

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

November 2025

The Gulf View



=> **Community Meeting: November 12th – 2:00PM**
Jacaranda Branch Library
=> **Annual Meeting: December 18th -- 6:00PM**
Jacaranda Branch Library
Zoom access available

Sarasota County Sheriff
Non-Emergency Number
941-486-2444
Solid Waste Big Item Pickup
941-557-5040

Commentary

Eric Martell, Editor

By the time this newsletter has been released, the lighting project at the front entrance should be complete. The center island has been cleaned and groomed and new post lights illuminate the entrance. The first three palms on each side now are wrapped with long-lasting rope lights which may be lighted for holidays. The two post lights by the entrance provide plenty of light to see the turn onto Adams Road, so it should be easier to find our entrance when returning after dark.

Halloween was, as usual, well spooked by trick-or-treaters visiting our community from other neighborhoods. We walked around the perimeter of GVE the next morning, picking up litter. Surprisingly, there was much less than previous years. We only filled one Publix' grocery bag about half full of candy wrappers and some lost candy. I found this reassuring in that the parents and children exhibited a degree of responsibility that the mass media had led me to believe was now missing from our society.

The Board is working on budgeting for next year. Overall, we've managed to fit needed expenses into the existing budget, but there is a major problem facing the community. Our ponds have become infested with invasive armored catfish {[Hypostomus plecostomus](#)}. This wouldn't be so bad, except the blamed things have a nasty habit of borrowing into the banks which then collapse.

During the last year, we have lost nearly four feet of shoreline adjacent to the wall as a result. In one spot, there is only about two feet between the water and the wall due to the catfish borrows. The ground there is soft and will soon collapse, so it's dangerous to walk by that spot (and several others).

After consulting with both the county and engineering firms, it appears the only remedy is to rebuild the shore and line it with rip-rap (loosely-laid stones). To do this job properly will run over \$100,000. That is nearly our entire annual budget. If the wall is undercut, it will collapse and that would mean a much larger repair bill.

There are two approaches to remedy this problem. We could have a one-time special assessment to raise enough money to do the entire job. That would probably amount to somewhat less than \$300 per household. The second approach is incremental. We can have shoreline replacement and rip-rap placed in the worst areas for an estimated \$20,000. That would need to be paired with a small increase in annual dues to allow us to build up enough reserve to handle the full job in a few years.

If you're interested in providing input into the budgeting process, please attend the next meeting.

The annual meeting is when new board members are elected. You should have received notice of the meeting in the mail along with a form to nominate board members. If you're looking for an active role in helping manage the community, please consider running for the board. It is a necessary job. Without the HOA, the neighborhood might end up looking much worse, and that would impact home values negatively. One of the reasons people purchase in GVE is because it is well kept and the homes have what Realtors call curb-appeal. Having an old pickup on blocks or various pieces of lawn equipment, trailers, and old boats in the front yard is a guaranteed way to devalue both your house and your neighbors. In my opinion, maintaining property values should be a priority for all owners in GVE.

Best Regards! Eric

November 2025

Board Meeting Notes

- **Homeowners Comments:** Garbage on Pierce – people are littering on a consistent basis and it looks terrible. Bicyclists are not following traffic rules and this may eventually cause an accident. Some residents are either in a hurry to get out or to get home and think that speeding is a solution. You might save 30 seconds if you drive like a maniac through the community, but a rational mind would conclude that it isn't worth it. If nothing else, you'll risk making your neighbors angry. School bus stops are a problem when parents create congestion by parking to pick up or drop off their students. If parking on a side street, keep in mind per FL law that you should park at least 25 feet from the Stop sign. In addition, a few cars have been observed failing to obey the mandatory stop while the school bus lights are flashing. All of this can be solved by being considerate and responsible.
- **President's Report:** Minutes of the prior monthly meeting minutes were approved. We are looking for an insured handyman to work on mail box repair. **The changes to our Easements, Covenants, and Restrictions (our operating rules) have been recorded and are now in effect.** We are compiling a list of additional changes that should be made. We need to somehow generate a list of all rentals in the community to ensure that owners are going through the process for approval. We must be able to contact owners to ensure their properties do not become a problem for the neighbors.
- **Vice President's Report:** No Report.
- **Secretary's Report:** Tom O'Toole ratified as Secretary.
- **Treasurer's Report:** Funds are adequate to cover existing expenses, but needed repairs to the pond shore will pose a problem that will probably require raising the annual dues. Items discussed were: Insurance, Electrical work, palm tree removal, office expenses, and reserves. Investigating a GVE credit card to simplify minor purchases.
- **Management Company Report:** Welcome to Gina Fouquet, our new Community Association Manager. She is new to Sunstate and has to learn their system, but she comes to us with years of Community Management experience.
- **Maintenance Committee:** Armored catfish are destroying the shoreline and threatening the wall's stability. The community wall needs some stucco repair, cleaning, and painting.
- **Compliance Committee:** Compliance enforcement is proceeding as usual, but the Board has resolved to review the process in order to make it more efficient.
- **Architectural Review Committee (ARC):** Keep in mind that the operating rules have changed. New fences are specifically disallowed. If you are considering making changes to the exterior of your house, check on ARC approval first, before you start. It isn't difficult and you'll avoid a potential fine. You do not need ARC approval for a new roof or window replacement, unless the outside footprint of the house is changed. If you are adding concrete or paver walkways, follow the ARC process for approval. Equipment enclosures for A/C and pool equipment (also trash bins, if not stored in the garage) are required by our Covenants. If you are adding one or significantly modifying an existing enclosure, you must apply for ARC approval. We strive to handle requests quickly. Once approved, the approval will not expire until the change is complete.
- **Newsletter committee:** Newsletters will no longer be delivered to each residence by default. They will be sent by email, also posted on the Bulletin Board and on the website, and copies will be available in the box by the Bulletin Board.
- **Events Committee:** We are back on our winter schedule – watch for event signs at the front entrance. We are still updating Hobby Lists – there are 27 different opportunities on the list at this time. The majority of the residents present agreed that they enjoyed the Food Truck Events – especially since these events are paid for by food sales and do not cost the community. You don't need to buy food, come and enjoy the evening with your neighbors.
- **Street Ambassador Committee:** The Street Ambassadors are short-staffed and need more volunteers. Ambassadors will be handing out Welcome Folders to new residents going forward.
- **Unfinished Business** – New board members are needed, so please consider nominating yourself in November. Terms are nominally for 2 years and require an annual training of 4 hours.

Are You Missing Important Community Mailings such as dues notices?

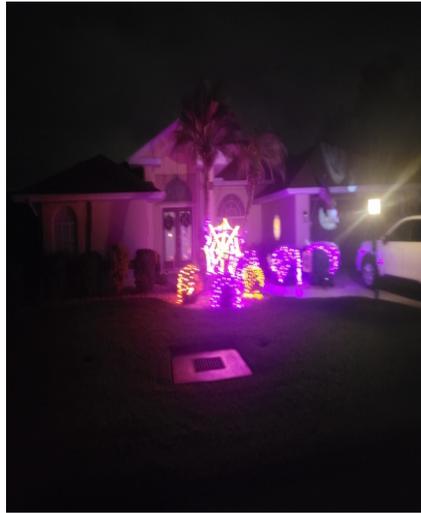
You can Update your contact Information with the Management Company. Here's how:

1. Go to Gulfviewstates.com
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.

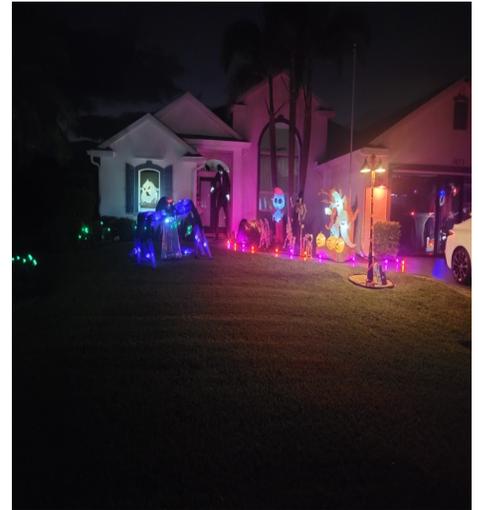
November 2025



Spooky Decor for Halloween



Halloween Atmosphere



Lots of Ghouls and Etc.



Haunted Graveyard



Snow White made a Halloween visit in search of candy.

Welcome to New Neighbors!

5832 Garfield Rd. - Stephen and Tammi Tefft

5888 Garfield Rd. - Chad and Ranny Fritany

1438 Roosevelt Dr. - Keith Price and Joanne Benton

5891 Madison Rd. - Colby Gibson

5888 Buchanan Rd. - Kevin and Jennifer Riggs

November 2025

Calendar of Events

Happy Thanksgiving!

**November 6th – 12PM - Ladies Lunch – Fins at Sharkey’s
Rosanne Gibbons – 410-382-7394**

November 12th GVE Board Meeting - 2PM @ Jacaranda Library/Zoom Access

***November 13th* – 4PM Food Truck – The Maine Line
On Pierce between Buchanan and Garfield**

***November 15th* – Sunset Get-Together @Manasota Beach
One hour prior to sunset – Farthest North Entrance – Weather Permitting**

**December 11th – 4PM Food Truck – Grace’s Taste of Poland
On Pierce between Buchanan and Garfield**

**December 18th GVE Annual Board Meeting – 5PM Cookie Exchange –
Meeting starts at 6PM @ Jacaranda Library/Zoom Access**

Board of Directors and Committee Chairpersons

| | | | |
|------------------------------------|---------------------------------|---------------------|------------------------------------|
| President | Tim June | 914-564-4212 | timjune406@gmail.com |
| Vice-President | Vacant | | |
| Secretary / Dir Landscaping | Tom O’Toole | 781-775-5466 | tomotoole4948@gmail.com |
| Treasurer | George LaFond | 401-527-1137 | georgelafond@verion.net |
| Director/ARC/Maintenance | Eric Martell | 407-947-3617 | semartell@earthlink.net |
| 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:** _____