

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, October 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 Lynn Kilar, Treasurer Angela Therault, 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 Rich and seconded by Jim to waive the reading and approve the meeting minutes of the September 19, 2018 Board meeting. **Motion passed unanimously**

PRESIDENTS REPORT:

- Duane reported that there was a newspaper article regarding Gulfview estates and wanted to know who approved it to be published. Duane went on to state that only the Real Estate Agents benefit from this article which spoke highly of GVE. Other Board members felt it was a good article and does benefit GVE. Brief discussion followed regarding the article.
- Duane stated that he wants the EC&R's to be given to all new buyers in GVE. Bonnie stated that the Welcome Committee will distribute the EC&R's to the new residents. Brian will have 30 copies printed for Bonnie. Brian went on to state that it is the responsibility of the seller to pass along the EC&R's.
- Duane stated he would like to be informed of any postponed issues at GVE.

VICE PRESIDENTS REPORT:

- Lynn reported on the owner light posts that are out. She stated that there are 59 lamp posts that are not functioning and there are 65 homes that do not have any lamp posts. Lynn stated that this should be addressed as it deals with a security issue, possibly putting an article in the newsletter. Rich stated that the clean slate letter that went out now does not require resident to install a lamp post if they do not have one. Lengthy discussion followed. The Board agreed to have a short note in the newsletter to have at least one light on at night.
- Lynn reported she discussed building a waterproof box at the billboard sign to store newsletters in with John Canon. The residents can drive by and pick up the newsletters.
- Lynn reported that she talked with Trimmers and had the quote adjusted for the Christmas lighting. It was reduced down to \$2,487.00.

TREASURER REPORT:

- As attached to these corporate documents Angela Theriault read from the September 2018 financials.
- Gulfview Estates is in good financial shape

SECRETARY'S REPORT:

- Bonnie reported that the annual picnic will be postponed due to the red tide. The Board agreed to re-schedule in February.

MANAGEMENT REPORT:

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

HOMEOWNER COMMENTS:

- Homeowner reported that the backyard at 5856 Taylor is overgrown and has been for months. The homeowner also stated that Brian had contacted Country Squire, but the work was cancelled and was never done. Brian stated he will contact Country Squire to get the work done ASAP.
- Homeowner stated there is a cover over a commercial vehicle at 5831 Monroe. Duane stated there isn't anything in the documents that state you can't have a cover for your vehicle.
- Homeowner read from the EC&R's regarding the lamp posts. Lengthy discussion followed regarding fining.

COMMITTEE REPORTS:

Architectural Review Committee:

- **A MOTION** was made by Rich and seconded by Bonnie to approve the ARC request at 1438 Pierce to install a new pool as long as the pool cage does not exceed the pool deck. **Motion passed unanimously.**
- **A MOTION** was made by Rich and seconded by Lynn to approve the ARC request for a new home to be built on lots 37 & 38. The Board will not be held responsible for any errors with the survey of the lots. **Motion passed unanimously.**

Landscape Committee:

- Rich reported that the first of two new fountains was installed and the second fountain should be installed next week.

Compliance Committee:

- Brian stated that the Compliance Committee met on October 12th and levied the fines at 5826 Madison, trim palms and 5848 Taylor, clean right side of home.

Community Outreach:

- None

Events Committee:

- No Report

Maintenance:

- No Report

Security:

- No Report

UNFINISHED BUSINESS:

- The holiday lighting and the newsletter were discussed under the Vice Presidents report.

NEW BUSINESS:

- 2019 Budget approval:
- **A MOTION** was made by Rich and seconded by Bonnie to approve the 2019 budget at \$215.00 annually. **Motion passed unanimously.**
- Brian stated that the Board will need to discuss a possible fine for 5847 McKinley for a basketball hoop that has been left out. Brian stated the Board, or the Compliance Committee will have to draft a fining guideline to speed along the fining process. Lengthy discussion followed regarding the fining process.
- **A MOTION** was made by Duane and seconded by Lynn to impose a \$100.00 fine on 5847 Mckinley for the basketball hoop left out over the 72-hour period. **Motion passed unanimously**

NEXT MEETING: November 20th 2018 at 2PM

ADJOURNMENT: Meeting was adjourned at 4:00 pm.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association