

Sunstate Association Management  
Lauren Wilson - 941-870-4920  
Email:  
Lauren@sunstatemanagement.com  
CC:  
teammember5@sunstatemanagement.com

Community Website:  
<https://gulfviewestates.com/>

August 2024



## The Gulf View

### Community Meeting

Board Meeting September 18<sup>th</sup> – 2PM

Jacaranda Branch Library

Zoom access available

*Sarasota County Sheriff  
Non-Emergency Number  
941-486-2444  
Large Item Trash Pickup  
941-493-4100*

### Commentary

Eric Martell, Editor

Ah! Gulf View Estates in the Summer! Let's look at the positives: less traffic, abundant sunshine, the grass growing, and bath-like water at the beach. Uh, sometimes we get plenty of rain, sometimes not. Same with breezes. Sometimes it's sultry and still, sometimes there's too much wind. Oh, well. You already know all of that stuff and accept it as normal. (Let's not start on the outside temperature!!!)

It seems that the community's lawn service had a glitch, and the grass along the ponds got out of control. Another provider has been contacted, and hopefully, things will be back to normal. The same problem hit quite a number of homeowners, leaving their yards overgrown.

The management company has started conducting EC&R compliance enforcement every month. If you receive a letter that your yard needs attention in some way or your driveway is dirty, please don't be offended. The intent is to benefit everyone in the community by ensuring all properties look their best. The first thing to do, should you receive a letter, is to email Lauren Wilson at her email address at the top of this page. Let her know your plans to rectify the issue causing the complaint. The second thing to do is to arrange for the problem to be solved, be it landscaping or other maintenance. You should also know that a specific process is required before a fine can be issued for a compliance problem. The Easements, Covenants, and Restrictions standards are legally part of your deed, and everyone has agreed to abide by them. There is no selective enforcement of these rules; they apply to all equally, including board of directors members. Gulf View Estates carefully follows the relevant Florida Statutes for homeowners associations.

I'm probably stating the obvious, but the real estate market has greatly slowed. Even so, many people need to sell for one reason or another. Having a nice-looking community helps them sell more quickly and for more money, and that benefits every owner. Right now, we have quite a few homes for sale in the community, so if you know anyone you'd like to have as a neighbor, this is the time to call them.

The management company has implemented a new portal system for all homeowners. You can see the status of your dues payments, any fines incurred, EC&R violations – if any, and other helpful information. You can access this system through the community website at [GulfViewEstates.com](http://GulfViewEstates.com). Go to the Online Owner Portal and follow the instructions to set up your login credentials if you haven't already.

Have a good August, and take time to enjoy the beach.

Happy Summer to all! Eric

#### 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 [Gulfviewestates.com](http://Gulfviewestates.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.

August 2024

## July Board Meeting Notes

- **President's Report:** Minutes of the prior monthly meeting minutes were approved with corrections as discussed. This meeting was via Zoom only.
- **Resident's Comments:** Still some issues with pig damage
- **Vice President's Report:** no report
- **Treasurer's Report:** The required data flow will be greatly facilitated by the new portal system. Our current financial statement shows that we are in a reasonably favorable condition.
- **Secretary's Report:** no report
- **Management Company Report:** The new HOA law changes take effect 07/01/24. The owner's portal is now operational. ARC applications will be handled and approved via the portal. The invoices received by the management company will be forwarded to the Treasurer for approval prior to payment. Compliance issues can be communicated on the portal. Compliance letters now include a photo for reference.
- **Landscape Committee:** The community has asked Blue Heron to take over the lawn maintenance along the ponds and the front entrance.
- **Maintenance Committee:** Critter Control is in charge of the traps along the inside of the community wall. We are getting new LEDs for the entrance lighting system. We have 2 US and 2 Florida flags and the flag pole display is managed by our volunteer, Joe Bell.
- **Street Committee:** Ventura streets were resurfaced, but they are private and not done by the county. GVE is still in the queue for 2024 per Sarasota County.
- **Compliance Committee--Repeated from previous 2 newsletters due to Importance: Compliance enforcement began in February. If you receive a letter, do not ignore it. Damaged roofs that still require repair must be repaired or fines will be imposed.** The compliance procedure is governed by State Statute 720 and GVE follows that statute carefully. The state says that anything in direct view from any adjacent property falls under the compliance purview. **A violation reporting form has been placed on the website. The Board voted to reduce the per day fine from \$100 to \$50 and to continue the prior practice of applying the fine from the first day the homeowner was notified of the violation. This means that, if you get a compliance notice, you should immediately contact the management representative (info at top of the newsletter), find out specifically what you need to do, and then get it done. If you wait until the 3<sup>rd</sup> notice, you may incur a hefty fine. Note that the EC&Rs limit the maximum fine for any one compliance issue to \$3000. The Community Compliance Drive-thru is done by a licensed Community Manager.**
- **Architectural Review Committee:** Repeated from last issue: There was one request for **adding hurricane shutters** to a house – **this action does not require approval.** Requests are usually approved within a few days. Once approved, the approval will not expire until the change is complete. If you're planning on removing large trees, check on the County Arbor regulations first to avoid potential trouble.
- **Newsletter committee:** We are on our Summer schedule. There will be no home delivery for the next few months. Delivery will be via email only, although there will be a limited number of printed copies placed in the newsletter box and a copy placed on the bulletin board. There will be no August Board meeting, so no September newsletter.
- **Events Committee:** The Saturday Sunset event will be held monthly – watch for the sign at the front entrance. We are still updating Hobby Lists – there are 27 different opportunities on the list at this time.
- **Street Ambassador Committee:** Additional volunteers are still needed. Contact Lynn O'Neil (phone # on last page). Discussed the information flow for getting new owner's names from Management company.
- **Unfinished Business** – Pennington Place dead trees along water.
- **New Business** – Some men from outside the community have been seen indiscriminately netting fish from the ponds. They clean them, discard the waste in the ponds, and put the meat in coolers. This is against our community rules and is also a state fish and game violation. If you see anyone doing this, please call the non-emergency County Sheriff number.

### Welcome to New Neighbors!

Jason – 5830 Jefferson

Mirko & Jelana Kovacevic – 5831 Monroe – From Broadview Heights, Ohio

Shane & Linda Gallahair – 1333 Roosevelt – From Jacksonville, Florida

Chuck Zackman – 5822 Jackson

## August 2024



*Full Pig Trap*



*Ready to go to our new home!*



*Are we there yet?*



*Flower Pot Snake - 3" Blind snake often found in flower pots*

# August 2024

## Calendar of Events

August 8<sup>th</sup> – 12PM – Ladies Lunch  
Pinchers – 900 Venetia Bay Blvd  
Linda Urosev @ 708-476-9454

August 17<sup>th</sup> - Moonrise Get-Together @ Manasota Beach  
One hour prior to sunset – farthest North Entrance  
Weather Permitting

August 21<sup>st</sup> – No Monthly Board Meeting

August 22<sup>nd</sup> – 5PM – Community Dinner  
Rib City BBQ – 4187 Tamiami Trail S  
Jody Browning @ 201-390-3595

September 12<sup>th</sup> – 11:30AM Ladies Lunch  
Made In Italy – 117 W. Venice Ave.  
Rosanna Gibbons – 410-382-7394

September 18<sup>th</sup> – HOA Board Meeting  
2:00PM – Jacaranda Library

September 21<sup>st</sup> - Moonrise Get-Together @ Manasota Beach  
One hour prior to sunset – farthest North Entrance  
Weather Permitting

September 26 – 5:00PM Community Dinner  
Old Salty Dog – 1485 Tamiami Trail S  
Ellie O’Toole – 508-631- 1060

## Board of Directors and Committee Chairpersons

President	William Hulshoff	518-524-7833	judgewh@yahoo.com
Vice-President	Sharron Klahr	703-608-8338	sklahr3158@gmail.com
Secretary	Doc Albers	941-310-9093	rsdermj@hotmail.com
Treasurer	Jim Howard	201-906-7951	jimhoward307@yahoo.com
Director/Maintenance	John Rathvon	717-799-3159	johnr521@aol.com
Director/Landscaping	Todd Phillips	541-621-1221	phillipskevint@gmail.com
Director/GVE Ambassadors	Lynn O’Neill	617-775-8830	lynnoneill50@gmail.com
Director/Newsletter/ARC	Eric Martell	407-947-3617	semartell@earthlink.net
Newsletter Committee	Eric & Sally Martell	407-947-3618	sallyemartell@earthlink.net
Event Committee	Kim Baigert	860-302-5879	kimwarb@gmail.com
Event Committee	Rosanna Gibbons	410-382-7394	nutritionbestrx@verizon.net
Entrance Flagpole	Joe Bell	845-661-5927	

Your GVE Street Ambassador:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_