

Sunstate Association Management
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October 2023



The Gulf View

Board Meeting
Monthly Meeting October 18th – 2PM
Zoom Call access available

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

Large Item Trash Pickup
941-493-4100

Commentary

Eric Martell, Editor

You're probably most interested in the results of the fence mediation. There is a lot of misinformation about the issue going around in the neighborhood.

The September Board meeting was well attended, and the audience's mood was acrimonious. The majority seem to think that allowing fences will ultimately degrade the neighborhood. Many luxury neighborhoods allow fences, so that idea is not necessarily accurate. General maintenance of properties is a major contributor to neighborhood value.

Only two Board representatives were allowed to attend the mediation. They did their best to represent our neighborhood under the circumstances. People questioning the mediation results must realize it's a waste of time. The mediation is settled and final. Also, per Florida law, it is considered private until the results are recorded in the public record. Our representatives followed legal advice and made the best decision from available options. It's easy to armchair quarterback and criticize after the fact, but they were there as our representatives, and they were aware many people do not want full perimeter fences in GVE. If you believe you could have done better, please run for the Board. There are never enough volunteers.

The Easements, Covenants, and Restrictions. are available on the Internet at GulfViewEstates.com. Please take the time to read them. That will counter a lot of the misinformation and misunderstanding.

The EC&Rs have been restated several times. The most recent complete restatement was in 2012, and that version takes precedence save for some small more recent changes.

Article II, paragraph 11 states: "Walls, Hedges and Fences. No fences, walls, or other enclosures, or dividers acting as the same shall, be constructed, permitted or maintained unless architecturally part of the dwelling and within the setback line established by Article II, Section 5, above. A hedge may be placed inside of the rear property line upon receipt of prior written Board approval."

My understanding of this paragraph is that a fence can be constructed with board approval as long as it is within the setback lines as defined by Sarasota County and is attached to the house. Fences along the lot lines are not allowed. Moreover, dog runs and pens are specifically prohibited under Article III, Section 7. c.

Article II, section 14 allows the Board to provide a discretionary variance to the rules, provided certain hardship conditions are met. This paragraph means that in making the mediation settlement, our representatives did nothing that was not allowed in the EC&Rs. They tried to bring the situation more in line with the Easements, Covenants, and Restrictions. As described at the meeting, the mediation settlement addresses the fence location to bring it closer to the specifications in the EC&Rs.

The takeaway for all of us is that the EC&Rs still stand and apply to every property in the community. Everyone agreed to the rules as part of the home purchase process. We should all do our best to abide by them. The Board will continue to enforce them. If you have a specific request for a variance, you can present it to the Board. If you cannot live with any of the rules, you can create a petition to change the rules and present an amendment to be voted on at the annual meeting (or call a special meeting – see the Bylaws online at GulfViewEstates.com for details).

By the way, the rumor that our development is a PUD is incorrect. We are incorporated as an owner's association, and Florida Statute 720 is the controlling law.

We have lived here full-time since 2018 (we have owned a home in GVE since 2001). Our goal has been to make GVE a nicer place to live. On the attorney's recommendation regarding the newsletter being a community function, I've agreed to fill a spot on the Board of Directors until the annual meeting. Some of our projects have worked out better than others. We started a road resurfacing movement with resident petitions, changed the old Welcome Committee and Street Captains into the successful Ambassador's program, and initiated the well-attended Community Food Truck nights.

I want to encourage the community to refocus on moving forward and continuing our progress. It's helpful to get involved and good to meet your neighbors. It increases security in the neighborhood.

Regards to all!

Eric

October 2023

September

Board Meeting Notes

- **Public comments** were allowed to start the meeting. Here's a summary of the concerns raised: Generally, people were unhappy that the EC&Rs could be violated so cavalierly. There are fears that it will adversely impact values in the neighborhood and that people will move out. The status of the HOA was questioned and it was suggested that GVE is actually a PUD. (It is not. We are incorporated as an Owner's Association.) The overall attitude was that the mediation had not generated the resolution that was most desirable, ie. the removal of the fence. There is dissatisfaction with the lack of information provided the general membership and also what is perceived as a lack of responsiveness by the Association Management Company. Another issue was raised concerning pools that still do not have the mandatory screen enclosure, even though it has been nearly a year since Ian came through. The overall attitude was one of unhappiness with the situation.
- **President's Report:** Our President addressed most of the issues raised and explained that the current mediation costs were, in his opinion, excessive. The Board agreed to a compromise in order to 1. stop the expenses, and 2. move the fence off the property line. There were numerous questions and comments from the audience. The President closed the open session for homeowners' remarks so that the Board could get through the agenda. Unfortunately, most of the audience interpreted that as the closure of the meeting and most people left. The meeting continued after the confusion cleared.
- **Vice-President's Report:** The mediation expenses reduced our reserves. If we had proceeded to a lawsuit, the costs would have gone quite high. The compromise is exactly that, a compromise. No one is particularly happy with the results, but the mediation is final.
- **Treasurer's Report:** Last meeting, our treasurer asked to be able to inspect the Association bank accounts in order to monitor payments. This is still an issue. Our new budget needs to have a line item for replacing the damaged mailboxes, since the USPS will no longer provide maintenance or replacement for them. The cost for the stand-alone package boxes is slightly more than \$600 per box. The letter boxes run in excess of \$2000.
- **Secretary's Report:** No issues.
- **Architectural Review Board:** No current ARB requests were reported.
- **Streets:** The remainder of our streets are on schedule for resurfacing. Hopefully, this will be this winter.
- **Landscaping:** Blue Heron is doing well on the landscaping maintenance.
- **Irrigation:** Detailed bids for service are being re-sent with scope of work in order to solicit more bids. Concern was raised over the Copperleaf plants on each side of the entrance looking wilted in the hot afternoons.
- **Management Company Report:** David Altiero is the contact. Board members will ride along on compliance drives in the future. Management company does a monthly drive-through and sends out non-compliance letters to addresses that show neglect or violations of the EC&Rs. David has agreed to include photos of violations in non-compliance letters.
- **Newsletter Committee:** House delivery is now resumed via the Street Ambassadors. The emailed newsletter from Sunstate will continue. A limited number of excess printed copies will be placed in the box by the bulletin board.
- **Street Ambassador Committee:** A new resident welcome section is being added to the Newsletter. Thanks to all of the Ambassador Volunteers. New Volunteers are needed!
- **Compliance Committee:** **No political signs or flags are permitted. Please see Florida Statutes 720.304 regarding the display of flags.** If you get a letter regarding your property, the first step is to contact David Altiero at Sunstate (best done by email). Call the County to report unscreened pools.
- **Maintenance:** The Post Office states the mail boxes are now the responsibility of the community. They will no longer repair or replace them. The board checked with Congressman Greg Stube, but no resolution as yet. The worst damaged Post Office package boxes have been removed. The USPS will deliver packages to residences if there is no box.
- **Eric Martell/Newsletter Committee** based on legal advice was asked to fill a position on the Board until the annual meeting. He accepted.

Sarasota County has a FREE Title Fraud Prevention Service – DON'T Pay for this!

It's possible for a fraudster to deed your property into a different name, take out a mortgage on it, pocket the cash and then leave you with unexpected legal problems and owing a large amount on your home. You can register with Sarasota County for a service that will alert you any time there is a change to your property record. It is free to do so and is highly recommended. Simply visit this site: <https://secure.sarasotaclerk.com/ORFraudAlerts.aspx>

October 2023

Welcome New Residents

The Ambassador Program will be providing a list of new residents in the community on an on-going basis. This is intended to allow you to get to know your neighbors more easily. Please welcome the following people:

- GARFIELD - Todd and Kimberly Phillips and Penny Simpson from southern Oregon
- JACKSON - Rob and Stacie Kramer from Ohio
- McKINLEY - Mike and Janell Graf and their 3 children from Newtown, PA
- LINCOLN - Clayton and Jacquie Sutherland from Chicagoland
- ROOSEVELT - Paul and Nicole Giovetsis and their daughter from Levittown, PA
- MADISON - Jin and Amber Paik and their 3 children from Danvers, MA

Help! We need more Ambassador volunteers!!!

Our Gulf View Estates street Ambassadors volunteer their time year-round to welcome new residents to our community. The Ambassadors are a friendly face as they introduce themselves to the new residents on their street and welcome them with a bag full of useful information about GVE, Venice and Sarasota. They also deliver the monthly newsletter to homes on their street October – May.

Each street has 1 - 3 Ambassadors. Some help out year-round. Some are here only seasonally. Some are back-up, helping when needed. We are in particular need of additional Ambassadors on the following streets: Washington, Lincoln, Taylor, McKinley, Wilson and Roosevelt.

If you'd like to participate in the Ambassador Program or have questions about what we do, please text or call **Lynn O'Neill @ 617-775-8830** or email to **lynnoneill50@gmail.com**

August Community Dinner



Manasota Beach during Hurricane Idalia



October 2023

Calendar of Events

October 5th – 12:00 Ladies Lunch
Applebee’s Restaurant – 4329 Tamiami Trail S
Call Jody Howard @ 201-390-3595

October 18th – 2 PM – HOA Board Meeting

October 26th – 5PM – Food Truck Night!
Mobstah Lobstah

November 2nd 11:30AM – Ladies Lunch
Pincher’s Restaurant – 900 Venetia Bay Blvd., Venice
Call Nancy Bell @ 843-384-3838

November 15th – 2PM HOA Board Meeting

November 16th 5PM – Food Truck Night!
Grace’s Taste of Poland

December 14th 5PM – Food Truck Night!
Get Chew Sum BBQ

Need to replace your shingles? Make sure they are **architectural/dimensional** shingles and **240lbs per square** minimum weight. Three tab shingles are not allowed. Lighter shingles will not be as storm resistant. **Thinking of selling?** Keep in mind that insurance companies often won’t write insurance on homes with roofs that are 15 years old or older. That means your potential buyer may not be able to close the purchase.

Board of Directors and Committee Chairpersons

President	William Hulshoff	518-524-7833	judgewh@yahoo.com
Vice-President	Sharron Klahr	703-608-8338	sklahr3158@gmail.com
Secretary	Bonnie McGuigan	941-375-8597	vmcguigan10@yahoo.com
TreasurerLandscaping	Jim Howard	201-906-7951	jimhoward307@yahoo.com
Director/Architectural Review	John L. Unnerstall	941-493-1325	grapenuts@outlook.com
Director/Maintenance	John Rathvon	717-799-3159	johnr52l@aol.com
Director	Doc Albers	941-310-9093	rsdermj@hotmail.com
Director/GVE Ambassadors	Lynn O’Neill	617-775-8830	lynnoneill50@gmail.com
Director/Newsletter	Eric Martell	407-947-3617	semartell@earthlink.net
Newsletter Committee	Eric & Sally Martell	407-947-3618	sallyemartell@earthlink.net
Flagpole	Joe Belle & Drew Buckmeister	845-661-5927	-

Your GVE Street Ambassador:

Name: _____ Phone: _____