



The Gulf View

Board Meeting September 17

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The majority of topics covered at the recent Board meeting presented a positive outlook on the "state of the Association". Maintenance problems are basically reduced to a lighting issue at the entrance.

There is surplus money in the general fund which must be assigned projects and suggestions were to make improvements to the landscape lighting and hiring a professional company to install the holiday lights. A contract has been signed with a professional Holiday Decorating Company to decorate all the

palms at the entrance.

The recession of 2008 appears to be over. By the end of October there will be only 1 property in foreclosure. There are 27 rental properties in GVE.

The information packet for the Annual Meeting will be mailed the first week in November. Changes to the By-laws, reviewed with the Association attorney, are summarized in the article on Page 2.

Volunteers are earnestly needed to help run the Association!



Annual Picnic November 9

By Linda Sussman

Last year the Board of Directors resumed the Gulf View Estates Annual Picnic. It was a big success and we are going to repeat the fun, food and neighborliness this year. Mark Sunday, November 9 on your calendar; invite a neighbor to come along; mix up something to share and join us at the Manasota Beach Pavilion beginning at 1:00 pm.

There is no cost and the Association will be providing and grilling the hot dogs and hamburgers. The picnic tables will be decorated and the plates, plasticware, cups and napkins. To fill out the potluck we are asking that each family bring a dish to share – it can be an appetizer, side dish or dessert. Please let Ceci Kueltzo, who is in charge, know what you will be bringing. You can call her at 496-4453 or e-mail her at cecikueltzo@yahoo.com. If you can't decide early, just come with whatever you want. What we really want is to visit and enjoy each other. We also ask you to bring whatever you want to drink; soft drinks or alcoholic beverages are fine. However the County will not allow any glass containers, so please no bottles.

The pavilion is just steps away from the beach and gulf waters with changing rooms and bathrooms. There is also plenty of parking and the picnic area is covered in case of rain. If you have any ideas or games you would like to share let Ceci know and maybe it can be included.

Sunstate Association Management Group

Brian Rivenbark,
Property Manager

200 Capri Isles Blvd. #2

Venice, FL 34293

Phone: 941-870-4920

Fax: 941-870-9652

Editor: Rose Lindenberger
 1499 Roosevelt Drive
 Phone: 941-492-9168
 Email: kiota1@verizon.net

Thought for the Day

“You must give some time to your fellow men. Even if it’s a little thing, do something for others—something for which you get no pay but the privilege of doing it.”

~~ Albert Schweitzer

2014 Board of Directors		
President	Michael Shlasko	493-3504
V. President	Linda Sussman	408-9486
Secretary	Leontine VanderMeer	445-4865
Treasurer	Frank Uttaro	497-5026
Directors	Rich Delco	493-5266
	Jim Henry	492-9792
	Ed Kowalski	493-5584
Architectural Review	Rich Delco	493-5266
Security Patrol	Tina Glover	445-5636
Events/Social	Ceci Kuelczo	496-4453
Street Capt. Coord.	John Canon	496-7903

Gulf View Estates Story on Bylaw Changes

By Linda Sussman

Over the summer a committee of your Board of Directors reviewed our by-laws. The by-laws date back to 1986 when the developer was still involved. We paid dues quarterly and our address was that of the developer. The committee first asked our lawyer for a template of a set of by-laws that complied with current state laws and current practices of other homeowner associations. We didn't think it was necessary to start on our own to invent this document revision.

Once we had this generic lawyer draft, the committee went to work to assess what provisions were relevant to Gulf View Estates, what old by-law provisions needed modification, and which we should include to put us in a better legal position going forward. As a result the revised draft by-laws that the Board approved at their September meeting and will be presented for approval to all property owners has ballooned from 6 pages to 22.

Much of the additions and changes are legal boiler plate; others are better wording for the way we currently do things. But there are some important changes you should know more about.

A significant change is the term of the seven members of the Board of Directors. Each will be elected for a one year term at the annual meeting. Up until now some members were elected for two year terms and others for one year terms. This was supposed to allow more flexibility and continuity to the Board. However

most members will choose to stay or go, not on the length of their term but on individualized needs and when necessary resign before the formal end of their term, no matter what length. When a member resigns, the Board will choose a replacement to finish out the term. This change should make everything simpler. Another change for the Board is that going forward, a GVE committee can be created by a resolution of the Board as well as by the President.

As you plow through this draft in preparation for the annual meeting vote, some sections may seem much more dramatic than they really are. For example: The sections that refer to waiving of meeting notice is lots of legalese to say that if you show up at the meeting, even if to complain about the way notice was given, you obviously received notice, otherwise you wouldn't have known to come.

By bringing our bylaws into the 21st century we will have better legal protections for our owners and Association volunteers that are common practice in 2014, and references the comprehensive state statutes that govern how our Association must run for the protection of our owners.

Please take the time to review the document before our annual meeting. If you have any questions or comments you can contact me directly and I will try to answer it or follow up and find the answer. This will make everything at our annual meeting go more smoothly and everyone will be more knowledgeable during the discussion. My phone number is 408-9486 or send me an e-mail at Sussman.Linda@gmail.com.

Bits and Pieces

Calendar of Events

October 15

The monthly meeting of the Board of Directors will convene at the *Jacaranda Library* at 2:00 PM.

November 6

Ladies Lunch will be held at the Lock & Key, 2045 Beach Road, Englewood, at 12:00 noon.

Ceci Kueltzo is your Host for each of the dining events. Reservations are required and she can be reached at 941-496-4453.

November 9

Annual GVE Picnic at the *Manasota Beach Pavilion* 1:00 to 4:00 PM. See article on Page 1 and flyer on Page 4 for details.

November 20

Community Dinner Night Out is planned for *Prime Time*, 5855 Placida Road, Englewood, at 6:00 PM. Please note that this event is one week earlier than usual so it does not coincide with Thanksgiving.

December 4

Ladies Luncheon is at *Pelican Point*, 575 Center Road, Venice at 12:00 noon.



December 3

Annual Meeting of GVE Association Membership is at the *United Church of Christ*, 620 Shamrock Boulevard at 6:30 PM. Please note this date on your calendars and stay tuned for details.

New Benches

The new benches placed around the community are the handiwork of John Canon and have stirred considerable interest from residents.



The benches are comfortable and built to last. They provide a seat to view the ponds and a place to take a break on walks. They add a homey, welcoming ambience to our community.

Well done!

Volunteers Needed

There is a very real need for more volunteers throughout the community. All the business of GVE is overseen by volunteers including the Board of Directors, maintenance, landscaping, social activities, finance, insurance, security, the newsletter and so much more.

If you have skills that would be an asset to your community, please contact any member of the Board (listed on Page 2) and offer your services.

Compliance

The GVE neighborhood looks great. Strangers driving through, as they often do when looking for property, see a thriving, well-kept area with manicured landscaping and attractive homes.

Only a few chronic offenders seem to flaunt the EC&Rs and By-laws. It is hoped that those owners will assume the same pride in the appearance of GVE as the majority of the Association members.

Neighborhood Watch

Gulf View Estates is a member of Neighborhood Watch. The motto: if you see or hear something suspicious or that makes you uncomfortable report it. Do not take a personal risk. The Sheriff's office is responsive to such calls in the interest of protecting everyone.

The numbers are listed below. This information should be posted within easy access in every home.

Neighborhood Watch

See it! Hear it! Report it!

Emergency: 911

Non-Emergency: 941-316-1201

**Come to the Gulf View Estates Picnic
Sunday, Nov. 9 from 1 to 4 pm
Manasota Key Beach Pavilion**



Everyone from our newest neighbors to long timers
Owners and renters
Snowbirds and year-round residents
Families and singles are encouraged to come to this fun event

This will be a Pot Luck, plus hot dogs and hamburgers provided by the Homeowner's Association. Bring a dish to share and your own beverages. The Association will be supplying table cloths, plastic utensils, paper plates, napkins, plastic glasses and ice.

Call Ceci Kuelto at 941-496-4453 or e-mail her at cecikuelto@yahoo.com to let her know you are coming and what you will bring: an appetizer, side dish, salad or dessert.

The pavilion has grills, room for games, new rest rooms and changing facilities and easy access to the beach.

Don't miss this fun kickoff to the Florida season!

A Message from Your President about Community Service - Please Read This

By Mike Shlasko

When you purchased your home in Gulf View Estates you purchased more than a home, you purchased membership in the Incorporated Gulf View Estates Owners Association, an Association whose purpose by statute is the maintenance of our common community owned assets and infrastructure and the enforcement of the Deed Restrictions that preserve the character of the community and the value of our properties. Deed Restricted Communities, especially Homeowners Associations, rely upon volunteers to execute on these statutory obligations.

Volunteers typically step forward for positions on the Board of Directors of Associations like ours because they understand the nature of communities and feel that community service is part of the bargain when they buy a home here. The other reason that volunteers step forward is that they feel that the current leadership of the Association could be doing a better job and could benefit from their experience and expertise. In my case it was probably the latter that caused me to spend the last 4 years on the Board of your Association including one as Vice-President and two as President. I intend to complete my current 2 year term which expires at the end of 2015 but I do not intend to accept nomination as your President for next year as I have accomplished all of the goals that I set for myself in that capacity and need to start to move on to other endeavors. And quite frankly, in the case of Homeowners Associations, I think that term limits are a very good idea!

This is the time of year when we seek volunteers to join the Board to replace members who no longer are willing or able to serve. This is the time for you to do some soul searching and step up and lend your experience and expertise to the community.

The ideal Board Candidate is someone with business management experience who is comfortable negotiating contracts, reading financial statements, managing vendors and understanding and enforcing rules, in this case our Easements, Covenants and Deed Restrictions as well as the state statutes that govern how Associations like ours must be run. We have many new owners who have joined our community in the past several years and I know that many of those owners have these ideal qualifications. We also have many long time residents with these qualifications whose circumstances may now allow them to step up and offer service to the community.

Potential candidates should know that the state of our Association is extremely strong. When I joined the Board I had specific issues that I believed needed to be addressed. I have checked off everything on that list so to my knowledge there are no major projects or issues on the table. In my term on the Board we have:

Put our Financial House in Order. Specifically properly funded our reserves, written off bad debt, negotiated hard with vendors to keep our costs under control, improved our financial statements, increased transparency, and insured compliance with state and federal statutes. Our reserves are fully funded and our extremely low dues have not increased at all during my term on your Board.

Made sure that our Vendors and our Association are Properly Insured. Implemented a process to maintain current insurance documentation for our vendors and replace and augment all of the Associations Insurance Policies to make sure that Directors, Officers and Community Volunteers are properly covered.

Navigated the Results of the Housing Crash. Dealt with a large number of foreclosures and the necessity of implementing policies to track the increased number of tenants in rental properties primarily owned by large corporate investors. I am pleased to report that we have only 3 remaining foreclosures 2 of which are in the final phases of the ridiculously long process. We also for the first time have necessary information about most of our rental properties and tenants.

Fixed our Governing Documents. Replaced Governing Documents created by the original developer in the mid-80's with modern, understandable and enforceable documents compliant with current statute. Thank you to our former President Nanette Vuolo for spearheading the major restatement of our EC&R's and this year we will vote on a complete restatement of our Bylaws to complete this process.

Maintained and Enhanced our Infrastructure. Completed major maintenance to our boundary walls, major and partially grant funded erosion control and beautification of the ponds in front of those boundary walls, major enhancements to our front entrance landscaping and infrastructure, and addition of 6 benches along the ponds on Pierce thanks to our awesome resident carpenter, John Canon. Also removed non-functional street lighting that had been the subject of discussion for over 20 years.

Used current Technology to Enhance Communication and Record Keeping. Specifically we have been posting all of our governing documents and key official and financial records on a well maintained public web site. We have set up a community facebook page, please use it. We have digitized all of our key records going back to the founding of the Association so that future Boards can search them easily, benefit from prior Boards' experience, and not reinvent the wheel or make that same mistakes twice. And we have initiated email blast communication with our residents, all of whom should be taking advantage of this capability.

Enforced our Easements, Covenants and Deed Restrictions. Honestly this is the most challenging part of the job because too many owners for varying reasons are unable or unwilling to comply. This enforcement function has required taking strong stands against problem owners, assessing and collecting fines and fees to force compliance, and looking beyond the personal issues surrounding individual violators to the needs of the broader community.

So, as I plan my exit as President and my eventual exit from the Board, but not from support and involvement with the Association, I am 100% confident that the next generation of leadership will inherit a very healthy Association.

Please consider this carefully and contact Sunstate Management, Don Sussman our Nominating Committee Chairman or any Board Member to volunteer your services. The Community needs your expertise and as a resident with that expertise you owe it to the community to step up at this time.



Ladies Luncheon , hmm . .



Front Entrance



Annual Yard Sale 2014