

# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Wednesday October 16th , 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 Rich Delco, A **quorum** was established. Members present were President Rich Delco, Treasurer Michael Doyle, Secretary Bonnie McGuigan, and Director 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 Jim and seconded by Bonnie to waive the reading and approve the meeting minutes of the September 18<sup>th</sup>, 2019 Board meeting With Correction. **Motion passed unanimously**

### **PRESIDENTS REPORT:**

- Rich reported that the Board has had a lot of turnover this year. Rich stated that the future presidents should have the compliance procedures the top of the priority list. The EC&R's should always be followed, and restriction violations should be corrected.

### **VICE PRESIDENTS REPORT:**

- No Report

### **TREASURER REPORT:**

- As attached to these corporate documents Michael Doyle read from the September financials. The Association is in good shape.

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

- Bonnie reported that the neighborhood looks good. The Picnic is scheduled for November 9<sup>th</sup> at the Manasota beach pavilion from 10AM to 2PM.

### **MANAGEMENT REPORT:**

- Brian read from the September action list

### **HOMEOWNER COMMENTS:**

- Homeowner stated that he tried to attend an event that was cancelled. The homeowner recommended putting something online to address the owners of happenings in the neighborhood.
- A **MOTION** was made by Rich and seconded by Bonnie to establish GVE on Nextdoor.com **Motion passed unanimously**

### **COMMITTEE REPORTS:**

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

- Rich reported that Harmon electric to repair a short at the center island.

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

- No report

**Compliance Committee:**

- No Report

**Street Committee:**

- The Committee has set up a meeting with the county. A survey was done on the condition of the roads. The condition, safety and the property values are of great concern regarding the roads. The feedback from the county was that the roads were in sound condition even though they are cracked. The County has intentions to repave sections of the front of GVE in the next few years. The Committee recommends writing a letter to the County to do more to the roads than planned, along with a community petition from the membership.

**Events Committee:**

- Bonnie reported she put out a flyer for the Annual picnic on November 9<sup>th</sup> at Manasota Beach Pavilion.

**Welcome Committee:**

- No Report

**Unlawful activities and occurrences:**

- None

**UNFINISHED BUSINESS:**

- Discussion on proposed document amendments: Rich red from the proposed changes on the EC&Rs created by the documents Committee. The Change is directed at the rental restrictions. A **MOTION** was made to send the draft of the EC&R changes to the Attorney for approval to send to the membership for voting

**NEW BUSINESS:**

- Variance approval: Rich stated he had a request for a variance for a home that is for sale. There were easement issues.
- A **MOTION** was made by Jim and seconded by Bonnie to approve the variance.
- Discussion and approval of 2020 Budget: A **MOTION** was made by Bonnie and seconded by Jim to approve the 2020 budget as presented.

**NEXT MEETING:** -November 20<sup>th</sup>, 2019. At 2PM

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

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association