



The Gulf View

Annual Meeting December 15

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Gulf View Estates homeowners should have received their document packet from Keys-Caldwell regarding the Annual Homeowners Association Meeting. It will be held at 7:00 PM on Wednesday, December 15, 2010, at Venice Gardens Community Center, 406 Shamrock Boulevard in Venice. All members are urged to attend and reminded to bring your ballots with you. If you cannot attend in person you are asked to mail your Proxy and Ballot to Keys-Caldwell as soon as possible. The second Proxy mailing was the result of an error in the Budget printing for 2011.



The Board of Directors welcomes all homeowners. Come join your neighbors, cast your votes and enjoy a Cookie Break!

President Retires from Board

This will be my last column as President of The Gulf View Estates Board of Directors. I am retiring from the Board as of our December 15th Annual meeting. It has been a very interesting five years. I joined the Board as a new home owner, knowing just a few people. I will end my service with many friends among my GVE neighbors. It has definitely been a learning experience and while I will no longer be a member of the Board I hope to still be involved as a volunteer.

to keep our community the reasonably priced pleasant and attractive place it is. We have had to suspend important volunteer activities such as the security patrol, because no one is willing to step forward and take a leadership role. It is my experience that the Board members “step up” where they can but often they are the only members of the committees they chair.

Jerry Greenler was an excellent example of a dedicated GVE volunteer. Both his family and our community sustained a major loss with his death. Long before I came on the scene, Jerry was hard at work for our community. He served effectively on the Board of Directors and as President. After leaving the board, he



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2010 Board of Directors		
President	Donald Sussman	408-9486
Vice-President	James Cassata	497-3205
Treasurer	Charles (Dale) Conant	497-5965
Maintenance	Edmund Kowalski	493-5584
Landscaping	Duane Pilarowski	492-9455
	Richard Vohsberg	587-8305
Architectural Review	Nanette Vuolo	244-2441
Committee Chairpersons		
Welcoming	Sandy Tustin	493-4734
Social	Ruth Cress	493-0660
Street Capt. Coord.	Lyn McConnell	496-8687
Nominating	Dolly Lewis	493-2208

We Get Letters . . .

“Common Sense” Application of Restrictions

I appreciate the uniqueness of our development, such as being able to care for our own yards, without costly maintenance fees common to most, being without entrance gates, welcoming all ages, children, dogs of all sizes, etc. I think these freedoms greatly add to the value of our property.

I am concerned, however, with the yearly “walk-around” the Board has begun and the effect this could have on our satisfaction with living here. I believe our restrictions should be applied with consideration both for residents’ wishes as well the purpose of the restriction. In other words, if a certain wish or need of a resident conflicts with the general restriction, the Compliance Committee should evaluate where there is an offense to a neighbor, for instance, or a detraction of the appearance from the street. If not, they may decide to allow the conflict, possibly with modifications. The Compliance Committee (without the “Financial” in its name, though in some cases a financial charge might be involved) would often be working on a reconciliation process to balance community standards with members need and wishes.

Again, we are a unique community, combining the protections of Deed Restrictions with certain freedoms

that make for a healthy independence. I hope that the “walk-around” is handled with respect for members’ privacy and a common sense approach to our restrictions.

Bill Osborn

Architecture Review Committee

Nanette Vuolo

With the holidays fast approaching, and the thought of guests spending time in our homes, many owners are turning to thoughts of repair, updating or remodeling projects. Most of these projects will improve the chances of a home selling faster and for more money if the owner wishes to market it in the next year or two. The Architectural Review Committee encourages these improvements. An attractive, well maintained home is a good thing for all of us. Please contact Keys-Caldwell or Nanette Vuolo for an ARC form before beginning any exterior projects. We can keep you on track and in compliance with our Homeowner Association deed restrictions.

With a new Board of Directors, the January monthly meeting is yet to be determined. Consult the GVE website or keep an eye on the Bulletin Board for details.

Bits and Pieces

Calendar of Events

December 16

Community Dinner Night Out is planned at *Rosebud's Steak & Seafood Restaurant*, 2215 S Tamiami Trail, Osprey, at 6:00 PM. Please call Ruth Cress for reservations at 493-0660.

January 6

Ladies Lunch will be at *Bada Bing*, 1815 Tamiami Trail in Venice approximately 2 miles north of GVE at 12:00 noon. Please call Joanne Veatch for reservations at 497-1168.

January 27

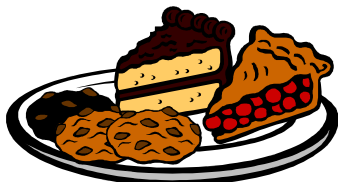
Community Dinner Night Out is scheduled to be held at *Howard's*, 1400 Aqua View Lane, off SR776 in Englewood. Ruth Cress is also handling the reservations for this event.

R.O.M.E.O.s will not be meeting during December.

Cookies!

Everybody likes cookies! You will not be disappointed with the variety of home made goodies at the Annual Meeting, December 15th.

The committee can always use more. If you have a favorite you can bring, all contributions will be welcomed.



Southwest Alliance

Wallace Hewett

The meeting was held November 4, 2010. Elaine Miller, Architect for Dearborn Street Project and Playhouse, was the keynote speaker. She covered very well the low impact design mode being used, a scheme too complicated to describe here.

A Veterans Memorial is being planned to be placed at the end of Dearborn Street and Old Englewood Road.

Tom Minnich, who has led the Alliance for several years, is stepping down. Elections were held and Gary Nieskis will assume the duties of President.

The next meeting of the Southwest Alliance of Homeowners Associations (SWAHOA) will be held at Boca Royale Country Club on SR776 at 9:00 AM, December 9th. The public is welcome. An appreciation party for Commissioner Shannon Staub will take place.

Holiday Lighting

Bonnie Conant

We would like to thank the following people for their help in putting up the Christmas lights at the entrance to GVE:

Richard Vohsberg, Colin Carter, Mike Shlasko, Wayne and Nanette Vuolo, Jerry and Shirley Iwanski, Rachel and Charlotte Weitzel, Mike and Heather Buckley, Tom Myers, Don and Linda Sussman, Chris

Bohn, Jerry Morrissey, and Charles and Bonnie Conant.

A special *Thank You* to Deb DuBoulay for donating the coffee and pastries from the *Suncoast Cafe* and to Jerry Morrissey and Jerry Iwanski for providing ladders. We are having some electrical problems, but hope to have them corrected soon.

We will need help removing the lights and decorations on Saturday, January 8, 2011. If you can help on that date come on down. We will be starting at 9:00 AM.

Thanks again for all the help.



Restriction Reminder

Garage Sales and the Signs that go along with them are prohibited in Gulf View Estates. This includes placement of signs on the common areas as well as on the owner's lot. In the past, and only as a common courtesy, the Board has granted permission for one Estate/Moving Sale when a property is sold. It is recommended that you plan for our annual community garage sale, usually held in February. This saves you the cost of advertising, increases the attendance at your sale, and reduces the amount of traffic flowing through our neighborhood each weekend.

maintained our GVE directory. Most recently he converted our EC&Rs and By-laws into electronic format. Even after his term on the Board he maintained the vital records of our community. This was especially helpful in our recent dealings with Pennington Place. He was able to quickly find the copy of the Manasota Zoning Ordinance that governed the responsibilities of Pennington Place with regard to maintaining the natural lake shore landscaping and maintaining and operating the fountains.

GVE needs everyone's participation and help. Find a few minutes and you can be part of our community in a positive way.

You are definitely needed. Tell the Board what you can do and it will be appreciated. If you are not sure – come to a Board meeting or call a Board member and ask. There is sure to be a long list of minor and major activities that need your help.

That being said, we do have folks whose efforts as volunteers cannot be overlooked:

- Bob Booth - for his assistance in the “ride-arounds” done to observe EC&R compliance.
- Bonnie Conant - for her help in coordinating the installation of our holiday lighting.
- Ruth and Bill Cress - for their work in planning and coordinating GVE social activities.
- Wallace Hewett - for his work in ensuring that GVE maintains coordination with our neighboring Homeowners Associations.
- Elmer Krauss – for his advice, enthusiastic and effective help in maintaining our GVE facilities.
- Dolly Lewis – for her sensitive and diplomatic work in identifying candidates for our Board of Directors.
- Rose Lindenberger - for her production and management of our GVE newsletter, *The Gulf View*.
- Lyn McConnell - for her coordination and organization of our Block Captains

- Sandy Tustin – for her efforts in greeting and briefing our new home owners.
- Leontine Vandermeer – for her efforts in establishing a website for GVE.
- Wayne Vuolo - for his help in the sensitive task of collection of GVE's assessments.

Our Board members represent another level of volunteerism and clearly deserve recognition.

- Jim Cassata, GVE's Vice President for his focus, enthusiasm and attention to our EC&RS.
- Charles Conant, GVE's Treasurer, for his careful attention to our income and expenses in what has proved to be a financially difficult year.
- Ed Kowalski, Chair of our Maintenance, for his knowledge, advice, and execution of our maintenance activities. Without Ed GVE would be a less appealing and far more expensive place to live.
- Duane Pilarowski, Chair of our Landscaping Committee, for his careful attention to the appearance of GVE's common areas.
- Rick Vohsberg, Board Member at Large, for his negotiation with the USPS and work in keeping our mail boxes maintained, and
- Nanette Vuolo, Chair of Our Architectural Review Committee, for her work in the sensitive task of ensuring that construction meets our EC&Rs and also for her efforts to revise, simplify and coordinate our EC&Rs.

Don Sussman



Keeping GVE a Great Place to Live

By Don Sussman

In order for GVE to continue as an attractive and desirable community and to sustain its property values we will face a number of important and difficult challenges. We must continue to enforce our existing EC&Rs and where warranted upgrade them. The EC&Rs must be clear and direct or they can't be enforced. We have to both deal with long term violations such as noncompliance with our architectural rules and with transient violations such as late removal of trash cans.

We must also ensure that our EC&Rs are properly registered and formatted. Recently our attorney advised us that in his opinion GVE had not properly merged Unit 1 with Phases II and III and we will have to have a homeowners vote to rectify the situation. Unless this is done our most recent changes to our EC&Rs could be unenforceable.

The current economic situation also provides serious problems. Even though the building of new houses has slowed to a trickle we can expect builders and developers to try to take significant shortcuts when dealing with County ordinances. These ordinances have been developed to protect our neighborhood and in some cases to directly impact our community. Our recent experience with Pennington Place clear cutting part of their shoreline in violation of Sarasota County Ordinance No. 2003065 illustrates a need for vigilance. An even more direct problem is the condition of the mailboxes in GVE. As we know the United States Postal Service (USPS) is experiencing profound financial difficulties. At the same time GVE must have workable post boxes. The challenge here is to keep a constant watch on the USPS facilities in GVE and quickly and effectively focus attention on deteriorating or broken boxes.

GVE could be described as having a structurally sound but aging plant. The wall that separates GVE from SR776 is critical to the livability of GVE and also is the face that GVE shows to the world. At this time it appears to be functionally sound, but because it is trimmed with "cooler foam" keeping it looking nice requires continued attention. We have similar potential problems with our sprinkler system and the electrical wiring at our entrance; again we must be vigilant and have the cash reserves required to deal with antici-

pated and unanticipated maintenance for these systems. GVE has anticipated such problems and has set aside funding for periodic maintenance and the Board must continue to be vigilant.

All this requires ensuring fiscal soundness. Paradoxically as economics have gotten worse our expenses have gone up. Costs for electricity, cutting the lawns on abandoned or foreclosed houses, mowing and landscaping the shore of the pond owned by Pennington Place, and funding legal actions required to collect our assessments and enforce our EC&Rs have taken their toll.

Budgeting in a Tight and Uncertain Economy

At last year's annual meeting we noted that we hoped the annual budget resulting from a \$175 annual assessment was going to be adequate and we would try and "hold the line". For 2011 it looks like we will not be able to generate the revenues we need to maintain fiscal stability and so we are proposing an increase in our assessment to \$200/year.

We know there is never a good time to raise an assessment and this is certainly not a good time for most of us, but given GVE's relatively small assessment and the risk to our community of letting things run down, the increase is warranted.

GVE Website

As reported in October's newsletter, the GVE website is an ongoing project. Created by Leontine Vandermeer, a website designer and member of the GVE Association, it is destined to become the primary source of information to be distributed to the community.

You are invited to go online, gulf-view-estates.com and view the possibilities. Your comments and suggestions are needed to make this the best possible avenue for all our members to discover and trade information. On the right side of the homepage is a direct link to our Webmaster via email. Share your ideas.





GVE Annual Picnic held Sunday, November 7, 2010, at the Manasota Beach Pavilion.



Volunteers, big and small, enjoyed drinks and pastries and labored over the GVE entrance Christmas lights and decorations on Saturday, November 27th. Great job!

Pictures by Don Sussman

