



Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes

Wednesday, April 15th, 2026, 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
Joe Belle on Zoom
Jim Howard
John Rathvon

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 March 26th, 2026, meeting as presented. All in favor. **MOTION PASSES** unanimously.

A motion was made by Tim and seconded by George to amend the agenda and appoint James Howard to the board. **MOTION PASSES** unanimously.

PRESIDENTS REPORT:

- Tim reported that a new landscaping company is needed. Blue Heron cancelled the contract as of April 30th. Per the contract they were supposed to give 30-40 days' notice, which they did not. Tim received 1 bid and Sunstate has gone out for 4 bids.

VICE PRESIDENTS REPORT:

- Joe reported the progression on the rip rap, North wall, and South Wall. He stated he has a good plan to get this moving forward. The first quote is from October.

TREASURER REPORT:

- George gave a detailed report on the current Financials as attached to this corporate record. George reported that as of yesterday, we have taken in approximately \$53,000 toward the special assessment, which is 28% of the owners. Some accounts will need to be assigned with the contracts that we are about to sign. These accounts included shoreline account, north wall account, and a south wall account.

A motion was made by Eric and seconded by Tim, to approve the invoices for the work completed on the shrubs on the other side of the wall. **MOTION PASSED** unanimously.

A motion was made by Tim, seconded by Eric, to accept Jim Howard as the board secretary. All in favor. **MOTION PASSES** unanimously.

SECRETARY'S REPORT:

- Jim stated that the wall project needs to get done.

MANAGEMENT REPORT:

- Nothing to report.

COMMITTEE REPORTS:

Landscape/Irrigation: No report.

Maintenance Committee: No report

Architectural Review Committee: Eric reported that there have been minor requests.

Newsletter Committee: No report

Compliance Committee / Homes for Fining:

1. **5841 Harrison Rd – waive fine** - A **MOTION** was made by Tim and seconded by Eric to waive the fine for 5841 Harrison Rd. All in favor. **MOTION PASSES** unanimously.

Events Committee: The final food truck will be coming up next week. There will not be another one until October. The monthly dinners at a restaurant will start after the final food truck.

Unlawful Activities and Occurrences: Tim reported that a package mailbox fell, 3 hours later, a board member went to assess the situation, and the mailbox had stolen it.

Gulf View Ambassadors:

UNFINISHED BUSINESS:

- a. Award of shoreline rip rap to tri-county contractor – Tri-County will be doing the rip rap. A motion was made by Joe and seconded by John to sign the contract and pay the deposit so this can start on May 1 and borrow from general fund. All in favor. **MOTION PASSED** unanimously.
- b. Award of painting contracts – Byrant is going to do south wall and VDC will be doing the north wall. Eric made a motion to table the painting contract at this time, Tim seconded. All in favor. 6-1. John Rathvorn voted against. **MOTION PASSED** unanimously.

Tim reported that there was a color community. Sunstate will send a proxy out stating, do you want to keep the green color? Do you want to make a change? If you want to make a change, pick a, b, or c. No write-ins are accepted.

A motion was made by Tim to survey the community using the Sunstate standard proxy methodology with the wording to be created in the next week, seconded by Eric. All in favor. **MOTION PASSES** unanimously.

NEW BUSINESS: None

HOMEOWNER COMMENTS: Board answered Homeowner questions.

NEXT MEETING: - Regular Board Meeting May 20, 2026, at 3:30PM

ADJOURNMENT: A motion was made by Tim and seconded by Eric to adjourn the meeting at 3:33 pm. All in favor. Motion passed unanimously.

Respectfully submitted,

Gina Fouquet LCAM, CMCA

Sunstate Association Management Group

For the Board of Directors at

