

# Gulf View Estates Owners Association, Inc.

## 2024 Annual Membership Meeting Minutes

Thursday, December 4, 2024, at 6:00 PM

Jacaranda Library, Venice FL

**CALL TO ORDER:** The Annual Membership Meeting was called to order by Bill Hulshoff at 6:05 PM

**NOTICE:** Notice for the meeting was posted in accordance with the bylaws of the Association and the requirements of Florida Statute 720.

**QUORUM:** A quorum of the membership was established with 110 residents being present either in person or by proxy.

**APPROVAL OF PREVIOUS MEETING MINUTES:** A **MOTION** was made by Sharron Klahr and seconded by Todd Phillips to approve the meeting minutes from the 2023 Annual Meeting as presented. All in favor. **MOTION PASSES** unanimously.

**PRESIDENTS REPORT:** Bill thanked the residents of Gulf View Estates and all the volunteers who make it possible to run the community. Bill gave an extensive report on things that happened throughout the year.

Attorney Jeremy Anderson gave a detailed presentation on the proposed Document Amendments that will be distributed to the community for a future vote

**TREASURER'S REPORT:** Jim reported from the current association financials and reported that the annual budget for 2025 will be \$325 per house. Jim detailed anticipated increased expenditures for 2025 that contributed to the increase in the budget.

**HOMEOWNER COMMENTS:** Questions were asked of the 2024 board of directors by members that were present at the meeting on ongoing issues involving some properties in the community. Questions were also asked regarding irrigation.

### **COMMITTEE REPORTS:**

**Newsletter Committee:** Eric gave an extensive report on how to submit information for the Newsletter.

**Landscape/Maintenance Committee:** Jim and Bill reported on items that are being addressed in the community for the landscaping and maintenance.

**Architectural Review Committee:** Eric reported on requests that were submitted throughout the year.

**Street Committee:** Bill reported that the county will be paving the rest of the roads this year, but timing is still unknown.

**Ambassadors report:** Lynn reported that there are Ambassadors for all streets that deliver the newsletter to all residents and provide welcome packages for the new residents.

**Events Committee:** Food trucks have been coming regularly to the community as events for residents. These events have been successful. Plans for these events to continue in 2025 are in the works.

### **UNFINISHED BUSINESS: NONE**

### **NEW BUSINESS:**

**Nominations from the Floor:** Nominations were taken from the floor for the Board of Directors for the Seven Board of Directors seats.

Todd Phillips made a **MOTION** to nominate the following members to the Board of Directors for 2025:

Bill Hulshoff  
Sharron Klahr  
Eric Martell  
George LaFond

No additional nominations were made from the floor, so an election is not required. The **MOTION** was seconded by Jim Howard. All in favor. The MOTION PASSES unanimously. The 2025 Board of directors will be the 4 members above and 3 vacant seats until another member of the association is appointed by the Board of Directors.

**Carry Over:** With the majority of the membership present both in person and by proxy voting in favor of the Carry Over, the **MOTION PASSES**.

**ADJOURNMENT:** With no further Association business to discuss, a **MOTION** was made by Bill Hulshoff and seconded by Sharron Klahr to adjourn the meeting at 7:16PM. All in favor. **MOTION** passes unanimously.

Respectfully submitted,

*Lauren Wilson MBA, CAM*

**Sunstate Association Management Group**

For the Board of Directors at

Gulf View Estates Owners Association