

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday May 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 Lynn Kilar. A **quorum** was established. Members present were President Lynn Kilar Treasurer Angela Theriault Secretary Bonnie McGuigan, and Director Rich Delco and Geri Boone. Also present was Brian Rivenbark, CAM from Sunstate Management Group.

Jim Gillespie and Ed Kowalski 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 Bonnie to waive the reading and approve the meeting minutes of the April 17th, 2019 Board meeting. **Motion passed unanimously**

PRESIDENTS REPORT:

- Lynn reported that there have been many phone calls regarding violations and complaints.
- There have not been any meetings regarding the Christmas lighting. The cost needs to be discussed. Lynn recommended just lighting the palm trees and not lighting the center island.
- Brian updated the Board regarding the electrical contract. Brian stated he reached out to Best Electric and is working on getting a contract together.
- Lynn thanked the volunteers in the Welcome committee, Geri Boone with the newsletter and Rich for the work with the Maintenance, the compliance committee, Alan as the street captain coordinator, the street captains, Angela Theriault for her work with Social functions and her efforts helping Lynn with Presidential duties. Lynn also thanked Ron for ARC and Bonnie for the events.

VICE PRESIDENTS REPORT:

- Angela reported that the street lights have been repaired.
- The morning coffee by the beach was held yesterday and it was lovely.
- The sunset by the beach is scheduled for May 31st this will be scheduled on each last Friday of the month.
- Angela is compiling a list of the pot holes on the roads in GVE.

TREASURER REPORT:

- Angela read from the April financials as attached to these corporate documents
- Brian reported that there were 6 additional payments made by residents bringing the total past due residents to 6 remaining.
- Brian read the cost for filing a lien and foreclosure

SECRETARY'S REPORT:

- Bonnie stated that she, Angela and Geri attended the Board certification course. It was very informative.

MANAGEMENT REPORT:

- Brian read from the May action list

HOMEOWNER COMMENTS:

- Doc Albers asked if the propane tanks are above ground. The Board said they are. Doc also suggested starting a wish list for changes in the community. He would like to see the no soliciting sign enhanced. Bonnie suggested adding this to the newsletter to get suggestions from the community.

- Sally asked about liens and the process. Brian explained the process.
- Doc Albers stated that the documents for GVE state that the Association can penalize late homeowners at the highest interest rate allowed by law.
- Sally stated that the roads in GVE are starting to fall apart. The Board stated that there are not enough streets that have broken bases to have them re surfaced.

COMMITTEE REPORTS:

Landscape/Maintenance Committee:

- Rich reported that there were some repairs on lighting at the front entrance. Land irrigation came out and repaired the photo sensor for the fountain. Rich stated that the landscape lighting may need to be replaced soon. Rich discussed getting a county grant to install fish that will eat the mosquito larvae.

Architectural Review Committee:

- Ron reported that there was an ARC for 1434 Roosevelt. The request will need an enclosure and the size of the slab
- A **MOTION** was made by Rich and seconded by Geri to accept and approve the request at 1434 Roosevelt for the generator pending the size of the slab and the enclosure information is provided. **Motion passed unanimously**
- A **MOTION** was made by Rich and seconded by Bonnie to accept and approve the request at 5831 Wilson for a new screen door. **Motion passed unanimously**

Compliance Committee:

- Brian reported on the compliance committee meeting.
- As attached to these corporate documents Brian presented the compliance report with the home that are up for fining highlighted in yellow.
- A **MOTION** was made by Geri and seconded by Bonnie to impose a fine of \$10 per day not to exceed \$3,000 in aggregate for the 6 restriction violations highlighted in yellow on the compliance report. **Motion passed unanimously**

Community Outreach:

- A **MOTION** was made by Rich and seconded by Geri to remove Community outreach from the agenda. **Motion passed unanimously**

Events Committee:

- No Report

Welcome Committee:

- The Welcome Committee will begin with the May new residents.

Security:

- No Report

UNFINISHED BUSINESS:

- Lynn opened discussion on parking on the grass along Pierce. Rich suggested tabling the discussion until the next meeting. Geri suggested putting an article in the newsletter informing the residents to not park on any grass in the community. Brief discussion followed regarding parking on the grass.

NEW BUSINESS:

- None

NEXT MEETING: -June 19, 2019. At 2PM

ADJOURNMENT: With no further Association business to discuss, Board adjourned the meeting at 3:22PM.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association