

Sunstate Association
Management Group
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December 2021

The Gulf View



Board Meeting

Monthly Meeting January 19 – 2 PM
Location TBD – Watch for sign at front entrance.

Annual Garage Sale

The community garage sale is scheduled for February 5th from 9AM to 3PM. (Remember, the EC&Rs do not allow individual garage sales.)

Commentary

Eric Martell, Editor

Gulf View Estates property values have appreciated a lot recently. We have had some homes sell in the \$500,000 range. Keeping the neighborhood looking nice is important. People choose Gulf View Estates partly because it is consistently nice and not run-down, unlike some other areas nearby. Making your home and yard look good directly impacts your property value and makes good financial sense.

Board Business

The annual meeting was held on December 9. A quorum of the residents was not present, so the meeting was held open until January 19, so that more proxies could be collected. If you have not submitted a proxy and will be unable to participate in the January 19th meeting, please send a proxy to Sean Noonan at Sunstate or drop it off in the mailbox by the bulletin board.

Here are the highlights of the annual meeting:

- VP William Hulshoff reported that the contractor for road repair in Phase 1 of the community has been selected. There was a discussion of updating the streetlights to LEDs at no cost to the community.
- Mike Doyle, Treasurer stated that power cost was up 3%. We have a new landscaping company and a corresponding increase in expense. Management fees and insurance are both up. The \$10 increase in annual dues was approved. Our new dues are \$225 (which is still much lower than most other similar communities). The institutional owners of foreclosure on Harrison is not responding to any notices and the board is trying to get a valid address to contact them.
- Ron Werks – ARC – says that ARC requests can be approved easily and in a timely manner if they are accompanied by the proper paperwork detailing drawings and specs for any external changes to houses.
- Next year's Annual Meeting will return to the normal 6PM time.
- Newsletters will be available in the box by the bulletin board (a limited number), via email, posted on GulfViewEstates.com, and delivered by request (contact the editor).
- The south shore of the pond is deteriorating and requires erosion control at a cost of \$80/foot.
- The entrance center island has an electrical problem which is being addressed. This should fix the lighting that shines on the flag.
- The exterior wall color was selected by the board working as the elected representatives of the community. It was a majority vote choosing from a palette of colors provided by the contractor.
- A monthly informal Sunset Event at Manasota Key was discussed. More info forthcoming.
- The management company will request a meeting with the Ventura Village board to allow the Roosevelt owners affected by the property line question a forum to discuss the issue.
- New board member John Brown was approved.

December 2021

Home Owner's Board Notices

No Feeding Wild Animals. The HOA is not responsible for wild pig damage.

EC&R Compliance issues: If you receive a letter regarding a violation, the first step is to respond.

Immediate action can keep you from being fined.

Keep vehicles off lawns – No parking on the grass, including along the pond.

No overnight parking on the street!

Post lights must be present and on from dusk to dawn. If you're a new owner and do not have a post light, you should install one. It's your obligation per the community EC&Rs.

Calendar of Events

Happy Holidays!

December 30th – 5:00PM Neighbors' Dinner

TJ Market Grill – 8501 Placida Rd.

Call Terry MacAllister @865-705-8982

January 6th – 12:00PM Ladies' Lunch

Stephano's – 401 S. Indiana Ave, Englewood

Call Barbara Kopp at 941-493-3735

January 27th – 5:00PM Neighbors' Dinner

TBD

Board of Directors and Committee Chairpersons

President	Rich Delco	941-493-5266
Vice-President	William Hulshoff	518-524-7833
Secretary	Bonnie McGuigan	941-375-8597
Treasurer	Michael Doyle	517-304-9670
Director	John Brown	734-564-2073
Director	Ed Kowalski	941-493-5584
Director/Architectural Review	Ron Weirks	732-259-2555
Street Captain Coordinator	Alan Wrather	630-209-8345
Landscape & Maintenance	Rich Delco	941-493-5266
Welcoming Committee	Beth Delp & Sally Martell	941-493-0942
Newsletter Committee	Eric & Sally Martell	941-408-0905
Flagpole	Joe Bell	845-661-5927

Submitting News Items: Please submit news items that are of community interest via Email: GulfViewEstatesNews@gmail.com.