

# Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes  
Wednesday, January 18, 2023, at 2:00 PM  
Frances T Borne Library

**APPROVED**

**CALL TO ORDER:** The Board of Directors meeting was called to order at 2:04 pm by Bill Halshoff **quorum** was established at the Jacaranda Library. Members present were Jim Howard, Sharron Khlar, Bill Halshoff, John Rathvon, John Unnerstall, 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 November Board meeting minutes. **Motion** passed unanimously.

## **PRESIDENTS REPORT:**

- Bill reported Michelle Brown has resigned from the Board of Directors due to moving out of the community. A **Motion** was made by Bill and seconded by John U to ask Edmond Prifti to resign from the Board of Directors. **Motion** passed unanimously. Bill reported the new landscape contract has been awarded to Blue Heron Landscaping. It was reported Ron Wierks has resigned from the Architectural Review Committee and Bill asked for volunteers to serve on the committee. A **Motion** was made by Bill and seconded by Jim to appoint John Unnerstall as the ARC Chair and John Rathvon as the alternate. **Motion** passed unanimously. Bill would like to find an outline of where the property lines for GVE end. Bill asked for volunteers for the landscape and maintenance committees. Bill outlined the responsibilities of the committees. Jim Howard was appointed to the landscape committee and John Rathvon was appointed to the maintenance committee. Bill reported the yard sale will be held February 4<sup>th</sup> from 9am-3pm. Bill would like to look into having shade areas along the lake on Pierce and Roosevelt. Bill reported on the quote regarding the erosion along the wall. Bill reported on the meeting dates and times through May. Bill mentioned an area that isn't being mowed. Sean placed a work order with the county a few months ago for this. Discussion was had regarding the Christmas lights. A **Motion** was made by Bill and seconded by John to remove Edmond Prifti from the Board due to no communication or attendance at meetings. **Motion** passed unanimously. A **Motion** was made by Sharron and seconded by Bonnie to increase the Board to 9 members. **Motion** passed unanimously.

## **VICE PRESIDENTS REPORT:**

- Sharon would like owner comments to be at the end of the agenda moving forward. Sharon asked about receiving the contract from Sunstate.

## **TREASURER REPORT:**

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

## **SECRETARY'S REPORT:**

- Bonnie reported she got the signs for the garage sale and Sean will submit the reimbursement form. Bonnie said a resident called and asked Waste Management not to come on Saturday due to the yard sale.

## **MANAGEMENT REPORT:**

- Sean reported the compliance run was done and roughly 90 letters were sent this month

## **HOMEOWNER COMMENTS:**

- Safety issue with parking on the grass was discussed.

## **COMMITTEE REPORTS:**

Newsletter Committee: Eric

Landscape/Maintenance Committee: Jim reported on the erosion of the wall along the lake. One of the reasons for the erosion is catfish burrowing along the shoreline. Jim gave a detailed outline on the scope of work to reinforce the wall.

Architectural Review Committee:

Compliance Committee / Homes for Fining: No Report

Street Committee: Bill reported

Events Committee: See Secretary's Report

Unlawful Activities and Occurrences: Bill reported

Street Ambassadors: Lynn

**UNFINISHED BUSINESS:**

- **Stump on Pierce** – Sean reported a demand letter has been sent to the contractor who dumped the tree stump on common property.
- **ARC Committee** – No Report

**NEW BUSINESS:**

- **Owner Request to Waive Fines** – Tabled until the February meeting.

**NEXT MEETING:** - Regular Board Meeting – February 15, 2023 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 on January 31 at 3:20 PM.

Respectfully submitted,

*Sean Noonan/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association