

# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Wednesday July 15<sup>th</sup>, 2020 at 3:00 PM Via Teleconference Call

APPROVED

**CALL TO ORDER:** The Board of Directors meeting was called to order at 3:00 pm by President Rich Delco **quorum** was established Via conference call. Members present were President Rich Delco, Treasurer Michael Doyle, Secretary Bonnie McGuigan, and Ed Kowalski. Also present was Brian Rivenbark, CAM from Sunstate Management Group.

VP William Hulshoff & Ron Weirks were 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 Bonnie and seconded by Ed to waive the reading and approve the meeting minutes of the June 17, 2020 Board meeting With Correction. **Motion passed unanimously**

### **PRESIDENTS REPORT:**

- Rich stated that the association is having the Board meetings in July & August to make up for the missed meetings earlier in the year due to Covid - 19

### **VICE PRESIDENTS REPORT:**

- No report

### **TREASURER REPORT:**

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

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

- Bonnie asked if she should reserve the pavilion for the picnic? Rich stated that the social events have been cancelled.

### **MANAGEMENT REPORT:**

- As attached to these corporate documents Brian read from the July action list. The compliance report was discussed. The commercial vehicle at 5878 Jackson was discussed. Brian stated he has received an opinion from the Associations Attorney to move forward with mediation regarding the commercial vehicle at 5878 Jackson. Brian also stated that all other commercial vehicle violations in GVE are being sent violation letters.
- A **MOTION** was made by Bonnie and seconded by Ed to send the commercial vehicle matter at 5878 Jackson to the Attorney to send a letter for mediation. **Motion passed unanimously.**
- Rich stated that there are some past due violations that need to be fined. Brian stated that the three weeks that are allowed is not enough time and the Board is possibly facing lawsuits for the fines. Discussion followed regarding the violations.

### **HOMEOWNER COMMENTS:**

- Owner stated that the base of the wall on the west lake has been severely cut in to along the grass line. Rich said he will have to go out and inspect the area.
- Owner stated that at the end of Harrison there is a lot of loose wood from some interior remodeling. Brian will take a look at the next property next week and send a violation letter.

### **COMMITTEE REPORTS:**

#### **Newsletter Committee:**

- No Report

**Landscape/Maintenance Committee:**

- Rich reported that the fountain service boxes were repaired. Harman electric came out and had to repair the transformer and wiring for the irrigation clocks.
- Lake Management came out and sprayed for the algae on the lakes.

**Architectural Review Committee:**

- Rich stated that he reviewed the application. A **MOTION** was made by Bonnie and seconded by Ed to approve an ARC for a new pool at 5819 Lincoln. **Motion passed unanimously**

**Compliance Committee:**

- Reported in Management report.

**Street Committee:**

- No report

**Events Committee:**

- All events are cancelled until further notice.

**Welcome Committee:**

- No report

**Unlawful activities and occurrences:**

- Rich reported that there was a resident that threatened Country Squire Landscaping for parking on the street in front of the house. Rich told Country Squire to please call the police the next time the resident threatens him.

**UNFINISHED BUSINESS:**

- NONE

**NEW BUSINESS:**

- Rich stated that he contacted the Attorney to review article 3 section 6 of the EC&R's. Rich asked to have the Attorney amend this section of the EC&R's to eventually send to the membership to vote for the amendment. The Attorney is also researching the language in the agreement with Pennington Place regarding the property along Pierce rd. Discussion followed regarding certain sections of the current EC&R's.

**NEXT MEETING:** -August 19, 2020. At 2PM

**ADJOURNMENT:** With no further Association business to discuss, Board adjourned the meeting at 4:12PM.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association