

Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes
Wednesday, February 15, 2023, at 2:00 PM
Frances T Borne Library

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, Rich Troncone, John Unnerstall, and Bonnie McGuigan. Also present were Sean Noonan and David Alteiro 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 January Board meeting minutes. **Motion** passed unanimously.

PRESIDENTS REPORT:

- No Report

VICE PRESIDENTS REPORT:

- Sharon reported she spoke with Frontier and they came out to inspect the damaged cable boxes. She is hopeful this will be complete in the next week or so.

TREASURER REPORT:

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

SECRETARY'S REPORT:

- Bonnie reported the garage sale was a success but was upset the advertisement that didn't get into the paper.

MANAGEMENT REPORT:

- Sean introduced David Altiero as a new Sunstate Team member for Gulf View Estates. Sean reported the compliance run was done and roughly 100 letters were sent this month. Demand letter has been resent to ACI to remove the stump on Pierce. Sean reported the directory has been updated per Lynn's request.

COMMITTEE REPORTS:

Newsletter Committee: Eric reported the comments have been positive and Sean has been emailing the newsletters on a timely basis.

Landscape/Maintenance Committee: No Report

Architectural Review Committee: John reported 5815 Harrison requested a swimming pool which is approved. 5838 Tyler requested to widen the driveway which is approved upon receipt of permit.

Compliance Committee / Homes for Fining: No Report

Street Committee: No Report

Events Committee: Food Truck will be here on the 23rd of the month

Unlawful Activities and Occurrences: Bonnie reported there was someone knocking on all the doors saying he was with FPL. Bonnie asked him to leave the association.

Street Ambassadors: Lynn reported she is working to do a survey to find out who lives in community. Lynn outlined the reasons for the survey and outlined the different questions.

HOMEOWNER COMMENTS: An owner recommended fixing the north fountain if we have to choose between the 2. The owner would like to work with Jim to direct the irrigation on the common areas. An owner outlined the duties of the board members.

UNFINISHED BUSINESS:

- **Stump on Pierce** – Sean reported a demand letter has been sent to the contractor who dumped the tree stump on common property. We will be taking further action if not removed in 10 days.
- **LED Street Lights** – Sean reported the LED lights are scheduled to be replaced in April.
- **Bob's Electric** – Sean reported Bob's Electric is supposed to be coming this week to repair the landscape lighting in the center median.
- **Fountains** – Jim reported he spoke with Lang regarding repairs for the fountains. John reported the fountains are roughly 5 years old and outlined the specifications of the fountains. Jim reported on the quote provided by Lang Irrigation which is expected to cost \$8,500 - \$11,000. Bill outlined a plan to receive a proposal to make a decision on which direction to go with the fountain.
- **Irrigation** – Jim reported the irrigation has been checked and is running well. Jim will be getting a report if any repairs were made. Jim will be reaching out to 3 other companies to possibly maintain the irrigation system.
- **Appointment of New Director** – A **Motion** was made by Bill and seconded by to appoint Robert "Doc" Albers and Lynn Oniell to the the Board of Directors. **Motion** passed unanimously.
- **Wall Erosion Issue** – A **Motion** was made by Bill and seconded by John to move forward with the RFP for the wall erosion project. **Motion** passed unanimously.
- **Entry Plantings** – Bill reported we've received bids from Blue Heron for repairs on the entrance damaged from the storm. The proposal is roughly \$4,000 and there is money in the budget for replacement. A Motion was made by Bill and seconded by Sharron to approved the quote from Blue Heron. Motion passed unanimously.
- **Owner Request to Waive Fines** – Doc recommended the property be brought into compliance before the compliance committee considers waiving the fine. If the home is not brought into compliance by the April meeting, waiving the fines will no longer be considered.

NEW BUSINESS:

NEXT MEETING: - Regular Board Meeting – March 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. Meeting adjourned at 3:45 PM

Respectfully submitted,

Sean Noonan/LCAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association