



Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, February 18th, 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 3:30 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 (absent)

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 January 15th, 2025, meeting as presented. All in favor. **MOTION PASSES** unanimously.

HOMEOWNER COMMENTS: Board answered Homeowner questions.

PRESIDENTS REPORT:

- The southern wall is under attack from erosion, and the armor fish and needs to get repaired, it is cracked, the land needs to be restored. So, we are going to put riprap for a permanent solution. The board has been getting multiple bids. The board investigated multiple ways for the repairs such as a seawall which would have been around \$300,000. So, the board settled for the best option for the association, and that was adding more dirt to extend it out and putting down the riprap which should lock everything in place. It will be about \$130,000 just for the riprapping, then there is multiple bids for fixing up that section of the wall which entails busting out place that are bad, chipping off the bad stucco, and the top piece is made out of Styrofoam so that will need to be cleaned up and restored and then re-stucco the whole thing. Then next it would all have to be repainted with preferably 2 coats of paint on both sides of the wall. The paint color decision will come after the riprapping and the wall is repaired. The contractor would like to start April or May, which he said it needs to start in May due to the wet season. This will cost each homeowner \$500, one-time fee.

VICE PRESIDENTS REPORT:

- Joe discussed about the difference between having to do a special assessment and the operating expenses.

TREASURER REPORT:

- George reported that this is a new year and fully funded. There haven't been any major expenses. All the contractual items and estimates have come in. We did very well last year with covering the unexpected that had to be paid for and still came out in the positive.

SECRETARY'S REPORT:

- Nothing to report.

MANAGEMENT REPORT:

- Nothing to report.

COMMITTEE REPORTS:

Landscape/Irrigation: No report.

Maintenance Committee: Tim reported that it would be nice to have 1 person for the maintenance calls and coordinating the work that needs to be done.

Architectural Review Committee: Eric reported that the homeowners have been providing the information that is required for the architectural reviews and has been very reasonable.

Newsletter Committee: No report

Compliance Committee / Homes for Fining: Tim reported that compliance has decided to reset all violations except for the 3 that was voted on in January 2026 that will go to hearing committee and start over.

Events Committee: A food truck will be coming this coming Thursday.

Unlawful Activities and Occurrences: No report

Gulf View Ambassadors: No report

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

- a. **Discuss the special assessment**– This was discussed in the Presidents report
- b. **Future palm tree trimming along 776 and the lake** – Tim reported that there are 20 palm trees along 776 along the wall that has never been trimmed and has all the dead fronds in them. Then there are about 20 little palms along the lake that have never been trimmed. There isn't any budget for it this year and maybe next year allocate money to have this trimmed, which should be approximately \$2,000 to trim them all.

NEXT MEETING: - Special Assessment Meeting March 18, 2026, at 3:30PM, zoom only

ADJOURNMENT: A motion was made by Tim and seconded by Eric to adjourn the meeting at 4:21 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