

# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Wednesday, November 15, 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, Ed Kowalski and Rich Delco. 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 and seconded by Bonnie to waive the reading and approve the minutes of the September 20<sup>th</sup> 2017 Board meeting. **Motion passed unanimously**

### **PRESIDENTS REPORT:**

- Linda thanked Bonnie and all the volunteers for making the GVE annual picnic a success.
- The Annual meeting is scheduled for December 13 at 7PM. The Notice will be mailed today.
- A new irrigation pump will need to be installed and we have also installed new LED lighting at the entrance landscaping.

### **VICE PRESIDENTS REPORT:**

- Bruce stated that he is currently seeking volunteers for the emergency response Committee.
- Bruce also stated that he is very happy to be living in a neighborhood where most of the homes are well kept and the neighbors are always there to help each other out.

### **TREASURER REPORT:**

- As attached to these corporate documents Fred Noren read from the October 2017 financials.

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

- Bonnie reported that Picnic was an enormous success and there were new residents that attended.

### **MANAGEMENT REPORT:**

- As Attached to these corporate documents Brian read from the monthly action list.
- Brian reported that the annual meeting is set for December 13<sup>th</sup> and the remainder of the payment has been made to the church.
- A certified letter was sent to 1305 Washington regarding the parking on the street issue. The Board agreed last year to give the resident one year to clean out the garage for him to put his cars inside. Currently the cars are still being parked on the street. Brief discussion followed.
- Trimmers Holiday Decorating will be installing the Holiday lighting on the week of November 13<sup>th</sup>.
- November newsletter was posted on the website and eblasted to the residents.
- Ed contacted Fisher Landscape Lighting to replace 23 LED bulbs @ \$690.00

### **HOMEOWNER COMMENTS:**

- Home owner stated that they would like to see an amendment to the documents stating that there should be a limit to the size and breed of dogs.

### **COMMITTEE REPORTS:**

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

- 1468 Roosevelt requested to replace the storm shutters.
- Bruce stated that storm shutters are installed for safety and should not require an ARC request. Lengthy discussion followed.
- Brian stated that if there is an increase in ARC requests for storm shutters then the Board should adopt a policy that would include guidelines as to the style and color of the shutter.

#### **Landscape Committee:**

- Rich reported that Lang Irrigation will be changing the irrigation to driplines on 3 zones along the north wall.
- The irrigation pump will need to be replaced. This replacement is scheduled on November 16<sup>th</sup>

**Compliance Committee:**

- 1305 Washington asked for a 6-month extension regarding parking on the street and cleaning out the garage in order to park his extra cars in the garage. Lengthy discussion followed.
- A **MOTION** was made by Linda and seconded by Bruce to fine 1305 Washington \$10 a day starting on November 15, 2017 not to exceed \$3,000 aggregate. **Motion passed 6-1 with Rich Delco voting**
- Rich amended the motion to \$100 per day not to exceed \$3,000 there was no second to the motion. **Motion failed.**

**Community Outreach:**

- Angela Theriault reported that the Ladies Lunch will be held on December 1<sup>st</sup> at Pelican Pointe and the GVE dinner will be held at the Saltwater Café at 6PM on November 30<sup>th</sup>.

**Events Committee:**

- No Report

**Maintenance:**

- Ed reported that the landscaping lights at the entrance were replaced with 23 new LED lights.

**Security:**

- No Report

**UNFINISHED BUSINESS:**

- **None**

**NEW BUSINESS:**

- A discussion was had regarding turning on the Christmas lights before Thanksgiving. Lengthy discussion followed.
- The Board agreed to turn on the lights before Christmas.

**NEXT MEETING:** December 13<sup>th</sup> @ 7:00PM (annual meeting)

**ADJOURNMENT:** A **motion** to adjourn was made by Linda and seconded by Bonnie. **Motion passed unanimously.** Meeting was adjourned at 3:17 pm.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association