

Board of Directors Meeting Minutes
Wednesday, January 24th, 2024, 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 Hulshoff. A quorum was established at the Jacaranda Library. Members present were Jim Howard, Sharron Klahr, Bill Hulshoff, Lynn O' Neill, John Rathvon, Robert Albers & J. Also present was Lauren Wilson 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: A **MOTION** was made by Sharron and seconded by Eric to approve of the previous meeting minutes as presented. All in favor. **MOTION PASSES** unanimously.

PRESIDENTS REPORT:

- Bill gave a brief report on open items in the community. He addressed Homeowners frustrations over the violations that have been reported in the community. Bill also gave a detailed report on the recent mediation the association was involved in.
- Bill reported on the update of the Violation that the settlement agreement was signed for.

VICE PRESIDENTS REPORT:

- Sharron reported that she did get in touch with frontier on getting the box covers for the yards. Sharron also reported that she did reach out to code enforcement on the pool cage issues that have been reported in the community. There are case number for the reported issues. If you see an issue with any safety concerns in the community that need to be reported you can call code enforcement.

TREASURER REPORT:

- Jim Howard reported from the current financials. He has not had a chance to review all the information for the last 6 weeks yet. The process for signature cards was also discussed.

SECRETARY'S REPORT:

- Doc reported that he has read the documents and responsibilities of the Secretary. Nothing has needed to be done yet.

MANAGEMENT REPORT:

- Lauren reported on the process to update information in both the directory and your resident information. Statements to pay your annual assessments have gone out. If you have not received your statement. Please

COMMITTEE REPORTS:

Landscape: Jim Howard reported that Blue Heron is doing an excellent job. Jim also reported that there us another community in the neighborhood that would like to put in a bid on landscaping.

Maintenance Committee: John Rathvon gave a brief report regarding general maintenance in the community. The American flag has been replaced and the Florida state flag is up. There is now a lock on the flag so to keep it secure. Joe and John take care of raising the flag and lowering based on an official schedule from the government.

Twinkle lights are being left up this year on the big palms to save money. All the other lights that are on the bushes were removed and are stored. John brought up the discussion of having some lights for some other Holidays. Bill made the suggestion of at least lighting the palms for Memorial Day and 4th of July. Lynn asked the question of how long the large palms will be Lit. John made the suggestion that extension cords eventually be put in conduit since it will be subject to lawn equipment. Bill made the suggestion to keep the big palms lite until after new years. Jim commented

that the lights should be kept on until other year end holidays. Bill made a suggestion that we add that decision to the November meeting agenda.

Signs: The suggestion was made to add a good size sign out front that says no soliciting to help address soliciting in the community. This would help with discouraging the solicitation that is an ongoing occurrence.

Architectural Review Committee: Eric reported that there was one request submitted for windows.

Newsletter Committee – Eric gave a report that the newsletter will go out later in the month. He will add in the focus on updating information for records and for databasechanges@sunstatemanagement.com

Street Committee: NONE

Compliance Committee / Homes for Fining: Bill brought a complaint from one resident on an ongoing issue that has been occurring in the community.

Events Committee: Once a year Garage sale February 3rd Saturday 9-3. No fee just put your items out for the sale and remove all items following the sale.

Lynn reported that there is now an events committee in the association. Kim Baigert and Rossana Gibbins area chairs of the committee. They have been working hard and they are not able to attend the meeting due to work but Sally will come to the meeting to give reports. The committee established a mission statement. The New Event committee is responsible for contributing some new activities for current events. Lynn reported that the Committee has asked for a budget. There is about \$500 set assigned for Annual activities for the committees.

Bookclub has officially started today.

Unlawful Activities and Occurrences: NONE

Street Ambassadors: Lynn reported that there are a lot of houses for sale but there has not been a lot of movement. There was one sale on Cleveland and they received a welcome bag. A new renter was welcomed on Monroe. There is also a new owner on Wilson. Lynn will work to get a welcome bag for the New resident on Wilson. The bags were discussed on what bags to use and the size for the welcome bags. There are a few new ambassadors that have volunteered.

UNFINISHED BUSINESS:

NEW BUSINESS:

ARC Requests:

MOTION from Eric 2nd By Jim to approve the ARC at 5880 Madison Rd. as presented. All in favor.

MOTION passes unanimously.

Compliance: Bill made a recommendation that there is an issue with roofs. In the community that are still not repaired. Bill made a **MOTION** to start addressing issues for roof repairs that are still on going with association

Appointments and Resignations:

A **MOTION** was made by Bill and seconded by Sharron.

A **MOTION** was made by Sharron and Seconded by Jim to appoint the following owner to the hearings panel. Richard Vohsberg, Diane Crossman and Micheal Johnson to the Hearing Panel.

Mowing and Irrigation: Blue Herron is currently doing month to month or Landscaping. 3 companies will be giving bids

on maintaining irrigation and

MOTION was made by Bill and Seconded by Sharon to move forward on replacement signs for the Board meeting sign,

NEXT MEETING: - Regular Board Meeting February 21st, 2024, at 2:00 PM

ADJOURNMENT: With no further Association business to discuss, a **Motion** was made by Todd and seconded by Jim to adjourn the meeting. **Motion** passed unanimously. Meeting adjourned at 4:23 PM

Respectfully submitted,

Lauren Wilson MBA, CAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association