



Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, January 21st, 2026, at 3:30 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
Kandi O'Brien
Joe Bell

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 Kandi and seconded by Tim to approve the minutes from the November 12th, 2025, meeting as presented. All in favor. **MOTION PASSES** unanimously.

PRESIDENTS REPORT:

- Tim reported that there has been an added item on the website called Hot Topics, for example the wall.
- There will be a representative from Anderson, Givens, and Fredericks, Douglas Christy, about their services and collections.
- The board and/or volunteers will start checking all the house lights to make sure that owners are turning them on.

Douglas Christy from Anderson, Givens, and Fredericks discussed how they charge for collections and the procedure.

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:

- Gina Fouquet, from Sunstate Management, reported that she has done a drive through the property and that we have been working on following the procedure for the violations.

COMMITTEE REPORTS:

Landscape/Irrigation: : No report.

Maintenance Committee: Joe Bell reported that he has received some estimates and found out more information about what is happening with the wall. The bank is the issue. Besides the quote, there will be engineering costs, survey cost,

and the permits. The catfish is causing erosion, so there is a contractor that would fill around the embankment with dirt and under where the catfish goes to 6 inches away from the wall for \$40,000. Joe also spoke with another contractor for repairs on the wall. Work is progressing.

Architectural Review Committee: No report.

Newsletter Committee: No report

Compliance Committee / Homes for Fining:

1. 5841 Harrison – Landscaping – Patchy Lawn
2. 5820 Lincoln – Landscaping – Dead trees
3. 1333 Roosevelt — Drive/Oil stain
4. 5816 Wilson – Fascia – has been completed, no fine

A **MOTION** was made by Tim and seconded by Gary to impose a fine of \$50/ day not to exceed the aggregate defined in the Association Documents for 5841 Harrison, 5820 Lincoln and \$100/day for 1333 Roosevelt. All in favor. **MOTION PASSES** unanimously.

Events Committee: There be a garage sale on February 7th.

Unlawful Activities and Occurrences: There are some children that removed books from the library and threw them into the dump. They admitted it and said they didn't like the books. They are trespassing in yards, and they stole a machete and hacked at a tree.

Gulf View Ambassadors: Meeting scheduled for December 10th for all the ambassadors.

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

- a. **Discuss leasing** – Tim discussed how some renters have moved into the association without completing a lease application. He would like to know what can be done about that.
- b. **Transferring collections to Anderson, Givens, and Fredericks** - A motion was made by Tim to move collections for the benefits of deferred billing from Lobeck and Rowe to Anderson, Givens, and Fredericks, George seconded. All in favor. **MOTION PASSES** unanimously.
- c. **Ways to increase resident participation and communication** – Unable to discuss

HOMEOWNER COMMENTS: Board answered Homeowner questions.

NEXT MEETING: - Regular Board Meeting February 18th, 2026

ADJOURNMENT: A motion was made by Eric and seconded by Tim to adjourn the meeting at 4:52 pm. All in favor. Motion passed unanimously. i

Respectfully submitted,

Gina Fouquet LCAM, CMCA

Sunstate Association Management Group

For the Board of Directors at

Gulf View Estates Owners Association