

# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Wednesday, June 21, 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 2:00 pm by President Linda Sussman. A **quorum** was established. Members present were President Linda Sussman, Vice President Bruce Jenkins, Secretary Bonnie McGuigan Treasurer, Fred Noren, directors Jim Gillespie and 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 Bruce Jenkins and seconded by Bonnie McGuigan to waive the reading and approve the minutes of the May 17<sup>th</sup> 2017 Board meeting. **Motion passed unanimously.**

### **PRESIDENTS REPORT:**

- Linda reported the area at the east end of Wilson Rd has for sale sign on it. The area is zoned as an open use estate area and will be re-zoned and re-planned. There may be a chance that it can be built to a housing project.
- The Board received a quote for the water rat exclusion. The cost was \$385.00 for the install of the traps and a monthly fee of \$13.50 per month to monitor each of the 12 installed traps. The contract is for one year. After a lengthy discussion, the Board agreed to amend the contract to have Critter Control monitor the traps every two months as opposed to once a month for a term of one year.
- A **MOTION** was made by Bruce Jenkins and seconded by Jim Gillespie to accept the contract for the water rat exclusion pending the contract get changed to a once every other month monitor fee. **Motion passed unanimously.**

### **VICE PRESIDENTS REPORT:**

- Bruce reported that he has done some research on the fountains. The company that maintains the fountains for Pennington Place is Fountain Service of Florida. The fountains are on a sun sensor and not under a timer control. The Board agreed to contact Pennington Place whenever the fountain is turned off.
- Bruce stated that the parking on the grass along Pierce Rd is becoming an issue. He reported that he had an encounter with a resident who left ruts in the grass after parking there while he was fishing. Bruce suggested establishing no parking in the documents for this area and then coordinate with the County to put in no parking signs. Linda stated that Pennington Place owns this land so they would have to approve the signs. The existing signs were installed in 2015.

### **TREASURER REPORT:**

- As attached to these corporate documents Fred Noren read from the Fred 2017 financials.
- Brian stated that there are three residents who have not paid the 2017 dues. After brief discussion the Board agreed to send the residents to the attorney for collection after June 30<sup>th</sup>.

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

- Bonnie reported that a resident has been walking their dog behind the houses and this has been alarming some of the residents.
- There has been a racoon walking around the property during the day so Bonnie advised the resident to make sure their dogs and cats are inside.

### **MANAGEMENT REPORT:**

- As Attached to these corporate documents Brian read from the monthly action list.
- Brian presented a quote from Country Squire to have the home at 5856 Taylor cleaned up. The property management company that owns the home has received both certified letter indicating that GVE is permitted to go on to the property to have it cleaned up and bill back to the owner.
- A **MOTION** was made by Linda and seconded by Bruce to accept the contract and authorize Country Squire to

move forward with the property cleanup at 5856 Taylor. **Motion passed unanimously.**

- Brian reported that the review for the Attorney opinion on 5822 Adams has not come in yet. After a brief discussion, the Board agreed to take any action needed to correct the violation at 5822 Adams.
- A **MOTION** was made by Bruce and seconded by Fred to authorize Linda and management to take any steps necessary with the Attorney to get the violations corrected at 5822 Adams. **Motion passed unanimously.**

#### **HOMEOWNER COMMENTS:**

- Homeowner thanked the Board for addressing the fountain issue.
- Homeowner stated that a resident has been seen walking two Pit Bull dogs in the neighborhood.

#### **COMMITTEE REPORTS:**

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

- **1339 Washington:** ARC for decorative object in the front yard. A **MOTION** was made by Rich and seconded by Linda to approve the Yard Ornament as long as it is used as decoration and not as an arbor. **Motion passed unanimously.**
- **1438 Roosevelt:** ARC for screened in entry and garage screen door. A **MOTION** was made by Rich and seconded by Fred to approve the ARC for a new screened in entry way and garage screen as presented. **Motion passed unanimously.**
- **1438 Roosevelt:** ARC for a new pool. Lengthy discussion was had regarding the new pool. A **MOTION** was made by Rich and seconded by Bonnie to approve the ARC for a new pool as presented. **Motion passed unanimously.**

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

- No report

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

- No report

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

- No Report

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

- Linda reported the weekly lunch will be held at Doc Alvers house. The Ladies Lunch was cancelled for July. The Community Dinner is scheduled to be held at landy's on June 29<sup>th</sup>.

##### **Maintenance:**

- No Report

##### **Security:**

- No Report

#### **UNFINISHED BUSINESS:**

- None

#### **NEW BUSINESS:**

- None

**NEXT MEETING:** September 20<sup>th</sup> @ 2:00PM

**ADJOURNMENT:** A **motion** to adjourn was made by Jim and seconded by Bonnie. **Motion passed unanimously.** Meeting was adjourned at 3:18 pm.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association