

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

July 2026

The Gulf View



HOA Board Meeting
Sept. 16th -- 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

Keeping Gulf View Estates Looking Its Best

Several important projects are moving forward in Gulf View Estates. The shoreline restoration and protection project along the south entrance wall has now been completed. Repairs to the north shoreline will also be necessary to prevent more significant erosion.

Over the years, the entrance wall's stucco finish has deteriorated in many locations, leaving areas where the underlying surface is exposed. The decorative capstone along the top of the wall, which consists of a foam core protected by a plaster coating, has also developed numerous cracks and damaged sections. Several entrance columns require repair as well. Bryant Contracting submitted the successful proposal for the repair work. Once the damaged stucco, capstones, and columns have been restored and the new stucco has properly cured, the walls will be painted using a high-quality exterior coating intended to provide many years of protection.

These projects are part of the continuing effort to maintain the appearance of Gulf View Estates. One of the primary reasons many people choose to live in a deed-restricted community is the expectation that neighborhood standards will be maintained over time. Individual property owners may maintain their own homes beautifully in unrestricted neighborhoods, but surrounding properties that are poorly maintained often diminish the appearance of the neighborhood and, ultimately, the value of nearby homes.

Gulf View Estates was established as a deed-restricted community, as indicated on the entrance sign beneath the community name. Every property deed states that ownership is subject to the recorded Covenants and Restrictions. Those documents are available to every owner on the GulfViewEstates.com website.

Maintaining community standards depends on two separate but related processes.

The first is the Architectural Review Committee (ARC). In general, any exterior modification to a home or lot should receive ARC approval before work begins. The process is simple. Owners complete the ARC Request Form available on the community website and submit it for review. Routine requests, such as replacing roofs, windows, or doors with comparable materials, are generally approved promptly. More complex requests may require additional review to ensure they comply with the governing documents and community standards.

The second process is compliance enforcement. Periodically, the Association's management company conducts inspections throughout the community and documents conditions that appear inconsistent with the written restrictions. Most compliance issues involve routine maintenance, such as overgrown landscaping, weeds, or palm trees needing trimming. Owners receive written notice describing the concern and are given ample opportunity to correct it before any further action is considered. Together, these two processes are intended to preserve the appearance of the community while treating homeowners fairly and consistently.

Like many communities, Gulf View Estates has experienced periods of uneven enforcement in recent years, due in part to hurricane recovery efforts, insurance issues, and limitations within the existing governing documents. While some owners simply have not complied with the requirements, other situations have highlighted areas where the documents themselves no longer provide clear guidance.

Two years ago, several amendments were approved that addressed specific issues. Since then, however, it has become increasingly apparent that the Covenants and Restrictions would benefit from a comprehensive revision. A complete update would better align the documents with current Florida law, eliminate conflicting provisions, improve clarity, and make them easier for homeowners to understand.

The Board is continuing to improve the compliance process so that it is applied fairly and consistently throughout the community. If you receive a compliance notice, it should not be viewed as a punishment. It is simply the beginning of a process designed to resolve concerns before they become larger problems. The Board members are volunteers who are also homeowners living under the same restrictions. Their goal is to preserve the attractive appearance of Gulf View Estates and protect the property values that benefit everyone who lives here. Our community has earned a reputation as one of the area's best-maintained neighborhoods, and that reputation is worth preserving.

If you experience a delay in Big Item Pickup, call 311 to file a complaint.

July 2026

Monthly Meeting Notes

June 12, 2026

The President reported that the shoreline restoration project along the south entrance wall has been completed. He also reviewed the extensive community effort over the past nine months to select a new entrance wall paint color, including input from a committee, Board members, homeowner surveys, and the wall repair contractor. Concerns were expressed regarding improving communication and cooperation among Board members.

The Vice President reported that the Riprap shoreline project was completed on time and under budget. The President will continue overseeing the wall repair and repainting project.

The Treasurer reported that the Association remains in good financial condition and that 89% of homeowners have paid the special assessment. He noted that repair and replacement of the community mailbox structures will become an Association expense and that costs will need to be evaluated. He also clarified that Board members are unpaid volunteers. The Board discussed the existing 2012 agreement with Sunstate and the need to update the contract. There has been no signed contract since 2012. The Treasurer also mentioned that residents need to know that the HOA pays to lease the street light poles and for the electricity for the lights.

The Secretary reported that Florida Power & Light has adopted new setback requirements for electrical transformer boxes.

The Landscape Committee reported that Phillips Landscaping has been doing an excellent job maintaining the community. The company is also available for work requested by individual homeowners. A broken irrigation valve on the center island was repaired and a new irrigation timer installed.

The Architectural Review Committee reported that a request for a storage shed remains pending clarification of the governing documents regarding sheds.

The Board announced that the July newsletter will be distributed by email only. No newsletters will be published in August or September because there are no Board meetings scheduled during July or August. Monthly email updates regarding community events will continue.

Residents were reminded to report compliance concerns directly to Sunstate Management. Photographs are encouraged to assist management in contacting homeowners and resolving issues.

The Events Committee requested volunteers to host upcoming lunches and dinners and invited suggestions for future themed events.

The Ambassadors Committee reported that it continues welcoming new residents and is seeking additional volunteers.

Under unfinished business, the Board approved trimming the large oak tree at the cul-de-sac where branches overhang the entrance wall.

The Board reviewed Bryant Contracting's proposal of approximately \$65,000 for repair and repainting of both the north and south entrance walls. A second proposal from another qualified contractor will also be obtained before a final decision.

Residents were advised that the retention pond would be treated with Aquacide on June 20 and that pond water should not be used for irrigation for ten days following treatment.

Community voting on the wall paint colors resulted in 44 votes for Color F (Ebbtide) and 37 votes for Color B. Voting was conducted by email, with mailed ballots provided to homeowners without email addresses. The President thanked the committee members and residents who participated.

Discussion topics included the possibility of increasing annual dues to build larger reserve funds and reduce the need for future special assessments. The Compliance Committee expressed a desire for a more efficient communication process. The Board also discussed the estoppel process used during real estate closings, which ensures that outstanding Association balances are paid and confirms that purchasers receive the governing documents.

June 25, 2026

The Board approved Bryant Contracting's proposal to repair and repaint both the north and south entrance walls. Work is expected to begin in approximately two weeks.

The Board also approved Color F (Ebbtide) as the new entrance wall paint color.

July 2026



Happy Quarter of a Millenium!



Sunset Group at Manasota Key Beach



Sewing Group Lessons



Sewing Group – finished project

GVE Craft Fair – Advance Notice

November 12th @ the Food Truck Event

Contact: Kim Baigert

860-302-5879

For more Information

July 2026

Calendar of Events

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

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

July 23th – 6PM – Community Dinner - Mama Maria's Pizzeria
2085 Tamiami Trail S.
Mary Ellen Abdelnour 570-242-2897

August 13th – Thursday, 12PM – Ladies Brunch – Hostess Needed

August 27th – Thursday, 6PM – Community Dinner – Hostess Needed

September 10th Thursday, 12PM – Ladies Lunch – TBD
Jody Browning 201-390-3595

September 16th – GVE Board Meeting
Meeting starts at 3:30PM @ Jacaranda Library/Zoom Access

New Resident List

5832 Cleveland
5833 Harrison
5830 Jefferson

Donald and Mary Ellen Evans
Denise Harrington and Andrea Picard
Charles and Colleen Drinkard

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/Landscaping	Jim Howard	201-906-7951	jimhoward307@yahoo.com
Treasurer/ARC	Jim Howard		
Director/ARC	Eric Martell	407-947-3617	semartell@earthlink.net
Director/Maintenance	John Rathvon	717-799-3159	johnr52L@aol.com
GVE Ambassadors Committee	Vacancy	-	-
Newsletter Committee	Eric & Sally Martell	407-947-3618	sallyemartell@earthlink.net
Flagpole	Joe Belle	845-661-5927	joebelle3@gmail.com