

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes
Thursday, November 9, 2021, at 4:00 PM
United Church of Christ, Venice FL

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, Mike Doyle, 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 Ron and seconded by Bonnie approve the October Board meeting minutes. **Motion** passed unanimously.

PRESIDENTS REPORT:

- No Report

VICE PRESIDENTS REPORT:

- No Report

TREASURER REPORT:

- Mike reported on the financials. Sean will investigate previous surplus rollovers and prior period adjustment.

SECRETARY'S REPORT:

- Bonnie reported the picnic was roughly \$760. Bonnie asked if the annual meeting will be held at the church.

MANAGEMENT REPORT:

- Sean reported on the action list. 37 compliance letters were sent this month. The AR list is in good shape with only about \$1,100 outstanding. Sean reported the mailing address for 5815 Harrison has changed to Novad Management in Oklahoma City.

HOMEOWNER COMMENTS: A homeowner asked about 5878 Jackson and why it hasn't been cleaned up. This home is set for fining. Another owner asked where to find an ARC form. Rich directed her to the website.

COMMITTEE REPORTS:

Newsletter Committee: Sally reported people are asking about receiving the newsletter. Lengthy discussion was had regarding distribution of the newsletter.

Landscape/Maintenance Committee: Rich is waiting for a reply from Westcoast Lakes to evaluate the erosion situation on the south wall. Bob's Electric is currently working on the lighting at the entrance that is out.

Architectural Review Committee: Ron reported there was 1 application approved this month.

Compliance Committee / Homes for Fining: A **Motion** was made by Bonnie and seconded by Ron to fine the following homes \$20 per day beginning 11/17/21. **Motion** passed unanimously.

- 5834 Adams – dirty driveway
- 5816 Buchanan – dirty driveway
- 5823 Buchanan – dirty driveway
- 5848 Buchanan – dirty driveway
- 5880 Garfield – dirty driveway

- 5872 Harrison – dirty driveway
- 5874 Harrison – dirty driveway
- 5881 Harrison – dirty driveway
- 5886 Harrison – trim palm trees
- 5889 Harrison – dirty driveway
- 5878 Jackson – home exterior, landscaping
- 5859 Lincoln – sod needs care
- 5868 Lincoln – dirty driveway
- 5863 McKinley – trim palm trees
- 1312 Roosevelt – trim palm trees
- 1333 Roosevelt – trim palm trees
- 1360 Roosevelt – dirty driveway
- 1419 Roosevelt – dirty driveway
- 1451 Roosevelt – dirty driveway
- 1478 Roosevelt – dirty driveway
- 5848 Taylor – dirty driveway
- 5872 Tyler – dirty driveway
- 1305 Washington – trim palm trees
- 1321 Washington – dirty driveway
- 5823 Wilson – dirty driveway
- 5848 Wilson – dirty driveway
- 5856 Wilson – dirty driveway

Street Committee: No Report

Events Committee: No Report

Welcome Committee: No Report

Unlawful Activities and Occurrences: No Report

UNFINISHED BUSINESS:

NEW BUSINESS:

- **Approval of the 2022 Budget** – A **Motion** was made by Bonnie and seconded by Ron to approve the 2022 budget as presented. **Motion** passed unanimously.

NEXT MEETING: - December 9th, 2021 at 4:00 PM – Annual Meeting

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 2:55 PM.

Respectfully submitted,

Sean Noonan/LCAM

Sunstate Association Management Group
For the Board of Directors at
Gulf View Estates Owners Association