

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday January 16 2019 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, Ed Kowalski, and Rich Delco. Also present was Brian Rivenbark, CAM from Sunstate Management Group.

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 Duane by to waive the reading and approve the meeting minutes of the December 5, 2018 Organizational Board meeting. **Motion passed unanimously**

PRESIDENTS REPORT:

- There are still homeowners that believe the EC&Rs do not apply to them. There are still violations that are existing even after letters have been mailed out. There have been vehicles that speed down the roads. This is a major problem and a safety issue.

VICE PRESIDENTS REPORT:

- Lynn Reported there was a problem with residents speeding through the bus stop. The County installed “approaching bus stop” signs going to and from the bus stop.
- Lynn Thanked John for catching the armored catfish, cutting them up and feeding them to the turtles. He is also picking up the dog poop that some pet owners do not pick up.
- The Board is looking for volunteers for any type of Committees.

TREASURER REPORT:

- As attached to these corporate documents, Angela read from the December financials.
- Angela thanked Brian and Sunstate Management for helping her with Financial questions

SECRETARY’S REPORT:

- Bonnie reported that the Annual picnic was cancelled due to the red tide. It will be rescheduled in November 2019
- Need volunteers for street captains, newsletter and other social activity
- The annual Garage sale is February 9th

MANAGEMENT REPORT: Brian read from the January action list.

HOMEOWNER COMMENTS:

- 1315 Washington Dr. asked for more information on the break ins. Lynn stated that there were at least 15 burglaries according to a friend on the Sheriff’s Department. Bonnie stated to change the codes on your garage if the remote was stolen.
- 1482 Roosevelt Does the Association bid out the contractors every year? Duane stated that if the Board decides to make a change they will solicit at least three bids.
- 5873 Jefferson commented that the Board does not have the power to spend the money for the Christmas lights. Brian stated that 720 does state the board has the fiduciary duty to provide for the community. Lengthy discussion followed.
- 5883 Jefferson Rd. Christmas lights are very expensive. Suggested leaving up the Christmas lights year-round. Lynn suggested forming a Christmas light Committee.

- 5864 Taylor rd. Good idea for the Christmas Committee. Possible to go door to door and get a consensus.

COMMITTEE REPORTS:

Landscape Committee:

- Rich stated that some fire bushes that have died and will be replaced at the end of the month along with re-mulching the entire property

Architectural Review Committee:

- Ron Wierks stated that there is one ARC request for solar panels on the south and west side of the roof. There will be 6 4x12 panels. Ron recommends approving the ARC
- **MOTION** was made by Bonnie and seconded by Rich to approve the solar panels installation at 5818 Harrison.
Motion passed unanimously

Compliance Committee:

- Brian explained the new compliance procedures. The compliance run will be done the first Wednesday of each month. The violation letter will be sent with a 14-day timeline to correct or respond depending on the type of violation. The Board will impose the fine at the following Board meeting. The 14-day certified letter will be sent to the homeowner notifying them of the location, date and time of the Compliance Committee meeting.
- A **MOTION** was made by Rich and seconded by Angela to adopt new policy to have the violation letters require 14 days to correct. **Motion passed unanimously**

Community Outreach:

- No report

Events Committee:

- No Report

Maintenance:

- Rich reported there is a problem with the irrigation system. Trimmers broke some of the heads and the pump kept running using the water from the expansion tank.
- There is several dry rotted GFI switches. Rich will meet with electrician this Friday.

Security:

- No Report

UNFINISHED BUSINESS:

- **Newsletter station:** Lynn reported that John Canon has started to build the newsletter box.
- A **MOTION** was made by Angela and seconded by Lynn to waive the fines at 5822 Adams due to an improper violation notice that was sent. **Motion passed unanimously**

NEW BUSINESS:

- Trampoline install was tabled.

NEXT MEETING: Annual Meeting- February 20, 2019.

ADJOURNMENT: With no further Association business to discuss, Board adjourned the meeting at 3:10pm.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association