

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

April 2026

The Gulf View



Community Meeting
April 15th -- 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

I want to take this month's space to give people a more complete view of the HOA and what it actually does for the community.

A Homeowners Association (HOA) in Florida is a governing body established to maintain community standards, protect property values, and manage shared responsibilities within a neighborhood. In deed-restricted communities like Gulf View Estates (GVE), the HOA operates under a set of recorded Covenants, Conditions, and Restrictions (CC&Rs), which define what is expected of homeowners and how the community is maintained.

In GVE, the HOA's role is practical and visible. It oversees compliance with the community's EC&Rs to preserve the overall appearance and consistency of the neighborhood. This is not about unnecessary control. It is about preventing the slow, incremental decline that occurs when standards are allowed to erode over time.

The association is also responsible for maintaining community-owned elements. This includes care of the entrance features such as exterior walls, lighting, and landscaping, which form the first impression of the neighborhood. Retention ponds are maintained to ensure proper drainage and to preserve both function and appearance. Mailboxes, as a shared visual element, are also managed to keep the community looking uniform and well-kept. These may seem like small details, but taken together, they define how the neighborhood presents itself and, ultimately, it impacts everyone's property value.

Beyond physical maintenance, the HOA handles the operational side of the community. It maintains insurance coverage for common areas and contracts with a professional management company (in our case, Sunstate Management). The management company is responsible for collecting and accounting for annual dues, coordinating vendors, and helping ensure that funds are used appropriately and transparently. It is also responsible for community rule compliance and notices.

Communication is handled through email and mailings to keep residents informed about updates, schedules, and any issues affecting the neighborhood. The newsletter and the Street Ambassador program both serve a broader purpose of maintaining awareness and strengthening the sense of community. By contrast, the GVE Facebook page is a privately operated effort and is not affiliated with or managed by the HOA.

It is also worth noting what the HOA does not do. It does not maintain individual homes or private property beyond the standards outlined in the EC&Rs. The goal is consistency, not intrusion. The HOA board also does not handle criminal complaints. Those should go directly to the Sheriff's Office.

In short, the GVE HOA exists to keep the community orderly, financially sound, and visually consistent. When it is working as intended, it operates in the background. You do not notice it directly. You notice that the neighborhood remains stable, well-kept, and cohesive over time instead of gradually coming apart.

People love to complain about HOAs... right up until their neighbor parks a boat on the lawn, paints the house neon purple, and starts raising roosters. Then suddenly it's, "You know, the HOA does serve an important role in maintaining community standards."

April 2026

Monthly Meeting Notes

- 1. President's Report:** Deferred discussion to Wall Project later in meeting.
- 2. Vice President's Report:** Same as above
- 3. Secretary's Report:** No Report
- 4. Treasurer's Report:** All current bills have been paid, nothing outstanding. 24 homeowners have not paid the annual dues and will be charged the late fee plus interest. A brief discussion was held and homeowners present stated that it is not fair to those that pay timely to allow others to pay late without penalties being charged as stated in bylaws.
- 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:** Events being promoted by residents are Ballroom Dancing, Card and Board Games, Kayaking. The Community Sharing Hobbies and Interests List provides residents with contact info if they want to get involved in the wide variety of Activities offered. The Ladies Luncheon will be held on Sunday in March and Saturday in April to provide weekend access for those who work during the week.
- 10. Ambassador Committee:** Welcome Folders are being given to all new residents, including Renters. Two residents complemented the efforts of the Welcome Program done by the Ambassador Program via Zoom.
- 11. Unlawful Activities:** The Sheriff's Department has stated that residents should call 911 if they observe vandalism issues happening.
- 12. Unfinished Business – a. Wall Project Discussion:** A six page description of the project was emailed to all residents prior to this meeting. Discussion points clarified: wall colors will be dealt with later in the project and residents will be given an opportunity to provide input; residents with extreme financial hardship in promptly paying for the Special Assessment will need to notify Sunstate Management; Contracts cannot be signed until the Board has funding available to cover the expenditure; updates on progress and project costs will be posted on the GVE portal; reserve funds will be used as a part of the project financing, however, some funds will be held as future reserves. The Board has a Special Meeting scheduled for March 26 @ 2:00 to vote on the Special Assessment. If approved, the bills will be sent out and payments are due May 1, 2026.
- 13. New Business –** Lynn O'Neill was approved to be a member of the Hearing Committee. John Rathvon was appointed as a Director of the Board. Pennington Place replaced their fountain on the West end of the Pond.

Special Board Meeting Notes (March 26, 2026)

A general discussion was held relating to the proposed Special Assessment. Topics addressed related to the various bids that have been obtained for the independent aspects of the overall project: landscape removal, shoreline restoration, wall repair and maintenance, and timing of the various components included in the overall project. The presence of invasive fish cannot be eliminated since it is not a closed waterway. The urgency of getting the project underway prior to the rainy season and future degradation of the structure was stressed. The \$500 per parcel Special Assessment was voted on and passed. Any possible funding overage will be retained as reserves and/or will apply to a possible reduction in next years Annual Assessment.

April 2026



Ladies Sunday Lunch – TJ Carney's



The Maine Line – March Food Truck



March Food Truck Event – Lovely Weather, Delicious food, Great turnout!



Music by Eric – Guest Appearance by Roger Cummings

Don't miss the April Food Truck – Our last until October!

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.

April 2026

Calendar of Events

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

April 15th – GVE Board Meeting
Meeting starts at 3:30PM @ Jacaranda Library/Zoom Access

April 18th – Sunset Get-Together @Manasota Beach
One hour prior to sunset – Farthest North Entrance – Weather Permitting

April 23rd – 5PM – 7PM Food Truck – Street Harvest Food Truck
On Pierce between Buchanan and Garfield

May 14th – THURSDAY, 12PM – Ladies Lunch – Farlow’s on the Water
2080 S. McCall Rd., Englewood
Cindy Yanik 810-434-5362

New Resident List

5815 Wilson Road – Scott & Pam Goodwin
1333 Roosevelt – Allison Williams

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
Director	John Rathvon	717-799-3159	johnr52L@aol.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	joebelle3@gmail.com

Your GVE Street Ambassador:

Name: _____ Phone: _____