

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, February 15, 2017 at 1:30 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, Secretary Bonnie McGuigan and Directors: Rich Delco, Ed Kowalski and 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 Bonnie McGuigan and seconded by Jim Henry to waive the reading and approve the minutes of the January 18th 2017 Board meeting. **Motion passed unanimously.**

PRESIDENTS REPORT:

- Linda reported that the garage sale is scheduled for February 18th.
- Linda asked Brian if he has received any of the requested information from 1305 Washington regarding the parking of the cars on the side of the road. Brian stated he has not.
- A **MOTION** was made by Jim Henry and seconded by Bonnie McGuigan to send a 7-day letter to 1305 Washington to provide the requested information or the owner will be sent to the Compliance Committee for violation fine. **Motion passed unanimously.**
- Linda suggested getting a printed directory but the problem with that is that there are so many new residents moving in there is no way to keep the printed directory current. Linda suggested to Management to get a quote for a directory to be printed whenever a resident requests one.

VICE PRESIDENTS REPORT:

- Jim stated that the renters at 5834 Adams were evicted.
- Jim thanked Mike Shlasko for all his hard work while serving the Board and he will be missed.

TREASURER REPORT:

- As attached to these corporate documents Linda Sussman read from the January 2017 financials.
- Linda stated that she, Rich Delco and Fred Noren met with Betsy and Brian at Sunstate Management to discuss the 2016 surplus rollover. There was an ample surplus and the 2018 budget may need to be restructured.
- Brian presented the current A/R report. A brief discussion followed.
- A **MOTION** was made by Linda Sussman and seconded by Mike Shlasko to waive the \$25 late fee from last year for the residents who paid on time this year. **Motion passed unanimously.**

SECRETARY'S REPORT:

- Bonnie reported that the garage sale is scheduled for February 18th and the fee to participate is \$2.00 although the ad in the paper stated \$1.00
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MANAGEMENT REPORT:

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

HOMEOWNER COMMENTS:

- Homeowner asked about the ownership of the fountains and the past due late fees.

COMMITTEE REPORTS:

Architectural Review Committee:

- Rich stated that he has one ARC request from 5855 Monroe to enclose the open section of their roof.
- A **MOTION** was made by Mike Shlasko and seconded by Bonnie McGuigan to approve the ARC request at 5855 Monroe. **Motion passed unanimously.**
- Rich stated that he received the requested approval notice from the neighbors of 1452 Roosevelt regarding the swing set.

Landscape Committee:

- No new planting will be done until spring.

Compliance Committee:

- Brian reported that the Compliance Committee confirmed the fine on 1330 Roosevelt.
- Brief discussion was had regarding the violations at 5822 Adams. The Board agreed to send the violation issues to the Attorney.

Community Outreach:

- No report

Events Committee:

- Linda stated that the Community Outreach needs a point person to schedule luncheons and dinners

Maintenance:

- Ed reported that the GFI on the center island was tripped so he reset it.
- Ed stated that the wall may need to be pressure washed and painted. Lengthy discussion followed regarding the wall.
- Linda asked Management to get quotes for pressure washing and painting the wall.

Security:

- No report

UNFINISHED BUSINESS:

- None

NEW BUSINESS:

- Linda stated that GVE may want to acquire control and maintenance of the two south fountains from Pennington Place.
- Brian reported that he met with Lang Irrigation regarding getting the control of the operation of the two south fountains from Pennington Place. He received a quote for \$1200.00 but that is only for the moving of the electrical control boxes and does not include any unforeseen maintenance or repair to get the fountains running. Lengthy discussion followed regarding the fountains.
- Board asked Brian to contact Pennington Place Manager to get a dialogue started in order to make the transfer of fountain control.
- Linda reported that sadly Mike Shlasko has turned in his resignation from the Board. Linda thanked Mike for diligent effort in the years he was on the Board and he will be greatly missed. Linda announced that Jim Gillespie has volunteered for the Board.
- A **MOTION** was made by Rich Delco and seconded by Mike Shlasko to accept the appointment of Jim Gillespie to the Board. **Motion passed unanimously.**

NEXT MEETING: March 15th @ 1:30

ADJOURNMENT: A **motion** to adjourn was made by Rich and seconded by Bonnie. **Motion passed unanimously.** Meeting was adjourned at 2:45 pm.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group
For the Board of Directors at

