



The Gulf View

Rain Equals Drainage Issues

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October 8th in the early morning hours, there was widespread vandalism throughout the GVE development!

See Page 4

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By Rick Vohsberg

Your Association is not legally responsible for expending Association funds for the maintenance of drainage easements adjacent to or under Members' property.

Members experiencing problems with the maintenance of or defects with drainage easements should contact the Sarasota County Call Center via telephone at (941) 861-5000 and request opening of a "Drainage Work Order" (record the number) at and for their street address.

Contrary to the EC&R Article 20.d, our Association is not legally responsible for maintenance of GVE drainage easements as recently acknowledged by County authorities. The Article "responsibility" was researched by the Board following repair requests submitted to the Association by Members with piped storm drains leaking small

amounts of water. The County did not install the existing piping. Either the dwelling construction contractor did so prior to lot sale or at the behest of the lot purchaser(s) during dwelling construction or later by the original or subsequent purchaser. Despite the piping not being installed by the County, the County has repaired a piping leak problem for one Member. Whether the County will continue repairs to non-County installed piping is problematic. Members may check their Homeown-

ers Insurance for coverage.

The Association attorney will revise or delete as appropriate the reference to drainage easements and several other erroneously listed responsibilities that are legally County responsibilities. Association Members with issues regarding the County response or non-response may contact Association Board of Directors or Keys-Caldwell staff for assistance, but no Association funds will be expended for correction of drainage easement or other defects erroneously listed in Article 20.d. Members' annual dues have never included an assessment for such maintenance. The result of inclusion of an annual Association drainage maintenance assessment would mean those Members with no piping would bear the maintenance and repair expenses of those Members with piping. The corrected Article will be published in a future revised EC&Rs and Newsletter article, but earliest on the GVE website, <http://www.gulf-view-estates.com>.



The next meeting of the Gulf View Estates Board of Directors will be October 19, 2011, 7:00 PM at Woodmere Park. All home owners are invited to participate.

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Thought for the Day
“If men would consider not so much wherein they differ, as wherein they agree, there would be far less of uncharitableness and angry feeling.”

~~ Joseph Addison
 (1672—1719)

| 2011 Board of Directors | | |
|--------------------------------|-----------------------|----------|
| President | Duane Pilarowski | 492-9455 |
| Vice-President | Robert Kozuch | 408-7566 |
| Treasurer | Charles (Dale) Conant | 497-5965 |
| Secretary | Nanette Vuolo | 244-2441 |
| Directors | Edmund Kowalski | 493-5584 |
| | Michael Shlasko | 493-3504 |
| | Richard Vohsberg | 587-8305 |
| Architectural Review | Nanette Vuolo | 244-2441 |
| Nominating | Dolly Lewis | 493-2208 |
| Security Patrol | Tina Glover | 445-5636 |
| Social Committee | Ruth Cress | 493-0660 |
| Street Capt. Coord. | Lyn McConnell | 496-8687 |
| Welcome Committee | Sandy Tustin | 492-4734 |

From the President . . .

EC&Rs

This is a very frustrating subject that has been covered many times and in many ways before. To make the statement that Gulf View Estates is Deed Restricted is redundant. We all know it; we all see the statement every time we leave or enter GVE and we all wanted the protection deed restrictions offer when we moved here. The majority of homeowners do comply with our restrictions.

What becomes frustrating is when homeowners decide which restrictions to follow and ignore the ones they feel don't apply to them, but only to their neighbors.

Our restrictions apply to everyone. When a homeowner has a non-compliance issue, the Association will send a notice. When you choose to blow off that notice, you will receive a second notice, if you choose to ignore that notice, you have left the Association no choice. The non-compliance issue must be corrected. When you refuse to correct the issue, you're not challenging the Board; you are challenging the 385 homeowners that expect the Board to enforce the restrictions to which we have all agreed.

Prior Board approval would avoid the cost to the

homeowner for correcting a project after it is completed.

Obviously, the argument that “we were not aware of the requirement of prior Board approval” will fall on deaf ears. We have all been aware of it. A few have just not taken it seriously enough.

Once again, we will publish a condensed version of the recorded deed restrictions for Gulf View Estates. The complete versions are online at www.gulf-view-estates.com or contact Keys-Caldwell at 408-8293.

If this letter sounds harsh, it is only because the matter it addresses is so important. The EC&Rs must be enforced.

Your Questions Answered

Who does the drive around?

The drive around is open to any home owner that wants to volunteer to accompany Keys-Caldwell on the drive around checking for non-compliance issues. A homeowner must be on the drive-around. Board members (homeowners) are the last resort. It's from these drive-arounds that the first compliance letter is generated. The second and third letters depend on the homeowner's response.

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Bits and Pieces

Calendar of Events

October 27

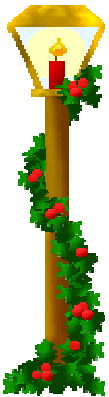
Community Dinner Night Out will take place at *The Gulfview Grill*, 2095 North Beach Road, Englewood, at 6:00 PM. Please call Lynn McConnell at 496-8687 for reservations.

November 26

Christmas Lights Committee will meet at the entrance at 9:00 AM.

December 7

Annual Meeting of GVE Homeowners Association will be held at Venice Gardens Community Center, 406 Shamrock Boulevard at 7:00 PM. Mark your calendars.



Christmas Lights

We are having new electrical improvements installed at the entrance to GVE. Our Christmas display will be easier to install and much more dependable. So I am once again asking for volunteers to help install this year's display.

If you can help, meet the crew at the front entrance at 9:00 A.M., Saturday, November 26th. Any questions or concerns, call Bonnie Conant at 497-5965.

Directory Form Attached

Changes made by the Florida Legislature to Chapter 720 have affected both the information that the GVE Board can request from members and what specifics can legally be printed in any Association Directory. A Directory Authorization Form is attached to *The Gulf View* this month. It has been developed with legal review by Keys-Caldwell and approved by the Board.

Each home owner must fill out this form to include the information that you choose to have printed in the Directory before it can be published.

Please read this form carefully, fill it out at your discretion and return it to Keys-Caldwell at the address provided at the top of the form.

The Authorization Form is also now listed on the GVE website under the *Directory by Street* tab as well. For those who may have forgotten, the password is *GVE*. That password information as well as a copy of the Form will also be in the Annual Meeting package mailing. The password deters use by non-residents and prevents search engines like Google from indexing that page and making the directory information publically available.

All GVE homeowners are urged to take advantage of the GVE website's timely posting of information vital to the community. The newest addition under *News Briefs* is a section for *Hot Issues* such as the storm drain repair and the Directory Authorization Form.

GVE Website

The GVE Website is developing and improving day to day. It will eventually become the main source of information for all GVE homeowners.

The Board is aware that not everyone is computer oriented. The newsletter will continue to be produced in hard copy and delivered until a plan is set in place to provide that service only to those who specifically request it.

The online version is easily accessible at www.gulf-view-estates.com and provides many additional resources.

You can post items you wish to sell. You can post requests for items you wish to buy. You can advertise services you offer.

Be aware that all postings are edited by our web master and must involve only GVE homeowners.

Take a look. You will like it.



From the President continued

Does Keys-Caldwell enforce our EC&Rs?

No, only the association can enforce the EC&Rs thru the Board that you have elected.

Who is Keys-Caldwell?

Keys-Caldwell is our Property Management Company. They are hired by us; they work for us and take direction from us. They pay all our bills, handle mailings, attend our meetings, and much more.

Pet Owners:

While walking your pets, please make them aware of your neighbor's lawn; it's not their bathroom. Pierce Road is not a dog run. I know the large majority of pet owners do comply, as for the rest, please clean up after your pet.

Volunteer Issues:

GVE operates entirely with volunteers. We need volunteers for everything - Board Members, Block Captains, Security patrols, Social activities, Welcome Committee, Compliance Committee. That is the only way we keep our Association fees as low as they are. If you value the way of life here, please VOLUNTEER.

Security Patrols:

I have had home owners asking why we don't have the patrols any more. We must have volunteers. We could hire an outside security company, if the Association wants to pay for it, but we can't have it both ways. GVE finally had volunteer, Tina Glover, step up and chair our security patrols. She has reinvented the program and made it very easy to volunteer. At this time, you can choose the week to volunteer; you patrol 2 days, 2 hours per day and you pick the times and days convenient for you. The security bag is now kept in a central location for pick up and drop off. Tina was very disappointed at the response to her calls for volunteers. The Association wants it, but members don't volunteer to do it - can't have it both ways.

See *Patrol Volunteers* Page 4

Light The Dark:

This is another issue that has been covered many

times. When I was on a night patrol, it was very disappointing to see how many homeowners don't have their yard lights on. I had a homeowner recently tell me that yard lights don't do much. (I've been thinking about having a 1942 blackout just to prove a point.) As part of our EC&Rs, yard lights **are** to be on from **dusk to dawn all year**. Home owners that have only coach lights have complied to help light the dark. Do your part for security.

Gulf View Estates is a great place to live but it takes all of us to keep it that way.

PATROL VOLUNTEERS NEEDED

By Tina Glover

August was the first month that we had a full complement of volunteers. August was also the first month in many that NO CRIMES WERE REPORTED! Does anyone see the correlation?

Alas September has just passed with a smattering of support, and we applaud those who take the responsibility to help protect all of us. This is the third time I have posted this request for volunteers. I think the crime-free August should make it perfectly clear that **THE PATROL DOES WORK TO DETER CRIME**. That said, we cannot expect the same people to do the patrol over and over with no one else helping.

We need you to help! You need you to help! If you have never had a crime committed against you, I can tell you, it is an extremely unpleasant experience. Please do your part to keep us safe. Contact Tina Glover to volunteer whatever time you can. 941-445-5636 or tglov@aol.com.

Update as Newsletter Goes To Press:

Vandals Strike October 8th

Okay, so here it is the first week in October, after one month of very little citizen patrol presence. And October 8th in the early morning hours, there was widespread vandalism throughout the GVE development! Here's a list of the known incidents as of today:

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Security continued

- * Items were smashed
- * Items were thrown into the street
- * A flag was burned in the street
- * A tree was tipped over into the street
- * Items were taken from one property and tossed onto another
- * Cars were smeared with some type of marker
- * A cement pagoda was taken from one property and tossed into the pond
- * Landscape lights were pulled up and broken
- * Various planters were tipped over, some broken

This was not in an isolated area. It occurred on Wil-

son Road, McKinley Road, Cleveland Road and Roosevelt Drive. There may be others we don't know about yet.

So once again, with heavy citizen patrol in August, there was no crime. With little to no patrols in September, see list above. I have been trying to get volunteers since late April. We can be ostriches and put our heads in the sand and then we get what we get, or we can be pro-active and protect ourselves. If you are not willing to help protect where you live . . .

Note: if you have suffered the smallest incident of vandalism on your property, report it to the Sheriff's office. These reports provide information regarding mode and pattern of offenses committed in our neighborhood.



Who? What? Why?

The offices are built on open-concept, bright and humming quietly with busy people working at their desks. The reception desk is occupied by Connie, Administrative Assistant (but much more than that) who gives you a warm greeting the minute you walk in the door. She is a wealth of information. If she can't answer your queries satisfactorily, she refers you to the person who can. You can pick up Architectural Review forms from her and upon their return she scans them to the community leaders in time for their next meeting.

Jackie – the Office Manager who makes sure everyone is doing his/her job and the office is running smoothly. She is responsible for complying with state requirements for notices and scheduling of annual meetings, budgets and state and federal filings. She is a licensed CAM (Community Association Manager) and a Realtor.

Mark – Maintenance Manager for common areas of property this office manages.

Laura – Accountant who manages the payment of bills, balances checking accounts, prepares a financial statement each month for clients.

Lei-Ann – Assistant to the accountant.

Warren – arranges and participates in weekly drive-arounds; tracks violations; sends out letters at request of neighborhood leaders and keeps it all on record.

Jim – Real Estate Broker who manages somehow to keep his clients operating within the real world of federal, state and county regulations and statutes. He provides options for addressing issues that come before community leaders. His experience and knowledge of his field have been acquired over many years and he could be described as a “coach”. He does not presume to make decisions, but advises and leads participants to productive discussions. He interfaces with an Association attorney on all legal issues. Working with Mark, who does the contacting and organizing of bids, he recommends contractors and helps handle the bidding process. He lends his considerable expertise to all manner of issues that come before neighborhood leaders.

There is a contract drawn up between Associations they represent and this company. It is required by law that all Associations be managed by a Community Association Management Company. All the information and paperwork is available to homeowners. You can view it by appointment with Connie at 408-8293.

The company, in business for more than twenty years, manages forty homeowner and condominium associations. They developed the Directory Authorization Form attached to this newsletter. They produce all the literature and mail it out for the Annual Meeting package and handle the preparations for that meeting. They are there to facilitate the voting and see that the meeting runs smoothly. If you have not already guessed, this is

Keys-Caldwell Community Association Management Company – the real story.

Editorial researched and written by Rose Lindenberger