



The Gulf View

Annual Meeting 2012

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January 21, 2013

The well-attended Annual Meeting of the Gulf View Estates Association was held at the Venice Community Center on December 5, 2012.

An extensive agenda, covered in record time, included votes on the 2013 Budget, the establishment of the Lake and Fountain Reserve and adding the Operating surplus to the Wall Reserve.

The Wall Reserve is already well funded and waiving additional monies for 2013 resulted in a reduction of \$10.00 to the annual dues bringing it down to \$190.00 for this year.

A restated Declaration of the EC&Rs involved additional requirements for those owners planning to rent out their properties in the future.

The Cookie/Coffee Corner enjoyed a brisk business during the break while

votes were counted. Volunteer cooks provided a wide assortment of holiday fare.

The Board welcomed two new members.

Danielle Jaeger, who will serve as a Director and Bill White, who served on an earlier Board, as this year's Treasurer. For a complete list of 2013 Officers, See Page 2 for *2013 Board of Directors*.

A letter from President, Mike Shlasko, begins on Page 2 and continues through Pages 3 and 4. It summarizes projects from 2012 and lists goals for the coming year.



WELCOME

To the 2013 Board of Directors

Sunstate Association
 Management Group

Lynn Lakel

Property Manager

200 Capri Isles Blvd. #2

Venice, FL 34293

Phone: 941-870-4996

Fax: 941-922-3234

New Time New Place

The 2013 Board of Directors is taking steps to make it more convenient for members of the Association to attend the monthly meetings. The January 16th meeting

will be held at the Jacaranda Public Library, corner of Jacaranda and Woodmere at 2:00 PM in the Computer Meeting Room. The library has easy access, plenty of

parking and is close by GVE. All owners are invited to attend. Your input and/or questions are welcome following the regular business meeting of the Board.

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Thought for the Day

“Your life and mine shall be valued not by what we take . . . but by what we give.”

~ Edgar Allen
 Founder, Easter Seals

2013 Board of Directors		
President	Michael Shlasko	493-3504
Vice-President	Beth Lamprecht	813-728-5965
Treasurer	Bill White	493-7145
Secretary	Linda Sussman	408-9486
Directors	Rich Delco	493-5266
	Danielle Jaeger	497-9896
	Ed Kowalski	493-5584
	Rich Delco	493-5266
Architectural Review	Rich Delco	493-5266
Nominating		
Security Patrol	Tina Glover	445-5636
Social Committee	Ruth Cress	493-0660
Street Capt. Coord.	Bill Osborn	496-7505
Community Outreach	Stacey Schwartz	441-5500

Letter from the President

Gulf View Estates Homeowners,

A Happy New Year to all of the members of the Gulf View Estates Owners Association, Incorporated. As your new President, I'd like to take this opportunity to update you, our members, on recently completed, ongoing, and planning stage projects of your Homeowners Association.

The primary responsibilities of your elected Board of Directors and Officers are to maintain the community common elements and to enforce the Easements, Covenants and Restrictions (EC&R's) that insure that we all maintain our properties properly in order to preserve the character of the community and the value of our individual homes.

In 2012, we undertook 4 major projects in order to fulfill these responsibilities;

1. Amendment & Restatement of Easements, Covenants and Restrictions

In November 2012 each of you received your Annual Meeting mailing which included a complete copy of the proposed Amended and Restated Declaration of Easements, Covenants and Restrictions. At our Annual Meeting of 12/5/2012 those new EC&R's were approved and, upon being recorded with the Sarasota County Clerk of the Courts as Instrument #2012162969, these EC&R's became effective on December 13, 2012.

I encourage each of you to review this document in detail as it sets forth the rules each of us must follow to live here in Gulf View Estates. Changes include but are not limited to; adding a table of contents and creating logical sections, elimination of antiquated provisions, clear reference to state statutes and county codes that also govern the conduct of homeowners and Home Owners Associations here in Sarasota County, and a new Lease/Rental Application process. The new Lease/Rental provisions may be found in Article III, Section 12. Note that all owners seeking to Lease/Rent their homes must follow these rules including application to the Board with background on potential tenants and confirmation that tenants will abide by our EC&R's.

2. Repair and Repainting of Boundary Walls

Completed on time and on budget, wall repairs are finished. A rounded stucco cap has been added to prevent water accumulation and seepage which was causing significant cracking and de-bonding of stucco. Repair was done based upon recommendations of our consulting engineer and specifications from Sherwin Williams, and project management by one of our residents, Tom Lamprecht. The new paint colors were selected by residents who attended our November Board Meeting and they look great!

3. Pond Shoreline Restoration / Erosion Control

After consultation with representatives of Sarasota County it was recommended that in order to stop erosion of the pond shorelines that we establish a low maintenance zone on the shoreline and allow vegetation go grow taller with deeper root structure and without the weight of heavy equipment. They also recommended that we plant native ground covers on the shoreline and native aquatic vegetation in the water. We have contracted with West Coast Lake & Wetland, to undertake the restoration project including planting of 500 onshore and 4,000 aquatic plants. To offset some of the cost of this project we applied for a Sarasota County Neighborhood Grant and expect final approval from the County Commission on January 30. Thank you to all of our residents who signed in support of our grant application and as volunteers to assist with the planting project.

4. New Property Management Company

After 15 years with Keys Caldwell the Board selected a new Property Manager, Sunstate Association Management. After successful conversion of all of our Financial Systems in December we are working with Sunstate to implement a new Compliance System in January. Using state of the art Compliance Software and mobile computing we will be able to inform residents of minor maintenance issues that require attention and follow up promptly on EC&R violations that remain uncorrected. Sunstate will also be implementing our new Lease/Rental Application process and an enhanced Architectural Review process. In addition, for those of our residents who have provided permission, Sunstate will be communicating issues of importance to the community via email.

For 2013, the goals of the Association will be somewhat more modest but of no less importance:

1. Complete Pond Shoreline Restoration

Anticipated Completion by July, 2013

2. Complete Implementation of all Processes with Sunstate Association Management

Anticipated Completion by April, 2013

3. Enhanced Community Outreach Function

In order to improve communications between your Association and Individual Residents I have established a new Community Outreach Committee. That Committee, headed by Stacey Schwartz, will be responsible for coordinating the function of our Street Captain Committee, Welcome Committee, Nominating Committee and Independent Community Newsletter to make sure that your Association knows what is happening in the community and our residents understand the role of the Association.

Bits and Pieces

Calendar of Events

January 16

Monthly meeting of the Board of Directors will be held at 2:00 PM at the Jacaranda Public Library.

January 31

The Community Dinner Night Out is scheduled for *Gold Rush BBQ*, 661 S. Tamiami Trail, at 6:00 PM. Call your hostess, Ruth Cress, at 493-0660 for reservations.

February 7

The GVE Ladies Luncheon will be hosted by Linda Sussman at *Le Petit Jardin*, 15 East Venice Avenue at 12:00 noon. Please call her for reservations at 408-9486.

February 28

The Community Dinner Night Out will be at *The Bimini*, 576 Blackburn Point Road (former Aqua Res-

taurant), 6:00 PM. Call Linda Sussman, 408-9486, for reservations.

Saturday, February 16th.

Annual GVE Garage Sale

Start cleaning out the attic, garage, cupboards, closets and other overcrowded places in your home!

It will be held from 9:00 AM to 3:00 PM. As usual it will be advertised in local papers and a volunteer will come around and collect \$1.00 from each participating household to offset the cost.

Past sales have been very successful bringing bargain hunters from miles around.

Volunteers Remove Lights

We had thirteen helpers taking down the Christmas lights:
Sue and Tom Myers

Jerry Iwanski
Mike Shlasko
John Canon
Chris Bohn
Geraldine and Ed Kowalski
Jennifer Storh

Tina Glover
Mike Buckley
Dale and Bonnie Conant

Thank you to Tina Glover for the extra storage box.

Our community can be very proud of the Christmas lights. They looked good all season. This display couldn't happen without these volunteers who give to the community in so many ways.

Thank you!

Bonnie and Dale Conant

4. Enhanced Event Function

Similar in concept to the new enhanced Community Outreach function, my intent is to create a new Events Committee to coordinate functions including those of our Social Committee, our Garage Sale Committee, and our Christmas Light Committee. The goals for this new Event Committee will include improving attendance and participation in existing events, restarting the too long dormant Annual Community Picnic, and adding new community events focused on participation of our many new residents.

I and the entire Board of Directors appreciate your support. Please remember that we are volunteers doing what at times feels like a somewhat thankless job as we balance the needs of the community, our legal responsibilities under Florida Statute, and our personal relationships with friends and neighbors. We need your help to be successful and to continue to maintain and improve Gulf View. Volunteers are always welcome and always needed!

On a final note, we run a tight ship here and my goal is to keep our dues as low as possible while fulfilling our responsibility to maintain our common elements. Please help by paying your reduced 2013 dues on time; they are due now.

Best Regards,

Mike Shlasko, President