



# Gulf View Estates Owners Association, Inc.

## Board of Directors Meeting Minutes

Wednesday, November 12th, 2025, at 2:10 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 Tim and seconded by George to approve the minutes from the October 15th, 2025, meeting as presented. All in favor. **MOTION PASSES** unanimously.

**HOMEOWNER COMMENTS:** Board answered Homeowner questions.

### **PRESIDENTS REPORT:**

- Tim reported that the center island has been trimmed and the board has been re-lighting it.
- The rope lights at the entryway of Gulf View Estates have now been put up.
- Grass growth has been removed from many of the pond sites.
- Owners need to clean out their drainage pipes.
- The county recommended not cutting the grass 2 to 3 feet all around the pond.
- The board has retained a bid for the masonry wall armor catfish issues.
- Retained a bid to power wash the masonry wall

### **VICE PRESIDENTS REPORT:**

- No report

### **TREASURER REPORT:**

- George gave a detailed report on the current Financials as attached to this corporate record.

### **SECRETARY'S REPORT:**

- Nothing to report.

### **MANAGEMENT REPORT:**

- Nothing to report.

### **COMMITTEE REPORTS:**

**Landscape/Irrigation:** : No report.

**Maintenance Committee:** No report

**Architectural Review Committee:** No report.

**Newsletter Committee:** Everything is on the schedule. Reduced the printing to 100 copies. The vendor is extremely economical.

**Compliance Committee / Homes for Fining:**

1. 5848 Taylor Rd – Home Exterior – Dirty Roof
2. 5896 Tyler Rd – Landscaping – Weeds in beds
3. 1472 Roosevelt Dr – Landscaping – Weeds in beds
4. 5891 Madison Rd – Landscaping – Weeds in beds
5. 5861 Lincoln Rd – Landscaping – Weeds in beds
6. 5843 Lincoln Rd – Landscaping – Weeds in beds
7. 5827 Jefferson Rd – Landscaping – Weeds in beds
8. 1514 Roosevelt Dr – Landscaping – Plants/Trees overgrown
9. 5896 Garfield Rd – Landscaping – Plants/Trees overgrown
10. 5859 Lincoln Rd – Landscaping – Plants/Trees overgrown

A **MOTION** was made by Tim and seconded by Eric to impose a fine of \$100/ day not to exceed the aggregate defined in the Association Documents for all 10 addresses. All in favor. **MOTION PASSES** unanimously.

**Events Committee:** There may be a rescheduling with the food truck due to vehicle issues. The committee would like to have different types of events, for example a vendor night. Ambassador meeting will be on the 10<sup>th</sup>.

**Unlawful Activities and Occurrences:** None to report

**Gulf View Ambassadors:** Meeting scheduled for December 10<sup>th</sup> for all the ambassadors.

**UNFINISHED BUSINESS:** NONE

**NEW BUSINESS:**

- a. **Discussing and Reviewing Budget**– Tim gave a detailed report on the budget. Highlight of the budget stays the same as last year except for \$25 increase that will account for mailbox issues. Some of the rules and amendments will change. The collections will be changed to Anderson, Givens, and Fredericks, because they do not charge for legal issues until we get paid. The budget meeting will be December 3<sup>rd</sup> on zoom only.

**NEXT MEETING:** - Regular Board Meeting December 3, 2025, at 4:00PM, zoom only

**ADJOURNMENT:** A motion was made by Tim and seconded by Kandi to adjourn the meeting at 3:30 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