

Sunstate Association Management
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<https://gulfviewestates.com/>

February 2024



The Gulf View

Community Meeting
Board Meeting February 21st – 2PM
@Jacaranda Library
Zoom access available

Sarasota County Sheriff
Non-Emergency Number
941-486-2444
Large Item Trash Pickup
941-493-4100

Commentary

Eric Martell, Editor

Winter is here! Well, Florida Winter anyway. Not too cold and not too long. Just enough to remind one of the cold weather we're missing up North. Take a minute to close your eyes and visualize shoveling snow off your sidewalk. Got it? Now, look around and think about how good we've got it in Florida.

The Maine Line Food truck was here and over eighty people purchased food. If you haven't yet come to one of GVE's food truck events, you should give it a try. The food trucks are selected based on recommendations and previous successful events, so the food is guaranteed to be good (or at least edible). The food trucks cost the HOA nothing. They are self-supporting with their sales. So, come and support the vendors and have a nice evening with the rest of the neighborhood.

Things you should know: It has been over a year since Hurricane Ian. Any outstanding damage should be repaired. The Board of Directors will start enforcing the Covenants and Restrictions in February. If you receive a letter from Sunstate Management saying you're out of compliance, you should contact Sunstate via email with a plan to remedy your property's issue. Sometimes the letters are rather vague and do not list your specific problem. For example, weeds in planting beds or landscaping needs trimming can cover various problems. There's a reason the letters are non-specific. It's not possible to write a personal letter regarding each violation, so the letters are generic. Plus, all compliance-related issues are specified by Florida Statute 720 and we must follow the state guidelines in all enforcement activities.

Please don't feel that you are being singled out for compliance enforcement. Every house in GVE has, at one time or another, had issues. The intent of enforcement is to keep the community looking good in order to raise property values and make it a good place to live.

Should you have any questions about the Covenants and Restrictions, please go to GulfViewEstates.com, hover over the "Association" tab, then click on "Association Documents" on the drop-down list. Select the 2012 version of the Easements, Covenants, and Restrictions. There is also a link to Statute 720, if you want to read some 60 pages of legal verbiage for the State's rules. Remember, by purchasing in a Deed-Restricted community, you agreed to abide by the community rules.

*****This next bit is important!** A light-colored SUV was speeding on Roosevelt and narrowly missed a woman who was walking by only a few inches on Tuesday the 30th. Sure, you're a good driver, but sometimes people make mistakes. **Abide by the 25MPH posted speed limit in the community.** A life-changing accident is not a good thing in which to be involved.***

Finally, Sally saw this on the net somewhere: "**The tragedy of life is that we get old too fast and wise too slow.**" Seems about right to me.

Best wishes to all!

Eric

HOA Dues are now payable.

Are You Missing Important Community Mailings?

You might need to Update your Information with the Management Company. Here's how:

1. Go to Gulfviewestates.com
2. Hover over Association to see the dropdown menu
3. Click on Association Forms
4. Click on Resident Information Sheet
5. Print the Info Sheet
6. Fill out the form
7. Mail it to Sunstate at the address on the bottom of the sheet.

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Board Meeting Notes

- **President's Report:** Minutes of the prior monthly meeting minutes and the organizational meeting were approved. We have a new Board member: Todd Phillips bravely volunteered to fill the vacant spot.
- **Resident's Comments:** Nothing at this meeting.
- **Vice President's Report:** Frontier has been contacted and should be taking action about the open cable boxes. Owners with missing pool cages will be receiving visits from County Code Enforcement. The law (in addition to our EC&Rs) states pools must not be left open.
- **Treasurer's Report:** We are operating within our budget. Working toward resolution of access to bank statements.
- **Secretary's Report:** Doc Albers has taken this position. There was discussion about the meeting minutes not being placed on our website. That will be rectified. Annual Report has been filed.
- **Management Company Report:** All mandated reports have been filed with the State. There was discussion about some residents not receiving mailings from Sunstate, particularly the annual dues statement. Dues of \$265 should be sent in now to avoid late fees. If you haven't received a billing letter, please contact Lauren at Sunstate. Over 200 residents have paid their dues at this time. We need to update the community directory. Please see the instructions on the front page.
- **Landscape Committee:** Residents are encouraged to report any problems they see with the irrigation at the front entrance to any board member. We need volunteers to work with the plantings at the front from time to time. Soliciting bids for mowing and irrigation at this time.
- **Maintenance Committee:** The Holiday lights were installed at the front entrance and many commented they look better than ever. The lights on the tall palms will remain in place for the year in order to save installation and removal costs. They will only be lit for certain holidays. The flag spot light lens needs to be cleaned periodically.
- **Street Committee:** The resurfacing of the remainder of the community is supposed to be on the county's schedule, but there has been no action as yet. Residents are encouraged to take extra care, including being considerate of others, when exiting the community. Traffic is high during the winter months and people come by GVE at high rates of speed. We do not want to have a fatality on our doorsteps.
- **Compliance Committee:** **Compliance enforcement will begin in February. If you receive a letter, do not ignore it. Damaged roofs that still require repair must be repaired or fines will be imposed. The compliance procedure is governed by State Statute 720 and GVE must follow that statute.** Common violations are usually landscaping related – trimming palm trees, removing dead trees, and weeds in landscaping beds. The goal is to improve the appearance of the community, which benefits everyone. Note that basketball goals and other play equipment are not permanent fixtures and must be properly stored when not in use.
- **Architectural Review Board:** One request to rebuild a leaking pool was approved by the board. Eric Martell is the new ARB contact.
- **Newsletter committee:** Board members' contact information is always included on the last page.
- **Events Committee:** This is a new committee. The chairs are Kim Baigert and Rosanna Gibbons. Their mission statement is to encourage socializing and friendliness among Gulf View Estates residents in a welcoming, informal setting. The budget allowance is \$500. A separate Hobby/Activity list will be inserted in the February Newsletter.
- **Street Ambassador Committee:** We have 32 volunteers, but additional volunteers are still needed. The 50/50 raffle proceeds from the Food Truck events go to the Ambassador Program overhead. The inventory of New Resident Welcome Bags needs to be refilled.
- **Unlawful Activities:** Nothing to report.
- **Community Comments:** The Post Office boxes are still the Postal Service's responsibility although the postal delivery person will deliver packages to the house address, if they will not fit into the parcel locker or if the locker is damaged. The County Tax website at SC-PA.com allows you to look up your property and provides a plat map with a measuring tool so you can see your property's dimensions and the easement locations.
- **Unfinished business:** A new and more visible No Soliciting sign will be posted at our entrance in an effort to discourage solicitors. Compliance issues with properties are included in the estoppel reports to Title Companies engaged in closing property sales. This could delay or interfere with a sale, so please address issues immediately, if you receive a compliance letter from the management company.
- **New Business:** The community's liability insurance was discussed. The Board is working on updating the EC&Rs to address numerous problems that have occurred. When this update is approved by the Board, it will go to the entire community for approval.

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Welcome to our new residents!

Andrew and Kandi O'Brien – 5832 Cleveland –
From Boca Royale and CT.

Jon and Deanne Hinson – 5834 Monroe – From
Winter Garden, FL.

Ann and Carl "Mitch" Deming – 5847 Wilson –
From Cape Coral, FL and CT.

The Food Truck Event was graced by a Flock of Flamingos

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Calendar of Events

February 1st – 12:00PM – Ladies Lunch
Dockside Waterfront Grill – 509 Tamiami Trl.
Call Margaret Johnson @203-524-4023

February 3rd – 9AM – 3PM Community Garage Sale (no participation fees required)

February 21st – 2PM HOA Board Meeting – Jacaranda Library

February 22nd – 4:00PM – Food Truck Night
Sausage Express

March 7th – 12:00 – Ladies Lunch
Norma Jean's Sport Bar -1635 US Highway 41 Bypass
Call Margo Davis @248-613-4574

March 20th – 2PM HOA Board Meeting – Jacaranda Library

February 3rd from 9AM to 3PM Annual Community Garage Sale

Time to Clean out your Closet and Garage!

There will be no participation fees required for this years community sale.

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	Doc Albers	941-310-9093	rsdermj@hotmail.com
Treasurer	Jim Howard	201-906-7951	jimhoward307@yahoo.com
Director/Maintenance	John Rathvon	717-799-3159	johnr52l@aol.com
Director/Landscaping	Todd Phillips	541-621-1221	phillipskevint@gmail.com
Director/GVE Ambassadors	Lynn O'Neill	617-775-8830	lynnoneill50@gmail.com
Director/Newsletter/ARB	Eric Martell	407-947-3617	semartell@earthlink.net
Newsletter Committee	Eric & Sally Martell	407-947-3618	sallyemartell@earthlink.net
Event Committee	Kim Baigert	860-302-5879	kimwarb@gmail.com
Event Committee	Rosanna Gibbons	410-382-7394	nutritionbestrx@verizon.net
Entrance Flagpole	Joe Bell	845-661-5927	

Your GVE Street Ambassador:

Name: _____ Phone: _____

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THE GVE COMMUNITY BOARD: Sharing Hobbies and Interests

Who would have known that there are so many talents and interests right here in Gulf View Estates! Below is a list of local contacts in our community. This is a “work in progress.” To offer suggestions or contribute your name to this listing in the future, call or text: 410-382-7394. In the meantime, let’s continue to keep Gulf View Estates a fun and welcoming community! Stay tuned for hobby-focused events in upcoming issues.

See ya around the neighborhood! Rosanna

IF YOU’RE INTERESTED IN:	CONTACT:	PHONE
Women’s Not so Serious Golfing: 9 Hole	Peggy Roder Sharon Mc Roberts	419-341-4005 630-649-8892
Corn Hole	Tom Myers	941-492-6757
Horse Shoes	Larry Sheltra	941 497 7433
Bocce	Sue Myers	941 492-6757
Exercise: Let’s improve our balance and strength	Kim Baigert	860-302-5879
Let’s go Fishing	Ed Mc Lellian	651 348 0093
Pedaling: Trikes welcome	Lynn O’Neill	617-775-8830
Pedaling: Bikes welcome	Sharon McRoberts	630-649-8892
Gentle Kayaking	Rosanna Gibbons	410-382 7394
Vintage Car Enthusiasts	Doc Albers	941-340-9093
I DON’T Kill Orchids	Linda Unnerstall	h-618-541-6376 c-618 978 1731
Fostering Monarch Butterflies	Kim Baigert Lisa Kyriakos	860-302-5879 610-202-9221
Mahjong	Linda Sussman	914-408-9486
Gardening, Plant Swap	Anette Hinckley	209-968 1004
Creative Writing	Eric Martell	407 947 3617
Cooking and Wine Tasting	Lorene Whalen Sharon McRoberts	941 236 1097 630-649-8892
Card Games	Jody Browning	201-390-3595
Crafting/Scrapbooking	Nicole Giovetsis	215-813-2841
Book Club	Kim Baigert	860-302-5879
Guitar	Eric Martell	407 947 3617
Veterans ‘Sharing	Clayton Sutherland	331-245-4407
Let’s go Thrifting!	Linda Urosev	708 476 9454