

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

February 2026

The Gulf View



Community Meeting
February 21st -- 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

Is tttt-ttt-this Florida? It's rrrreally colddd. It's so cold in Florida, flip-flops now come with optional snowshoes.

As long-term Florida residents, we've seen cold temperatures before. One year, in Orlando, it was so bad, there were 3" long icicles. (I know y'all are laughing, but we lived in the mountains prior to moving to Florida, so we do know what bad weather really looks like.)

Ongoing Topic: The dues have increased to \$350 per year. This will not generate enough funds to cover the needed work on the pond shoreline and the perimeter wall. In addition to being undermined and cracking apart, the wall also needs stucco repair and repainting. The board of directors has obtained bids for the necessary work. 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, but we're facing prospective bills in excess of \$150k. There will be some necessary paperwork for everyone in the community to get this approved.

If this angers you, you're not alone. I remember when the dues were below \$100. Apparently, no one thought the wall would eventually need repairs. Now, the can has been kicked down the road to the end and we have to grit our teeth and fix the issue. It must be done correctly with all necessary permits and engineering to satisfy the county. Another patch and repaint just won't work this time.

On the happy side of things, this will give us a good chance to choose another color. A committee is being formed for that purpose, so if you want input, come to the monthly meeting and join in.

We have had a spate of vandalism in the neighborhood. If you observe this in progress, call the Sheriff's non-emergency number (above). We need to have as many reports as possible to induce the authorities to address the issue.

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.

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.

It's so cold in Florida this week, residents are Googling "How to drive in snow" and "Where did I put my jacket from 1997?" I heard Iguanas were caught shoplifting sweaters at one of the local stores.

Regards, Eric

February 2026

Annual Meeting Notes

- **President's Report:** The current “Hot Topic” will be a the urgent problems with the Community Wall repairs needed. This will be reviewed by the VP, Joe Belle, who is spear-heading the project. Community concerns have been received regarding neighbors not keeping their yard post and/or garage lights on at night. Our streets are very dark and coyotes have been sighted. Courtesy reminders need to be given to any owners who are not in compliance with this community requirement.

The current Law Firm used to collect fines and overdue annual fees charges fees at the time they take any action. An Attorney from Anderson, Givens, and Fredericks ,who will defer their payments to collection time, called into the meeting to discuss his Firm’s services. He described standard charges for each letter and action taken, deferred fees at collection time, and late fees. EC&Rs need to be revised to allow Fines to become assessments so they can be collected and allow for foreclosure action if necessary. Board voted and signed a letter of engagement outlining GVE obligations.
- **Vice President's Report:** Current progress on bids for the wall repairs was reviewed. Much of the current damage is due to hurricanes and erosion. The Board is checking with the Insurance Company regarding possible coverage, but that is unlikely to materialize. Structural bids to date are: Abbott \$148K, Tri-County \$98k for rip rap, not including Engineering fees and permits. The repair and re-plaster bid for the left side wall is \$55,600, plus special primer and paint for concrete is \$12,000. All hedges will need to be removed as some wall damage is from root growth. Palms and plantings in the bump-out areas will remain. The right side will also need to be redone. That portion of the wall isn’t currently in such bad condition, but it is twice as long as the left side. A subcommittee will continue to obtain info and bids to determine the Special Assessment amount that will be needed. Urgency to repair before the wall exhibits further structural failure was stressed by Joe Belle.
- **Secretary's Report:** No Report
- **Treasurer's Report:** There was a 2025 year end carry-over of \$580.60. Also \$1059.56 reserve interest, which can only be used for that account.
- **Management Company Report:** A drive through was done today. Working on updating current violations report.
- **Maintenance Committee:** No Report
- **Compliance Committee:** Fines were discussed for 4 properties. Board established the fines of \$50 per date for weeds/landscaping and \$100 per day for other violations. The Hearing Panel has been communicating with those on the current list. They are working hard to assure that the Compliance process is fair and consistent.
- **Architectural Review Committee (ARC):** One request for a driveway widening that was approved.
- **Newsletter committee:** 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. Ambassadors are always willing to provide home delivery to anyone in need of that service.
- **Events Committee:** The Food Truck Event will be with Groovin’ Grouper, the family that used ot own the Left Coast Seafood Restaurant. The Annual Community Garage Sale is coming up on February 7, from 9 to 2.
- **Ambassador Committee:** Lynn would like a monthly report of Sales and Leases to assist with the Welcome process.
- **Unlawful Activities:** A brief discussion about the problems being observed with kids in the neighborhood. The Sheriff has opened a file and anyone who witnesses a problem should call the Sheriff’s non-emergency phone number to add to their files.
- **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 Gulfviewestates.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.

February 2026



GVE Ladies' Lunch at Deep Lagoon



Ladies' Lunch Attendees



Groovin' Grouper Food Truck Event



*Listening to music and eating
Groovin' Grouper Food!*

February Community Garage Sale!

Date: Feb. 7th 9AM – 2PM

When should you start on spring cleaning?

Maybe, like Now?

Plan on participating in the Garage Sale. If it's like previous years, there will be lots of prospective buyers for your unwanted "treasures"!

February 2026

Calendar of Events

Happy Valentine's Day!

February 7th – Community Annual Garage Sale 9AM – 2PM

February 12th – 12PM – Ladies Lunch – Captain Eddy's Seafood Restaurant
107 Colonia Lane E, Nokomis
Sharron Klahr 703-608-8338

February 18th – GVE Board Meeting
Meeting starts at 3:30PM @ Jacaranda Library/Zoom Access

February 21st – Sunset Get-Together @Manasota Beach
One hour prior to sunset – Farthest North Entrance – Weather Permitting

February 26th – 5PM Food Truck – NAS Philly Steaks
On Pierce between Buchanan and Garfield

February 7th 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@verizon.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: _____