

# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Wednesday, January 18, 2017 at 2:00 PM at the Frances T. Bourne Library

APPROVED

**CALL TO ORDER:** The Board of Directors meeting was called to order at 1:40 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: Rich Delco and Ed Kowalski. Mike Shlasko 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 Bonnie McGuigan and seconded by Rich Delco to waive the reading and approve the minutes of the November 16<sup>th</sup> Board meeting. **Motion** made by Fred Noren and seconded by Bonnie McGuigan to waive the reading and approve the minutes of the December 7<sup>th</sup> Organizational meeting. **Motion passed unanimously.**

### **PRESIDENTS REPORT:**

- Linda asked the community to take extra care entering and exiting the front entrance and to lock their cars and homes.
- There were good reviews on the holiday lighting this year but it is very expensive. Jim & Rich volunteered to research alternative holiday lighting options. The Board will review their findings and make decision in May.
- Mike Shlasko will be moving over the summer so the Board is actively looking for a volunteer to fill the vacancy.
- The back flow issue was solved but if anyone still needs an inspection please contact Mike Renick Plumbing, the charge is \$35.
- Jim Henry got the approval to install a palm tree from the owner on the south east corner of Washington and Adams. A **MOTION** was made to install a palm tree not to exceed \$700.00 at the south east corner of the front entrance. **Motion passed unanimously.**

### **VICE PRESIDENTS REPORT:**

- No Report

### **TREASURER REPORT:**

- As attached to these corporate documents Fred Noren read from the December 2016 financials.
- Brian explained the rollover process for 2017. Fred asked if the Board can appoint a Finance subcommittee to review the financials and have a better understanding on the monthly financials.
- A **MOTION** was made by Fred and seconded by Rich to appoint Fred Noren, Linda Sussman and Rich Delco as the finance subcommittee. **Motion passed unanimously.**

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

- Bonnie reported that the garage sale is scheduled for February 18<sup>th</sup> and the fee to participate is \$2.00
- Bonnie stated that there have been complaints of cars driving too fast in the community. Linda stated that the speed limit is 25 mph. Lengthy discussion followed regarding the speed limit infractions.

### **MANAGEMENT REPORT:**

- As Attached to these corporate documents Brian read from the monthly action list.
- Brian reported that there was a complaint regarding 5861 Jackson constructing a shed on the side of his house. Brian stated that he contacted the owner who replied that it is not a shed but a sitting area on his existing front porch. Rich added that he did not see any ARC violation at this point.
- Linda asked the Board if the 2017 annual could be held on December 13<sup>th</sup>. The Board agreed that this date will be OK.
- Rich asked if there were any new developments on 5822 Adams. Brian stated that there has not been any activity and recommended to send them to the Attorney for the violations. Brief discussion followed regarding

5822 Adams.

- A **MOTION** was made by Bonnie and seconded by Rich to send the violations at 5822 Adams to the attorney.  
**Motion passed unanimously.**

#### **HOMEOWNER COMMENTS:**

- A few homeowners commented on ongoing discussions at GVE

#### **COMMITTEE REPORTS:**

##### **Architectural Review Committee:**

- Homeowner at 1452 Roosevelt presented a request for a new swing set to be installed in his backyard. Lengthy discussion followed regarding the swing set.
- A **MOTION** was made by Linda and seconded by Bonnie to approve the swing set providing the owner gets approval from both his neighbors and the swing set will be removed after 10 years. **Motion passed unanimously.**

##### **Landscape Committee:**

- No new planting will be done until spring.

##### **Compliance Committee:**

- Brian stated that 5857, 5881 and 5889 Harrison along with 1330 Roosevelt will be sent to the Compliance Committee.
- A **MOTION** was made by Linda and seconded by Rich to levy a fine on each of the homes in violation \$10 per day per violation beginning from the first date of each violation. **Motion passed unanimously.**

##### **Community Outreach:**

- Angela Theriault gave presentation on the grant system offered by Sarasota County. GVE is looking for volunteers to participate in a course in order to get a grant that can be used for common area improvements at GVE. Lengthy discussion followed regarding some of the options of improvements.

##### **Events Committee:**

- Linda reported that there will be a dinner at Farlows on January 26<sup>th</sup>, the Ladies Luncheon will be at Stefanos on February 2<sup>nd</sup> and there will be a dinner at Lastanzas on February 23<sup>rd</sup>.

##### **Maintenance:**

- Ed reported that the new control boxes for the lake fountains were installed.

##### **Security:**

- No report

#### **UNFINISHED BUSINESS:**

- None

#### **NEW BUSINESS:**

- None

**NEXT MEETING:** February 15<sup>th</sup> @ 1:30

**ADJOURNMENT:** A **motion** to adjourn was made by Rich and seconded by Bonnie. **Motion passed unanimously.**  
Meeting was adjourned at 3:27 pm.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association