

Sunstate Association
Management Group
Sean Noonan
941-870-4920
email:sean@sunstatemanagement.com
<https://gulfviewestates.com/>

November 2022



The Gulf View

Board Meeting

Monthly Meeting November 16th – 2 PM
Jacaranda Library – Watch for sign at front entrance.

*Sarasota County Sheriff
Non-Emergency Number
941-486-2444*

Commentary

Eric Martell, Editor

Not to belabor the obvious, but I'm glad that Nicole was no worse than she was. I don't think our neighborhood is ready for a second Ian. I know I'm not. In general, I think the Gulf View houses came through both storms fairly well. Sure, there were individual homes that suffered serious damage (and that's very sad), but no home was destroyed and most had fairly minor damage. Maybe I'm old-fashioned, but I think that a special thanks at the dinner table during the upcoming Thanksgiving holiday would be appropriate.

Please plan to attend the upcoming annual meeting December 8th. We need a quorum present in order to approve changes and new Directors. See the Calendar on the last page. Also, arrive early to allow time to sign in.

The Board of Directors recognized the unusual circumstances and relaxed the home and yard maintenance standards. However, we are almost two months past the first storm and some homes still have debris in the yard along with unmaintained landscaping. The grace period will eventually expire, so it would be a good idea to begin to repair your landscaping and clean up debris piles in your yard.

I'm not speaking about roof repairs or soffitt, gutter and fascia, or pool cages. It's going to take months to get licensed contractors who have access to the needed materials. We've been keeping names of contractors who do good jobs and have been passing them around, so if you need a recommendation, you might call or text us at 407-947-3618.

Some people seem to have taken the opportunity to dump old furniture and various household waste, sinks, televisions, etc. beside the road. Those items will not be picked up by Waste Management unless you schedule a special pickup with them (contact info below).

There have been some instances of tree services dumping tree parts and stumps on the land by the pond. As you may know, Gulf View Estates does not own that land. It is part of Pennington Place, even though we benefit from the view and access to recreational fishing. Dumping waste there is illegal. (Dumping anything anywhere in GVE is not allowed, for that matter.) If your tree service dumps waste there, you may find yourself involved in the problem. Please make sure they understand that they must take your waste to the landfill.

The Annual Community Garage Sale will be held February 4th from 9 AM – 3 PM. The cost is \$4/per participating house. The collected funds go to cover signs and advertisements. It will be advertised in local newspapers and on social media. You're responsible for setting up your own sale on your driveway. A board representative will collect the fees during the sale.

Mrs. Marshall at 1486 Roosevelt needs a few floor tiles that match the original tile in her house. She has posted a color picture at the bulletin board. If you have some that match, that you no longer need, call her at 941-375-8231.

Back to the hurricanes. Ian and Nicole...what bland names! I think the weather service is making a mistake. If they want people to evacuate prior to a storm, maybe they should try naming it something like Death Megatron 9000. The highways out of town would be packed. (Trying for humor here – I thought that suggested name was so funny, it *blew me away* – Ok. Now I'm getting silly. Sorry;-)

Here's the Waste Management Large Item Pickup scheduling contact:

**Large Item Trash Pickup: You must schedule a pickup with Victoria Scott,
Customer Service Representative, Waste Management by emailing
VScott@wm.com.**

November 2022

Board Business

There have been some resignations from the board due to illness or personal reasons. New board members are needed for next year. Please consider volunteering.

- President's Report – We have a general decline in compliance with the EC&Rs resulting in a degradation in the community appearance. Beginning in January, the Board will begin enforcement actions to bring the look of the community back to its previous standard. There are many items requiring action due to the storms. Budget allowances have been made for them, but this requires increasing the annual fee to \$265 for two years, after which it should revert. The new budget was voted on and approved by the Board. The new LED street lights will be installed in 2023 and should result in at least a 50% savings in the current power bill. Stumps and tree debris dumped illegally – the perpetrators are known and action is in progress. **Please remember: No parking on the grass!**
- Treasurer's Report – There is currently \$38,000 in the operating fund, \$30,000 in the reserve fund, and \$2,700 due in fines for violations of the EC&Rs.
- Secretaries Report – The Annual Garage Sale is February 4th from 9 to 3. The cost will be \$4.00 per participating house. This will pay for advertisements and signage. There will be no annual picnic.
- The holiday party Jingle Mingle will replace the annual picnic this year. A \$400 budget was approved for the party.
- Management Report – Currently 4 people have applied for Board positions.
- The Street Ambassador program is up and running under the competent direction of Lynn O'Neill. This will ensure that new residents are welcomed and receive a comprehensive package of useful documents including a newly-written summary of the EC&Rs (as well as a mini-loaf of home-made bread, made by Lynn – and I can personally attest it is delicious). This committee will meet quarterly. Ambassadors will also deliver newsletters on their assigned streets. Out of 367 homes, 309 desire home delivery.
- Residents are not required to get ARB approval when replacing a roof with a similar product (no 3-tab roofs allowed), 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. Consult with Ron Weirks for ARB approval prior to starting that project.
- The Community-wide garage sale is February 4th. No individual garage sales allowed.
- Roads – Resurfacing partially complete, Sarasota County apparently has the rest scheduled for 2024. Some potholes have been turned in for repair to the county. To turn in a pothole repair request, you can call 311 and they will route the call to the appropriate person. More people making requests might possibly get quicker action.
- 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.
- Newsletters are going to be delivered to each home by the Street Ambassadors. The Management Company is also emailing copies to everyone who has turned in an email address.
- Budget increases are partly due to increases in electricity, storm necessitated repairs, erosion of the footing of the community wall, increases in printing costs, landscaping, irrigation, pond fountains, etc. Did you know that the lights in the fountains burn out frequently due to vibration and the cost to replace them is quite high? An investigation into converting to LEDs or to only running the fountains during daylight hours without lights is in progress.
- Note: GVE is not zoned for short-term vacation rentals. There have been complaints of this activity.
- We have a new logo for the community. (See the top right corner of the front page)
- Your editor has created a new summary sheet for the covenants and restrictions with which we are all bound to comply. It's attached to this month's newsletter.
- The EC&R summary will be given to all new residents in the Welcome Kit and also mailed to new residents by the HOA Management Company.

November 2022



1st Annual GVE Jingle Mingle Holiday Party

Tuesday, December 13th 2022 * 6:00 PM – 10:00 PM**

Libee's Sports Bar & Grill, 1859 Englewood Road, Englewood Florida

Cost: \$45.00 per Person (includes Tax & Server Gratuity)

URGENT! Deadline is Approaching! We Ho-Ho-Hope you can join us for the first ever Jingle Mingle event. It's going to be a jolly good time. Don't miss out on an evening of fun and friendship with your GVE Neighbors. Come in your fancy or casual attire, just make sure you come with holiday spirit. There will be fun games & activities planned and door prizes will be awarded.

We will start the evening with a cocktail hour from 6:00 PM to 7:00 PM offering a variety of cheese & crackers and fresh fruit. A full service bar will be available with cash or credit cards accepted. Buffet dinner will be available at 7:00 PM.

**==> To Register: Send a check in mail OR drop off
cash/check to: Darlene Fagerstrom @ 5851 Harrison
Road by
December 1st**

* **Note:** Libee's is opening up *exclusively for this GVE Holiday Event*, as a result **we must have a MIMIMUM of 75 people to reserve this venue.** Please register & pay ASAP so we can confirm this holiday event by Dec 1st. If sufficient registrations are NOT achieved, event will be cancelled. There is also a **maximum** number of people that can attend this event – so it's a **FIRST COME, FIRST SERVE** reservation process. We anticipate a large interest for this event - you are encouraged to register/pay for this event **early.**

November 2022

Calendar of Events

Nov 24th – Happy Thanksgiving!

(No community dinner)

Dec. 8th – 5:00 PM Annual Meeting

Jacaranda Library – Large meeting room

Dec 13th GVE Jingle Mingle Holiday Party

****Must Pre-pay by Dec. 1st****

(Replaces Dec Luncheon and Dinner.)

Darlene Fagerstrom @845-492-0289

Jan 5th – 12:00 AM Ladies Lunch

TBD

Call Sally Martell @407-947-3618

Jan 26th – 5PM GVE Community Dinner

FOOD TRUCK NIGHT!

Call Sally Martell @407-947-3618

Saturday Feb 4th – Community Garage Sale

9:00 AM – 3:00 PM

Board of Directors and Committee Chairpersons

President	William Hulshoff	518-524-7833	judgewh@yahoo.com
Vice-President	William Hulshoff	518-524-7833	judgewh@yahoo.com
Secretary	Bonnie McGuigan	941-375-8597	vmcguigan10@yahoo.com
Treasurer	Rick Tronccone	267-761-8400	richardtronccone@gmail.com
Director	John Brown	734-564-2073	mbrown0100@gmail.com
Director	Jim Howard	201-906-7951	jimhoward307@yahoo.com
Director	-	-	-
Director/Architectural Review	Ron Weirks	732-259-2555	ron_wierks@yahoo.com
Maintenance	John Brown	734-564-2073	mbrown0100@gmail.com
Landscaping	Michelle Brown	248-437-0100	mbrown0100@gmail.com
GVE Ambassadors	Lynn O'Neil	617-775-8830	lynnoneill50@gmail.com
Newsletter Committee	Eric & Sally Martell	407-947-3618	sallyemartell@earthlink.net
Flagpole	Joe Bell & Drew Buckmeister	845-661-5927	-

Your GVE Street Ambassador:

Name: _____ Phone: _____

Summary of the Recorded Easements, Covenants, and Restrictions for Gulf View Estates

Purpose

The intent of these rules is to keep the community looking nice, to increase property values, and to prevent any public nuisance. By purchasing a home in a deed restricted neighborhood, property owners are bound by the **complete** recorded set of Easements, Covenants, and Restrictions. A full list of the Easements, Covenants, and Restrictions is available online at **GulfViewEstates.com**.

Animals

No animals of any type shall be kept, bred or raised for commercial use or purpose. Dogs and cats may be kept, provided that any dogs are kept on a leash when outdoors. Other small pets which are kept indoors at all times are allowed. Permitted pets may not be kept in such a number as to be a nuisance to neighbors. Dog runs are not permitted. Owners shall be responsible for removal of all refuse and waste created by their animals whether on their property, a neighbor's property, common property, or streets.

Commercial Use

No dwelling shall be used to carry on any trade, business, occupation or profession. No activity shall be permitted upon any parcel which may become an annoyance or nuisance to the neighborhood.

Construction

Constructing new dwellings, altering, or remodeling existing dwellings requires prior approval by the Gulf View Estates Board of Directors. No separate detached structure of any type shall be permitted on any lot. All pools and spas must be enclosed by a screened cage. Only one single family dwelling shall be permitted on any parcel.

Fences

No fences, walls, hedges or other enclosures or dividers shall be permitted along property lines. All refuse and trash containers, oil or bottle gas tanks, water softening equipment, air conditioners, swimming pool filter, pool pump and other similar items must be hidden from view of all neighborhood lots by a wall or enclosure or hedge. Hedges to provide privacy along the back line of a lot are permitted.

Landscaping

Unightly weeds, underbrush or growth are not permitted. No Punk Tree, Melalucca, Australian Pines, Ficus (Rubber Tree), or Brazilian Pepper Trees may be planted. The Lot Owner shall keep the lot or parcel mowed and clear of debris and excessive unsightly vegetation.

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Motor Vehicles

No recreational vehicles, boats, trucks over $\frac{3}{4}$ ton, commercial vehicles or equipment, except for the non-commercial private automobiles of the owner of a lot may be parked, stored, or maintained on a lot where they are exposed to the view of the neighbors. No vehicles may be parked on the public streets overnight. All vehicles must be parked on driveways or in garages and shall not be parked on yards, streets, or lots. Do not park on the grass in any location. No vehicle or equipment may be repaired in open view within the subdivision.

Other Items

No mail, newspaper or similar receptacles shall be permitted on individual lots except as required by the U.S.P.S. Outside clothes lines are not allowed. A community-wide Garage sale is held annually. Owners may have Estate Sales or Moving Sales, provided they notify the Management Company Representative.

Rentals

Owners of dwellings choosing to rent or lease their property shall not be relieved of their responsibility to conform to these restrictions and must ensure that their tenants abide by the restrictions also. Individual rooms of a dwelling may not be leased on any basis. Only **one rental per 12 month** period is allowed. Subleasing is not permitted. Transient tenants are not allowed. Prospective tenants must be screened and approved by the HOA Management Company. Owner shall pay the lease application fee to the HOA Management company. Lease application fee is non-refundable.

Signs, Flags, Banners

No signs of any type except those required by security systems shall be displayed with the exception of Construction Job signs, Real Estate For Sale or Rent signs, and Builder's signs. Open house signs may be displayed between 10:00 AM and 6:00 PM. Political signs are not allowed. Political flags or banners are not allowed. U.S. Flags, Sports Team Flags, and Decorative Banners are permitted. Flags, signs, or banners with profanity are not allowed.

Trash

Sanitary disposal containers for all garbage, rubbish, recyclables and lawn debris shall not be placed out for collection until after 5:00 PM of the day prior to collection. Empty containers shall be removed from the street area by 7:00 PM on the day of collection. Dumping of refuse on any vacant lot, parcel, or common property of the subdivision is prohibited.

The Board of Directors is elected to enforce the Gulf View Estates Bylaws and Easements, Covenants and Restrictions on an impartial basis. Please follow the above guidelines to avoid potential penalties. When in doubt, consult your Street Ambassador or one of the board members. If you receive a notice of violation, please contact the Management Company Representative as soon as possible.

Variations from these restrictions may only be granted in writing by the Gulf View Estates Board of Directors.