

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, November 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 1:56 pm by President Duane Pilarowski. A **quorum** was established. Members present were President Duane Pilarowski, Vice President Lynn Kilar, Treasurer Angela Therault, Directors Jim Gillespie, Ed Kowalski, and Rich Delco. Also present was Kim Delaney, CAM from Sunstate Management Group.

Secretary Bonnie McGuigan 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 Ed and seconded by Jim to waive the reading and approve the meeting minutes of the October 17, 2018 Board meeting. **Motion passed unanimously**

PRESIDENTS REPORT:

- Discussed variance request for 5836 Lincoln.
 - Rich inspected the property and the cage does not encroach the easement.
 - There have been 3 variances approved in the past, this is the 4th. Due to legal language inserted by the Association's Attorney, the association will not need to approve the same variance in the future.

VICE PRESIDENTS REPORT:

- Lynn discussed bus stop at Pearson/Jackson. People have been stopping and speaking to the parents about parking there.
- Lamp posts- please leave 1 light on outsides from dusk to dawn for neighborhood security.
- The lights are out on 776.
- In lakes there are armored catfish. The catfish are invasive to the shoreline and do not have a natural predator, so they are breeding. They need to be removed when the tilapia is netted.
- The Board expressed their gratitude to Gerry Boone for taking over the newsletter.

TREASURER REPORT:

- As attached to these corporate documents Angela Theriault read from the October 31, 2018 financials.
- The Association currently has \$45,160.83 in their operating accounts and \$28,091.27 in the reserves.
- The Association is currently on budget.

SECRETARY'S REPORT: No Report.

MANAGEMENT REPORT: No Report.

HOMEOWNER COMMENTS:

- Homeowner discussed a few compliance issues, the large truck that has continued to park on Monroe and the solar panels that were installed at 5858 Madison.
- Homeowner discussed rentals and would like to know who is approving the rentals. She has noticed suspicious behavior and excessive traffic in the neighborhood.

COMMITTEE REPORTS:

Landscape Committee:

- There are some lights and receptacles that need to be changed at the front. Rich is researching electric companies that will provide a maintenance contract.

Architectural Review Committee:

- 1348 Roosevelt: Request to replace windows in the enclosed lanai since the foot print will not change an ARC is not needed.
- 5859 Lincoln Variance: Rich inspected the property and found the structure was not within the 8ft easement. The Board will discuss further at the next meeting.
- 1414 Roosevelt – Request to install a 20 ft fence to enclose the AC unit. **MOTION** made by Jim, seconded by Ed to deny the request due to Article 2 Section 11. MOTION passed unanimously.

Compliance Committee:

- 5847 McKinley: The Compliance Committee approved the fine of \$100. The homeowner was notified of the fine and that the basketball hoop needs to be removed.
- 5864 Garfield: **MOTION** made by Rich, seconded by Angela to fine the home \$10 per day from the original date of violation not to exceed \$3,000. The Board had a lengthy discussion regarding the compliance and fining process. **The Board will table the issue to a later date. The motion did not pass.**

Community Outreach:

- None

Events Committee:

- No Report

Maintenance:

- No Report

Security:

- No Report

UNFINISHED BUSINESS:

- Newsletter Station Update: The newsletter station is in the process of being manufactured.

NEW BUSINESS:

- 5836 Lincoln Variance: There is fence running from front of the house to the back of the house. A clean slate letter was mailed to homeowners, so the home is not in violation for the fence.
- 1384 Roosevelt: There is a fence being installed. The documents state that one can only put a 4ft enclosure around the air conditioning unit. The construction company has been notified that the fence is in violation of the Association's EC& R's.
- **MOTION** made by Rich, seconded by Lynn to appoint Ron Wierks to the Architectural Review Committee. Motion passed unanimously.

NEXT MEETING: Annual Meeting- December 5, 2018 at 7pm.

ADJOURNMENT: With no further Association business to discuss, Duane adjourned the meeting at 3:20 pm.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association