

GULFSTREAM VILLAS OWNERS ASSOCIATION

Board Meeting Minutes on 4/7/19

<u>Board Members Present:</u>	<u>Board Members "not" Present:</u>
Christine Nazzaro- President + Secretary Robert De Stefanis- Vice president Dale (Brad) Wine- Director Sherrie Dunn- Treasurer Robert Dunn- Director	Left Blank.

4:10p Start Time. Meeting called to order by Christine Nazzaro. She thanked everyone for coming, mentioned that it's wonderful to have such a good turnout and it's good that people are interested in talking, learning and giving input on the agenda's listed today. Introductions of the Board Members and their titles were made.

1. We have a sign in sheet that you all signed.
2. Notice was put up for this meeting.
3. Will review previous board minutes.
4. Go over unfinished business.
5. Go over new business which is the agenda. Noticed a couple of flyers that we will talk about.

--Early on, a homeowner is speaking out multiple times about: 1. a president can't be secretary which is in the bylaws, 2. we are not legal, the bylaws are from 1978 and haven't been updated, so this board doesn't exist and so the meeting shouldn't start. Explained to the homeowner was; 1. that the secretary and president thing was voted on but will need to be re-voted on and 2. if we need to talk with a lawyer about the legality of the board then we will do so but we will continue with meeting.

****Motion made for Approval of Previous minutes with the correction below by:**

Christine Nazzaro and 2nd by Sherrie Dunn.

--Noticed a clerical error on page 3 and it should be 1772 instead of 1771. No other changes/corrections needed was verbalized by other board members.

All in favor? "Yes" x5 out of 5

****Motion made to vote Kevin Walsh on as director by: Christine Nazzaro and 2nd by Robert Dunn.** --With the realization that the president can't be secretary too. Kevin Walsh verbalized he would do it and was nominated to be on the board

All in favor? "Yes" x3 out of 5

****Motion made to Vote Kevin Walsh to hold position of Secretary by: Sherrie**

Dunn and 2nd by Dale (Brad) Wine. --president can't be secretary so Kevin says he wants to do it. **All in favor? "Yes" x3 out of 5**

--A homeowner, brought up that a husband and wife can't be on the board together. Christine Nazzaro verbalized that she went to a hoa meeting and that was discussed. A husband and wife can be on the board unless there is more people who want to be on the board. Eddie Francis mentions that the board would need to be full then one of the spouses would have to step down. So with this discussion John Welch verbalized his interest in becoming a board member. It was asked if anyone else wants to be on the board and no one said they did.

****Motion made to Vote John Welch as a Director by: Sherrie Dunn and 2nd by Robert DeStefanis.**--John Welch verbalized his interest on becoming a board member. There is room to have him on the board and keep everyone else on which would be a total of 7. **All in favor? "Yes" x3 out of 5.**

--New Board Members came up and are sitting at table with the other board members.

--UNFINISHED BUSINESS-- 1. Soffits- Still have 1772 D west carport to finish which will get done once the mansard is fixed. It was recommended to have architect drawings for the mansard repair since some of the trusses are damaged. Can't just fix the mansard without the drawings since we could have permit and city issues. Will pay for the drawings and then give them to the contractors. **2. Roof Repairs-** Still have a few to do. **3. Saving-** \$175/month since the board has absorbed the duties of Lynda Raby's position. **4. Banking-** Bank signers have been updated with Oculina and Centerstate. The signers are Eddie Francis, Christine Nazzaro and Dale (Brad) Wine. The bank requires 1 signature and but the GVOA requires 2 signatures on the checks. (Lynda Raby verbalized that prior regulations required that 2 signatures were required on all checks and that the person processing the invoices could not be a signer. Copies of all invoices were provided to the accountant. These processes were put in place to protect the HOA from any potential problems)

--NEW BUSINESS/AGENDA- 1. Palm Tree/Oleanders-Christine Nazzaro explains. Palm tree fronds and coconuts are cut yearly prior to hurricane season. This year, Brian-Ideal Landscaping recommended to trim coconuts in March since coconuts were already falling down. So this is done for the safety of the community. A homeowner was very upset about a coconut tree in front of her unit was to be trimmed. The tree is not hers and is on common ground. Using the reflector sticks/marker to let the gardener know not to cut something is not an absolute especially if it's for the safety of the community. It's used as a guide for the gardeners. (Multiple homeowners verbalized their dissatisfaction with the annual treetrimming. Conversations regarding the landscaping agreements documented in minutes and not respected this year prior to trimming despite multiple conversations and the utilization of a marker to indicate not to trim.)

****Motion made to Vote to evaluate to trim the coconut trees March 1st. If recommended to cut them (fronds at 10-2 and remove coconuts), then we will do so but will hold off on the one coconut tree in front of Lynda Raby's, 1771 C1 which will be trimmed by June 1st by her/ Kevin Walsh and no later. by: Christine**

Nazzaro and 2nd by Dale (Brad) Wine. --Sherrie Dunn had asked when Lynda Raby, 1771 C1 usually harvests the coconuts. She says April, May or June, hurricane season starts June 1st. And that she likes to harvest them when they are young and she only cares about the tree in front of her place since Joe her neighbor planted it. Robert Dunn suggests that we ask ideal landscaping to postpone trimming. Christine Nazzaro brings up that trimming of the coconut trees are for the safety of the community especially during hurricane season. **All in favor? "Yes" x4 out of 7**

--NEW BUSINESS/AGENDA- 2. Oleanders- Christine Nazzaro explains that the tops of the oleanders are cut every year. Last year they were looking bad, straggly and thin. Ideal landscaping/Brian recommended them to be cut down to 1 foot. So they were given permission to do so. Oleanders grow very fast and within about 6 months they were already 5ft. This year the oleanders were still thin on the bottom and on top. It was recommended to be cut by a professional, Brian/Ideal Landscaping to the height they are so I, Christine, gave the okay to have them trimmed. The goal is to get them thicker and to be a better privacy hedge. The tops will be cut less and less each year. Also, since oleanders have flowers and homeowners had mentioned that to me and wanted to see them more. Brian/Ideal landscaping agreed to cut them less and when we ask him to do so. They sides were being trimmed because it was impeding the sidewalks. Sherrie Dunn brought up that we can let Brian/Ideal landscaping know that we would like the height to be as high as is good for the plant. Lynda Raby, homeowner mentioned she has gotten a petition with 13 signatures saying they don't want the Oleanders not to be cut down to 3feet. Petition given to Kevin Walsch, the secretary. Lynda suggests they need to be fertilized and offered to do so. Other homeowners mentioned; one said that on beachcomber the height is not the same across and should be, another that now it's open for people to see into their place, one said oleanders were present and once after a storm it was gone and another said that they don't have oleanders and people can see into their place.

SIDE NOTE- 1772 D1/Peggy- asks if she could plant her persimmon tree out on common ground. She said Joe Albano said it was fine but he verbalized he does not know the root system on this plant. Christine Nazzaro explains that in the "rules and regulations" plants need to be approved. Reason being so the height, size and root system can be addressed. For example..if a tree is planted too close to the drive way it can cause issues in the future with the drive way. We will ask Brian/Ideal landscaping about it. She says she will just leave it in the pot.

NEW BUSINESS/AGENDA- Parking of trucks, vans, boats, trailers, rv's, motorcycle's, buses and other such vehicles on common being restricted or disallowed. And only 2 vehicles/unit. –What we are going to talk about here is boats and trailers. This agenda is written in our rules and regulations and declaration of protective covenants. This is brought up so to keep from having boats and trailers parked here. Glenn Schulten, 1771 D4 has his boat parked under the carport in his parking space and will probably be grandfathered in. If so then we will put specific rules for him like-it needs to be registered, insured, kept covered when not in use, doesn't cause parking issues, fits in parking space, doesn't cause a hazard and once sold no new boats for him. Different homeowners suggested: 1. maybe the church/Steve would allow us to park boats, trailers etc there, 2. boats were never allowed here, and she has to pay for it to be stored somewhere else and another said the same thing 3. if you allow one homeowner to keep their boat here then all should be allowed.

****The meeting got out of control, One homeowner who is cursing, speaking out loudly, disruptive and left like 3 times pushing around furniture when leaving and slams door when left the last time. Another homeowner mentions we need to get along even if we don't agree, stop this bickering, if we don't have board members or she quits as president and no one wants to be president then our community will go to the State of Fl and we are all in violation of some rule. A homeowner mentions he wants to say something. It's not on the agenda and we want to end the meeting. We decide to end the meeting. He will stay and say what he wants to the board members and homeowners that stay over after the meeting ended.**

****Motion made to Vote on ending meeting at 5:15p by: Christine Nazzaro and 2nd by John Welch. All in favor? "Yes"x7 out of 7**