



Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, April 16th, 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 3:15 pm by Sharron Klahr. A **quorum** was established at the Jacaranda Library. Also present was Lauren Wilson from Sunstate Management Group.

William Hulshoff (absent)

Sharon Klahr

Eric Martell

Tim June

George Lafond

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 Tim to approve the minutes from the March meeting. All in favor. **MOTION PASSES** unanimously.

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

PRESIDENTS REPORT:

- Sharon reported on outstanding Business of the Association.

VICE PRESIDENTS REPORT:

- NONE

TREASURER REPORT:

- NONE.

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 reported that if you receive a violation letter in the mail, please respond to the violation so that the plan of action to address the issue will be properly documented for the Board of Directors.

COMMITTEE REPORTS:

Landscape/Irrigation: Sharron reported on Landscaping and irrigation maintenance that is being addressed.

Maintenance Committee: Sharron reported on maintenance items around the association that are being addressed.

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 only be emailed during the summer months. Regular distribution will resume in the fall. Eric also reported on topics that will be addressed in the newsletter.

Street Committee: None.

Events Committee: Nothing to report.

Unlawful Activities and Occurrences: NONE

Gulf View Ambassadors: The Ambassadors will be on break for the summer months. They will resume meetings in the fall.

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

Compliance: The board of directors reviewed current compliance violations.

NEXT MEETING: - Regular Board Meeting June 18th, 2025, at 2:00PM

ADJOURNMENT: A MOTION was made by Eric and seconded by Tim to adjourn the meeting at 3:45PM. All in favor. The meeting was adjourned at 3:45pm

Respectfully submitted,
Lauren Wilson MBA, CAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association