



# Gulf View Estates Owners Association, Inc.

**Board of Directors Meeting Minutes**  
Wednesday, June 18, 2025, at 2:00 PM  
Frances T. Bourne Jacaranda Library

**CALL TO ORDER and Establish a Quorum:** The Board of Directors meeting was called to order at 2:09 pm by Eric Martell. A **quorum** was established at the Jacaranda Library. Also present was Lauren Wilson from Sunstate Management Group.

William Hulshoff (absent)  
Eric Martell  
Tim June  
George Lafond  
Gary Martin  
Tom O'Toole

**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 Tim and seconded by George to approve the minutes from the April meeting as presented. All in favor. **MOTION PASSES** unanimously.

**HOMEOWNER COMMENTS:** NONE

**PRESIDENTS REPORT:**

- NONE

**VICE PRESIDENTS REPORT:**

- NONE

**TREASURER REPORT:**

- George gave a detailed report on 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](mailto: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:** Tom gave an update on landscaping quotes that are being gathered, and improvement plans for the common ground landscaping.

**Maintenance Committee:** Eric gave a detailed report on maintenance items that have been addressed around the community. Bob's electric is addressing some electrical repairs around the community. Tim is looking into lighting options for the community. No lighting updates will be done until we see how the Budget goes over the year. Eric

reported that rope lights have been investigated for some of the large palms but first the electrical repairs need to be completed.

**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 and will be distributed by email only and a few copies are available in the box by the bulletin board.

**Street Committee:** NONE

**Compliance Committee / Homes for Fining:**

**5856 Taylor Rd:** A **MOTION** was made by Tim and seconded by George to impose a fine of \$50/ day not to exceed the aggregate defined in the Association Documents. All in favor. **MOTION PASSES** unanimously.

**Events Committee:** Lynn reported on events that are going on over the summer.

**Unlawful Activities and Occurrences:** Eric reported on suspicious activity that has been identified around the community.

**Gulf View Ambassadors:** Eric formally thanked the ambassadors for their efforts to bring in proxy votes on the new documents. Their efforts were very much appreciated.

**UNFINISHED BUSINESS:** NONE

**NEW BUSINESS:**

**Appointments/Resignations:**

Eric made a **MOTION** to formally accept Sharron's resignation from the Board of Directors and the President's position. The **MOTION** was seconded by Tim. All in favor. **MOTION PASSES** unanimously.

A **MOTION** was made by Eric to wait to formally appoint a President until the next meeting. The **MOTION** was seconded by Tim. All in favor. **MOTION PASSES** unanimously.

Eric made a **MOTION** to appoint Gary Martin and Tom O'Toole to the board of directors as directors. The **MOTION** was seconded by Tim. All in favor. **MOTION PASSES** unanimously.

**By Laws:** Eric made a **MOTION** to accept the membership vote that was passed to change the By Laws proposed. Tim seconded the **MOTION**. All in favor. **MOTION PASSES** unanimously.

**NEXT MEETING:** - Regular Board Meeting August 20th, 2025, at 2:00PM

**ADJOURNMENT:** Tim made a **MOTION** to adjourn the meeting at 3:04. George seconded the **MOTION**. All in favor. **MOTION PASSES** unanimously. The meeting was adjourned at 3:04pm.

Respectfully submitted,  
*Lauren Wilson MBA, CAM*

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