

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

August 2025

The Gulf View



Community Meeting
Bi-Monthly Meeting August 20th 2:00PM
Jacaranda Branch Library
Zoom access available

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

Commentary

Eric Martell, Editor

Welcome to tropical heat! The West Coast of Florida has a propensity to exceed expectations in numerous ways, and an excess of summer heat is no exception. All I can say is, "God Bless Willis Haviland Carrier." He was so hot that he was motivated to invent modern air conditioning in 1902. We may not be A/C techs, but we can certainly appreciate the fruit of his efforts.

Here are a couple of topics that continually provide controversy: **Architectural Review** of changes to your property is the first. If you want to make exterior changes to your home or lot, the first step is to review the Community's Covenants and Restrictions (easily found on our website). Prohibited changes and changes that require approval are detailed in those documents. If your desired change requires approval, you can download the Architectural Review request form from GulfViewEstates.com. Follow the instructions to request approval. For your own sake, do this before making changes to your property. If you've made prohibited changes, you may be required to remove them.

Restriction Compliance is the second topic. Sunstate sends out letters detailing violations of community rules. You will receive a monthly notice for 3 months and, if the issue is not successfully addressed by that time, you will be referred to the Compliance Committee for evaluation. The Compliance Committee will then recommend a fine to the Board of Directors. The Board will assess the situation and decide on a course of action, which may include a fine to be assessed on a daily basis.

If you receive a letter stating that your property requires maintenance, please understand that 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. Use the email address in the newsletter's header (above). Have patience. The turnaround time sometimes leads to you receiving an additional notice or two after the problem has been fixed. You will not be fined unless you allow the issue to continue for three contiguous months.

On another topic, while the Board of Directors wants to keep the annual assessment low, it must be recognized that prices continue to escalate. Our Community is not large, but we still have expenses. The primary items GVE requires are Insurance, Electricity (lighting, fountains, irrigation), landscaping, management company services, pond maintenance, lighting systems maintenance, sprinkler system maintenance, and, sometimes, legal services. I'm sure I've forgotten a few items, but you get the picture. The Board members pay annual dues and are committed to keeping costs as low as possible.

Good management requires that the Community maintain a reserve to cover unexpected expenses. Our reserve has been seriously depleted by storm damage and legal fees in the last couple of years. There are two ways to rectify this. We can either pay a special assessment or increase the annual dues. No one that I know likes special assessments, so, pending the annual budget process results, we may see the dues increase again. We are still the least expensive deed-restricted Community in the area. Many of the newer and larger communities have expensive amenities that cost their residents close to a thousand dollars per month. Comparatively speaking, that makes our dues a bargain.

Finally, while real estate values have stagnated for months, we are now seeing more homes in GVE sell. That indicates that our Community is still desirable and a great place to live. Let's all work to keep it that way.

Regards, Eric

August 2025

Calendar of Events

August 14th – 12 PM – Ladies Lunch
Farlows on the Water
Shirley Sampson – 513-515-0335

August 20th – GVE Board Meeting
2PM Jacaranda Library and Zoom Access
Open to all Residents

August 23rd – Sunset Get-Together @Manasota Beach
One hour prior to sunset – Farthest North Entrance – Weather Permitting

August 28th – 6:30PM – Community Dinner
Captain Eddies Seafood Bar
Terry MacAllister – 865-705-8982

September 11th – 12 PM – Ladies Lunch
Gold Rush BBQ
Marsha Stevenson – 203-733-1267



Ladies Lunch



Community Dinner

Welcome to New Neighbors!

Garcia Miladinovich – 5824 McKinley
Stephen and Harry Fralich – 5872 Monroe
Ralph and Terry Rienzo – 5872 McKinley
Russell and Cheryl Mauro – 5868 Jefferson

Board of Directors and Committee Chairpersons

President	William Hulshoff	518-524-7833	judgewh@yahoo.com
Director/Landscaping	Tom O'Toole	781-775-5466	tomotoole4948@gmail.com
Director/Maintenance	Tim June	914-564-4212	timjune406@gmail.com
Treasurer	George LaFond	401-527-1137	georgelafond@verizon.net
Director/ARC	Eric Martell	407-947-3617	semartell@earthlink.net
Director/Compliance	Gary Martiner	941-321-1137	gmartiner1@verizon.net
Director	Vacant		
GVE Ambassadors	Lynn O'Neill	617-775-8830	lynnoneill50@gmail.com
Newsletter Editor	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: _____