

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, May 16, 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, Secretary Bonnie McGuigan directors Jim Gillespie and Rich Delco. Also present was Brian Rivenbark, CAM from Sunstate Management Group.

Director Ed Kowalski 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 Bonnie and seconded by Jim to waive the reading and approve the meeting minutes of the April 18, 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 April 2018 financials.
- Brian presented the current account receivables for the 2018 annual dues. There are currently 5 homeowners who have not paid the 2018 dues.
- Brian stated that the Board should send these homeowners to the Attorney for collections. Duane suggested only sending the rental properties to the Attorney. Brian stated that all of the owners past due should be sent to the Attorney. The Association should not pick and choose who is sent to collections. Brief discussion followed.
- A **MOTION** was made by Duane and seconded by Jim to send the past due owners to the Attorney for collections. **Motion passed 4-1 with Lynn Kilar voting no.**

SECRETARY'S REPORT:

- Bonnie reported that she is getting a lot of complaints regarding the landscaping at 1330 Roosevelt. Brian stated that violation letters have been sent to the owner. Brian also suggested having Country Squire clean up the landscaping and charge back to the owner. Brief discussion followed.
- A **MOTION** was made by Bonnie and seconded by Rich to have Country Squire clean up the landscaping at 1330 Roosevelt and charge back to the owner. **Motion passed unanimously.**

MANAGEMENT REPORT:

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

HOMEOWNER COMMENTS:

- Homeowners and the Board had a lengthy discussion on late fees. Homeowner wanted to know if the past due residents have a hardship or if they respond. He stated if they respond to the late notices then they should not be sent to the Attorney. Brian stated that there has been no response.
- Lynn asked the Board to give her 1 more week to talk to attempt to contact the past due owners. Brief discussion followed.
- A **MOTION** was made to recall the previous vote to send the past due homeowners to the Attorney for 1 week until Lynn can attempt to make contact with the past due homeowners to collect. **Motion passed 4-1 with Rich Delco voting no.**
- Homeowner gave report on the ongoing issue with the owner culverts deteriorating and causing erosion to the yards. Homeowner sent letter to the County with no response. Any homeowner who is having issues with the erosion should contact the county to inspect. It will be the owner's responsibility to have the issue repaired if needed. Lengthy discussion followed.

- Homeowner stated that the homes on Tyler and Buchanan are designated a flood zone by FEMA. If they want to not be designated in a flood zone they homeowner can go to the FEMA website and complete an online form to request to have the flood designation removed. This process does involve quite a bit of time but can be done.
- Lynn stated that the flag raising ceremony has been scheduled for May 25th at 10AM.

COMMITTEE REPORTS:

Architectural Review Committee:

- No Report

Landscape Committee:

- Rich presented a proposal from Country Squire to have the island at Roosevelt re-landscaped. The quote included drought resistant plants and trees due to the lack of irrigation system. The quote was for \$955.00
- A **MOTION** was made by Jim and seconded by Lynn to approve the Country Squire quote at \$955.00 to re-landscape the island at Roosevelt. **Motion passed unanimously.**

Compliance Committee:

- No Report

Community Outreach:

- None

Events Committee:

- No Report

Maintenance:

- No Report

Security:

- No Report

UNFINISHED BUSINESS:

- Angela Theriault and John Unersall volunteered for the vacant position on the Board.
- Both Angela and John gave a brief Bio on themselves. The Board stated that will appoint Angela Theriault to the Board as Treasurer and move Lynn Kilar to the Vice President position.
- A **MOTION** was made by Bonnie and seconded by Rich to appoint Angela Theriault to the Board of Directors as Director and Treasurer and to appoint Lynn Kilar as Vice President. **Motion passed unanimously.**
- Brian presented a copy of the draft clean slate letter to the Board. This letter states that all restrictions will be enforced moving forward. Brief discussion followed.
- A **MOTION** was made by Bonnie and seconded by Rich to approve the draft of the clean slate letter. **Motion passed unanimously.**
- Discussion was had regarding the holiday lighting. Duane stated that Trimmers Holiday lighting is very expensive and once the lights are installed it is difficult to get them out to make any repairs to lights that have gone out. One suggestion is to install lighting that can be utilized throughout the year for different holidays, this lighting would be permanent. Lengthy discussion followed.
- Duane stated to table the holiday lighting discussion and if the Board needs to meet over the summer they can have a project workshop.
- Brian presented to the Board a proposal for having both front fountains replaced with new ones. The quote was for \$8,000.00. The quote was obtained for budgetary purposes only. Brian stated that GVE currently has \$10,000.00 in reserves for fountain replacement.
- Rose Lindenberger announced that Geri ? has volunteered to be the editor for the newsletter. The Board thanked Geri? For volunteering her time for this.
- Brian presented a quote for three different types of signs to be installed along Pierce Rd. The will be speed limit signs and no parking signs. The floor was opened to the audience and a lengthy discussion followed. Some of the points were that money would be spent on signs that would have no effect on the parking or speeding. Other suggestions were presented such as putting warnings in the newsletter and stop signs along pierce. Duane stated that nothing has been done about this issue for 40 years. The Board tabled the discussion to the next Board meeting.

NEW BUSINESS:

- NONE

NEXT MEETING: June 20 2018 at 2PM

ADJOURNMENT: Meeting was adjourned at 3:56 pm.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association