



The Gulf View

GVE 2012 Board Elected

New President Chosen

Immediately after the annual meeting the newly elected seven-member board met for a brief reorganization meeting. By secret ballot Nanette Vuolo was chosen as the new president and Mike Shlasko as vice president. Charles Conant will continue on as the association's treasurer. The newest member of the board, Linda Sussman was tapped as secretary.

The new board will be in action at the next board meeting on January 18 at 7 p.m. Watch the bulletin board, website or Facebook page for the agenda. ♦



Seasons
Greetings &
Happy
New Year
2012

New President's Report

By Nanette Vuolo

2011 was a big year for Gulf View Estates. Under the guidance of our outgoing President Duane Pilarowski, and with much help from Bob Kozuck and Ed Kowalski, our front entrance received quite a face lift. I think we can all agree it looks much better. Many homeowners also undertook home improvement projects.

According to Sarasota County records, 12 homes were sold and closed through October of 2011. Hopefully this means things are looking up for us.

I would like to welcome the new homeowners and invite them, and all of our

residents to join in our community activities and committees. We have every reason to take pride in GVE, and to want to make this the friendliest, safest, most attractive community in Venice.

Lastly, I would like to welcome our newest board member, Linda Sussman, and thank our retiring board member, Rick Vohsberg. He was most helpful to me, personally, as ARC chairperson. I could always count on him to help measure or give an insightful opinion backed up with EC&R regulations.

I look forward to working with our new team to tackle the challenges of 2012. ♦

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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

Join Our Security Patrol



Call Tina Glover

2012 Board of Directors

President	Nanette Vuolo	244-2441
Vice-President	Michael Shlasko	493-3504
Treasurer	Charles (Dale) Conant	497-5965
Secretary	Linda Sussman	408-9486
Directors	Duane Pilarowski	492-9455
	Edmund Kowalski	493-5584
	Robert Kozuck	408-7566
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

Annual Meeting Action

By Linda Sussman

Residents just barely managed to make the 92 unit quorum of attendees and proxies required to complete the annual meeting business on Dec. 7. With 105 voting representatives from the 368 homes in our development, the 2012 Budget and the two EC&R amendments were approved. The slate of officers was also ratified.

The main discussion was the two amendments to our EC&Rs dealing with the 50 foot easement at the front of our homes. The issue regarded the legal wording of the changes. A resident questioned just how much extra responsibility lot owners might be taking on in the future not only for the drainage system but also for the road. The board informally agreed to

get further legal clarification.

The storm drainage system came to the fore last summer when residents with problems claimed the association was responsible for the repairs. After \$5,000 in legal costs it was determined the association was not responsible.

The county indicated they are not responsible for any improvements installed by the builder or homeowner within the storm drainage easement including all underground storm drainage pipes. It is the responsibility of the homeowner to maintain their underground storm drainage system

Treasurer Charles Conant reviewed the budget pointing out that we are overall right on target despite some extra costs on legal and landscaping. "Bottom line, we

will be close but have what we need. As of Dec. 5 we have spent 91% of the 2011 budget. In setting the 2012 budget the board kept to the 2011 bottom line with some category modifications. We have a \$2,000 projected deficit. But we should be all right. He pointed out that we usually end the year with \$2,000 to \$3,000 to roll over into the following year. We also have a \$30,450 CD "set aside for unforeseen expenses and \$17,800 in our special "Wall Fund."

President Duane Pilarowski, in his opening remarks, presented an update on the front entry and Christmas lights. Long term he said, the 25 year old irrigation and electrical systems really should be totally redone. He put a \$40,000 price tag to the project but we would keep it operating as is. ♦

Bits and Pieces

Special Thank You

Gulf View Estates runs on volunteers. Everything that happens in our development depends on the willingness of individuals to step up and help.

Volunteers were important at the annual meeting. Tom McConnell, Bob Booth, Wayne Vuolo, Jerry and Shirley Iwanski, Wallace Hewitt, Earl Legge, Tom and Sue Myers and came early to help register attendees, handle proxies and then count the ballots .

Coffee and cookies are an integral part of our meeting. Ruth Cress along with Dolly Lewis, Ed and Gerri Kowalski, Linda Sussman and Bill Cress made it all happen.

The delicious home-made cookies from volunteers were a special treat for all. Thank you to all the bakers. While the cookies are gone Ruth has several containers that were left behind. Call her if you want your back.



Donna Mills of Wilson Road expressed her thanks to all the GVE people that called, stopped in, or sent cards when her husband George died last month.

The volunteers who worked, under the leadership of Charles and Bonnie Conant, at putting all the holiday decorations up on the Saturday after Thanksgiving at the front entrance deserve a great round of applause. They included: Jerry and Shirley Iwanski, Ed and Gerri Kowalski, Sandy and Bob Booth, Mike and Heather Buckley, Christopher Cane Tammy Riddle, Chris Bohn, Bill Osborn, Ruth Cress, Mike Shlasko, Tom Myers, and Sue Helfrich.

Now help is needed on Saturday Jan. 7 at 9 a.m. to take them all down.

Social Activities

Dec. 29—Community Dinner. at Bentley Resort & Hotel in their Restaurant called Morgan's at 6 p.m. It is located at 1660 South Tamiami Trail, Osprey. Contact Ruth Cress for reservations at 493-0660. Space is limited

Dec. 15—ROMEO's (the acronym for Retired Older Men Eating Out) will meet at Denny's for Breakfast at 9:30 a.m. Call Bill Cress 493-0660 for reservations.

Jan. 5—Ladies Lunch Will be held at Altheas Restaurant located on Venice Island at 220 Miami Avenue West at noon. For reservations call Ruth Cress 493-0660.

Ruth and Bill are looking for volunteers who like to make reservations to help out and choose a month to lead our Ladies Lunch, Romeo or Community Dinner. For more information call them.

Moving into the 21st Century

By Linda Sussman

Today websites, e-mail and Facebook are the ways so many of us choose to communicate. GVE doesn't want to be left in the days of horse and buggy communications so in the friendly competition between paper and electrons we are trying to do both, at least for now.

We still print and distribute this newsletter 8 times a year and are trying to get enough responses from property owners for a new printed resident directory. But we have not stopped there.

We have moved into the future not only with our official website but also with our Facebook page and links. It is very easy to check

us out at www.gulf-view-estates.com. You will find general information, late breaking news and a copy of our newsletters; past and present. The website also has a direct link to the GVE Facebook page which is even more interesting to explore.

These two venues give everyone an opportunity to express opinions. While the back fence might have been a good way to share the news 100 years ago, today even our newsletter and printed directory are not really up to the job. At the general meeting only two people raised their hands when asked if they didn't have access to the web. Let the board know what you think of our efforts and tell your neighbors.

Rental Responsibilities

By Mike Shlasko

We have a number of properties in Gulf View that are not occupied by the owners but rather rented to third parties. Please be aware of the following requirements of the State of Florida, County of Sarasota, and Gulf View Estates as regards rental properties:

There are two sections of the Gulf View Estates EC&R's that relate to renting. Section 12 (i) states: *“ Rental Property/Lease. Lot Owners who choose to rent their property shall not, in any manner, be relieved of their responsibility to conform to the requirements of these covenants and restrictions as set forth herein. It shall also be the responsibility of the Lot Owner to keep their tenants so informed, and to maintain compliance with these restrictions. No lot purchased on or after February 1, 2008 shall be leased or occupied as a residence by persons other than the record title owner more than one time per calendar year.”*

Before accepting a tenant renters should remember Section 2 of the EC&R's. It states your property use can be *“Single Family Residential Use Only. No Lot shall be used for any purpose other than solely and exclusively for single family residential dwelling.”*

Sarasota County on their website reminds landlords that the Sarasota County Tourist Development Tax and Sales Tax applies to all rentals of 6 months or less: *“The tourist development tax is a 5% charge on the revenue from rentals of six months or less. The rate increased from 4.5% to 5% effective May 1, 2011. This tax is in addition to the state sales tax (7% in Sarasota County). The state sales tax is sent to the Florida Department of Revenue. The local tourist development tax is sent to the Sarasota County Tax Collector.”*

More details and information on how to report Tourist Tax Evaders is available at the



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county web page: http://www.sarasotataxcollector.com/TOURIST_PAGES/TDT_home.htm

The following section of Florida Statute Title XL, Chapter 720. Section 720.3085 paragraph 8(a) dealing with Homeowners Associations in the State of Florida states *“If the parcel is occupied by a tenant and the parcel owner is delinquent in paying any monetary obligation due to the association, the association may demand that the tenant pay to the association the subsequent rental payments and continue to make such payments until all the monetary obligations of the parcel owner related to the parcel have been paid in full to the association and the association releases the tenant or until the tenant discontinues tenancy in the parcel.”*

Quick Questionnaire—Your Opinion Counts

Should our EC&Rs be amended to require a Rental Agreement be submitted to the management company (or the Board) prior to a home being rented?

Yes _____ NO _____

Please put response in mail box next to the bulletin board or give it to a board member