

# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Wednesday, April 18, 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, Treasurer Lynn Kilar, Secretary Bonnie McGuigan directors Ed Kowalski and Rich Delco. Also present was Brian Rivenbark, CAM from Sunstate Management Group.

Director Jim Gillespie was 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 Ed to waive the reading and approve the meeting minutes of the March 21, 2018 Board meeting. **Motion passed unanimously**

### **PRESIDENTS REPORT:**

- No Report

### **VICE PRESIDENTS REPORT:**

- Bruce offered his apologies to the Board and the membership for missing the last three meetings. Bruce stated that his work schedule is very busy and he is unable to make the 2PM Board meetings. Bruce offered his resignation to the Board. Bruce voiced his displeasure at the way he was notified regarding the absentees and the request to resign from the Board. Lengthy discussion followed.
- Bruce stated that he will email his formal resignation letter to Brian.

### **TREASURER REPORT:**

- As attached to these corporate documents Lynn Kilar read from the March 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.
- Lynn and Bonnie volunteered to knock on doors to collect the final payments.

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

- No Report

### **MANAGEMENT REPORT:**

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

### **HOMEOWNER COMMENTS:**

- Homeowner asked about putting up no parking signs in the Cul-De-Sac. Board stated they will look into it but the County will not install the signs.
- Homeowner asked what the progress is on the maintenance issue at 5831 McKinley is. Brian stated that the owner was present at the Committee meeting this morning and presented an action plan on correcting the issue.
- Homeowner asked if GVE could take over ownership of the pond? Duane stated that the county mandated there be fountains in the ponds but GVE will not take over ownership.
- Homeowner asked if speed limit signs can be installed along Pierce. The Board stated that we cannot install speed limit signs along Pierce.
- Lynn Kilar stated that she has a meeting with the DOT next week to look at the road repair. The DOT is having street sweepers sweep regularly in GVE.

### **COMMITTEE REPORTS:**

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

- No Report

#### **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.

- Country Squire will give a bid to extend the landscape beds at the cul-de-sac and add mulch and drought tolerant plants. There is no irrigation at this area.

**Compliance Committee:**

- Brian stated that the Compliance meeting was held this morning and the home at 5848 Taylor was fined \$10.00 per day for not cleaning the exterior of the home.

**Community Outreach:**

- None

**Events Committee:**

- No Report

**Maintenance:**

- No Report

**Security:**

- No Report

**UNFINISHED BUSINESS:**

- Duane stated that there needs to be something done regarding the enclosed garage at 1330 Roosevelt. Brian stated that he did not find the violation letter from the previous management company but he did find the response from the homeowner. Brian advised the Board to have the Attorney draft a clean slate letter regarding the violation to in order to not set precedence.
- A **MOTION** was made by Bruce and seconded by Lynn to have the Attorney draft a clean slate letter for any future non-ARC approved violations in the future. **Motion passed unanimously**
- Brian and Duane will schedule to meet with the Attorney to discuss this request.

**NEW BUSINESS:**

- Rich stated that the Board is looking into changing the holiday lighting so that the existing landscape lighting can be used to project holiday colors. This would involve not renewing the landscape lighting with Trimmers.
- Rich added that the electrician will change out the bulbs for colored ones. There will be a large upfront cost to this but will save money in the future. Rich stated he will get quotes.
- Duane asked to get a cost on replacing both the fountains at the entrance. This would be a budgetary quote for the 2019 budget.
- Duane asked to re-visit the issue with Bruce Jenkins and his possible resignation. Duane asked for the Boards opinion on this.
- The Board members agreed that the Vice President will need to be at all Board meetings.
- Bruce stated that he will submit his resignation to Brian at the Boards discretion.
- A **MOTION** was made by Duane and seconded by Bonnie to accept Bruce's resignation as Vice President and Director. **Motion passed unanimously**
- Duane added that he apologizes to Bruce regarding the manner of the initial request to resign was asked.

**NEXT MEETING:** May 16 2018 at 2PM

**ADJOURNMENT:** Meeting was adjourned at 3:45 pm.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association