



Gulf View Estates Owners Association, Inc.

**Board of Directors Meeting Minutes**

Wednesday, September 18th, 2024, at 2:00 PM  
Jacaranda Library

**CALL TO ORDER and Establish of** : The Board of Directors meeting was called to order at 2:00 pm by Sharron Klahr. A **quorum** was established at the Jacaranda Library. Members present were Jim Howard, Todd Phillips, Sharron Klahr, Lynn O' Neill, Bill Hulshoff, Robert Albers. Absent from the meeting was **John Rathvon** and Robert Sypolt. 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 Todd and seconded by Lynn to approve the minutes from the July meeting with the noted corrections. All in favor. **MOTION PASSES** unanimously.

**HOMEOWNER COMMENTS**: none

**PRESIDENTS REPORT**:

- NONE (Bill was absent from the meeting).

**VICE PRESIDENTS REPORT**:

- Sharron reported on open business of the association.

**TREASURER REPORT**:

- Jim reported from the current financials.

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

**MANAGEMENT REPORT**:

- Lauren reported updates regarding the Sunstate Portal upgrade for GVE. Lauren gave a detailed presentation on the new portal and the functionality of the new system.

**COMMITTEE REPORTS**:

**Landscape/Irrigation**: Todd gave a report on the current landscaping activity in the community. Blue Heron has addressed all outstanding issues that came up over the summer. They are doing regular maintenance.

**Maintenance Committee**: Nothing to note on maintenance.

**Architectural Review Committee**: Eric reported on the ARCs that have been submitted to the board of directors. There has been very minimal activity this month.

**Newsletter Committee** – Eric reported that the Newsletter will be happening at the end of the month and will be resuming

**Street Committee**: The community is still on the county schedule for paving in 2024. No further details are known on the timeline.

### **Compliance Committee / Homes for Fining:**

Details of the current compliance report were evaluated by the board of directors.

**Events Committee:** Lynn reported on events for the association. Manasota Beach sunset night is coming up on 9/21/24. September 26<sup>th</sup> is the community dinner at the Old Salty dog. The newsletter has info for RSCP Ladies lunch will be October 3<sup>rd</sup> and October will resume the food truck schedule.

**Unlawful Activities and Occurrences:** There are still solicitors in the neighborhood. There is no further action the Board can take to keep them out. Signs are available for posting in your window.

**Gulf View Ambassadors:** Welcome bags have been distributed for the month. There were roughly 6 that were distributed.

### **UNFINISHED BUSINESS:**

**Rentals:** Lynn brought to the attention of the board of directors that there appear to be homes that are not submitting the Rental information and signing that they will abide by the rules and regulations of the community. Extensive discussion was had on how to address this concern. Please be sure if you are renting your home to have the renters submit an application to the association.

### **NEW BUSINESS:**

**North Retention Pond: Water Lilies.** Discussion was had by the Board of Directors. The board has been in contact with county on the responsibility to address the ponds. One pond is the responsibility of a neighboring HOA. Doc is going to reach out to them to address it. The board will look at options to treat the ponds. An extensive discussion was had on how to address pond maintenance in the future.

**Post Office Boxes:** It has been brought to the association's attention that there are some broken locks on the post office boxes. Sharron will investigate replacement of those locks.

**NEXT MEETING:** - Regular Board Meeting October 16th, 2024, 2:00PM

**ADJOURNMENT:** With no further Association business to discuss, a **MOTION** was made by Sharon and seconded by Lynn to adjourn the meeting. **MOTION** passed unanimously. Meeting adjourned at 3:22 PM

Respectfully submitted,  
*Lauren Wilson MBA, CAM*

**Sunstate Association Management Group**  
For the Board of Directors at  
Gulf View Estates Owners Association