

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, March 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 director Jim Gillespie 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 Bonnie to waive the reading and approve the meeting minutes of the February 21, 2018 Board meeting. **Motion passed unanimously**

PRESIDENTS REPORT:

- No Report

VICE PRESIDENTS REPORT:

- No Report

TREASURER REPORT:

- As attached to these corporate documents Lynn Kilar read from the February 2018 financials.
- Brian presented the current account receivables for the 2018 annual dues. Brian stated that in the past Board members volunteered to knock on doors to collect the remaining dues. Final letters will be mailed on April 2 2018.

SECRETARY'S REPORT:

- Bonnie reported that the garage sale was a success. GVE had 53 homes involved and collected \$106.00.

MANAGEMENT REPORT:

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

HOMEOWNER COMMENTS:

- Home owner gave report regarding the storm water culverts that were installed in certain homes in GVE at the homeowners request. At that time the homeowner was responsible for the payment of the culvert. The issue is that some of the pipes are leaking and causing erosion. The resident stated that Sarasota County will not take responsibility for the repair and feels that the residents should be alerted to this issue so they can get the pipes repaired.
- Lynn Kilar reported that the Board members from Ventura Village have the keys to the gate at the end of Wilson and they will open the gate during an emergency. Lynn also reported that she filed a complaint with FPL regarding the power outage during the hurricane, she stated further that FPL will be out on the 22nd to make the necessary repairs.

COMMITTEE REPORTS:

Architectural Review Committee:

- ARC request from 1464 Roosevelt for new hurricane shutters.
- A **MOTION** was made by Bonnie and seconded by Lynn to approve the ARC request for the new hurricane shutters at 1464 Roosevelt. **Motion passed unanimously**

Landscape Committee:

- Rich reported that the fountain lights were replaced and the fountain has been raised above the water line. Lang Irrigation stated that the fountains will require new flotation devices. Duane asked Rich to get a quote for the new flotation devices.

Compliance Committee:

- Discussion was had regarding hurricane shutters being non-compliant. The Board agreed that if there is plywood or the galvanized shutters on the windows then it will be non-compliant. If the shutters are permanent then the homeowner may keep them closed during hurricane season if the owner is not currently home.
- Brian stated that there are homes that need discussion to bring to the Compliance Committee.
- A **MOTION** was made by Lynn and seconded by Rich to impose a fine of \$300.00 on 5878 Jackson for non-compliant Yard and Lawn Maintenance Repair. **Motion passed unanimously**
- A **MOTION** was made by Lynn and seconded by Rich to impose a fine of \$300.00 on 5831 McKinley for non-compliant Yard and Lawn Maintenance Repair/excessive weeds in beds. **Motion passed unanimously**
- A **MOTION** was made by Lynn and seconded by Rich to impose a fine of \$10.00 per day from dated certified letter on 5848 Taylor for non-compliant Home exterior/ clean right side of home. **Motion passed unanimously**
- The Board agreed to send a letter to 1300 Roosevelt for parking overnight on the road.
- Rich stated that 1305 Washington is parking their cars on the road again. Brian stated that they will go to the Compliance Committee for fining. The past Board voted to impose a fine of \$20.00 per day if the violation started again.
- Duane reported that there has been no progress in finding the letter for 1330 Roosevelt. The violation is a un approved architectural change from 10 years ago. Brian stated that the Board could send out a clean slate letter which would grandfather the un approved change but not allow any more moving forward from the point of the letter. Brian will still continue to search for the letter associated with the house.

Community Outreach:

- None

Events Committee:

- No Report

Maintenance:

- Ed reported that he installed new cleats for the flagpole.

Security:

- No Report

UNFINISHED BUSINESS:

- **None**

NEW BUSINESS:

- Brief discussion was had regarding the absence of the Vice president Bruce Jenkins. He has missed three meetings in a row. Duane suggested giving him the opportunity to step down. Rich suggested having Duane talk to him to see if he wants to step down.

NEXT MEETING: April 18 2018 at 2PM

ADJOURNMENT: Meeting was adjourned at 3:35 pm.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association