

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday June 19, 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 Treasurer Angela Theriault. A **quorum** was established. Members present were Treasurer Angela Theriault Secretary Bonnie McGuigan, and Director Rich Delco, Jim Gillespie and Geri Boone. Also present was Brian Rivenbark, CAM from Sunstate Management Group.

President Lynn Kilar 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 May 20th, 2019 Board meeting With Correction. **Motion passed unanimously**

PRESIDENTS REPORT:

- Angela reported for Lynn Kilar who was absent. Lynn requested to have the Board review the Trimmers Holiday lighting quote. \$2721.00 is the cost for the Holiday lighting.
- A **MOTION** was made by Bonnie and seconded by Jim to approve the Trimmers quote at \$\$2721.00. **Motion passed unanimously**

VICE PRESIDENTS REPORT:

- Angela reported that she received two calls from residents. One was for a resident disputing the HOA fees they owed and the other was for a parking violation.

TREASURER REPORT:

- As attached to these corporate documents Angela read from the May financials. The Association is in good shape.
- A **MOTION** was made By Rich and seconded by Geri to send 5879 Garfield to the attorney for collections. **Motion passed unanimously**

SECRETARY'S REPORT:

- Bonnie reported that she paid \$160 for the pavilion rental for the November picnic. The picnic is scheduled for November 9th

MANAGEMENT REPORT:

- Brian read from the June action list
- Bonnie reported that there were solicitors on the property. Bonnie followed them off the property.

HOMEOWNER COMMENTS:

- Doc asked if the 2012 documents can be sent to homeowners who owned prior to 2012. Brian stated that the documents were mailed to all homeowners when the documents were amended.
- Discussion was had regarding the parking issue and a past due resident.

COMMITTEE REPORTS:

Landscape/Maintenance Committee:

- Rich reported that there was damaged grass in the common area and Rich asked Country Squire to repair the damaged grass

Architectural Review Committee:

- No Report

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 Rich and seconded by Jim to impose a fine of \$10 per day not to exceed \$3,000 in aggregate for the 8 restriction violations highlighted in yellow on the compliance report. **Motion passed unanimously**

Events Committee:

- Reported in the secretary's report

Welcome Committee:

- Sally reported that she will be visiting a couple new homeowners today.

Security:

- Rich suggested renaming the security section on the agenda to crimes and occurrences. Geri suggested changing the word crime. Brian suggested unlawful activities.

UNFINISHED BUSINESS:

- None

NEW BUSINESS:

- Trimmers Quote Discussion: Reported in the Presidents report
- Amendment to Rental Restriction Discussion: Rich stated he would like to change the EV&R's on rental restrictions. The amendment would state that there will not be any rentals permitted in Gulf view Estates. Brian stated that the Associations Attorney's opinion was that there ins not a law that can prevent an HOA from eliminating rentals from the community. Brian went on to add that the application fee should be raised to \$100.00 to allow Sunstate Management to perform the background check rather than having the owner provide the background check.
- A **MOTION** was made by Rich and seconded by Bonnie to Form a committee to research the possibly of eliminating rentals in Gulf view Estates or modify the EC&R's to discourage rentals in Gulf view Estates. The decision to amend the EC&R's is a required membership vote. **Motion passed unanimously**

NEXT MEETING: -September 18, 2019. At 2PM

ADJOURNMENT: With no further Association business to discuss, Board adjourned the meeting at 3:07PM.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association