

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes
Wednesday, October 26, 2022, at 2:00 PM
Via Conference Call

CALL TO ORDER: The Board of Directors meeting was called to order at 2:00 pm by Bill Halshoff **quorum** was established Via conference call. Members present were Jim Howard, John Brown, Rich Tronccone, Bill Halshoff, 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 Jim and seconded by Bonnie approve the September Board meeting minutes. **Motion** passed unanimously.

PRESIDENTS REPORT:

- No Report

VICE PRESIDENTS REPORT:

- Bill reported the main issue in the association is cleaning up after the storm

TREASURER REPORT:

- As attached to these corporate records, Sean Noonan reported on the September financials.

SECRETARY'S REPORT:

- No Report

MANAGEMENT REPORT:

- Sean reported he has spoken to Lang Irrigation and they will be out Friday to replace the pressure tank and repair the irrigation breaks. Sean will be performing compliance on only major issues.

HOMEOWNER COMMENTS:

COMMITTEE REPORTS:

Newsletter Committee: Sally reported they had a meeting with 26 members in attendance. She outlined how she would like to proceed with communication between the board, management, and the residents. Sally distributed a list of block captains for the association.

Landscape/Maintenance Committee: Bill would like to see what can be salvaged before proceeding with replanting. Bill would like to see the lighting replaced at the front entrance. We will get pricing for rebuilding the box for the newsletters. Bill would like to install pairs of benches with shade.

Architectural Review Committee: No Report

Compliance Committee / Homes for Fining: No Report

Street Committee: No Report

Events Committee: Bonnie reported she would like to cancel the annual picnic for this year. A **Motion** was made by Bill and seconded by Bonnie to cancel the annual picnic. **Motion** passed unanimously. Darlene reported she is organizing the

Jingle Mingle Holiday Party. She distributed flyers to the members in attendance and will have a signup sheet at the food truck tomorrow. We need at least 75 people to attend or the event will be cancelled. Sally reported we already have 106 RSVPs for the food truck tomorrow night. A **Motion** was made by Bill and seconded by Jim to approve the new logo for Gulf View Estates. **Motion** passed unanimously.

Unlawful Activities and Occurrences: Bill reported homeless people have been seen and asked residents to call the sheriffs department.

Welcome Committee: See Newsletter Committee Report

UNFINISHED BUSINESS:

NEW BUSINESS:

NEXT MEETING: - November 16, 2022 at 2:00 PM

ADJOURNMENT: With no further Association business to discuss, a **Motion** was made by Bonnie and seconded by Mike to adjourn the meeting. **Motion** passed unanimously. Board adjourned the meeting at 3:10 PM.

Respectfully submitted,

Sean Noonan/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association