

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday February 20, 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 by Bonnie to waive the reading and approve the meeting minutes of the January 16, 2019 Board meeting. **Motion passed unanimously**

PRESIDENTS REPORT:

- No Report

VICE PRESIDENTS REPORT:

- Lynn reported that the bus stop signs by Roosevelt a child likes to run out in front of cars so be careful.
- Rich added that there was an incident on McKinley and Wilson and tried to break in to the house next to Rich's. The police were called out to the scene and took pictures. Rich suggested keeping the outside lights on.

TREASURER REPORT:

- Rich stated that all members who have not paid their assessment will need to be fined as per the article 5 In the EC&R's. Duane tabled the discussion for later in the meeting.
- Angela reported from the January financials as attached to these corporate documents.

SECRETARY'S REPORT:

- 64 homes participated in the garage sale.

MANAGEMENT REPORT:

- Brian read from the February action list.

HOMEOWNER COMMENTS:

- Rose asked if fire bushes are legal. Rich stated they are legal. Rose asked why we should spend money to put fish in the pond when there are many other ponds in the area.
- Homeowner stated that WCI is having a meeting to involve possible changes to their community. There could be a driving range developed behind Wilson Rd.

COMMITTEE REPORTS:

Landscape Committee:

- Rich reported that the Landscape and Maintenance Committees will be combined.
- Rich reported that CS will be re-mulching the common areas. The 8 dead fire bushes will be replaced. In the first week in March
- A **MOTION** was made by Bonnie and seconded by Rich to approve the mulch installation and replace the fire bushes \$150.00 for the fire bushes and \$2950 for the mulch. **Motion passed unanimously**

Architectural Review Committee:

- Ron Weirks reported that there were two applications.

- 1394 Pierce window replacement was approved
- 5895 Garfield requests was for storm shutter awnings. There was not enough information to approve the Awnings at this time. Brian emailed the details to Rich and Ron

Compliance Committee:

- Fining discussion and vote:
- 5823 Buchanan: Violation remedied
- 5816 Garfield: **Motion** was made by Rich and seconded by Jim to fine 5816 \$10.00 per day for the dirty exterior wall violation. **Motion passed unanimously**
- 5826 Madison: **Motion** was made by Rich and seconded by Jim to fine 5826 Madison \$10.00 per day for the debris on the right side of the home violation. **Motion passed unanimously**
- **Motion** was made by Rich and seconded by Jim to fine 5826 Madison \$10.00 per day for the un trimmed palm trees violation. **Motion passed unanimously**
- **Motion** was made by Rich and seconded by Jim to fine 5826 Madison \$10.00 per day for the excessive weeds in beds violation. **Motion passed unanimously**
- 5863 Monroe: **Motion** was made by Rich and seconded by Jim to fine 5863 Monroe \$10.00 per day for the unsightly appearance, silver tape on windows violation. **Motion passed unanimously**
- **Motion** was made by Rich and seconded by Jim to fine 5863 Monroe \$10.00 per day for the trim bushes' violation. **Motion passed unanimously**
- 1494 Roosevelt: Violation remedied.
- 5848 Taylor Rd: **Motion** was made by Rich and seconded by Bonnie to fine 5848 Monroe \$10.00 per day for the dirty exterior wall violation. **Motion passed unanimously**
- Duane asked who does the background check for rental application. Brian explained that the owner provides the background check.

Community Outreach:

- No report

Events Committee:

- No Report

Maintenance:

- Harmon electric came out and replaced the GFI switches at the center island.
- Rich presented a newsletter regarding the west Nile virus. Sarasota County is the worst in terms of cases of West Nile virus. The remedy would be to incorporate mosquito eating fish. To do the small pond will cost \$282.50 to put the mosquito eating fish. The larger pond is 8 acres and will cost more.

Security:

- No Report

UNFINISHED BUSINESS:

- Duane reported on the vehicles at 5831 Monroe. This vehicle can be accepted as a van. Duane asked for the Boards opinion on the van is it above ¾ ton or a commercial vehicle? Angela stated that the Board could be held liable if there were an accident involving the van and it was not enforced. Discussion was had regarding the attorney's opinion that this would constitute as a commercial vehicle. The Board agrees this is a commercial vehicle, one ton with commercial equipment. A violation letter will be sent.
- **Motion** was made by Rich seconded by Bonnie to send violation letter to 5831 for the restricted vehicle. **Motion passed unanimously**

NEW BUSINESS:

- Rich stated he will be stepping down as chair of the Architectural Committee. Rich recommended Ron Weiks as the ARC Chair. Duane accepted rich's resignation and appointed Ron as Chair of the ARC Committee
- Ed stated he will be stepping down as Maintenance Committee chair. Rich will take over as chair of the Maintenance Committee.
- Rich stated he would like to Talk to Attorney regarding putting fines on the residents who have not paid their assessment according to article 5 of the EC&R's. Brian stated that was not necessary because you cannot fine a resident for being late with their assessments. Brian went on to read article 5 paragraph f of the documents

which state the process for collections and the fees associated with that. It also described the lien process.

NEXT MEETING: Annual Meeting- March 20, 2019.

ADJOURNMENT: With no further Association business to discuss, Board adjourned the meeting at 3:52 PM.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association