

# Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes  
Wednesday, June 16, 2021, at 2:00 PM  
Via Conference Call

**CALL TO ORDER:** The Board of Directors meeting was called to order at 2:05 pm by President Rich Delco **quorum** was established Via conference call. Members present were Rich Delco, Ron Wierks, Ed Kowalski, and Bonnie McGuigan. Also present was Sean Noonan from Sunstate Management Group.

**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 Ed and seconded by Bonnie approve the amended meeting minutes of the May Board meeting. **Motion** passed unanimously.

## **PRESIDENTS REPORT:**

- No Report

## **VICE PRESIDENTS REPORT:**

- No Report

## **TREASURER REPORT:**

- Sean gave the Treasurer's report emailed by Mike. I have reviewed the financials and we appear to be in a good position. As we near the mid-point of the year, our variances appear to what we would like to see. Income over budget and expenses under budget.

## **SECRETARY'S REPORT:**

- Rich asked Bonnie to call the county about renting the pavilion for the annual picnic at Manasota Beach.

## **MANAGEMENT REPORT:**

- Sean reported on his compliance run. Multiple correspondence sent this month. Sean reported the large outstanding AR's were not sent to the attorney and the association did not incur any legal fees. A **Motion** was made by Rich and seconded by Bonnie to waive outstanding fines that did not incur legal fees. **Motion** passed unanimously. The fines will be waived since the letters were not sent to the correct address.

## **HOMEOWNER COMMENTS:**

## **COMMITTEE REPORTS:**

**Newsletter Committee:** No Report

**Landscape/Maintenance Committee:** Rich reported the shorelines have been sprayed. An irrigation pipe out front was fractured and repaired.

**Architectural Review Committee:** 1369 Washington Rd follows everything the association requires. 1361 Washington has a POD. Sean will call the homeowner to have it removed. A **Motion** was made by Bonnie and seconded by Ed to approve the shutters at 1369 Washington. **Motion** passed unanimously.

**Compliance Committee:** No Report

**Street Committee:** No Report

Events Committee: No Report

Welcome Committee: No Report

**Unlawful Activities and Occurrences:** A young man was seen walking around the neighborhood knocking on doors. Please watch out for people with suspicious activity.

**UNFINISHED BUSINESS:** Sean is waiting on 2 bids for the wall painting.

**NEW BUSINESS:** None

**NEXT MEETING:** - September 15<sup>th</sup>, 2021 at 2:00 PM via conference call

**ADJOURNMENT:** With no further Association business to discuss, a **Motion** was made by Ed and seconded by Ron to adjourn the meeting. **Motion** passed unanimously. Board adjourned the meeting at 2:48 PM.

Respectfully submitted,

*Sean Noonan/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association