 2017 proposed budget and explained it to the Board, the annual maintenance fee will stay at \$190.00. Brief discussion followed regarding the budget.
- **A MOTION** was made by Linda Sussman and seconded by Mike Shlasko to approve the 2017 Gulfview Estates budget as presented. **Motion passed unanimously.**
- Rich stated that we need to come up with a better solution for holiday lighting because Trimmers Holiday Lighting is too expensive. Linda stated that the Board will need to make a decision at the June Board meeting for the holiday lighting and that the Board is open to suggestions.

### **VICE PRESIDENTS REPORT:**

- Jim suggested that GVE install one more royal palm on the southeast side of the entrance. The cost would be around \$1500 - \$1800. Mike stated that the owner at 1359 Washington will need to be contacted because the palm would have to be installed on that property due to the lack of common area space. Brief discussion followed.
- Board agreed that Sunstate will send a letter to the owner at 1359 Washington to ask if the palm can be planted on their property.

### **TREASURER REPORT:**

- As attached to these corporate documents Linda Sussman read from the September 2016 financials.
- **A MOTION** was made by Linda and seconded by Mike to approve the September financials. **Motion passed unanimously.**

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

- Bonnie presented a budget for the annual picnic on November 13<sup>th</sup>. Brief discussion followed regarding the picnic budget.
- **A MOTION** was made by Mike and seconded by Linda to approve the picnic budget but not to exceed \$1000 in cost. **Motion passed unanimously.**

### **MANAGEMENT REPORT:**

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

## HOMEOWNER COMMENTS:

- Homeowner at 1305 Washington presented a violation letter from Sunstate regarding parking his vehicles on the street. The owner stated that his mother is disabled, he has 4 vehicles that park at his home and that his sisters passed away last year and all of their belongings are stored in the garage. Lengthy discussion followed by the Board regarding the violation.
- A **MOTION** was made by Linda and seconded by Jim to allow the owner at 1305 Washington to park one vehicle on the cu-de-sac for one year as long as they provide a doctor's note of the disability of the mother, a copy of the license plate of the car parking on the cul-de-sac and the garage must be cleaned out to provide space for the car within that one-year time period. **Motion passed unanimously.**
- Homeowner asked about progress of the violation letters to 5856 Taylor for the yard cleanup. Brian stated that this will be covered during the compliance review.

## COMMITTEE REPORTS:

### **Architectural Review Committee:**

- 1414 Roosevelt new pool: Rich presented the official site plan of the home with the pool which showed only 56% lot coverage with the pool. Brief discussion followed regarding the ARC request. The Board agreed that the request denial from the previous Board meeting be reversed.
- A **MOTION** was made by Linda and seconded by Mike to approve the pool request at 1414 Roosevelt. **Motion passed unanimously.**
- 5887 Buchanan Driveway extension: Rich presented the additional documents provided by the homeowner to the Board. The request is for the widening of the driveway by an extra eight feet.
- Linda stated that by approving this request it will state precedence and will change the overall look of the community. Rich stated that a younger age group is starting to move into GVE and that the Board needs to take these type of requests on a case by case basis. A brief discussion followed regarding the ARC request.
- A **MOTION** was made by Rich and seconded by Jim to approve the ARC request at 5887 Buchanan for the driveway extension. **Motion passed 4 to 1 with Linda voting against.**

### **Landscape Committee:**

- Rich reported that two more plants with the red flowers will be planted in the center island of the front entrance.

### **Compliance Committee:**

- Brian presented the October compliance report and stated there are two home being sent to the compliance committee.
- 5889 Harrison: Brian stated this home is in violation of having excessive weeds in the landscape beds. Brief discussion followed.
- A **MOTION** was made by Linda and seconded by Bonnie to levy a fine of \$10 per day from the start of the violation at 5889 Harrison for excessive weeds in the landscape beds. **Motion passed unanimously.**
- 5856 Taylor: Brian stated this home has three different violations, palm trees need to be trimmed, there is yard waste on the back and side of the house and there are excessive weeds in the landscape beds. Brief discussion followed.
- A **MOTION** was made by Linda and seconded by Bonnie to levy a fine of \$10 per day per violation from the start of the violations date at 5856 Taylor for excessive weeds in the landscape beds, unkempt palm trees and yard waste on the back and side of the house. **Motion passed unanimously.**

### **Community Outreach:**

- None

### **Events Committee:**

- Linda reported that GVE needs volunteers for the annual meeting.

### **Maintenance:**

- none

### **Security:**

- None

## UNFINISHED BUSINESS:

- None

**NEW BUSINESS:**

- None

**NEXT MEETING:** Scheduled for November 16 2016

**ADJOURNMENT:** A **motion** to adjourn was made by Jim and seconded by Rich. **Motion passed unanimously.** Meeting was adjourned at 3:23 pm.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association