

Board of Directors Meeting Minutes
Wednesday, February 21, 2024, at 2:00 PM
Jacaranda Library

CALL TO ORDER: The Board of Directors meeting was called to order at 2:02 pm by Bill Hulshoff. A quorum was established at the Jacaranda Library. Members present were Todd Phillips, Sharron Klahr, Bill Hulshoff, Lynn O' Neill, John Rathvon, Robert Albers, and Eric Martell. 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 Sharon and seconded by Eric to approve of the January meeting minutes as amended. All in favor. **MOTION PASSES** unanimously.

HOMEOWNER COMMENTS: None

PRESIDENTS REPORT:

- Bill reported there is no news on the streets. Once the County has some information, it will be passed along. Discussion regarding a petition again for street improvement.

VICE PRESIDENTS REPORT:

- Sharron reported that she has checked on the pool situations, and they need to be reported to the county again.

TREASURER REPORT:

- Bill reported from the current financials. There was nothing new to change.

SECRETARY'S REPORT: Nothing to report at this time.

MANAGEMENT REPORT:

- Lauren reported on compliance, accounts receivable and the database for GVE. Lengthy Discussion regarding annual meeting calendar. There was a lengthy discussion regarding mailing addresses and how these need to be updated in the system with regards to AR issues.

COMMITTEE REPORTS:

Landscape/Irrigation: Todd reported that a quote had been put together for landscape maintenance and some additional information needed to be added to the specs before the RFP can be sent out.

Maintenance Committee: Nothing to note on maintenance other than the sign and the leaning palm on the island. The lights on the entrance palms will remain.

Architectural Review Committee: There is one new request for a driveway expansion and paver addition, but it lacked the attachments, so it needs to be submitted again. Email issues have been resolved, so ARC requests can now flow better.

Newsletter Committee – Eric gave a report that the newsletter.

Street Committee: NONE

Compliance Committee / Homes for Fining: Sharon gave a report regarding compliance. A question was raised regarding the process and making sure that the correct process is followed. There was a lengthy discussion regarding the compliance process. The Board is going to work with Sunstate to deal with the issues in compliance. There was a lengthy

discussion regarding the feral hog problem in the community. There was a discussion regarding the amount of the fines and how they should be applied. This is very important regarding the issue of selective enforcement.

Events Committee: Sally reported that the food truck tomorrow will be on property and the signs will be placed out. There will also be a cornhole clinic at this food truck event. On March 23rd there will be a beach sunset event. This event will be placed in the newsletter.

Unlawful Activities and Occurrences: NONE

Gulf View Ambassadors: Lynn had nothing to report.

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

- **Alligator issues** – Would suggest that some signage be placed around the lakes warning against the potential of Alligators, snakes or even feral hogs? We will look into signs and the potential size and location.

NEXT MEETING: - Regular Board Meeting March 20, 2024, at 2:00 PM

ADJOURNMENT: With no further Association business to discuss, a **Motion** was made by Eric and seconded by Sharron to adjourn the meeting. **Motion** passed unanimously. Meeting adjourned at 3:30 PM

Respectfully submitted,
Lauren Wilson MBA, CAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association