



Gulf View Estates Owners Association, Inc.

Board of Directors Meeting Minutes
Wednesday, May 20th, 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 3:27 pm by Gina Fouquet. A quorum was established at the Jacaranda Library. Also present was Gina Fouquet from Sunstate Management Group.

Tim June
Eric Martell
Joe Belle
Jim Howard
John Rathvon on zoom

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 Tim to approve the minutes from the April 15th, 2026, meeting with 1 change. All in favor. **MOTION PASSES** unanimously.

PRESIDENTS REPORT:

- Tim reported that me and Lindsey will be doing a drive through for compliance. The shoreline restoration project is done. Thank you Joe Bell. The repair and repainting is next for both walls. As a board, the color will be between B and F. One is blue and one is blue green.

VICE PRESIDENTS REPORT:

- Joe reported that the rip rap is completed. He also stated that John, while the water was low, did get trash back and pick up the trash from the areas he could reach in the pond.

A motion was made by Tim and seconded by Eric to appoint Jim Howard as the new treasurer. All in favor. **MOTION PASSES** unanimously.

TREASURER REPORT:

- Jim reported that looking over and stated Gulf View is in good financial status. There are some people that have not paid the special assessment currently.

SECRETARY'S REPORT: None

MANAGEMENT REPORT:

- Gina reported that the compliance run is this Friday with Lindsey. I spoke with Tim about what items to look at. If anyone has issues with getting on the portal to contact Kristi. There are many items for owners to look at on the portal.

COMMITTEE REPORTS:

Landscape/Irrigation: As work was being done on the shoreline, they did rupture an irrigation valve. It isn't a big deal. Phillips will be giving a bid to replace the controller and a few things that are broken on the ground.

Maintenance and Wall Committee: None

Architectural Review Committee: Eric reported that there have been a few requests such as window replacement, and minor paves installed. Eric stated if he thinks it will make the house more valuable then, he approves it. There is one request for a shed.

Newsletter Committee: None

Compliance Committee / Homes for Fining: None

Events Committee: It was reported that the ladies' luncheon would be in June, that was on a Sunday. It has now been moved to Thursday. The other thing is that we do not have volunteers to host luncheons and dinners for July dinner, August, September, so there may not be community dinners during those months. One of the new residents on Garfield is hosting a sewing forum for adults and children on Monday June 1.

Unlawful Activities and Occurrences: Tim reported that the juveniles have been ringing doorbells and then running to certain people.

Gulf View Ambassadors: None

UNFINISHED BUSINESS:

- a. **Wall paint decision method:** Joe reported that through the survey that was completed, owners do not like the green. There will be a choice between B and F. Joe went to every door that is facing the water to find which one out of B and F they would like on the wall. He received 11 votes, everyone stated F which is blue, and 1 person wanted blue green.

There is a motion from Eric and seconded by Tim that the board authorizes Joe Belle to finalize wall repair and painting contracts for the north and south walls with the vendors he has identified, subject to board review and approval of contract terms prior to execution, that stucco repair and preparation work commence immediately up contract execution, and that the board select two color options reflecting the Gulf View them, to be presented to the community via email blast and hardcopy mailing administered by Sunstate, with a two-week response window and two additional days for tabulation, the final color selection to be determined by majority preference of responses received, with painting to commence upon completion of stucco repairs and receipt of survey results. All in favor. Vote is 3-2. John Rathvon and Joe Belle voted against. **MOTION PASSES.**

NEW BUSINESS:

- a. **Approve Jim Howard for treasurer:** Look between VP report and Treasurer report.
- b. **Landscaping contract:** There is a motion from Tim and seconded by Eric to accept the quote from Phillips Landscaping contract. All in favor **MOTION PASSES** unanimously.
- c. **Phillips landscaping quote – Trim pierce pond side palms \$1400:** There is a motion from Tim and seconded by Eric to accept the quote from Phillips Landscaping to trim the pierce pond side palms for \$1400. All in favor **MOTION PASSES** unanimously.
- d. **Price from Phillip Landscaping for irrigation breaks and controller – Award if less than \$1000:** There is a motion from Tim and seconded by Eric to accept the quote from Phillips Landscaping for the irrigation breaks and the new controller if under \$1000. All in favor. **MOTION PASSES** unanimously.
- e. **Discussion/vote on limited use of not visible utility sheds/storage:** There is a motion from Eric and seconded by Tim to move to table until next meeting on not visible utility sheds/storage. All in favor. **MOTION PASSES** unanimously

HOMEOWNER COMMENTS: Board answered Homeowner questions.

NEXT MEETING: - Regular Board Meeting June 17, 2026, at 2:00pm .

ADJOURNMENT: A motion was made by Tim and seconded by Eric to adjourn the meeting at 4:50 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