

Gulf Landings Community Association, Inc.
Board of Directors APPROVED Meeting Minutes
6035 Barefoot Court, New Port Richey, FL 34652
July 19, 2018 @ 7 P.M.

Call to order: Martin Forero, President, called the meeting to order at 7:04 p.m. EST and called for the Pledge of Allegiance. Linda Allen recorded the minutes. A quorum of directors was present and the meeting, having been duly convened, was ready to proceed with business.

Proof of Notice of Meeting: Posted in the accordance with F.S. 720.303(2), Clubhouse bulletin, email news blast & Newsletter stands.

Roll Call: A quorum was present with the following directors in attendance:
Martin Forero – President, Linda Allen – Secretary, Mark Sofia and George Rauh (by teleconference)

Community Items: BOD and Members / Member Comments (Limit 3 minutes each) –

- Teri Kelly – Discussed the next-door neighbor’s landscaper blowing landscaping debris into the canal each week during service. The Board requested a formal violation letter be sent with the Pasco County Ordinance requesting they stop immediately or fines will be levied. Dredging also came up by the Kelly’s Property. The Board said they can submit an ARC request for dredging the area by their property.
- DREDGING – A resident submitted a letter regarding dredging the canals. The Board discussed the dredging in the canals and said they are navigable. GLA will follow up with the County to see where the process is on the dredging project and if we are on the list.

Architectural Committee:

Martin Forero moved to approve the variance request submitted by 4401 Sanddollar Court as submitted, the motion was seconded by Linda Allen and approved by all.

- Variance request for 4401 Sanddollar Court – Dock & Lift on their property, not on the property line and upon permit approval.

President’s Report – Martin Forero

- **Culverts / Retention Ponds AKA ditches –**
The Association attorney rendered an opinion on the maintenance of the retention ponds after reviewing the Declaration for GLA. His opinion is the provisions in the declaration can be reconciled in either of two ways. A. One can conclude that both the Lot Owner and the Association may maintain the ditches. B. Or, one may conclude that the 1996 amendment supersedes Article II, Section C 15 of the original declaration because it was later in time, and it should be given preference as a more current expression of the intent of the drafter. **Regardless of how the provisions are reconciled, the Association may take on the task of maintaining drainage ditches on any of the lots.** As an aside, it is his view that the word “ditch” can be read broadly to include any “swales.” So, the Association’s right to maintain all ditches includes the right to maintain swales on a lot as well.
- **Letter to owner Sea Colony – LOT#44 regarding removal of the unapproved dock**
DeFurios’s Office is sending a final letter out to demand the unapproved dock be removed. The first letter was sent on 9/3/2015. We sent a letter to reopen the violation on 2/14/18.
- **Cross Bayou Strip of Land –**
DeFurios’s Office is going to contact the county again to see if he can get a response. If not, the Association will have to look at getting a fence and continue to maintain the property.

Rental Properties on Jobeth

The Association will send final letters to owners that have elected to rent their property out as a Vacation Rental as defined by the Code of Ordinances of Pasco County, specifically Section 402.5(B) of the code. The letter will require them to submit the following:

- Written notification signed by the property owner, that the property is being used as a Vacation Rental, specifically containing the physical address of the Vacation Rental unit/property.
- Evidence that the registration form has been completed and submitted timely to Pasco County.
- Evidence that the registration fee required by the Code has been paid.
- A photocopy of the business tax certificate issued by the Pasco County Tax Collector that is applicable to the property. All vacation rentals on which payment is made to rent, lease, let, or use for a period of six (6) months or less are subject to the County's Tourist Development Tax and collections, Chapter 102 of the Pasco County Code and Section 125.0104, Florida Statutes.
- A copy of any other documentation required by the Code to be submitted to the County or the Association.
- Advance notification in writing or email of rental guest(s), number of guest(s), telephone contact information and duration of their rental agreements. This information is necessary in case of an emergency.

If these properties do not comply the Association will have no alternative but to take further action to protect all other property owners and the Association, and to ensure full compliance with the Pasco County Code of Ordinances.

APPOINTMENT OF CRC COMMITTEE MEMBER

- *Martin Forero motioned to appoint Louis Mangini to the CRC Committee. The motion was seconded by Linda Allen and approved by all.*

Secretary's Report – Linda Allen

- Minutes from 5/17/18 Board Meeting
Linda Allen moved to waive the reading of the 5/17/18 minutes and approve as submitted, the motion was seconded by Martin Forero and approved by all.

Manager's Report – Donna Baran

- ❖ Gave updated status of completed and ongoing projects and upcoming social events.
- ❖ Gave update on outstanding the current cash flow and accounts at the attorney for collections
- ❖ **BOATERS APPRECIATION DAY** – Turned out to be an excellent event.
- ❖ **Update on Violation accounts**

LOT#226 – The process server is preparing an Affidavit of Evasion, listing each of the attempts they have made to serve this property, along with the results of each attempt. As soon as that's complete they will be filing a Motion to Allow Constructive Service of Process.

Lot#146 – Moving on lien foreclosure.

- *Martin Forero motioned to move forward with the lien foreclosure. The motion was seconded by Mark Sofia and approved by all.*

Lot#2-109 – Property sold, attorney is working with new owner.

Lot#72 – Foreclosure has been filed.

Lot#260 – Bankruptcy, attorney is working on collections.

Lot#38 – Move on collections of fines.

Lot#200 – The property has sold. DeFurio's office is working on collections and we are working on the violations with the new owner.

Lot#12 – Move forward with filing a claim of lien.

Lot#16 – Move on injunctive relief.

- *Martin Forero motioned to move forward with the injunctive relief process. The motion was seconded by Mark Sofia and approved by all.*

Old Business

- **PIANO FOR THE CLUBHOUSE**

This item was tabled until we can find a smaller piano that can be moved out when there are events and clubhouse rentals.

New Business

- Discussion and motion to approve the proposal submitted by From the Ground up to remove the Brazilian pepper trees from the Barefoot Ct. lot that the Association purchased. *Martin Forero motioned to approve the tree removal on the Barefoot Lot not to exceed \$3,750. The motion was seconded by Mark Sofia and approved by all.*
- Discussion and motion to approve the proposal submitted by Harris Sheds for an 8x10 Shed to match the existing structure. *Martin Forero motioned to approve the proposal submitted for the new shed not to exceed \$2,150. The motion was seconded by Mark Sofia and approved by all.*
- Discussion and proposal to change out cleaning company for the clubhouse. *Martin Forero motioned to approve changing the cleaning company for the clubhouse. The motion was seconded by Mark Sofia and approved by all.*

Consent Agenda

Martin Forero motioned to approve the consent agenda items. The motion was seconded by Mark Sofia and approved by all.

- A. Approval of the June & July Invoices

Next Tentative Board Meeting

Thursday, September 20, 2018 @ 7 P.M. in the Clubhouse

Adjournment

Martin Forero moved to adjourn the meeting at 8:29 P.M., the motion was seconded by Linda Allen and approved by all.