

Sunstate Association Management  
Gina Fouquett - 941-870-4920x208  
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Community Website:  
<https://gulfviewestates.com/>

January 2026

# The Gulf View



**Community Meeting**  
**January 21<sup>st</sup> -- 2:00PM**  
**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

### Happy New Year and Etc! Etc!

As part of your resolution list (I know you've probably made at least two. One to improve yourself in some way, and a second one to not forget to work on the first one.) I hope that you've resolved to contribute to our community in some fashion. We always need volunteers for various projects.

The dues will increase to \$350 per year. Expenses for everything have multiplied over the last several months, a fact I do not need to apprise you of. The increase was kept as small as possible, considering the ongoing bills. However, this will not generate enough funds to cover the needed work on the pond shoreline and the perimeter wall. In addition to being undermined, the wall also needs stucco repair and repainting. The board of directors is currently securing bids for the necessary work. It's anticipated that we will need to have a special assessment collected sometime in the first part of 2026, so that the work can be contracted and paid for. The amount of the special assessment has yet to be determined, but it will be kept as low as feasible. There will be some necessary paperwork for everyone in the community to get this approved. The January meeting will deal with this issue in detail. Please attend.

The Street Ambassadors asked that I remind everyone that copies of the newsletter will henceforth be available in the Newsletter Box located by the bulletin board on Pierce, in addition to online at [GulfViewEstates.com](http://GulfViewEstates.com) and by email. Ambassadors will deliver to your home, if you request. They've also asked that residents observe the requirement to have either a lighted post in their yard or the garage carriage lights lighted. A second request has been made for people to please refrain from littering. No one likes a dirty environment, and finding trash, including cigarette butts, thrown out by the ponds is unpleasant.

For those residents who are self-employed and offer services or merchandise to the public, you are now welcome to display a business card or brochure on the Cookie Table at all future food truck events.

The Food Truck events are free to the community. The food trucks profit from their sales and don't charge the community otherwise. The electricity, music, and cookies are donated. The food trucks are carefully curated and are only invited if they have a good reputation and offer excellent cuisine. So, bring your chair, something to drink, and come out to enjoy the next one with your neighbors. Purchasing food is not required.

Public Service Information: The Sarasota County Clerk of the Circuit Court offers a Property Fraud Alert Service. Sign up at <https://securesarasotaclerk.com/ORFraudAlerts.aspx>. This will ensure you receive an emailed alert if any change is made to your recorded deed. If a change is made and you haven't sold the house or otherwise changed the title, immediate action on your part is essential.

- What happened to the man who shoplifted a calendar on New Year's Eve? He got 12 months!
- What did Adam say to Eve on Dec. 31? It's New Year's, Eve.
- Why did the man stand on one leg at midnight on New Year's? He wanted to start the year on the right foot.
- What did the woman say when she was offered a raisin on New Year's Eve? "No thanks. I already have a date."
- Why do birds fly south for New Year's Eve? Because it's too far to walk.

Happy New Year! Eric

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## Annual Meeting Notes

- **Homeowners Comments:** If you receive incorrect mail please take it to the correct address as sometimes it is very important and timely. Post lights and/or garage carriage lights must be on every night whether you are here or not.
- **President's Report:** Reminder that all residents are required to have an approved enclosure covering their exterior equipment and trash containers. Compliance issues will become a priority in 2026. The updated EC&Rs were approved earlier this year by the membership and have now been recorded. Please be sure you are aware of the current rules. The EC&Rs are on the GVE Website.
- **Vice President's Report:** Joe Belle was appointed as the Vice President. He has been working on obtaining bids for the urgent Wall Project. The wall is buckling, stucco is coming off in places, and the erosion has moved as close as 6" in some areas. Joe plans to discuss his findings at the January meeting and propose a Special Assesment, currently estimated to be \$400 per home, to cover the costs of this urgent matter.
- **Secretary's Report:** No Report
- **Treasurer's Report:** A carry-over to next year of the current remaining balance was voted and approved.
- **Management Company Report:** No Report.
- **Maintenance Committee:** No Report
- **Compliance Committee:** Compliance committee will begin meeting on the 2<sup>nd</sup> Thursday of every month. Compliance enforcement will become a priority in 2026, with the Board reviewing all Compliance recommendations to assure fairness and efficiency.
- **Architectural Review Committee (ARC):** Keep in mind that the operating rules have changed. New fences are specifically disallowed, however fenced equipment Enclosures continue to be required. If you are considering making changes to the exterior of your house, check on ARC approval first, before you start. You do not need ARC approval for a new roof or window replacement. 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.
- **Newsletter committee:** Newsletters will no longer be delivered to each residence, however the Ambassadors will be happy to hand deliver to any residents who needs one. Only 100 copies will printed to be posted on the Bulletin Board and placed in the box by the Bulletin Board. Primary distribution to Homeowners is via email and can be accessed on the GVE website. The GVE Facebook page can be very informative, but it is not an official HOA communication.
- **Events Committee:** The Food Truck Events are being well attended. You don't need to buy food, just come out and enjoy the evening by the pond with your neighbors. Food Truck events are no cost to the HOA. The Events Planners are always lookingg for creative ideas to community outreach and activities. A big "Thank You" to those who participated in the Cookie Exchange to provide tasty refreshments to the Annual Meeting attendees.
- **Street Ambassador Committee:** There are currently 28 Street Ambassadors and there is always a need for more volunteers. Ambassadors will now be handing out Welcome Folders, in place of the Welcome Bags, to new residents. 93 new residents have received Welcome visits from the Ambassdors post Covid. The January Food Truck Event will be Groovin Grouper, the family that previously had the Left Coast Seafood Restaurant, please plan to attend.
- **Unlawful Activities:** None
- **Unfinished Business** – None

### 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.

## January 2026



*New Resident looking for food at the Food Truck Event*



*Annual Cookie Exchange*



*Cookie Exchange at Annual Meeting*



*Lots of Cookies!*

### **Welcome to New Neighbors!**

5896 Tyler Rd. - Mykhailo & Ivan Berdysch

5897 Tyler Rd. - Michael & Marjorie Flaherty

5886 Tyler Rd. - Kevin & Valerie Sappenfield

5838 Tyler Rd. - Lisa & Joe Meagley

5851 Lincoln - Jeff Caco

5838 Jackson - Jason Hightower & Crystal Harris

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## Calendar of Events

### Happy New Year!

*January 8<sup>th</sup> 2026* – 12PM – Ladies Lunch – Deep Lagoon Seafood & Oyster House  
482 Blackburn Pt. Rd., Osprey  
Margo Davis – 248-613-4574

*January 17<sup>th</sup>* – Sunset Get-Together @Manasota Beach  
One hour prior to sunset – Farthest North Entrance – Weather Permitting

January 21<sup>st</sup> – GVE Board Meeting  
Meeting starts at 2PM @ Jacaranda Library/Zoom Access

*January 22<sup>nd</sup>* – 4PM Food Truck – Groovin' Grouper (Formerly Left Coast Seafood Co.)  
On Pierce between Buchanan and Garfield

*February 7<sup>th</sup>* – Community Annual Garage Sale 9AM – 2PM

February 7<sup>th</sup> From 9AM to 2PM  
**Annual Community Garage Sale**  
No participation Fees required!

### Board of Directors and Committee Chairpersons

President	Tim June	914-564-4212	timjune406@gmail.com
Vice-President	Joe Belle	845-661-5927	joebelle3@gmail.com
Secretary / Dir Landscaping	Kandi O'Brien	860-209-7885	kandihobrien@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 Martiner	941-321-1137	gmartiner1@verizon.net
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	joebelle3@gmail.com

Your GVE Street Ambassador:

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