

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

April 2025

# The Gulf View



**Community Meeting**  
**Bi-Monthly Meeting April 16<sup>th</sup> 2:00PM**  
**Jacaranda Branch Library**  
**Zoom access available**  
**Referendum on Revised GVE Documents**

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

## Commentary

Eric Martell, Editor

April is here, and the weather seems to be reverting to Florida's norms. The cooler temps were wonderful while they were here, though. The newsletter will be short this month since there was no board meeting in March. I'm going to limit my remarks to some ongoing bothersome issues.

1. We live in a deed-restricted community. The deed to every property in GVE bears wording that states that ownership is Subject to the community Covenants and Restrictions. By purchasing your property, you have legally agreed to abide by the community rules whether or not you've read them. The covenants and restrictions are available on [GulfViewEstates.Com](http://GulfViewEstates.Com).

The original Covenants and Restrictions were written in favor of the developer. The Board has spent months revising them to make them more community and family-oriented, address some issues that have come up, and rephrase wording so that it's easier to understand. **You have the opportunity to vote on the revisions on April 16th.** Please come to the board meeting or submit your proxy. **We Must have 67% of the entire community approve these changes, so your attention to this is critical.**

2. Architectural Review of changes to your property is another issue. If you're considering making exterior changes to your home or lot, a good first step is to review the Covenants and Restrictions. Prohibited changes and changes that require approval are detailed in them. If your desired change requires approval, you can download the Architectural Review request form from [GulfViewEstates.Com](http://GulfViewEstates.Com) and follow its instructions to request approval. For your own sake, do this before making changes to your property that you may have to remove later.

3. Compliance Issues: If you get a letter stating that your property requires maintenance, understand it is not a personal attack. The compliance process is there to help keep our community looking nice. Without it, our community would look much less desirable. After receiving a notification, your first step should be to email the management company with your proposed solution. Have patience. The turnaround time sometimes leads to you receiving an additional notice after the problem has been fixed. You will not be fined unless you allow the issue to continue for 3 contiguous months.

4. Road use. GVE has public county-maintained roads. As such, both state and county usage rules apply. GVE does not have sidewalks (which would cost a fortune), and people use the roads for automotive traffic plus pedestrian and bicycle traffic. Keep in mind that everyone must work together to remain safe. Don't speed. It's not that far from the entrance to your house, so speeding will not save you any significant time. Walk on the side of the road facing oncoming traffic. Bicycles are considered vehicles. Ride them like you are driving an automobile and obey traffic signs, including Stop signs. Let's be safe out there.

5. A reminder about Wildlife (and, no, I'm not referring to parties;-) Our community has many largely unseen feral visitors. Coyotes, raccoons, and bobcats come through on a nightly basis. Feral pigs sometimes visit the perimeter lots. Waterways are often home to snakes and alligators.

A day ago, I was surprised to find a five-foot Eastern Diamondback Rattlesnake (a protected species) coiled up in my neighbor's backyard. It was well camouflaged and could have easily been overlooked. They are not notably aggressive unless disturbed, but they don't like to be stepped on. They rarely come through the community, but remember there is always that possibility.



Regards,  
Eric

**April 2025**

**Calendar of Events**

**April 10<sup>th</sup> – 12 PM – Ladies Lunch**  
**Abby’s on Miami – 220 Miami Ave.**  
**Margaret Johnson – 203-524-4023**

**April 16<sup>th</sup> – GVE Board Meeting**  
**2 PM at Jacaranda Library**  
**Critical Referendum on Amended GVE Documents**

**April 20<sup>th</sup> – Happy Easter!**

**April 24<sup>th</sup> – Food Truck Night**  
**Black Label Food Truck – 5 PM – By Ponds on Pierce**

**April 26<sup>th</sup> – Sunset Get-Together @Manasota Beach**  
**One hour prior to sunset – Farthest North Entrance – Weather Permitting**

**May 8<sup>th</sup> – 12 PM – Ladies Lunch**  
**Norma Jean’s Sports Bar & Grill**  
**Margo Davis – 248-613-4574**

**Welcome to New Neighbors!**

**5829 Jackson – Mark Pennell, Kim Davenport, Teya Haze – From Wellen Park**

**Board of Directors and Committee Chairpersons**

<b>Past-President</b>	<b>William Hulshoff</b>	<b>518-524-7833</b>	<a href="mailto:judgewh@yahoo.com">judgewh@yahoo.com</a>
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<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 Belle</b>	<b>845-661-5927</b>	

Your GVE Street Ambassador:

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