



Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, November 20th, 2024, at 2:00 PM
Jacaranda Library

CALL TO ORDER and Establish of : The Board of Directors meeting was called to order at 2:19 pm by William Hulshoff. A **quorum** was established at the Jacaranda Library. Also present was Lauren Wilson from Sunstate Management Group.

William Hulshoff
Sharon Klahr (absent)
Robert (DOC) Albers
Jim Howard
Eric Martell
Todd Phillips
Lynn Oneil
John Rathvon

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 Eric and seconded by Doc to approve the minutes from the October meeting as presented. All in favor. **MOTION PASSES** unanimously.

HOMEOWNER COMMENTS: none

PRESIDENTS REPORT:

- Bill reported on open business of the association. Bill reported that in an effort to work more efficiently for the Community and make it easier for volunteers of the board of Directors the association will have 6 meetings a year. The schedule is as follows.
 - **Board Of Directors Meetings**: February, April, June, August, October.
 - **Annual Meeting**: December

VICE PRESIDENTS REPORT:

- Sharron was absent from the meeting.

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. If you need your login information sent to you, please email the request to info@sunstatemanagment.com. Lauren also reported that you should be receiving notice of the Annual meeting which will be December 4th, 2024, and please return you Proxy so that association is sure to make a quorum. The association Attorney will be present to give a presentation on the proposed document changes. Lauren also reported that once the Budget is approved statements will be sent

from the new bank regarding where to make your payment.

COMMITTEE REPORTS:

Landscape/Irrigation: Reports were given on conditions of the landscaping after the hurricanes.

Maintenance Committee: Nothing to report.

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 out at the end of the month as usual.

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:

Compliance is on hold due to giving residents more time to address repairs after the hurricanes. The compliance team will still be going through the community to look to see that past violations have been addressed and will close any open violations as they see them addressed.

Events Committee: Sally reported on upcoming events for the community. There will be a cookie exchange right before the Annual Meeting on December 4th at the Jacaranda Library.

Unlawful Activities and Occurrences: Please be careful of scammers trying to solicit business after the hurricane.

Gulf View Ambassadors: Lynn reported on activities of the Ambassadors.

UNFINISHED BUSINESS:

2025 Proposed Budget: A MOTION was made by Bill and seconded by Eric to approve the proposed budget as submitted. All in favor. MOTION PASSES unanimously.

Proposed Revised Documents: It was reported that the association attorney will be present at the Annual meeting to go over the proposed amendments with the association. The final version of the revision has not yet been received. Lauren detailed the process of how the membership meeting would be done to get the vote from the membership on the documents.

Pond: Information was discussed on the condition of the pond and plans to address pond maintenance in the future.

NEW BUSINESS: NONE

NEXT MEETING: - Regular Board Meeting December 4th, 2024, 2:00PM

ADJOURNMENT: With no further association business to discuss, a **MOTION** was made by Eric and seconded by Bill to adjourn the meeting was adjourned at 3:15pm.

Respectfully submitted,

Lauren Wilson MBA, CAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association