

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

September 2025

# The Gulf View



**Community Meeting**  
**October Date TBD 2:00PM**  
**Jacaranda Branch Library**  
**Zoom access available**

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

## Commentary

Eric Martell, Editor

We are deep in the hottest days of the year, but cooler ones are coming. Meanwhile, keep your A/C tuned up and use your pool to cool down. We live in Florida by choice, remember?

Our community continues to be a bargain with regard to the annual assessment, however the deferred maintenance issues of years past are beginning to build up. Our entrance is not showing to best advantage. We've had some electrical work that is now complete, but the Center Island still needs a tune-up. The Board discussed removing all plants and grading the island down to curb height, but the estimated cost was over \$50,000 – too much for our limited budget. Less ambitious plans for refreshing the plants and mulch are now in process.

The ponds near the entrance are filling with weeds. This will potentially cause a drainage issue and the Board is working with the vendor to rectify this. Spraying the weeds is an ongoing process. The wall to the East of the entrance (Englewood side) is in danger of being undercut by the invasive armored catfish in the pond. Volunteers are needed to net the fish (they are easily visible near the shore). Reducing their population may help preserve the shoreline.

Many of the mailboxes are in need of maintenance. A new box costs about \$2,500 and we have more than 30, but the Board has contacted a company that repairs them and renovation pricing is underway.

The Board wants to keep the annual assessment low, but 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. The Board members pay annual dues and are as motivated as anyone else to keeping costs low.

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. Pending the annual budget process results, we will 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.

One issue that has come up which needs everyone's help is not every rental property owner has gone through the approved process when renting. The Management company must be notified and the tenants must have a background check. Some owners are skipping that process and, as a result, their properties may appear neglected. The Management company doesn't know which properties are rented in this way, so the Board is asking for anyone who knows of a rental to let a board member know the address. This may allow us to get this issue under better control.

Finally: Dog owners won't appreciate this, but cats actually own the house – That's why Homeowner has Meow in the middle.

**Regards, Eric**

September 2025

## Board Meeting Notes

**We have a new President: Tim June and Kandi O'Brien has agreed to fill one of the vacant Board seats. Thanks to both! The Board is composed of volunteers who run for election at our annual December meeting. Please consider volunteering.**

- **President's Report:** Minutes of the prior monthly meeting minutes were approved. The Pond vegetation issue will be investigated. The vendor is currently treating the weeds bi-monthly. Will be asked to increase treatment frequency. Insurance costs have gone up and we are shopping for coverage. Entrance palms will be wrapped with LEDs in the next couple of months.
- **Vice President's Report:** No Report.
- **Treasurer's Report:** There are 3 accounts in deficit: Office expenses – due to legally required mailing, insurance, and repairs/maintenance. These accounts are approximately \$10,000 in the red. Other accounts are holding a surplus, so we should be able to move the money to cover expenses. We will have a clearer picture by mid-October so we can begin our annual budgeting process.
- **Landscape Committee:** It will be necessary to check finances in October to see what projects can be undertaken. There is a safety concern with the entrance island and the plants need to be changed out. The tallest palms on the center island were removed and a quote obtained for installing Christmas Palms, but we're holding until budgeting can be determined.
- **Maintenance Committee:** No Report.
- **Compliance Committee:** Several homes have reached the fining point in the compliance process. Getting fined takes a serious problem and a complete disregard for the repeated notices. If you receive a compliance notice, please don't ignore it. Also, understand that it takes some time for the notices to be sent out. People often complain that they are getting notices for issues they've already fixed. Have patience. The process will catch up with itself. If you have an issue that can't be fixed, bring it to the attention of the board.
- **Architectural Review Committee (ARC):** Several requests were approved. Note: ARC approval for a new roof or window replacement is not required as long as the changes meet standards and do not change the opening size. We strive to handle requests quickly. Once approved, the approval will not expire until the change is complete.
- **Newsletter committee:** The Board voted to suspend physical home delivery of the newsletter. There will be a limited number printed and these will be placed in the box at the bulletin board. Delivery by email will continue. If you're not getting an email copy, contact the Management company to make sure they have your current email address.
- **Events Committee:** The monthly dinners have been changed to a 6:30 start time. Sunset beach meetings have not been well attended, but will continue to be held.
- **Street Ambassador Committee:** The Street Ambassadors will continue with the New Resident Welcome program.
- **Unfinished Business** – The changed community documents are waiting for attorney approval before they go into effect.
- **New Business** – Notice of some "Porch Piracy" where boxes delivered to a front porch were opened and items stolen.

### **Are You Missing Important Community Mailings such as dues notices?**

**You can Update your contact Information with the Management Company. Here's how:**

1. Go to [Gulfviewstates.com](http://Gulfviewstates.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.

## September 2025

### **Residents' Issues:** Items brought up at the most recent Board meeting:

- It's been noticed that people are leaving garbage along the ponds.
- There have been complaints that bicyclists are not observing traffic signs. – This is an ongoing complaint made by numerous residents.
- Vehicle speeding continues to be a threat for both pedestrians and wildlife. – This is an ongoing complaint made by numerous residents.
- Some homeowners are not following the rules about trash cans being kept out of sight.

Please remember that the community rules are intended to keep the neighborhood looking nice and are for everyone's benefit. Note: If you want to change some of the rules, there is a formal process to follow. The community operates as a democratic organization. Everyone has a vote and residents can follow a petition process for desired changes.

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*The August Community Dinner was held at Captain Eddie's. The food was great and the company was entertaining!*

Check the Event's Calendar on the last page for scheduled events. There's always room for more people!

# September 2025

## Calendar of Events

**September 1<sup>st</sup> – Happy Labor Day!**

**September 11<sup>th</sup> – 12 PM – Ladies Lunch  
Gold Rush BBQ  
Marsha Stevenson – 203-733-1267**

**September 20<sup>th</sup> – Sunset Get-Together @Manasota Beach  
One hour prior to sunset – Farthest North Entrance – Weather Permitting**

**September 25<sup>th</sup> – 6:30PM – Community Dinner  
Tarpon Grill – 124 Playmore Dr. North Port  
Jody Browning – 201-390-3595**

**October 9<sup>th</sup> – 12 PM – Ladies Lunch  
Applebees  
Jody Browning – 201-390-3595**

## Welcome to New Neighbors!

**Edward & Dylan Southworth – 5859 Lincoln  
John & Patricia Mayer – 1336 Roosevelt**

## Board of Directors and Committee Chairpersons

President	Tim June	914-564-4212	timjune406@gmail.com
Vice-President	William Hulshoff	518-524-7833	judgewh@yahoo.com
Secretary	Vacant		
Treasurer	George LaFond	401-527-1137	georgelafond@verion.net
Director/ARC/Maintenance	Eric Martell	407-947-3617	semartell@earthlink.net
Director/Landscaping	Tom O'Toole	781-775-5466	tomotoole4948@gmail.com
Director/Maintenance	Gary Martin	941-321-1137	gmartiner1@verizon.net
Director	Vacant		
Director	Kandi O'Brien	860-209-7885	kandihobrien@gmail.com
GVE Ambassadors Committee	Lynn O'Neill	617-775-8830	lynnoneill50@gmail.com
Newsletter Committee	Eric & Sally Martell	407-947-3618	sallyemartell@earthlink.net
Flagpole	Joe Belle	845-661-5927	-

Your GVE Street Ambassador:

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