



Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, October 15th, 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 2:00 pm by Tim June. A quorum was established at the Jacaranda Library. Also present was Gina Fouquet from Sunstate Management Group.

Tim June
George Lafond
Eric Martell
Gary Martiner
Tom O'Toole
Kandi O'Brien

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 George to approve the minutes from the August 25, 2025, meeting as presented. All in favor. **MOTION PASSES** unanimously.

HOMEOWNER COMMENTS: Board answered Homeowner questions.

PRESIDENTS REPORT:

- Tim reported that the 2026 budget is being worked on and will be voted on in December. The board would like to find a handyman that would be able to fix things throughout the association on what they are responsible for. There is excessive lake growth, so those will need to be cleaned. The Bylaws that were voted on back in June have been filed with the county and will be on the website.
- The board would like to put rope lights at the entryway of Gulf View Estates. Eric made a motion to approve the lights at the entryway of Gulf View, George seconded. All in favor. Motion passed unanimously.
- Tim reported on the issue with the armored catfish in the retention pond. The board is investigating ways to help with the situation.

VICE PRESIDENTS REPORT:

- No report

TREASURER REPORT:

- George gave a detailed report on the current Financials as attached to this corporate record. The board looked at all accounts to see the line items that had a deficit.

SECRETARY'S REPORT:

- Nothing to report currently.

MANAGEMENT REPORT:

- Gina Fouquet introduced her assistant Kristi. She gave a short description of her experience.

COMMITTEE REPORTS:

Landscape/Irrigation: : No report.

Maintenance Committee: No report

Architectural Review Committee: No report.

Newsletter Committee: No report

Street Committee: No report

Compliance Committee / Homes for Fining: Gary reported that homeowners are trying to fix the items that they need to get done.

Events Committee: Food truck will be coming next Thursday. First one of the season.

Unlawful Activities and Occurrences: None to report

Gulf View Ambassadors: The ambassador would like a list of new owners and new renters each month for the welcome bags.

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

- a. **Ratify vote for new board secretary** – A motion was made Kandi, seconded by Tim to have Tom O’Toole as the new board secretary. All in favor. Motion passed unanimously.
- b. **The board will discuss and vote on board credit card** – A motion was made by Eric to approve getting a board credit card, Tim seconded. All in favor. Motion passed unanimously.
- c. **Discussion on passed amendments and fence matter** – A motion was made by Tim to dismiss the violation on 1431 Roosevelt Dr., seconded by Kandi. All in favor. Motion passed unanimously.

NEXT MEETING: - Regular Board Meeting November 12th, 2025, at 2:00PM

ADJOURNMENT: A motion was made by Erik and seconded by Tim to adjourn the meeting at 3:20 pm. All in favor. Motion passed unanimously.

Respectfully submitted,

Gina Fouquet LCAM, CMCA

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association