



The Gulf View

Annual Meeting December 3

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Clocks spring forward one hour March 8, 2015

Sunstate Association Management Group

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The 2014 Annual Owners Meeting took place in NAAR Hall at the United Church of Christ on Wednesday, December 3. A quota of 118 owners attended the meeting either in person or by proxy.

President and Treasurer Mike Shlasko reported that the state of the Association continued to be very strong. The renovation of the front entrance was nearing completion (now complete) with the final projects being installation of LED Landscape Lighting highlighting all of our new Royal Palm trees and replacement of our Irrigation Controller with a commercial grade unit as part of our contracting with Lang Irrigation to maintain our irrigation system. Mike reported that our financial position continued to be excellent with fully funded

reserves and adequate funds in our operating account and as a result the proposed budget called for no maintenance fee increase in 2015. The expectation was that we would operate at breakeven in 2014 which was the goal of the Board. Vice-President Linda Sussman reported on the activities of our Social Committee including very successful Picnic and planned Community Garage Sale and Secretary Leontine Vandermeer reported on the very satisfactory state of EC&R compliance in the community.

An Owner asked for clarification on how the decisions on front entrance renovation were made and Mike Shlasko explained that owners elected the Board of Directors to make those decisions.

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Garage Sale February 21

Things are moving forward for the GVE Annual Garage Sale. It will be held on Saturday, February 21. Any resident wishing to participate can set up in their garage, lawn and driveway to begin selling at 9:00 AM and close by 3:00 PM. The usual ads will be placed in the Venice Herald Tribune and the Venice Gondolier Sun.

Garage Sale Day is always very hectic in the community as residents put their things out for sale to entice buyers. Traffic and parking is always chaotic as we have become a popular destination for

buyers who regularly frequent these sales. To protect lawns from indiscriminate parkers some residents put up stakes and caution tape.

If you are participating the charge is \$2.00 per household to cover the cost of the ads. A representative of the committee will come by on the day of the sale to collect the money. We have made an arrangement with the charity *Giving Hope* to send a truck through the development around 3:00 PM to pick up items that sellers do not want to keep.

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Thought for the Day

“When words become unclear, I shall focus with photographs.

When images become inadequate, I shall be content with silence.”

Ansel Adams
 Photographer

2014 Board of Directors		
President	Linda Sussman	408-9486
V. President	Jim Henry	492-9792
Secretary	Leontine VanderMeer	445-4865
Treasurer	Mike Shlasko	493-3504
Asst. Treasurer	Angela Theriault	497-6761
Directors	Rich Delco	493-5266
	Ed Kowalski	493-5584
Architectural Review	Rich Delco	493-5266
Security Patrol	Tina Glover	445-5636
Events/Social	Ceci Kueltzo	496-4453
Street Capt. Coord.	John Canon	496-7903

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Another owner asked about a specific provision of the proposed new bylaws that limited the amount of money that the Board could spend on acquisitions of property.

Votes were tallied and the new budget setting annual maintenance dues at \$190 for the 5th consecutive year passed unanimously. The new Bylaws were passed with only 3 dissenting votes and go into effect immediately upon confirmation that they have been registered with the Sarasota Clerk of the Courts.

As no Board seats were contested and no nominations were received from the floor the 5 Owners running for Board positions were automatically elected including current Board members and the newest member, Angela Theriault.

Upon adjournment of the Owners Meeting the Board held their annual organizational meeting at which new officers were elected. See Chart above.

A Job Well Done

The members of the GVE Association owe a debt of gratitude to Mike Shlasko for four years of brilliant leadership of the Board of Directors. His most important contribution has been to bring GVE into the present and prepare us for a secure future. He is now serving out his term as Treasurer for 2015.

Many thanks to Mike for a job well done!

Welcome Board Members 2015

There is always a lack of volunteers to manage the business of Gulf View Estates. Five of the six 2015 Board members are serving out previous terms for which they were already seated.

One new volunteer voted in at the Annual Owners Meeting in December is Angela Theriault. She is serving this year as Assistant Treasurer and we appreciate her willingness to share her expertise.

President's Report

By Linda Sussman

Development is on the horizon all around us.

Rapalo is a 110 unit single family home development on either side of Bellagio Boulevard from Rte 776 to the gates of Ventura Village. The south side backs up to homes on Roosevelt Drive. The Board reviewed the binding concept plan at our January 21 meeting and I received Board approval to speak on GVE's behalf for modifications at the January 22 Sarasota Planning Commission meeting. We asked that they increase the buffer zone from 20 to 50 feet and increase opacity from 20% to 50% with native Florida vegetation. We also asked for fountains in the retention pond that is on part of the south end.

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Bits and Pieces

Calendar of Events

February 6

Ladies Luncheon will take place at *Norma Jean's*, 1635 US 41 Bypass, Venice, at 12:00 noon. Your Hostess is Pat DiFrancesca. She will be accepting reservations at 408-8968.

February 19

The monthly meeting of the Board of Directors will be held at the *Jacaranda Library* at 2:00 PM. All residents are invited to attend.

February 21

The Annual Garage Sale will be held this year 9:00 AM to 3:00 PM. See article Page 1.

February 26

Community Dinner Night Out will be held at the new *Howard's* now located at 70 N. Indiana Avenue, Englewood, at 6:00 PM. Pat DiFrancesca will be hosting and accepting reservations at 408-8968.

March 5

Ladies Luncheon is planned for the new *Howard's* also at 70 N. Indiana Avenue in Englewood at 12:00 noon. Your hostess is Nancy Burnham who will accept reservations at 207-332-3164.



The Ladies Lunch regulars had a Christmas celebration in December. Looks like a happy lunch!

March 26

Community Dinner Night Out has been arranged by Ceci Kuelzto at *Althea's*, 220 Miami Avenue, Venice, at 6:00 PM. Please call Ceci at 496-4453 to make reservations.

Speeding

Security Chairman, Tina Glover, has noted that speeding once again is becoming an issue in GVE. Of most concern is the time when children are approaching, waiting, boarding and exiting the buses. Cars are speeding through that area without slowing down.

Please be mindful of our children on the streets of our neighborhood.

Sprucing Up

Thanks to Ed Kowalski for a great job refurbishing the lettering of the signs on the GVE walls entering the development. It's a clean, fresh

look to the entrance which adds to the updated look of the area.

Opinion/Comment?

The holiday lighting at the GVE entrance was contracted out last December, mainly because there are not enough owners able to climb trees and string electrical wiring. The past volunteers are to be commended for a great job over the years, but it has become a threat to life and limb and could become a liability to the Association.

Please forward your opinions and/or comments to members of the Board regarding the 2014 lights so plans can be made for 2015.

Street Captain

Jackson Lane has a new Street Captain. Thank you to Helen Love, 5829 Jackson Lane, 941-492-4611, who has graciously volunteered to fill this position.

All of the Captains are volunteers and are invaluable assets to the community.

Garage Sale Fee

Volunteers are needed to collect the \$2.00 Garage Sale Fee. Please call Ceci Kuelzto at 496-4453

Neighborhood Watch

See it! Hear it! Report it!

Emergency: 911

Non-Emergency: 941-316-1201

President's Report continued

There was also a large representation from Ventura Village at the meeting. Bellagio Boulevard is a county road and those residents expressed concern about traffic and drainage.

The Planning Board was open to my presentation especially about increasing the buffer towards the south east section; but in the end they voted unanimously to approve the binding plan as presented. They did ask the developer to work with the neighborhoods and assured us that D.R. Horton, the builder, was very reputable and would work with us "They don't want to see you any more than you want to see them."

Mike Shlasko and I walked the rear of Roosevelt and had a followup meeting with the developers. We were able to clarify that the 15' FPL power line easement belongs to the county and the 20' buffer begins from there. This means the actual buffer from the rear will be 35'. The builder said that behind the "community focal point" (which most likely will be mailboxes) at the south east corner of the property there will be a wall but most likely along the retention pond it will be native vegetation but no wall. Still undefined until they get to site development is if it will be a solid wall or open fencing similar to Pennington Place. The new plan is scheduled to be presented to the county commissioners at their February 10 meeting.

Sarasota National (legally called Toscano) with its entrances on Route 41, runs all the way west to Gulf View Estates at the back of Wilson Road. They are asking for modifications to their original development agreement; primarily to extend the full build-out date from 2018 to 2024. This development even at completion should have minimal impact for GVE. Looking at the plans, the area that backs up to us is still shown as dedicated preserved wetlands and has no plans for development. However there is a paper extension of Manasota Beach Road to the east as an additional egress if Sarasota County decides it is necessary which will impact traffic in our general area. This will go to the Planning Board and then to the County Commission.

A third development of approximately 1,100 units is called The Villages at Manasota Beach. It is planned for the area going south from Manasota Beach Road and east of Route 776. Their neighborhood meeting

conflicted with the Planning Commission and I could not attend. But I think there will be lots more information in the days to come. You can review the application and site plan on the Sarasota County government website.

It is no surprise that more and more people are discovering the beauty and lifestyle of our area. This inevitably means new homes and more traffic. We need to work with the planning commission and county commissioners to have "economic development" move forward in a positive way to meet future challenges and maintain and enhance our community.

Late Charges Assessed

A late charge of \$25 was assessed to the 41 owners who were delinquent as of the end of January. This is my 5th year on the Board of your HOA and looking over the list of delinquent owners I can tell you that most are long-time residents and habitual late payers. Many have in the past received personal telephone calls or visits by our Property Manager or Board Members. Some have in the past been turned over to our attorneys for collection and have paid thousands of dollars instead of the very reasonable annual dues which are currently only \$190.00. Of note, when we have been forced to turn accounts over for collection, we have won every single case and collected every single dollar owed including attorney fees and interest.

To those habitually delinquent payers, the Board of your Homeowners Association consists of volunteers. We have much better things to do with our lives than look at your name on past due lists, knock on your door to collect the Annual Association Dues or to file depositions with our Attorney to take you to court.

If you have not already done so please pay your dues immediately.

Mike Shlasko
Treasurer