

Sunstate Association
Management Group
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https://gulfviewestates.com/

April 2022

The Gulf View



Board Meeting

Monthly Meeting May 18th – 2 PM
Location TBD – Watch for sign at front entrance.

Food Truck Night
5 - 7:30 PM April 28
On Pierce Drive

Commentary

Eric Martell, Editor

Sarasota County has informed our road committee chair and community vice-president, William Hulshoff, that the remainder of our roads are on the schedule for 2023 repair. Judging from the speed (or lack of) that the county exercised on the just completed work, it may be 2024 before we see action. Keep your fingers crossed!

I mentioned this in the last edition, but it's worth repeating: The economy is suffering from high inflation and one of the results is that scammers are out in force. Last time I mentioned real estate title fraud (free notification of title changes at: <https://secure.sarasotaclerk.com/ORFraudAlerts.aspx>)

Now there has been a rash of scammers trying to sell vacant lots that do not belong to them. They pose as an absentee owner and try to get a quick closing with all cash in the hope that the real owner won't find out until it's too late. If they are working this hard to scam someone, it's only a matter of time before they try something else that is real estate related, so keep your eyes open. If you have a real estate related question about something that doesn't seem quite right, seek professional advice.

It's a good idea to know your neighbors and let them know when you're going to be away, so that they can keep an eye on your property.

GVE has reached a new high in home values. One property recently closed in the mid-\$500,000 range. Maintaining your home and yard helps the community and your home's value, plus makes it easier for houses in the neighborhood to find their next owners.

We now are offering the newsletter online at Gulfviewestates.com. Paper copies may be picked up from the labeled box by the community bulletin board. If you or anyone you know needs a copy delivered at home, please let us know.

Regards!
Eric Martell

"I don't mind going back to daylight saving time. With inflation, that hour will be the only thing I've saved all year." Victor Borge

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

April 2022

Board Business

The monthly board meeting was held April 20 at the Jacaranda Library.

- President's Report – Board member Ed Kowalski is in the hospital and may not be able to return to the board. The board needs 7 members, so volunteers will be considered.
- VP's Report – Remaining streets are scheduled for 2023.
- Treasurer's Report – 11 houses are past due on HOA dues.
- Secretaries Report – April 9th Beach Meet'n Greet picnic was a success with 60+ attendees.
- Management Report – 38 letters were sent out regarding compliance issues. All residents receiving a letter should respond to the management company as quickly as possible. Either call or email them regarding the issue and your proposed solution. Compliance runs are made during the day. Several residents have complained about commercial vehicles parked overnight, cars parked in the street, post lights not being on, etc. Since these violations occur during the night, residents are advised to take a picture of the violation and email it to the management company. Florida Power will do a free conversion of our existing light poles to LED lighting which should save on electricity costs. Replacement LED Street Lights are now on order and will be installed sometime this summer.
- Landscaping at front entrance: Road damage at the entrance due to paving has been repaired and the company fixed the irrigation lines and wiring they inadvertently damaged. The board will have a special meeting in two weeks to review bids and plans to redo the landscaping along 776 and on the island.
- The board set up a new committee to oversee the landscaping requirements. Rich Delco is the chairman and Michelle Brown and William Hulshoff are on the committee.
- ARB report. Residents are not required to get ARB approval when replacing roof with a similar product, replacing windows with the same sized window, or painting (as long as the new paint is within the established earth tone spectrum required by the community.) Expanding your driveway with pavers seems to be popular. Please consult with Ron Weirks prior to starting that project.
- The EC&Rs and amendments found on GulfViewEstates.com are up-to-date and correct. Those are the operating rules for Gulf View, so if you have any questions, please refer to them first.
- There was some discussion of implementing a 24 month ownership period before renting is permitted. This would have the effect of discouraging some of the investors who are purchasing rentals in our neighborhood. Some of the large investment companies have a poor record of maintaining their properties and have been the source of some complaints in Gulf View. This would require a vote at our annual meeting in the fall.
- The community bulletin board is reaching the point where it will need repair. There was a brief discussion of that. The management company will to have one of their handymen give a quote.
- Welcome Committee – The Welcome Committee will be resuming home visits in 2022 bringing HOA and Board information packets plus a fresh mini-bread loaf baked by Barb Mueller. The Management Company agreed to send the Welcome Committee names of new residents as they acquire that information. They also will add the HOA website URL to their Management Welcome Letter.
- An issue pertaining to new Real Estate Closing processing by the Management Company was discussed. The board has never approved new buyers, so all references to "board approval required" were removed from the estoppel letters sent to title companies prior to closings. This will expedite future real estate closings. The requirement for tenants to be approved with a background check prior to renting remains in place.
- Newsletters are printing and color copies are placed in the box next to the bulletin board. Copies can be delivered to your home on request. The Management Company is emailing copies to everyone who has turned in an email address. Finally, current and archived newsletters can be found on GulfViewEstates.Com (click on Newsletters and follow the instructions to find the one you want.)

April 2022

Gulf View Estates Pictures



*Ladies Luncheon April 7
Door prizes & Fun Courtesy of Jean Gabbard*



**Community Food Truck Night
April 29 - 5-7:30PM**



Sunset Party



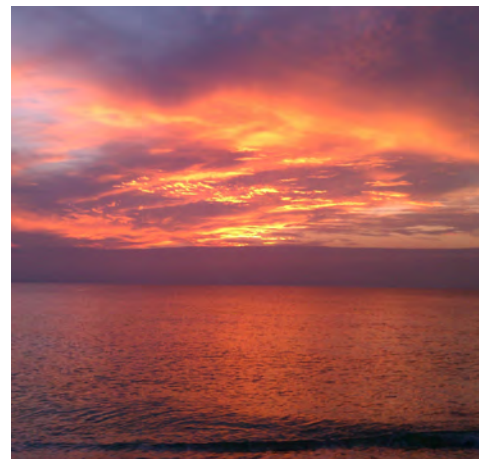
*Bonny McGuigan
HOA Secretary
Thanks for setting up the party!*



Music by Ramona



*Tom O'Toole
celebrated his birthday
at the Sunset Party*



Manasota Beach Sunset

Have a picture you'd like to see here? Email it to GulfViewEstatesNews@gmail.com.

April 2022

Calendar of Events

**April 28th – 5:00 – 8:00 PM Neighbors’ Dinner held in the GVE Community
GitChewSumBBQ – Voted Venice’s Best Food Truck 2020 & 2021**
Location on Pierce Drive between Garfield and Buchanan

May 5th – 11:30 AM Ladies Lunch
Junior & Rosie’s Cafe – 264 N. Indiana Ave in Englewood
Call Barbara Kopp@941-493-3735

May 26th – 5:00PM Neighbors’ Dinner
Stefano’s Restaurant – 401 S. Indiana Ave in Englewood
Call Terry MacAllister @865-705-8982

June 2nd – 11:30 AM Ladies Lunch
TBD

Community Speed Limit 25MPH
Please be considerate of your neighbors.
Remember your vehicle shares the roads with
bicycles, pets, children, and pedestrians.

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
Maintenance	Rich Delco	941-493-5266
Landscaping	Rich Delco & Michelle Brown	941-493-5266
Welcoming Committee	Beth Delp & Sally Martell	941-493-0942
Newsletter Committee	Eric & Sally Martell	941-408-0905
Flagpole	Joe Bell & Drew Buckmeister	845-661-5927