

# Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes  
Wednesday, November 16, 2022, at 2:00 PM  
Frances T Borne Library

**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 Troncone, Bill Halshoff, Ron Wierks 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 John and seconded by Bonnie approve the October Board meeting minutes. **Motion** passed unanimously.

## **PRESIDENTS REPORT:**

- No Report

## **VICE PRESIDENTS REPORT:**

- Bill reported most items he is speaking on will be covered later in the agenda. Bill reported he would like neighbors to be more cognizant of the EC&Rs.

## **TREASURER REPORT:**

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

## **SECRETARY'S REPORT:**

- Bonnie asked that residents attend the jingle mingle and we still need residents to sign up. The garage sale is February 4 and it will be \$4 per household for residents who wish to participate.

## **MANAGEMENT REPORT:**

- Sean reported he and Bill worked together on the budget for 2023. We are now preparing for the annual meeting to be held December 8<sup>th</sup> at 6:00 PM at the Jacaranda Library. Sign in will be at 5:30 PM.

## **HOMEOWNER COMMENTS:**

## **COMMITTEE REPORTS:**

**Newsletter Committee:** Eric reported on the costs of the newsletter. He mentioned there are 309 people who would like a hard copy delivered to their home. Eric also reported on the cost of flyers for special events.

**Landscape/Maintenance Committee:** Bill reported FEMA will be coming for another pickup. Owners should keep construction debris separate.

**Architectural Review Committee:** Ron reported owners have been contacting him regarding replacement of items damaged in the storm

**Compliance Committee / Homes for Fining:** No Report

**Street Committee:** Bill reported he has spoken to the county and the road project is scheduled to be completed in 2024. LED lights are scheduled to be installed in January.

**Events Committee:** See Secretary's Report

**Unlawful Activities and Occurrences:** Bill reported the large root on Taylor is to be removed. Another home on Pierce had a tree dropped on common property. Sean will be contacting the vendor to have it removed.

**Street Ambassadors:** Lynn introduced herself as the chair of the ambassadors committee. A gathering was held at her house and there are now 29 ambassadors in the association. The purpose of the committee is to help neighbors and get to know each other. Lynn presented the packets and bags that are given to new residents. Sally reported on the updates to the condensed EC&Rs and presented them to the board.

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

- **Approval of 2023 Budget** – Bill reported on the amount of hurricane debris cleanup. A **Motion** was made by Bonnie and seconded by John to approve the 2023 budget. **Motion** passed unanimously.
- **Irrigation** – John reported on the fountain repairs presented by Lang Irrigation. John will make a recommendation to the board at the next meeting.
- **Landscaping** -

**NEXT MEETING:** - Annual Membership Meeting – December 8, 2022 at 6:00 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 3:40 PM.

Respectfully submitted,

*Sean Noonan/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association