

Sunstate Association Management  
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April 2024



# The Gulf View

**Community Meeting**  
**Board Meeting April 17<sup>th</sup> – 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

April Showers bring May Flowers, is the old saying. Right now, a few more showers would be welcome. Our plants are burning up!

This edition will be the last home-delivered newsletter until October. However, we will continue to send out email newsletters monthly and put printed versions in the bulletin board along with a few in the newsletter box. There will be no Board Meeting or newsletter in June and August. The April Food Truck event will be the last until October. Monthly events during the hot period will be our traditional Neighborhood Dinners held at various restaurants on the 4<sup>th</sup> Thursday of each month. Dinner Hostess and location will be on the back page of each newsletter.

You may have noticed an alarming trend in the news. The country is suffering from a wave of squatters taking over unoccupied houses. In many venues, evicting them is difficult, and the police have their hands tied, which is usually considered a civil matter. Owners have suffered extensive losses; some owners have even been arrested for their efforts to evict a squatter who was using landlord-tenant laws against them. Many of our residents enjoy the snowbird life, leaving their Florida homes vacant in the summertime. An unoccupied house could be construed as an invitation to squatters until this month. The Florida legislature and the governor just implemented an anti-squatter law that makes it far easier to evict a squatter and imposes felony-level penalties on the squatter for damaging the property. This is a great benefit for Florida property owners, but having a friend or neighbor watch your property when you're out of town is still a good idea.

Despite the No Soliciting sign at our entrance, solicitors have regularly come through the neighborhood. The sign at the entrance cannot be legally enforced because courts have ruled that enforcement by a legal entity would violate the First Amendment's free speech clause. You can simply tell solicitors to leave your property, or you will be forced to call the sheriff. You are not subject to the same limitations as the community since your residence is private property.

We are nearing hurricane season with all that implies. I prefer to view it as the season when the traffic relents and the beach is less crowded. If you look at things from the correct perspective, there is always a positive aspect to them.

We were speaking to one of our senior residents today, and she made an interesting observation. We all have heard that cats have nine lives, but few of us know that there is another animal with even more lives than cats. (Cue game show music while you think about what animal it could be.....) Ok. Times up. It's the frog because they 'croak' every day. Well, it's corny, but it's maybe good for the younger grandchildren.

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](http://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.

April 2024

## Board Meeting Notes

- **President's Report:** Minutes of the prior monthly meeting minutes and the organizational meeting were placed on hold for approval pending some corrections. Gulf View's insurance agent spoke to the meeting via Zoom. 1) GVE has no property coverage (since we essentially own no community property). 2) GVE is covered with General Liability with limits of one million and two million aggregate. 3) There is a fidelity bond covering theft of community funds. 4) The Board of Directors and Committee Members are covered by E&O against legal actions up to a million for legal costs with a \$2500 deductible.
- **Resident's Comments:** There was a complaint about a car which has been parked in the yard on Adams Road for some time. The homeowner has been notified of the violation. The issue regarding the fence on Garfield is still pending.
- **Vice President's Report:** Nothing to report at this time.
- **Treasurer's Report:** Pointed out that the prior meeting's minutes were incorrect. Approximately 10% of the residents have not yet paid the 2023 dues. Some that haven't paid prior years have been referred to our attorney. The Treasurer is still working to obtain access to the bank statements.
- **Secretary's Report:** The minutes will be corrected for next meeting.
- **Management Company Report:** Still some dues are still outstanding. Please send them in. Sunstate is working on updating their database. The form for you to update your record is posted on the website at GulfViewEstates.com.
- **Landscape Committee:** Bid are being received. Volunteers were solicited to help plant the entry island.
- **Maintenance Committee:** Discussed relocating and resizing signs at entrance to enhance visibility. More speed limit signs are suggested. We still have too many speeders. The lights on the front entrance palms will remain up year-round. There was a discussion of the no soliciting sign at the front entrance and a suggestion that it be relocated to make it more visible.
- **Street Committee:** 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 the GVE entrance at high rates of speed. We do not want to have a fatality on our doorsteps.
- **Compliance Committee: Compliance enforcement began 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. The state says that anything in direct view from any adjacent property falls under the compliance purview. **A violation reporting form has been placed on the website. The Board voted to reduce the per day fine from \$100 to \$50 and to continue the prior practice of applying the fine from the first day the homeowner was notified of the violation. This means that, if you get a compliance notice, you should immediately contact the management representative (info at top of the newsletter), find out specifically what you need to do, and then get it done. If you wait until the 3<sup>rd</sup> notice, you may incur a hefty fine. Note that FS 720 and the EC&Rs limit the maximum fine for any one compliance issue to \$3000.**
- **Architectural Review Committee:** There were three requests for ARC permission. One to widen and renew a driveway, one for a vinyl panel to cover ac/pool equipment, and one for a screen enclosure modification. All were approved. Eric Martell is the new ARC contact.
- **Newsletter committee:** Board members' contact information is always included on the last page. The condition of the community bulletin board and newsletter box was discussed. John Rathvon volunteered to investigate replacing the bulletin board with a PVC bulletin board.
- **Events Committee:** The board discussed setting up an official Facebook page. There is a GVE FB page, but it is operated by a non-board member and accuracy of posts cannot be ensured by the board. The community website at GulfViewEstates.com currently offers the ability to post ads under the Classified Tab, however, it is not used often. A Saturday Sunset Get Together was set for Manasota Beach on March 20, plans are for a continuing monthly event.
- **Street Ambassador Committee:** We have 32 volunteers, but additional volunteers are still needed. A meeting is scheduled for April 10<sup>th</sup> for the Ambassadors (see calendar).
- **Unlawful Activities:** Nothing to report.
- **Community Comments:** USPS has an "Informed Delivery" program which sends you images of mail pieces that will be delivered. If you're concerned about your mail, this is a way to keep better track of incoming letters. Sign-up online.
- **Unfinished business:** Eric Martell agreed to purchase a sample Alligator/Snake Warning Sign. A suggested location for posting such signs was the back side of the benches along the pond.
- **New Business:** Landscaping – Margo Davis and Mary Ann Novak volunteered to oversee the planting of annuals in the front beds.
- The meeting was adjourned.

# April 2024



Sunset/Moonrise at Manasota Beech



Street Harvest Food Truck



The Easter Bunny showed up at the Food Truck Event



## April Food Truck Bike Parade

Bring your Bike, Trike, Golf Cart, Scooters, Skateboards, Unicycles, Rollerskates, Pogo Sticks...

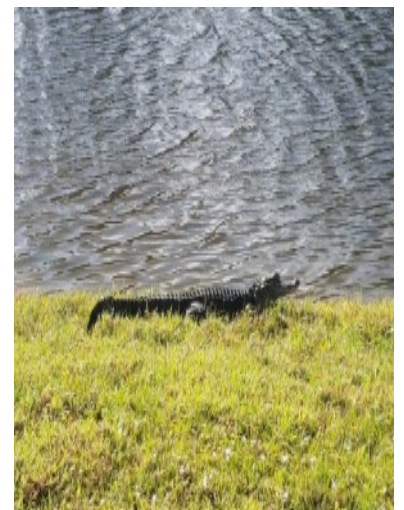
Add Reflectors and Glow Sticks for a Bike Parade through the neighborhood.

After dark and immediately following the Food Truck.

Starting Point is the Food Truck Location.



Cornhole Players



One of our local Gators

**April 2024**

**Calendar of Events**

**Wednesday April 10<sup>th</sup> @10:30AM – Ambassador Meeting  
Lynne O’Neill – 1415 Roosevelt Dr.**

**April 11 – 12:00PM – Ladies Lunch  
Landy’s Restaurant – 1400 AquaView Lane, Englewood  
Linda Urosev@708-476-9454**

**April 17<sup>th</sup> – 2PM HOA Board Meeting – Jacaranda Library**

**April 25<sup>th</sup> – 5:00PM – Food Truck Night  
“In A Pickle”: A Street Food Deli**

**April 20<sup>th</sup> – Sunset/Moonrise Event @ Manasota Beach  
One hour prior to Sunset – Bring Chairs, snacks and drinks for yourself.  
Far Right of Pavilion - Weather Permitting.**

**May 9<sup>th</sup> – 11:30AM – Ladies Lunch  
Farlows on the Water – 2080 S. McCall Rd, Englewood**

**Welcome New GVE Residents**

David Zemke & Patricia Guthrie - Roosevelt Drive – From Chicago

**Board of Directors and Committee Chairpersons**

<b>President</b>	<b>William Hulshoff</b>	<b>518-524-7833</b>	<a href="mailto:judgewh@yahoo.com">judgewh@yahoo.com</a>
<b>Vice-President</b>	<b>Sharron Klahr</b>	<b>703-608-8338</b>	<a href="mailto:sklahr3158@gmail.com">sklahr3158@gmail.com</a>
<b>Secretary</b>	<b>Doc Albers</b>	<b>941-310-9093</b>	<a href="mailto:rsdermj@hotmail.com">rsdermj@hotmail.com</a>
<b>Treasurer</b>	<b>Jim Howard</b>	<b>201-906-7951</b>	<a href="mailto:jimhoward307@yahoo.com">jimhoward307@yahoo.com</a>
<b>Director/Maintenance</b>	<b>John Rathvon</b>	<b>717-799-3159</b>	<a href="mailto:johnr52@aol.com">johnr52@aol.com</a>
<b>Director/Landscaping</b>	<b>Todd Phillips</b>	<b>541-621-1221</b>	<a href="mailto:phillipskevint@gmail.com">phillipskevint@gmail.com</a>
<b>Director/GVE Ambassadors</b>	<b>Lynn O’Neill</b>	<b>617-775-8830</b>	<a href="mailto:lynnoneill50@gmail.com">lynnoneill50@gmail.com</a>
<b>Director/Newsletter/ARC</b>	<b>Eric Martell</b>	<b>407-947-3617</b>	<a href="mailto:semartell@earthlink.net">semartell@earthlink.net</a>
<b>Newsletter Committee</b>	<b>Eric &amp; Sally Martell</b>	<b>407-947-3618</b>	<a href="mailto:sallyemartell@earthlink.net">sallyemartell@earthlink.net</a>
<b>Event Committee</b>	<b>Kim Baigert</b>	<b>860-302-5879</b>	<a href="mailto:kimwarb@gmail.com">kimwarb@gmail.com</a>
<b>Event Committee</b>	<b>Rosanna Gibbons</b>	<b>410-382-7394</b>	<a href="mailto:nutritionbestrx@verizon.net">nutritionbestrx@verizon.net</a>
<b>Entrance Flagpole</b>	<b>Joe Bell</b>	<b>845-661-5927</b>	

Your GVE Street Ambassador:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_