

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

March 2026

The Gulf View



Community Meeting
March 18th -- 3:30PM
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

The commentary this month is a letter from the HOA Board of Directors.

Our Community Wall: Why We Must Act Now

When this Board took office last year, the condition of our perimeter wall was among the first things we assessed. What we found made clear that action could not wait any longer. The wall has been declining for years, and the consequences of continued delay are now more expensive than the repair itself. We are writing to explain what we found, what we plan to do, and why a special assessment of \$500 per household is both necessary and fair.

The Condition of the Wall: The damage is structural, not just cosmetic. On the southeast end, hurricane-caused erosion and invasive catfish burrowing into the pond bank have eaten away the ground beneath the wall's foundation. In some spots, less than a foot of earth remains between the water and the footing. In at least one section, concrete blocks have fallen out entirely. Across the wall, stucco is separating from the blocks, mortar is cracking, plant roots are pushing through gaps, and past repairs that were only superficial are now failing. The northwest end is in better shape and is not being undercut, but it needs attention as well.

The Plan: Board member Joe Belle has researched and qualified contractors and obtained competitive bids. Phase One focuses on the southeast wall: plantings between the sidewalk and wall will be cleared for access (the palms in alcoves will stay), and the exterior will be re-pointed where needed, stucco repaired correctly, and painted. On the pond side, fill dirt will rebuild the bank, rip-rap stones will be placed along the shoreline to stop erosion and block fish access, and the inside of the wall will be re-pointed and re-stuccoed where needed. The northwest wall exterior will be repainted at the same time so the entrance looks uniform. Phase Two, planned for next year, will complete the stucco work on the northwest wall and add rip-rap to that shoreline as a preventive measure.

Why \$500, and Why Now: Regular dues cannot absorb a repair of this scope. The reserves have been largely depleted due to needed hurricane repairs. The choice before us is not whether to spend money on this wall. It is whether we repair it now or replace it later at a far greater cost. This Board chose to act now. The attorney has been consulted and we are following the correct procedure.

We regret the need for a special assessment, and we are committed to the responsible stewardship of this community going forward. Thank you for your trust and your continued investment in Gulf View Estates.

Respectfully,
The Gulf View Estates Board of Directors

Editorial note: As a long-term owner and member of the GVE community, I don't like the increases in dues, nor do I enjoy the special assessment, but I recognize that we must maintain our common property to preserve values in the subdivision. The good news is that this gives us a chance to select a new wall color.

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Annual Meeting Notes

- 1. President's Report:** Discussion about the needed Wall repair. See the vice president's report.
- 2. Vice President's Report: Perimeter Wall Repair – Southeast (Englewood Side)** The Board discussed necessary repairs to the perimeter wall. Work will include structural repairs, extending the dirt support, installing riprap as a permanent stabilization measure, repairing stucco and the Styrofoam cap, repairing both sides of the wall, and repainting. The projected special assessment is approximately \$500 per home in the community. Work should begin before the rainy season to prevent further damage. The board consulted an attorney and is following the legal process. The required **14-day notice for the special assessment vote has been issued**. The Board is evaluating contractors based on prior work, bonded and insured status, commitment to timelines, and potential penalties for delays. Paint coordination is important for maintaining a consistent appearance and protecting property values. Residents should expect temporary entrance restrictions during construction, including possible one-lane access.
- 3. Secretary's Report:** No Report
- 4. Treasurer's Report:** Repeat of last meeting. There was a 2025 year-end carry-over of \$580.60. Also, \$1059.56 reserve interest, which can only be used for that account. We are now fully funded for budgeted items. The broken fountain was repaired.
- 5. Management Company Report:** No Report.
- 6. Compliance Committee:** The Board is working to straighten and streamline the compliance process.
- 7. Architectural Review Committee (ARC):** A few minor change requests were approved.
- 8. Newsletter committee:** Only 100 copies will be printed. A copy will be posted on the Bulletin Board, and others will be placed in the box next to it. Primary distribution to Homeowners is via email and on the GVE website. Ambassadors can provide home delivery to anyone who needs it.
- 9. Events Committee:** The Food Truck Event will be with The Maine Line. The Ladies Lunch will be held on SUNDAY in March and SATURDAY in April in a special effort to accommodate people who cannot attend on Thursdays.
- 10. Ambassador Committee:** Lynn would like a monthly report of Sales and Leases to assist with the Welcome process.
- 11. Unlawful Activities: Problems** have been observed involving children in the neighborhood. Try to get a video if you see anything. Call the Sheriff's emergency phone number for immediate attention.
- 12. Unfinished Business –** None
- 13. New Business –** Street light at Pierce and Buchanan out-Joe Belle to address – Note: Now Fixed

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.

March 2026



GVE Food Truck – NAS Philly Steaks



Food Truck Attendees



Fresh Baked Goods – at the Food Truck Event



Music by DJ Rich Troncone

Interested in learning to dance?

Date: March 11th 7PM

You are invited to an Open House, Champagne, and entertainment Guest Party!

At the Fred Astaire Dance Studio

200 N. Tamiami Trail, Ste. I, J, K in Venice

RSVP to Beth Delp @941-447-7335

Offered by Beth Delp as part of the GVE Community Activities Program

March 2026

Calendar of Events

March 5th – GVE Special Assessment Meeting – 3:30PM Zoom Only

March 11th – Open House@Fred Astaire Dance – 7PM
200 N. Tamiami Trl., Ste. I, J, K
RSVP to: Beth Delp 941-447-7335

March 15th – SUNDAY, 12PM – Ladies Lunch – TJ Carney’s
231 W. Venice Ave.
Terry MacAillister 865-705-8982

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

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

March 26th – 4PM – 7PM Food Truck – The Maine Line
On Pierce between Buchanan and Garfield

April 11th – SATURDAY, 1PM – Ladies Lunch – Cabo Breeze Mexican Grill & Tiki Bar
648 S. Tamiami Trl.
Kim Baigert 860-302-5879

New Resident List

5828 Lincoln – Richard Paolillo
1384 Roosevelt – Karen & Carl Kokernak
5823 Buchanan – Darren Cowan
5840 Taylor – Harry “Tom” Martin
5822 Jackson – Daniel & Janet Butler

1359 Washington – Joel Scott
5878 Jackson – Walter & Renee Weaver
5888 Taylor – Donald & Jennifer Roman
5886 Tyler – Kevin & Valerie Sappenfield
5823 McKinley – Thomas & Marilyn DeWitt

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: _____