

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

October 2024

The Gulf View



Community Meeting
Board Meeting October 16th – 2PM
Jacaranda Branch Library
Zoom access available
Annual Meeting December 4th

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

Commentary

Eric Martell, Editor

Bullet-proof! That is the epithet that Gulf View Estates deserves. Ian didn't wipe us out. Debbie was pretty much a non-event. Now, don't get me wrong. Helene created a massive disaster that made me sick to contemplate the misery and financial loss. However, Helene was a few hours of gusts, little rain, and not much else for our neighborhood. The ponds filled up, but there was no flooding. We've only seen one house with minor roof damage...there might be a few others with missing shingles, though. We should be very thankful to the Power on High for the blessing Gulf View has received.

We're back into the Fall season, and October brings Halloween. Many residents get into the spirit and do a great job of decorating. Then there is Halloween night, and we're inundated with Trick-or-Treaters. The grassy strip along the ponds is usually full of parked cars since GVE has a reputation for being a Safe Place to bring your little ones. That reputation benefits our community, even if you view the kids as a hassle. Just be prepared for lots of action and have lots of treats available. Also, if you go out, be especially careful of pedestrians. Better yet, have a Block Party and hand out treats together!

We have all received a postcard from Sarasota County showing the proposed resurfacing of our roads. The dates they mention are vague (from Fall 2024 to late Summer 2025). Since the county (unlike GVE) suffered heavily from Helene, I'm a little dubious about whether they might find other, more urgent uses for the resurfacing funds. Time will tell on this.

Finally, a bit of humor to offset the thought of the hurricane damage: Here are some reasons preparing for a hurricane is like getting ready for Christmas:

You decorate your house (but with boards on the windows and sandbags by the doors).

You must dig around the garage through all the boxes you haven't used in a year to find camping gear, flashlights, etc.

You go shopping in crowded stores where the hottest commodity is sold out.

T.V. shows you usually watch are interrupted for weather bulletins.

Your family comes to stay with you. (Only if they're local.)

You get a lot of out-of-state phone calls from friends and family.

You find yourself purchasing food you wouldn't buy in bulk.

You'll probably get some days off work.

You put candles everywhere around the house.

Finally, you might have a tree in your house at some point!

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](https://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.

October 2024

September 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:** One owner reported that he was being unfairly target by violation notices for a dirty driveway, when he cleaned it every time he received a notice. The problem is that his drive is low and collects rainwater and dirt every time it rains. The management switched his violation status to simply "monitor." He plans to stain his driveway a dark color to help offset the tendency to be dirty. Another resident expressed concern over the status of the ponds where vegetation is clogging the drainage.
- **Vice President's Report:** no report
- **Treasurer's Report:** There is a lot of good info on the Portal now. The community finances are in line with projections. There are some outstanding collections for dues, etc. These are in the hands of attorneys at this time.
- **Secretary's Report:** no report
- **Management Company Report:** Please respond to compliance notices you may receive via the owner's portal. If you need help with any community issue, ask via email at infosunstatemanagement.com
- **Landscape Committee:** Blue Heron has caught up with the lawn maintenance along the ponds and the front entrance and the community looks good again.
- **Maintenance Committee:** No Report.
- **Street Committee:** GVE is still in the queue for 2024 per Sarasota County.

- **Compliance Committee: 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 3rd 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.**

The most recent violations involved dirty driveways, overgrown weeds in the planting beds, and an overabundance of decorative items in some yards. The last has raised some questions. If you have any specific questions about installing decorative items in your yard, you may submit a request for the ARC to review your plan.

- **Architectural Review Committee (ARC):** Repeated from last issue: There was one request for adding a photovoltaic system – **this action does not require approval, since the Board has no legal basis on which to deny it.** In general, requests are usually approved within a few days. Once approved, the approval will not expire until the change is complete.
- **Newsletter committee:** We are back on the winter schedule.
- **Events Committee:** We are back on our winter schedule – watch for event signs 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). Lynn reported that there welcome bags handed out to renters with long term leases.
- **Unfinished Business** – The board discussed the proposed ECR changes. The changes have been submitted for attorney review which should be done in time for all residents to receive a copy to read prior to voting on them at the annual meeting.

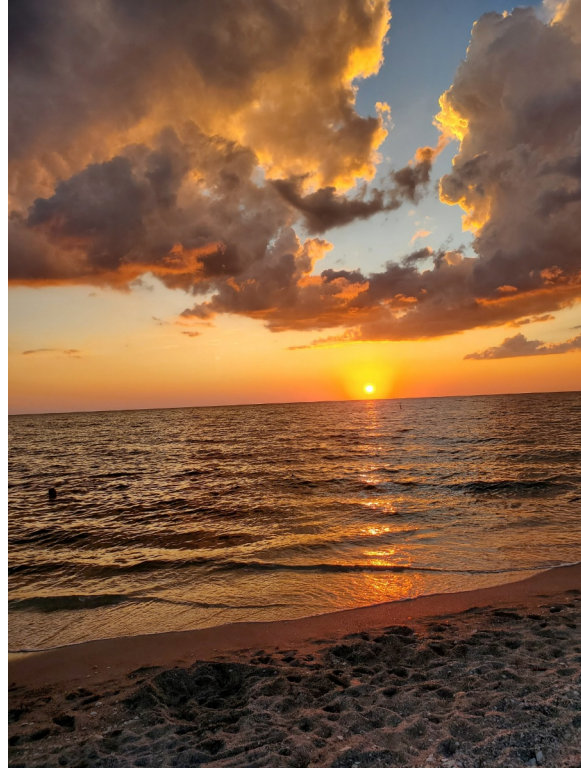
There was a discussion about rental home owners not bothering to have their tenants approved by the management company. This can result in the tenant being evicted at the owner's expense. The board intends to monitor this closely.

- **New Business** – Discussion: Cleaning the vegetation out of the retention ponds and the culvert over Adams. Replenish the reserve for wall and fountain repairs for the next business year. The post office will not repair the mailboxes any longer. The board is researching the potential for repair.

October 2024



Sunset the day after Hurricane Helene



Manasota Beach Sunset



Ladies Luncheon - September

**Community
Speed Limit
25MPH**

The News wouldn't be complete without me haranguing y'all about something (Sorry. I don't like to do this.): The speed limit in the community is 25MPH. You might think you have an urgent meeting somewhere and be tempted to ignore it, but if you hit someone on your way out, your meeting will fall significantly in priority. It ain't worth the risk, folks. Observe the posted limit, please. Also, be careful exiting the community. 776 is more of a race track than ever, this year. Lots more traffic to come, too.

October 2024

Calendar of Events

October 3th – 12:00AM Ladies Lunch
TJ Carneys – 231 W. Venice Ave.
Jody Browning @ 201-390-3595

October 16th – HOA Board Meeting
2:00PM – Jacaranda Library

October 19th - Sunsett Get-Together @ Manasota Beach
One hour prior to sunset – farthest North Entrance
Parking lot status and Weather Permitting

October 24th – Food Truck Night!!
Grace's Taste of Poland
On Pierce by the ponds at 5:00PM

November 7th – 12PM – Ladies Lunch
Dockside – 509 N Tamiami Trl
Alice Burdo@ 941-223-0660

Welcome to New Neighbors!

Anthony & Elaine Giso – 5857 Montroe Rd – From Dexter, NY
Ericson & Jenny Wu – 1452 Roosevelt – From Sarasota, Florida
Heather Elwing – 5896 Tyler – From Venice, Florida
Danielle Robison – 5887 Garfield, – From Clearwater, FL & Edinboro, PA
Vasyl Korniat and Iryna Matsura – 5889 Harrison – From Ukraine
Linda Dye & Tim Corcoran – 5848 Jackson – From Kentucky

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	johnr52l@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: _____