

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

June 2026

The Gulf View



HOA Board Meeting
June 12th -- 12:30PM
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

One of the recurring themes in community management is that large projects tend to attract attention while smaller systems quietly determine whether a neighborhood functions smoothly. This month's board meeting highlighted both.

The shoreline restoration project is now complete. The difference is visible to anyone entering the community. Beyond the appearance, the project addressed an ongoing erosion problem that would only have become more expensive if left unattended. Credit is due to the many residents who supported the special assessment and to Joe Belle, who spent a great deal of time coordinating the project and monitoring the work as it progressed.

With the shoreline completed, attention now shifts to the walls. As many of you know, selecting a paint color for a community structure is surprisingly difficult. There are almost as many opinions as there are homeowners. The board narrowed the choices to two Gulf-themed blue colors and elected to seek direct input from the community before making the final selection. Whether your preference is B or F, please take a few moments to review the samples and participate in the vote. The objective is not unanimous agreement. That is impossible. The objective is a clear decision and a completed project.

Another topic discussed this month was compliance. Compliance often receives attention only when a violation notice appears in someone's mailbox. In reality, compliance exists to protect property values and maintain consistent standards throughout the neighborhood. The board is working to make the process more transparent by improving violation descriptions and reducing ambiguity. Homeowners should clearly understand what issue needs to be corrected and why.

Along those same lines, residents are reminded that any exterior modification to a home or lot should be reviewed by the Architectural Review Committee before work begins. Most approval requests are straightforward. The difficult situations arise when a project is completed first and questions are asked later. Seeking approval beforehand is always easier than trying to resolve a problem afterward.

The meeting also included discussion about parking, trailers, and other restrictions. Enforcement begins with information. The board cannot address issues it does not know about. If you observe a recurring violation, a dated photograph submitted to Sun State Management is far more useful than a verbal complaint made weeks later. Documentation allows the association to act consistently and fairly.

The successful resolution of the long-running Garfield fence issue offers a useful example of another principle. Not every problem requires conflict. After discussions with the new owner, the fence was voluntarily removed and the matter was resolved without additional legal expense or prolonged disagreement. Cooperative solutions are usually less costly and more effective than adversarial ones.

Finally, summer is now upon us. Many seasonal residents have departed, but community standards do not take the summer off. Whether it is picking up litter, reporting damaged property, participating in events, maintaining landscaping, or simply helping a neighbor, the appearance and character of Gulf View Estates continue to be shaped by the actions of individual residents.

Communities are not maintained by boards alone. They are maintained by hundreds of small decisions made by the people who live there every day.

***Several people have had multiple delays with the Big Item Pickup system. If you experience a delay, call 311 and ask to file a complaint about the service.**

June 2026

Monthly Meeting Notes

The board continues working to improve the community compliance process. Future violation notices will provide more detailed descriptions of issues requiring correction. The board also discussed the need for volunteers interested in helping monitor compliance matters.

The shoreline restoration project has been completed on time and within budget. The board expressed its appreciation to Joe Belle for coordinating and overseeing the project on behalf of the community. The finished project has significantly improved the appearance and stability of the shoreline.

Jim Howard was unanimously appointed Treasurer. Gulf View Estates remains in sound financial condition. Approximately \$150,000 of the special assessment has been collected, providing sufficient funding to complete the planned shoreline and wall projects. As of the meeting, 57 owners had not yet submitted their assessment payment.

Owners experiencing difficulty accessing the Gulf View Estates portal should contact Sun State Management for assistance. Meeting minutes, financial reports, forms, and community documents are available through the portal.

The board approved Phillips Landscaping as the community's new landscaping contractor. The new contract is expected to save the association money each month compared to the prior contract. Palm tree trimming along the ponds and State Road 776 was also approved at a cost of approximately \$1,400.

One irrigation line was damaged during shoreline construction and requires repair. The board is also evaluating the aging irrigation system and controller for future replacement. Wall repairs will require excavation along the base of the walls to allow contractors to properly repair and seal the stucco.

The board discussed several requests regarding storage sheds. Because sheds are currently prohibited by the community restrictions, no action was taken. The issue was tabled for future discussion.

Residents are reminded that any exterior modification to a home or lot requires prior Architectural Review Committee (ARC) approval. This includes structures, fencing, windows, doors, landscaping, pavers, and similar improvements. Projects installed without prior approval may be subject to removal or modification at the owner's expense.

The June Ladies' Luncheon has been moved from Sunday back to its traditional Thursday schedule. Volunteers are needed to organize future lunches and dinners during the summer months. Plans are also underway for a craft fair during the November Food Truck event.

The board discussed reports of juveniles ringing doorbells, trespassing, and other nuisance behavior. Residents should document incidents and contact law enforcement when appropriate. Concerns were also raised regarding non-residents fishing, littering, and entering pond areas.

A major discussion focused on the community wall repainting project. The board narrowed the choices to two Gulf-themed blue colors after determining that the current green color is generally unpopular and that beige options lacked support. Joe Belle reported that most homeowners along Washington Avenue who overlook the wall favored color "F." Following discussion, the board approved a community-wide vote between colors "B" and "F." Voting materials will be distributed by Sun State through email and mailed forms for owners without email access. Owners are encouraged to visit the cul-de-sac at Washington and Roosevelt to view the color samples before voting.

The board also discussed overnight parking concerns involving trailers and other vehicles. Residents who observe parking violations should take a dated photograph and forward it to Sun State Management for review.

Finally, the long-running Garfield fence matter has been resolved. Following discussions with the new owner, the non-conforming fence was removed. The board appreciates the cooperation of the new owner in bringing the property into compliance.

NOTICE: POND WEED TREATMENT on June 20th
Do Not Irrigate with Pond Water until June 30th
It will kill your lawn!

June 2026



Community Dinner Attendees



SE Shoreline repair is now complete



The shoreline is protected with Rip-Rap and gravel over landscape fabric



The wall still needs stucco and paint

GVE Craft Fair – Advance Notice

November 12th @ the Food Truck Event

Contact: Kim Baigert

860-302-5879

For more Information

June 2026

Calendar of Events

**June 1st – Learn to Sew Classes Start
5864 Buchanan Rd.**

Call Mary Ellen Abdelnour 570-242-2897

**June 11th – Thursday, 12PM – Ladies Brunch – Bonefish
Terry MacAllister 865-705-8982**

**June 12th – GVE Board Meeting
Meeting starts at 12:30PM @ Jacaranda Library/Zoom Access**

**June 20th – Sunset Get-Together @Manasota Beach
One hour prior to sunset – Farthest North Entrance – Weather Permitting**

**June 25th – 6PM – Community Dinner - Ken & Barb's Grove City Kitchen
2000 Oyster Creek Dr., Englewood
Nicole Giovetsis 215-813-2841**

**July 9th – THURSDAY, 12PM – Ladies Lunch – Lock & Key
2045 N. Beach Rd., Englewood
Joanne Benton 443-995-4526**

New Resident List

1354 Roosevelt
5807 Garfield
5859 Monroe
5864 Tyler
5834 Harrison
5848 Cleveland
5816 Garfield

Scott & Jennifer Taylor
Jaime Secondino
Gary & Karen Feinstein
William & Melissa Nimke
Craig Anderson & Joann Lariviere
Johnny Gabriel
Edwin White & Leah Adkins

Sioux City, IA
Wallingford, CT
Higganum, CT
Mequon, WI

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	Jim Howard		
Director/ARC/Maintenance	Eric Martell	407-947-3617	semartell@earthlink.net
Director/Maintenance	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