

# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Wednesday, February 21, 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, Treasurer Lynn Kilar, directors Jim Gillespie, Ed Kowalski and Rich Delco. Also present was Brian Rivenbark, CAM from Sunstate Management Group.

Vice President Bruce Jenkins and Secretary Bonnie McGuigan 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 Rich and seconded by Jim to waive the reading and approve the meeting minutes of the January 17, 2018 Board meeting. **Motion passed unanimously**

### **PRESIDENTS REPORT:**

- Duane stated that he would like this Board to be a full-service Board. This means if you see some restriction violation please report them to Duane or Management. Duane expanded by stating that the EC&R's must be enforced.
- Duane asked about the process for informing residents that they have violated the EC&R's. Brian explained the process for enforcing the restrictions.
- Duane stated that the length of time it takes to enforce the EC&R's is too long and must be shortened. Brief discussion followed.
- Duane stated that he would like to have all of the newsletters hand delivered and eliminate the email process of delivering the newsletter. Brief discussion followed. The Board stated that the Association is currently looking for volunteers to compose the monthly newsletters. The topic was tabled for the next month's meeting.
- Discussion was had regarding the home at 1330 Roosevelt that many years ago the owner had removed the garage door and installed a wall with glass blocks without an Architectural approval. Brian stated that he has researched the old files and has not found any documentation asking the old owner to remove the wall. Lengthy discussion followed.

### **VICE PRESIDENTS REPORT:**

- No Report

### **TREASURER REPORT:**

- As attached to these corporate documents Brian Rivenbark read from the January 2018 financials.
- Brian presented the current account receivables for the 2018 annual dues. Brian stated that the second late notice will be mailed to the late residents on March 1 2018.

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

- No Report

### **MANAGEMENT REPORT:**

- As Attached to these corporate documents Brian read from the monthly action list.
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### **HOMEOWNER COMMENTS:**

- Home owner stated that FPL should speak to residents regarding why the power goes out in certain sections at GVE. Duane stated that there are two separate power lines and each one has a grid in GVE. If one goes out GVE will only have power to the area where the other line provides. Owner asked why the gates on the end of Wilson are locked with padlocks. The Board explained that the County has the keys for the locks and they will open them during an emergency.
- Homeowner requested that the EC&R's be changed to reflect restriction mandating a size and breed restriction for dogs.
- Homeowner stated that there are a lot of people not picking up after their dogs along Pierce.

**COMMITTEE REPORTS:**

**Architectural Review Committee:**

- none

**Landscape Committee:**

- Rich reported the palms were trimmed, the mulch was installed, the irrigation is working fine and Lang has been contacted to repair the fountains.

**Compliance Committee:**

- none

**Community Outreach:**

- None

**Events Committee:**

- No Report

**Maintenance:**

- The Board stated that a resident has offered to donate a flag that flew over the White house. The Board suggested getting the VFW to conduct a proper ceremony to raise the flag.

**Security:**

- No Report

**UNFINISHED BUSINESS:**

- None

**NEW BUSINESS:**

- Brief discussion was had regarding the website. The Board decided to table the topic for the next meeting.

**NEXT MEETING:** March 21 2018 at 2PM

**ADJOURNMENT:** Meeting was adjourned at 3:47 pm.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association