



# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Wednesday, February 19th, 2025, at 2:00 PM

Frances T. Bourne Jacaranda Library

**CALL TO ORDER and Establish of :** The Board of Directors meeting was called to order at 2:03 pm by President Sharron Klahr. A **quorum** was established at the Jacaranda Library. Also present was Lauren Wilson from Sunstate Management Group.

William Hulshoff  
Sharon Klahr  
Eric Martell  
Tim June  
George Lafone

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

**HOMEOWNER COMMENTS:** Comments from residents were taken by the Board of Directors.

### **PRESIDENTS REPORT:**

- Sharon reported on ongoing business of the association to include planning for 2025.

### **VICE PRESIDENTS REPORT:**

- Nothing to report.

### **TREASURER REPORT:**

- Sharron reported from the current financials of the association.

### **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](mailto:info@sunstatemanagment.com). Lauren also reported that dues for 2025 are \$325 annually. Please log into the portal to see your account balance.

### **COMMITTEE REPORTS:**

**Landscape/Irrigation:** Nothing to report at this time.

**Maintenance Committee:** Sharron reported on maintenance items around the association. Bill reported that 2 things should be investigated related to lighting. First the Holiday lights need to be removed that were damaged by the hurricane. Eric suggested rope lighting for the replacement holiday lights. The suggestion was made for when the post lights need to be replaced to possibly get more of a street light that lights more area to increase visibility at the entrance. All of the electrical in the island needs to be looked at and evaluated.

Bill made **MOTION** to have the holiday lights taken down that are in disrepair. The motion was seconded by Eric. All in favor.

Bill made a **MOTION** to have Bob's electric come in and give a proposal on upgrading the electrical, putting the lights back on the trees, and having the posts lights turned into street lights. Tim seconded the motion. All in favor. **MOTION PASSES** unanimously.

**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 on topics that will be addressed in the newsletter.

**Street Committee:** Sharron reported that the streets have been paved by the county. Sharron reported some areas where there is vegetation growing in some of the previous cracks. Sharron reported these areas to the county.

**Compliance Committee / Homes for Fining: Sharron** reported on the most recent compliance run. There has been a lot of activity on owners addressing violations.

**Events Committee:** Rossana gave a detailed report on events social groups that are available to residents of GVE.

**Unlawful Activities and Occurrences:** Sharron reported that people are in the community going through trash. The Board of Directors have reported the issues to the sheriff's office and asked for patrols through the community.

**Gulf View Ambassadors:** Lynn gave a detailed report on the activities of the ambassadors.

#### **UNFINISHED BUSINESS:**

**Proposed document Amendments:** Lauren and Sharron reported that they are following up with the association attorney on the status of the document rewrite.

#### **NEW BUSINESS: NONE**

**NEXT MEETING:** - Regular Board Meeting April 16th, 2025, 2:00PM

**ADJOURNMENT:** A **MOTION** was made by Bill and seconded by Tim. All in favor. **MOTION PASSES** unanimously. 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