

# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Wednesday September 18, 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 1:00 pm by Treasurer Angela Theriault. A **quorum** was established. Members present were Treasurer Angela Theriault Secretary Bonnie McGuigan, and Director Rich Delco and Jim Gillespie. Also present was Brian Rivenbark, CAM from Sunstate Management Group.

Ed Kowalski 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 Rich and seconded by Bonnie to waive the reading and approve the meeting minutes of the June 19<sup>th</sup>, 2019 Board meeting With Correction. **Motion passed unanimously**

### **PRESIDENTS REPORT:**

- Angela Theriault read from a prepared statement. As attached to these corporate documents Angela read from the 9-18-19 presidents reports.

### **VICE PRESIDENTS REPORT:**

- Angela Theriault read from a prepared statement. As attached to these corporate documents Angela read from the 9-18-19 Vice presidents reports.

### **TREASURER REPORT:**

- As attached to these corporate documents Angela read from the August financials. The Association is in good shape.
- Angela reported on the current A/R there were several fines that have been applied and will be sent to the Attorney for collections when the fine reaches \$1000.
- Angela stated that there was a motion on amending the ECRs regarding Rentals. Rich suggested making it mandatory to require the owner to hire a managing agent. This will reduce the number of rentals that do not adhere to the ECR rental restrictions. Sunstate can perform the background checks as well. Once the Document have been reviewed and changed, they will be sent to the Attorney for approval and then sent to the membership for voting approval.
- A **Motion** was made By Rich and seconded by Bonnie to appoint a Document Committee to consist of Jim Gillespie, Bonnie McGuigan and Rich Delco. **Motion passed unanimously**

### **SECRETARY'S REPORT:**

- No Report

### **MANAGEMENT REPORT:**

- Brian read from the August action list

### **HOMEOWNER COMMENTS:**

- New homeowner introduced himself.
- Lengthy Discussion was had regarding compliance and rentals.
- Discussion was had regarding feeding wild animals.
- Homeowner asked when the roads will be repaired. The Board stated that the roads are on a list for repairs. The County requires that the roads become 60% damaged before they get repaved.

- Homeowner asked if the new home is in compliance with the ECRs for the building setback. Lengthy discussion was had regarding the new home and the ARC approval.
- A **Motion** was made by Rich and seconded by to appoint Sally Martel, Harold Bordo, and Terry McAllister to the Road Committee. **Motion passed unanimously**

#### **COMMITTEE REPORTS:**

##### **Landscape/Maintenance Committee:**

- Rich reported that Land Irrigation has been taking care of the irrigation and also see if the Washingtonian palms to be trimmed before the Christmas lights are installed.

##### **Architectural Review Committee:**

- Rich presented one ARC for a concrete slab inside the cage.
- A **MOTION** was made by Jim and seconded by Bonnie to approve the concrete slab at 5826 Harrison. **Motion passed unanimously**

##### **Compliance Committee:**

- 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. **Motion passed unanimously**

##### **Events Committee:**

- No Report

##### **Welcome Committee:**

- Sally reported that there were seven homes that welcomed over the summer.

##### **Unlawful activities and occurrences:**

- None

#### **UNFINISHED BUSINESS:**

- None

#### **NEW BUSINESS:**

- Discussion on Board Vacancies: Rich suggested that Rose be asked to create the newsletter again. Angela stated that Rick Martell will create the newsletter for one year. Angela is moving and has resigned as President and Director.
- A **MOTION** was made by Rich and seconded by Bonnie to appoint Michael Doyle to the Board of Directors. **Motion passed unanimously**
- A **MOTION** was made By Rich and seconded by Bonnie to appoint Michael Doyle as Treasurer. **Motion passed unanimously**
- A **MOTION** was made by Bonnie and seconded by Jim to appoint Rich Delco to President until the Annual meeting in December. **Motion passed unanimously**
- Set Date for Annual Meeting: Annual Meeting was set for December 4<sup>th</sup> at 7PM at the Venice united Church of Christ
- 2020 Budget Planning: Brian stated that the August financials were completed over the weekend and the draft should be completed by the end of September or beginning of October.

**NEXT MEETING:** -October 16<sup>th</sup>, 2019. At 2PM

**ADJOURNMENT:** With no further Association business to discuss, Board adjourned the meeting at 2:30PM.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association