

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

May 2026

The Gulf View



HOA Board Meeting
May 20th -- 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 condition of a community is rarely defined by its largest projects. More often, it is defined by the smallest, most visible signals. Right now, one of those signals is trash.

There continues to be litter at the entrance and along the ponds. It does not arrive there by accident. It is discarded there, one item at a time, by people who either do not notice or do not care what that accumulation communicates. The result is straightforward. It makes the entire community look neglected. That perception spreads quickly, and it is difficult to reverse once established.

There is no formal qualification required to address this. Anyone who chooses to can pick up a piece of trash and dispose of it properly. That single action, repeated across enough residents, changes the outcome. Community standards are not enforced only through rules. They are enforced through visible behavior. If you want the neighborhood to present well, act accordingly when you see the opportunity.

At the same time, there are larger projects underway that will have a lasting impact on the appearance and durability of the entrance area. The wall and shoreline project is scheduled to begin during the first two weeks of May. The contract has been signed and an initial payment has been made. The first phase will focus on shoreline rebuilding. This will involve the placement of fill dirt, covered with netting and rip-rap, to stabilize the bank and prevent ongoing erosion, including damage caused by burrowing catfish and storms.

During this phase, the entrance lane will be periodically flagged to allow dump trucks to enter, unload, and exit. This will create short interruptions. Patience during this period is not optional. It is part of completing the work properly. The expectation is that this phase will take a couple of weeks, but that is not a guaranteed timeline. The actual duration will depend on site conditions and the difficulty encountered during the work.

Once the shoreline is stabilized, attention will shift to the wall itself. The board has already gone through the process of soliciting bids and selecting contractors for stucco repair and painting. One additional component will be the resealing of the styrofoam topper, which requires proper preparation and timing to ensure durability. Those contracts have not yet been formally issued, because there is adequate time before that phase begins.

Color selection for the wall has not been handled casually. Members of the community with professional artistic backgrounds have spent many hours to provide input. Sample applications have been tested. Iterations have been reviewed. That said, the number of choices will be limited. The final choices will be structured to produce a clear outcome rather than an open-ended debate. To that end, a selection of wall colors is being painted on the interior of the wall at the circle at the intersection of Washington and Roosevelt. When the combinations are complete, an email blast will invite all property owners to select 1 color scheme for their choice. The color samples will have a code for identification. One of the options will be to keep the present green and white wall colors. Watch for the email notification.

Seasonal conditions also shift from this point forward. We are entering the period where tropical systems become relevant. Staying informed is a basic responsibility. Monitor weather conditions through your preferred sources and take appropriate precautions when necessary.

In parallel, the board is working on clarifying the compliance process. The goal is simple. Make enforcement transparent and understandable. That reduces friction and removes ambiguity. If you are considering any exterior changes to your property, review the EC&Rs and file an application to the Architectural Review Committee before proceeding.

A community functions well when expectations are clear and behavior aligns with them. That applies to large projects and small actions alike.

May 2026

Monthly Meeting Notes

- 1. President's Report:** New landscaping contractor is needed. Blue Heron did not provide the required 30-day contractual notice.
- 2. Vice President's Report:** Updates were deferred to Unfinished Business.
- 3. Secretary's Report:** Jim Howard was appointed to the Board and will assume the office of Secretary. Jim has previously served on the GVE Board and was welcomed back.
- 4. Treasurer's Report:** All bills are paid and accounts are up to date. Shrub removal at the wall has been accounted for within the project. The \$500 Special Assessment has been initiated, with approximately 28% collected to date. Separate accounts are being maintained for project components, including shoreline, north wall, and south wall work and bills will need to be labeled accordingly. A separate interest-bearing account for the special assessment will be established.
- 5. Management Company Report:** No report.
- 6. Compliance Committee:** Reseeding and watering of one out-of-compliance lawn completed. The Board approved a waiver of the fine. Irrigation repairs were noted. The community website requires updates, the portal and rental information also needs to be updated.
- 7. Architectural Review Committee (ARC):** Minor requests were approved, including window replacements. A Wilson fence property requires shrubs; the homeowner indicated shrubs will be installed next.
- 8. Newsletter Committee:** Nothing to report.
- 9. Events Committee:** The April Food Truck event was held and was the final one until October. Volunteers are needed to host upcoming summer lunches and dinners.
- 10. Ambassador Committee:** No report.
- 11. Unlawful Activities:** A package theft was reported. One of our parcel delivery boxes rusted off and was removed without permission by unknown parties, causing an estimated loss of approximately \$2,500.
- 12. Unfinished Business:** Shoreline rebuild and Riprap contract is under consideration. Now signed.
- 13. New Business:** Post boxes will be addressed in the third quarter. Research will be conducted to determine responsibility for community-area mailbox structures.
- 14. Homeowner Comments:** Concerns were raised regarding compliance, specifically commercial vehicle signage and logos, with reference to governing rules and thresholds. Work vehicles are now specifically allowed to park at homes by a new state law passed 7/25. Large trucks do not fall into this allowance.

May 2026



Food Truck Attendees



Event Theme involved wearing a shirt with your origin city or state.



Street Harvest Food Truck – the last of the season!



Ladies Lunch at Cabo Breeze Mexican Grill and Tiki Bar

No Food Trucks 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.

May 2026

Calendar of Events

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

May 16th – Sunset Get-Together @Manasota Beach
One hour prior to sunset – Farthest North Entrance – Weather Permitting

May 20th – GVE Board Meeting
Meeting starts at 3:30PM @ Jacaranda Library/Zoom Access

May 28th – 6PM – Community Dinner - Carrabba’s Italian Grill
1751 S. Tamiami Trail
Ellie O’Toole 508-631-1060

June 14th – SUNDAY, 12PM – Ladies Brunch – TBD
Rosanna Gibbons 410-382-7394

New Resident List

5831 Monroe Road – Dianne Demski

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	Jim Howard	201-906-7951	jimhoward307@yahoo.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