



The Gulf View

Annual Meeting on Dec. 7

By Linda Sussman

The most important Gulf View Estates event each year is the Annual Meeting.

This year it is scheduled for Wednesday, Dec. 7 starting at 7 p.m. at the Venice Gardens Community Center, 406 Shamrock Boulevard, Venice.

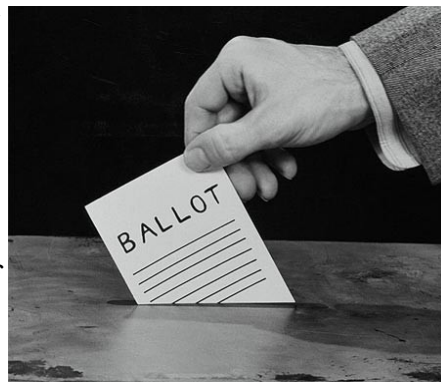
The homeowners job will be to elect a new board of directors for 2012, discuss and vote on the 2010 budget and amendments

to our EC&Rs. You will also hear reports from our GVE committee chairs.

It is essential 25% of all the property owners either attend in person, mail in the ballot or fill out and return the proxy. If we don't have the required

minimum, the board will have to re-schedule and go through the entire annual meeting process again.

In addition to taking care of business this event is a great opportunity to enjoy the homemade goodies, catch up on the gossip and catch up on what your board has been doing during the past year.



The Package

Every property owner should receive a package in the mail from Keys Caldwell, our management company, 30 days before the meeting. It should in-

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Concerns

If you observe a problem or have a complaint, please submit it in writing; signed and put it in the community mail box at the corner of Washington and Madison Roads. Submissions are collected once a week by the Property Manager. It will be logged in by Keys-Caldwell and transmitted to the board of directors. At all times your privacy will be protected and you will remain anonymous.

Keys-Caldwell, Inc.

Jim Kraut

Property Manager

1162 Indian Hills Boulevard

Venice, FL 34283

Tel: (941) 408-8293

Fax: (941) 408-8664

Amendments to EC&Rs

By Linda Sussman

During the last year your board of directors have dealt with issues that made them re-look at the official Easements, Covenants and Restrictions (EC&Rs) and our responsibilities in relationship with Sarasota County and lot owners. In 1981 when the first phase of Gulf View Estates started the developer was responsible for everything from the roads and streetlights to the entrance-

way and lakes.

Over the decades the situation changed and items such as the roadways and lakes were turned over to the county. But it was done in an ad hoc way with many gray areas including drainage system easements. It took lots of research and work by board members and our lawyers to untangle the association's actual responsibilities. Now they are proposing changes to Article 20

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This newsletter is being edited by Linda Sussman with the help of volunteers until Rose Lindenberger returns. You can contact Linda at sussman.linda@gmail.com

**Fill out and
return your
directory form**



2011 Board of Directors

President	Duane Pilarowski	492-9455
Vice-President	Robert Kozuck	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 Rev.	Nanette Vuolo	244-2441
Nominating	Dolly Lewis	493-2208
Security Patrol	Tina Glover	445-5636
Welcome	Sandy Tustin	493-4734
Social	Ruth Cress	493-0660

No Increase in 2012 Budget & Dues

By Linda Sussman

After much discussion and a special meeting a majority of the board voted to recommend the 2012 budget at \$70,271 and keeping the annual dues at \$200; the same as the 2011 budget.

At the October board meeting directors by a 4 to 3 vote chose to raise the budget to \$72,297 and the fee to \$220. Bob Kozuck, Duane Pilarowski, Ed Kowalski and Rick Vohsberg voted in favor of the raise. Nanette Vuolo, Charles Conant and Mike Shlasko were opposed.

At a subsequent special meeting five members of the board reconsidered the budget and voted to keep the fee at \$200.

“While \$20 may not be significant to some members of the board, we are living through the worst economy since the great depression and this proposed 10% increase comes on top of last year’s \$25 increase which was a 14% increase,” noted to Shlasko.

Treasurer Conant put together data for the special meeting showing we could fund all expenses without a raise if they re-allocated some funds. The 2010 budget year ended with a \$4,026 surplus and this year we are on track to end with another surplus.

Mowing abandoned houses and grounds care are areas where the budget allocations were insufficient in 2011. A major part of that

was the one-time cost to enhance the electrical system at the front entrance and for mulching. The only “extraordinary” expense planned for 2012 is extending the irrigation system along the wall and watering a strip of grass.

Vohsberg and Kowalski changed their vote to support the lower budget and fee. Kozuck and Pilarowski chose not to participate in the meeting and left before it was called to order.

An issue of concern for the board is how to handle the gradual build up of a surplus in operating funds. It is a contingency for unforeseen expenses but undesignated. This will be an issue for next year.

EC&R Amendments—Lot Owner Responsibility

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to bring the document in line with reality.

Section (c) under Duties details what maintenance issues the Association is responsible for under Chapter 720, Florida Statutes. This clarifies what we might have to pay to maintain and eliminates items such as the roads. There will still be gray areas but the association won't be in the middle between the county and the individual lot owner.

The second change is in section (d) so that it will reflect the reality that the association

is not responsible physically and financially for the drainage systems on lot-owner's property and adjacent roads. There was some confusion over who was responsible when a homeowner requested the association fix a leaking storm drain pipe.

The incident was resolved with the County handling the repair. It is questionable whether the county will handle this in the future, but it is recommended if you have a problem contact the Sarasota County Call Center and request opening a "Drainage Work Order."

The bylaw change insures the association is not responsible. We have never included monies for drainage easement maintenance. If we do, some property owners without drainage pipes would be helping to pay for those who do have this piping. If we take on this responsibility the future, costs could significantly increase our annual dues.

This change makes the homeowner responsible if the county doesn't act. The work can be done by the county or the homeowner. It may be covered by your homeowners insurance.

The President's Report

By Duane Pilarowski

By now everyone should have received their ballot packet. This is your homeowner's meeting. This is your chance to discuss issues on the ballot as well as other ideas and suggestions you want to present to the board and get other homeowners' feedback. The board requests that you make every effort to attend this meeting.

In the packet, issues to be voted on:

Budget: a majority of the board voted to keep the 2012 association fee the same as this year, \$200.00.

Security: the board has received mixed signals on this from association members. The question is simply Yes or No on continuing the security patrols.

Board Members: this should be easy to do.

Amendments: the board strongly recommends that you approve these two EC&R amendments. The simple version states **Gulfview Estates is not responsible for any stormwater drainage system on your lot.**

If you have any questions about any issue and not sure



how to vote, do not mark your ballot. Bring it with you to the meeting and ask your questions. The ballots will be collected from the floor.

Also in the packet you will find an offer from Florida Shores Bank to pay your annual association fee by credit card. Florida Shores Bank is the bank the association deals with. (This not an advertisement for them)

If you have not received your packet, contact KEYS-CALDWELL at 408-8293.

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Be Part of the GVE Security Team

The GVE Security Patrol was dormant for several years, but then Tina Glover stepped up to the plate and re-started it in August. The result was a crime free two months. But now as we move into high season incidents of vandalism and theft are increasing. There were 8 in October and not many new volunteers. The calendar is bare for December and January. We need new and former volunteers to continue this important service., says Glover.

If you volunteered for the patrol team in the old days you will be pleased to learn the new system gives you lots more flexibility. You patrol on your own schedule. Just call Glover, pick out a convenient week and sign up.

You drive around in your own vehicle with a special "Security Patrol" sign. Go any time: morning, noon or night. If different people go at different times and on different days it provides a great level of uncertainty for anyone watching for a chance to do mischief. Under the old system the volunteers only patrolled on weekend evenings.

Elmer and Gladys Kraus were among the volunteers under the old and now the new system. They say it is very easy. Just keep your eyes open as you drive slowly around our area. Write



anything you notice out of the ordinary in the green notebook provided. Don't get personally involved. If you see something that requires attention call the phone numbers listed in the front of the notebook. It usually takes less than an hour to make two slow circles, they said.

The sign, notebook and a flashlight are stored in a locked box near the bulleting board. When it is your turn , you get the combination to the lock box from Tina, pick up the things and you are ready to go. When your turn is over just put them back in the box.

Tina checks the notebook and receives reports from the police so she has a good idea of what is happening.

Dec 7—The Annual Meeting

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clude an official notice of the meeting, the proposed 2012 GVE budget, the proposed amendments, a ballot, a proxy ballot and two limited proxy forms.

Other information included are: several pages courtesy of Florida Shores Bank that can be used if you want to pay your annual dues via an online payment. An authorization form to include contact information in our upcoming directory. If you don't submit a signed form, the directory legally can only list your name and address.

If you can't attend, fill out and submit your proxy ballots prior to

the official start of the meeting. You can mail it to the Gulf View Estates Owners Association, Inc., C/O Keys-Caldwell, Inc. 1162 Indian Hills Blvd., Venice, FL 34293. It can be mailed at any time, but it must be in the management company's hand before the meeting starts.

You can also give your sealed ballot to a neighbor to bring with them to the meeting. But it is a much better idea to mail the ballot in as early as possible to insure it is properly registered and counted. If you find you can attend, even after you sent in the proxy you can withdraw your proxy when you register at the meeting and then vote in person.

To vote, mark your Ballot, fold and place the Ballot in the marked small envelope. Seal the envelope and place the small envelope into the large Ballot envelope.

If you prefer there is a form you can use to designate a proxy to vote and act in your interests. You can grant the proxy "general powers" to use their best judgment on all matters and vote at the meeting. Alternatively you can grant the proxy "limited powers" and note on the proxy those matters and your preference on the form.

One item of note that appears only on the limited proxy form is a question about continuing our volunteer security patrols.

Be a Good Neighbor

By Linda Sussman

No home is an island. We live in a community and need to remember that if we act responsibly, daily life for everyone can be more agreeable. Here are some things homeowners should keep in mind.

Keeping your yard light lit is an important part of neighborhood security – not only for your house but your neighbors as well.

Unlit homes are tempting targets especially if you are gone during the holidays. Lighting a 40-watt bulb from dusk to dawn costs approximately \$30/year, according to Florida Power & Light. A simple screw-in day/night sensor can be purchased at Home Depot for about \$14.00.

The posted speed limit in our complex is 25 miles per hour. Often drivers exceed this limit, especially on Roosevelt, Washington and Pierce Roads. We have many people walking, cy-



cling or strolling with their dogs. Please drive slowly and go wide around to give your neighbors and visitors an extra margin for safety.

Those residents walking their dogs need to keep in mind the leash law and the requirement that every walker pick up after their animal. This is true whether you are walking on common land or your next-door neighbor's front yard. Also properly dispose of those plastic bags.

House numbers on the front of your home should be at least two inches high so they are easily readable from the street. This will

make it much easier for visitors, delivery people, police or fire services in an emergency. Remember the larger and more prominently placed your address the better.

Now that it is getting dark earlier it is important to remember that if you go out for a walk or jog in the evening you should wear light and/or reflective clothing and

Board Members

One of the important responsibilities of residents at the annual meeting is to elect a board of directors. The nominating committee of one – Dolly Lewis once again prepared the slate She deserves a special thank you for getting the job done.

Only one member, who is completing his term, Richard Vosburg, has chosen to step down. Incumbents Duane Pilaroski and Mike Shlasko are candidates for the two 2-year terms; Bob Kozuck and Ed Kowalski will be returning to the board with 1-year terms. The only new candidate for the board is Linda Sussman. Her resume is included in the annual meeting packet.

Nanette Vuolo and Charles (Dale) Conant will remain on the board to complete the second year of their two year term. Their names will not be on the ballot.

Cookie Makers

One of the special features of our GVE Annual Meeting are the great quantity and variety of homemade goodies served up during intermission with coffee and tea.

But to be able to serve these delicious delights we are asking for volunteers to cook up a batch of their favorites and bring them along for the volunteers to put out

at the Dec. 7 meeting.

If you can contribute goodies and/or your time to help serve, please

contact Ruth Cress at 493-0660. □



Bits and Pieces

Social Activities

Under the overall supervision of Ruth Cress, the GVE Social Activities director. Arrangements for each month's dinner and luncheon are handled by volunteers. If you can make reservations, are willing to hostess and choose where we go, contact Ruth at 493-0660. New residents receive a special welcome.

No dinner in November because of Thanksgiving.

Dec. 1—Ladies Lunch We will be going back to Pelican Point Clubhouse at noon. It should be decorated and very pretty. Call Ruth for reservations if you have not already signed up.

Dec. 29—Community Dinner. Will be at Bentley Resort & Hotel in their Restaurant called Morgan's at 6 p.m. I have never been so am looking forward to a new experience. It is located at 1660 South Tamiami Trail, Osprey. Contact Ruth for reservations

Dec. 15—ROMEO's (the acronym for Retired Older Men Eating Out) will meet at Denny's. Call Bill Cress for reservations.

On the Mend

Note: Ruth would like to thank everyone for their thoughts and prayers on Bill's behalf. He has had a rough time with 4 heart surgeries and a partial knee replacement. Now he is mending, hopes to be with the ROMEO's and on the road to feeling like new.

Looking our best

Keeping Gulf View Estates looking its best takes ongoing vigilance and a delicate balance so everyone is treated fairly and all property is in compliance with our EC&Rs. At least once a volunteer and member of the management company under the direction of the board of directors take a look/see ride around the development. They check out resident complaints and look for exterior property problems such as landscaping, painting, discoloration and unregistered vehicles.

If your property is noted on the drive around a letter is sent out by the management company pointing out the problem and asking you to respond in a timely manner. As long as you contact the company and let them know what you will be doing about the issue or if you disagree with what they found, they will work with you.

If you ignore the letter and two follow-up letters you will be turned over to our Compliance Committee for a hearing. This volunteer committee is composed of your neighbors, but no members of the board of directors. After the hearing the committee turns over its information and recommendations to the board if further action is

needed.

On the next ride around the board requested they concentrate on our driveways. If yours is looking dirty or it was painted and is now peeling this is an early friendly reminder. Take action now to power wash or paint it so it looks its best for the holidays.



Help Decorate the GVE Entrance
Saturday, Nov. 26—Starting at 9 a.m.
Meet at the front entrance
For more information contact
Bonnie Conant—497-5965