

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, January 17, 2018 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 Duane Pilarowski. A **quorum** was established. Members present were President Duane Pilarowski, Vice President Bruce Jenkins, Secretary Bonnie McGuigan, directors Jim Gillespie, Ed Kowalski and Rich Delco. Also present was Brian Rivenbark, CAM from Sunstate Management Group.

Vice President Bruce Jenkins and Treasurer Lynn Kilar were absent

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 and seconded by Rich to waive the reading and approve the Organizational meeting minutes of the December 13, 2017 Board meeting. **Motion passed unanimously**

PRESIDENTS REPORT:

- Duane stated that he would like to get up to speed on the unfinished business of the Association. Bonnie stated that she has all of the files from past President Linda Sussman and can give them to Duane to review. Brian stated that he has a CD that has past information on it as well.

VICE PRESIDENTS REPORT:

- No Report

TREASURER REPORT:

- As attached to these corporate documents Brian Rivenbark read from the December 2017 financials.
- Brian presented the current account receivables for the 2018 annual dues. Brian stated that the late notice will go out on February 1. This will include a \$25 late fee. There were three homeowners who have late charges from last year but paid on time this year. GVE policy is to waive the late charges if the homeowner pays on time this year.
- A **MOTION** was made by Bonnie and seconded by Rich to waive the late fees for the three homeowners who paid on time in 2018. **Motion passed unanimously**

SECRETARY'S REPORT:

- Bonnie reported that the garage sale is scheduled for February 10th and the charge to participate is \$2.00
- Bonnie suggested forming a Knitting club and asked if there would be any volunteers for this. Brian stated that he could e blast a flyer out to the residents announcing this club.

MANAGEMENT REPORT:

- As Attached to these corporate documents Brian read from the monthly action list.
- Brian reported that letters were sent to the homes that have violations for commercial vehicles. All three home contacted Brian and stated they will comply. Brief discussion followed regarding commercial vehicles.
- Duane presented a letter from John Canon stating that due to poor health Rick Berlin will no longer be street Captain of Wilson Rd. and that Dave Kilar has agreed to be street captain.
- A **MOTION** was made Rich and seconded by Bonnie to appoint Dave Kilar as street Captain for Wilson Rd. **Motion passed unanimously**
- Board stated that a thank you letter should be sent to Rick Berlin.

HOMEOWNER COMMENTS:

- Home owner stated that the home at 5863 Jefferson Rd has a storm water pie that runs along the front of the property is damaged and causing water to leak and create soil erosion. The owner stated that the county told him that they are not responsible for the repair of this storm drain pipe. Rich stated that the homeowner is responsible for the storm water pipes in the front of the homes. Lengthy discussion followed regarding the storm drains.

- Duane suggested that the homeowner spearhead research on getting a company to come out and make repairs for long term goal, this could affect other homeowners. Restated that this is not HOA responsibility.
- Rose Lindenberger stated that she will not be doing the newsletter anymore after the May edition. The Board thanked Rose for all the years that she produced the newsletter and will now start looking for volunteers for the newsletter.

COMMITTEE REPORTS:

Architectural Review Committee:

- none

Landscape Committee:

- Rich reported that 3 irrigation zones were changed with driplines. There was a lot of mulch lost during the hurricane and we will need around 210 bags of mulch. The cost will be \$890.00 from Country Squire.
- A **MOTION** was made by Jim and seconded by Bonnie to accept the \$890.00 proposal from Country Squire to install the mulch. **Motion passed unanimously**

Compliance Committee:

- none

Community Outreach:

- None

Events Committee:

- No Report

Maintenance:

- Ed reported there were a couple of lights out at the entrance and he will replace them.

Security:

- No Report

UNFINISHED BUSINESS:

- **None**

NEW BUSINESS:

- Rich presented the new contract from Country Squire. There is an increase of \$170 per month. Duane asked if Country Squire was asked if he was increasing his fees for 2018 before the budget was finalized. Rich stated that he was and if there is another increase he will need to let us know in September. Brief discussion followed regarding the Landscape contract.
- A MOTION was made by Duane and seconded by Rich to accept the 2018 Country Squire contract increase as presented at \$1,175 per month.

NEXT MEETING: February 21 2018 at 2PM

ADJOURNMENT: Meeting was adjourned at 3:07 pm.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association