



Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, August 20th, 2025, at 2:00 PM
Frances T. Bourne Jacaranda Library

CALL TO ORDER and Establish of Quorum: The Board of Directors meeting was called to order at 2:03 pm by Tim June. A **quorum** was established of the Board of Directors with the following board members present. Also present was Lauren Wilson from Sunstate Management Group.

A **MOTION** was made by Tim and seconded by Tom to appoint Lauren Wilson as acting Chairman of the meeting. All in favor. **MOTION PASSES** unanimously.

William Hulshoff (absent)
Eric Martell
Tim June
George Lafond
Gary Martiner
Tom O'Toole
Vacant (Kandi Obrien appointed to Board of Directors.)

A **MOTION** was made by Tim and seconded by Eric to amend the agenda to include Appointments/ Resignations and Officer Appointments. All in favor. **MOTION PASSES** unanimously.

APPOINTMENTS/RESIGNATIONS: A **MOTION** was made by Tim and seconded by Tom to appoint Kandi Obrien to the vacant seat of the Board of Directors. All in favor. **MOTION PASSES** unanimously.

A **MOTION** was made by Eric and seconded by George to appoint Tim June as the president of the Board of Directors. All in favor. **MOTION PASSES** unanimously.

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 Eric to approve the minutes from the June meeting as presented. All in favor. **MOTION PASSES** unanimously.

HOMEOWNER COMMENTS: Comments were taken by the board of directors by residents both at the library and via zoom.

PRESIDENTS REPORT:

- Tim reported on the status of the mailboxes and the responsibility of replacement and how to address the condition of the mailbox. This will be something that will be considered for the 2026 budget. Tim also addressed that ponds are going to be considered if there is a new maintenance plan. Tom is going to get a better understanding of the insurance and what each policy covers.

VICE PRESIDENTS REPORT:

- **NONE**

TREASURER REPORT:

- George gave a detailed report from the current association 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 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 by the Board of Directors. Lauren reported on the budget process. The Budget meeting will be in October.

COMMITTEE REPORTS:

Landscape/Irrigation: Tom gave an update on landscaping quotes that are being gathered, and improvement plans for the common ground landscaping. The focus is on the center island.

Maintenance Committee: Tim gave a report on maintenance

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. As a reminder, Fences are not permitted in the Association.

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. For the time being the Ambassadors will hold off on delivering the newsletters. There will be some at the mailbox for those that want a hard copy.

Compliance Committee / Homes for Fining:

1. **5896 Tyler Rd – Landscaping – Weeds in Beds:** A **MOTION** was made by Tim and seconded by Tom to impose a fine of \$50/ day not to exceed the aggregate defined in the Association Documents. All in favor. **MOTION PASSES** unanimously.
2. **1472 Roosevelt Dr – Repair Roof Soffit:** A **MOTION** was made by Tim and seconded by Kandi to impose a fine of \$50/ day not to exceed the aggregate defined in the Association Documents. All in favor. **MOTION PASSES** unanimously.
3. **1431 Roosevelt Dr – ARC Approval Needed – Remove Fence:** A **MOTION** was made by Tim and seconded by Kandi to impose a fine of \$50/ day not to exceed the aggregate defined in the Association Documents. All in favor. **MOTION PASSES** unanimously.
4. **5891 Madison Rd – Landscaping – Weeds in Beds:** A **MOTION** was made by Tim and seconded by Kandi 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. The times for the dinners have changed to 6:30pm. The next dinner is at Captain Eddie's Seafood Bar. Food trucks will start up in October.

Unlawful Activities and Occurrences: There have been

Gulf View Ambassadors: Lynn reported that the Ambassadors will continue to do the welcome bag.

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

NEXT MEETING: - Regular Board Meeting October 15th, 2025, at 2:00PM

ADJOURNMENT: With no further business to discuss, a **MOTION** was made by Tim and seconded by Kandi to adjourn the meeting. The meeting was adjourned at 3:03pm.

Respectfully submitted,

Lauren Wilson MBA, CAM

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association