



# ***Gardens of Gulf Cove***

## ***Garden Spot Newsletter***

*December 2016*

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### **Events Committee**

#### **CHILDRENS CHRISTMAS PARTY COME AND MEET SANTA CLAUS**

Please join us on Saturday, December 17, from 2-4 pm, at the Gardens Club House, 6464 Coniston Street, for a Children's Christmas Party.

This is a free event being sponsored by the Activities Committee and a light complimentary lunch will be provided.

If you plan to attend, please bring a wrapped gift for each child affixed with their full name on the gift tag, NTE \$15 per gift/per child.

To insure we have enough food, please call or email me to let me know how many plans to come (parent/s and children) so we buy enough food for everyone and Santa too. Thank you.



Lucille Breen  
941-697-3809  
[breenb1@centurylink.net](mailto:breenb1@centurylink.net)

**LETS MAKE THIS A GREAT DAY FOR THE CHILDREN OF THE GARDENS!**

### **UPCOMING BEAUTIFICATION COMMITTEE EVENTS FOR 2017**

For those who like to plan early, here are the three upcoming events sponsored by the Garden and Beautification Committee (see Pot Luck Flyer announcement in this newsletter). These three events are at the Gardens' Club House, 6464 Coniston Street, Port Charlotte.

Pot Luck, Saturday, January 21 (see flyer for information on this event)

Dinner Dance, Saturday, February 18, 2017, information as to price and time will be announced in the January newsletter (music by Tommy Cee and Judy Love).

Pizza Party, Saturday, March 18, 2017, information as to price and time will be announced in January newsletter (music by Bob Pomerleau)

Looking forward to another successful season at these events!

For more information contact Lucille Breen at 941-697-3809 or by email [breenb1@centurylink.net](mailto:breenb1@centurylink.net)

## **GARDENS OF GULF COVE POA, INC.**

6464 Coniston St., Port Charlotte FL 33981

### **Coniston Office**

941-697-4443 Club House

941-698-9274 facsimile

email: gardensofgulfcove@gmail.com

website: www.thegardensofgulfcove.com

Pool Hours -December 8:30 a.m. -5:00 p.m.

### **Office Hours**

Club House (6464 Coniston)

9:00 a.m.-4:00 p.m. Monday

9:00 a.m.-5:00 p.m. Tues.-Friday

## **Management Team**

Jack Sheehan .....Licensed Community Association Manager

### **MARCH 2016 - March 2017 BOARD OF DIRECTORS:**

<b>President:</b> 2018 term exp.	<b>Jim Newkirk</b> JimGOGC@centurylink.net
<b>Vice President:</b> 2017 term exp.	<b>Ray Forshee</b> Mforshee2@gmail.com 732-323-8336
<b>Treasurer:</b> 2019 term exp.	<b>Herman Dahl</b> hhdahl@sbcglobal.net 941-697-0424
<b>Secretary:</b> 2018 term exp.	<b>Martha Vanderbilt</b> 941-697-1430
<b>Director:</b> 2017 term exp.	<b>Sandra Weaver</b> sandyweavergogc@hotmail.com
<b>Director:</b> 2018 term exp.	<b>Helen Raimbeau</b> rambospur@comcast.net
<b>Director:</b> 2019 term exp.	<b>John "Jack" Arlinghaus</b> jdarlinghaus@yahoo.com
<b>Director</b> 2019 term exp.	<b>Tom Sullivan</b> thom.g.sullivan@gmail.com
<b>Director</b> 2017 term exp.	<b>Fred Streif</b> fstreif@gctel.com

## **Tennis**



Jack Kyle reports that the League is growing if you would like to join us just show up, all are welcome. They will be meeting as a league the first Thursday of November until the first Thursday of April. Non-league playing right now still meets Monday-Friday 8:00 a.m. at the tennis courts.

## **Shuffle Board**

Shuffle Board league player's games are starting back Monday & Fridays @ 8:45 a.m. at the Recreation Center.



## **Billiards**

Billiards players are scheduled to play on Monday's at 1:00 p.m. See you on the Billiards Court.

## **Board Games**

If you like to play board games and are interested in getting together with a group to play call: Cathy @ 941-828-1129 and let her know.

## **The Koffee Klatch**

The Koffee Klatch always welcomes new members. We meet every Wednesday of the month. The first Wednesday is a luncheon at various neighborhood restaurants at 12:30, the association calendar will display where we meet each month. The second (2nd) through the fourth (4th) Wednesday's we meet at the Clubhouse for coffee and pastries at 10:00 a.m. For further information, contact Joe Russo-697-9696, come join us.

## **Arts and Crafts**

The Arts and Crafts will resume in January on Tuesdays from 9:00 a.m.- 12:00 p.m. Come and join us for art or working on your favorite crafts. We look forward to new members and ideas. Any questions or suggestions please call Emma 732-618-6337.

## **Low Impact Aerobics**

Low Impact Aerobics (LIA) exercise class, led by Grace Werling, will resume on Monday's and Fridays starting 12/12 at 9 A.M. The classes are held at the Club House on Coniston St. If you have any questions about the class please call Grace at 860-460-6370

## **Pickleball Players**

Pickleball is forming. all interested players please notify the office (via email or call) so we have an idea of how many people will be using the court. Anyone with knowledge of the game, let us know we may need guidance with the initial set up.

## Friends Out and About

This year again our luncheon falls during the Christmas Holiday so we will not be meeting for December 2016. We wish all of you a very Merry Christmas and a Happy New Year. Season's Greetings to All. Please do not forget the Association Children's Party Dec. 17th 2:00-4:00 at the clubhouse. Our next luncheon is scheduled for Jan. 24th, 2017, Restaurant to be announced.

## Bowling

Bowling is on Tuesdays at 2:00 p.m., its \$12.00 for 3 games. If interested contact Lucille Breen at 941-697-3809 or by email [breenb1@centurylink.net](mailto:breenb1@centurylink.net)

## Line Dancing

Those of you that like to Country Line Dance get out your dancing shoes and come join us at the Club House (6464 Coniston) starting in December on Fridays at 10:00 am. -11:30.

## Bocce

Bocce players are starting back on Thursday's beginning December 1st @ 9:30 a.m. All residents are welcome to play and learn the game.

## Town Hall Meeting

Saturday December 10th, 2016 @ 10:00 a.m.- Clubhouse (6464 Coniston)

A meeting to have your ideas heard in an open forum with the board president and manager there.

## 2016 Board Meeting

Clubhouse (6464 Coniston)

Monday, December 12th - Board Meeting 3:00 p.m.

Thursday, December 15th -Board Meeting Continuation 6:30 pm

## President's Letter

### **Town Meeting Dec. 10, 2016 @ 10:00 AM for Input on the Proposed "Covenants"**

On November 12th 30 plus members shared their thoughts on the proposed By-Laws. The Board will use the input we received in helping to finalize the document before it is sent out for member approval.

The By-Laws are the rules on how the Association operates such as how and when to conduct the Annual Meeting and Board Meeting. The next document we want to discuss with the members is the *Declaration of Covenants and Restrictions*. The "Covenants" include use restrictions on individual properties, the authority to collect assessments, the authority to levy fines for violations of the Covenants, etc. On Saturday December 10th at 10:00 AM in the Clubhouse we will hold a Town Hall Meeting to allow our Members to share their thoughts on the proposed "Covenants". This is your chance to ask questions and provide your recommendations to be considered in the documents. In addition to being shared by our E-Mail Blast system a copy of the draft of the "Restated Covenants" is available by contacting the office.

### **Board Meeting Notice: December 12 at 3:00 PM with a continuation to December 15, 2016 at 6:30M**

At the December Board Meeting on Dec. 12, the Board will make the final changes to the proposed By-Laws,

Declaration of Covenants and Restrictions, and the Articles of Incorporation. At the continuation of the meeting on Dec. 15, it is expected that the Board will authorize these documents to be sent out to the membership for their approval. **NOTE:** The time for all the Monday meeting was changed from 1:00 to 3:00 PM

### **Petition to Amend Parking Restrictions**

The petitions mentioned in last month's newsletter meet all the requirements needed to amend the Covenants. Therefore are now in effect. I realize that there are a lot of questions on how these changes were made. Each member will be receiving an official letter that will include copies of the petitions as well as a full explanation of how and why these petitions are allowed. A summary of the amended use restrictions are:

Article IX - Use Restriction - Single Family residential use shall mean that school busses, church busses, jitney's, taxi cabs, public transportation vehicles, bucket trucks, trucks containing chemicals that require a license to

...continued on page 4



apply or a vehicle which would be considered an attractive nuisance shall not be parked upon the Lot unless in the garage. The exception to this ruling is for local, state and federal police or emergency vehicles.

Article IX – Use Restriction – 10) Recreational Vehicles: No travel trailer, mobile home, recreational vehicle, tent, storage building, garage, barn or out building erected on any Lot shall at any time be used as a residence, temporarily or permanently. Recreational vehicles such as travel trailers, motor homes, tent trailers, boats, etc., not exceeding ten (10) feet in height and thirty-two (32) feet in length may be stored on the premises at the rear or side of the residence.

*Jim Newkirk, President  
Gardens of Gulf Cove POA Board of Directors*

## CAM Corner

It is that time of year . . . BUDGET TIME

Each year you receive a draft of the proposed budget for review and comment. A lot of work goes into preparing the budget. It's a complex activity that must start early so the budget can be finalized and approved prior to the beginning of the new fiscal year. Here's how we do it:

The board and manager work together to gather all financial information we'll need to project expenses for the coming year. This could be bids for contracts, projections for utility or service increases, comparisons of past years' budget trends and many other details.

- The board also examines all sources of income—assessments, interest on investments, proceeds from collections and other types of miscellaneous income.
- The board creates a working draft by adjusting the expenses and income until they balance. This may be accomplished by foregoing certain expenses to avoid raising assessments. Or it may be necessary to raise assessments to cover increased expenses such as utilities that the board cannot control.
- When the board has developed the best possible draft budget, the association sends it to every member for review and comment. One of the reasons we start the process early is to allow you plenty of time to study the budget, ask questions and offer comments.
- If the assessment stays the same or less than 110% of last year budget, the board approves the budget and we mail out the 2017 invoices.

*Jack Sheehan, CAM, CMCA, Realtor*

## Owners have asked me “What is a Board Resolution?”

A board resolution is a motion that follows a set format and is formally adopted by the board. Resolutions may enact rules and regulations or formalize other types of board decisions. There are four types of resolutions for a community association:

1. **Policy Resolutions** affect owners' rights and obligations such as rules for the use of common areas and recreational facilities, architectural guidelines and enforcement procedures.
2. **Administrative Resolutions** address the internal operations of the community association. Examples include operating procedures, collection procedures and where board meetings will be held.
3. **Special Resolutions** document board decisions that apply a policy or rule to an individual situation, such as a decision about an alleged rule violation.
4. **General Resolutions** involve routine events, such as adopting the annual budget and approving a contract.

The manager maintains all adopted resolutions. They are available to association members for review in the manager's office.

*Jack Sheehan, CAM, CMCA, Realtor*

## Sounds Like a Good Idea... Noise in the sub-division

Noise is a concern for every resident and because you live in a community, it's important to understand that some degree of noise is to be expected. At the same time, residents need to consider the consequences of their noisy behavior. To keep everyone happy and maintain civility among neighbors, the association asks that you take a few steps to reduce or eliminate annoying noise.

**Be kind and respectful.** A little common courtesy makes a big difference. Keep your music and television at reasonable levels, do your vacuuming before bedtime, and before remodeling, check with the manager about acceptable hours and days of the week that work can be done.

**Keep a log.** If you're disturbed by a noise problem, note the times and the nature of the noise. Ask the manager to listen and verify the noise as well. There may be a pattern in the noise that can be adjusted.

**Visit your neighbor.** If your neighbor is the source of the noise, try a friendly chat. Sometimes people just don't realize how noise is affecting others. People are usually considerate once they realize they're disturbing others. And, if your neighbor knocks on your door, listen politely and be willing to make changes to reduce your own noise.

*...continued on page 5*



Reducing noise sounds like a good idea. A quiet, peaceful community, relatively speaking, is a happy community.

*Jack Sheehan, CAM, CMCA, Realtor*

Happy  
Holidays!



Staff and the Board of Directors want to Thank Hal Smith for all his hard work and dedication to the Gardens of Gulf Cove. We wish you well in your retirement.

*Gardens Residents are invited to a  
Potluck Dinner at the Club House*

Saturday, January 21, 2017

Doors open at 5:30 PM



*Tickets not sold for this event.*

*Entry per couple (or single) is a favorite dish that will serve 6-8 people*

*plus*

*4 non-perishable food items per couple;*

*2 for a single individual*

*donation to a Charlotte County Food Pantry*

This is a not-for-profit event sponsored by the  
Garden & Beautification Committee.

For more information, please call

Carolyn Streif 941-204-0501

or

Lucille Breen 941-697-3809

December 2016						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				<b>1</b> BOCCIE 9:30AM-RC GARDEN CLUB MTG 10 AM-CH MENS POKER 6PM-RC	<b>2</b> TENNIS 8AM-RC SHUFFLEBOARD 9AM-RC LINE DANCING--10:30AM-12-CH AQUASIZE 11AM-RC	<b>3</b>
<b>4</b>	<b>5</b> TENNIS 8AM-RC SHUFFLEBOARD 8:45-RC AQUASIZE 11AM-RC BILLARDS 1PM	<b>6</b> CARDS 2PM-CH	<b>7</b> TENNIS 8AM-RC AQUACISE 11AM-RC KOFFEE KLATCH 5:00PM LA STANZA	<b>8</b> BOCCI 9:30AM-RC MENS POKER 6PM-RC	<b>9</b> TENNIS 8AM-RC SHUFFLEBOARD 9AM-RC LINE DANCING--10:30AM-12-CH AQUASIZE 11AM-RC	<b>10</b> TOWNHALL MTG 10AM-CH
<b>11</b> PRIVATE PARTY-CH	<b>12</b> TENNIS 8AM-RC SHUFFLEBOARD 8:45-RC LIA EXERCISE 9AM-10:15 AQUASIZE 11AM-RC BILLARDS 1PM BOARD MTG-3 PM-CH	<b>13</b> CARDS 2PM-CH	<b>14</b> TENNIS 8AM-RC AQUACISE 11AM-RC KOFFEE KLATCH 10AM-CH	<b>15</b> BOCCIE 9:30AM-RC MENS POKER 6PM-RC BOARD MTG CONT.-6:30 PM-CH	<b>16</b> TENNIS 8AM-RC SHUFFLEBOARD 9AM-RC LIA EXERCISE 9AM-10:15 LINE DANCING--10:30AM-12-CH AQUASIZE 11AM-RC	<b>17</b> KIDS CHRISTMAS PARTY 2PM -CH
<b>18</b>	<b>19</b> TENNIS 8AM-RC SHUFFLEBOARD 8:45-RC LIA EXERCISE 9AM-10:15 AQUASIZE 11AM-RC BILLARDS 1PM-RC	<b>20</b> CARDS 2PM-CH	<b>21</b> TENNIS 8AM-RC AQUACISE 11AM-RC KOFFEE KLATCH 10AM-CH	<b>22</b> BOCCIE 9:30AM-RC MENS POKER 6PM-RC	<b>23</b> TENNIS 8AM-RC SHUFFLEBOARD 9AM-RC LIA EXERCISE 9AM-10:15 LINE DANCING--10:30AM-12-CH AQUASIZE 11AM-RC	<b>24</b>
<b>25</b> Christmas	<b>26</b> TENNIS 8AM-RC SHUFFLEBOARD 8:45-RC LIA EXERCISE 9AM-10:15 AQUASIZE 11AM-RC BILLARDS 1PM-RC	<b>27</b> CARDS 2PM-CH	<b>28</b> TENNIS 8AM-RC AQUACISE 11AM-RC KOFFEE KLATCH 10AM-CH	<b>29</b> BOCCIE 9:30AM-RC MENS POKER 6PM-RC	<b>30</b> TENNIS 8AM-RC SHUFFLEBOARD 9AM-RC LIA EXERCISE 9AM-10:15 LINE DANCING--10:30AM-12-CH AQUASIZE 11AM-RC	<b>31</b> New Years Eve

# Welcome to the Gardens of Gulf Cove

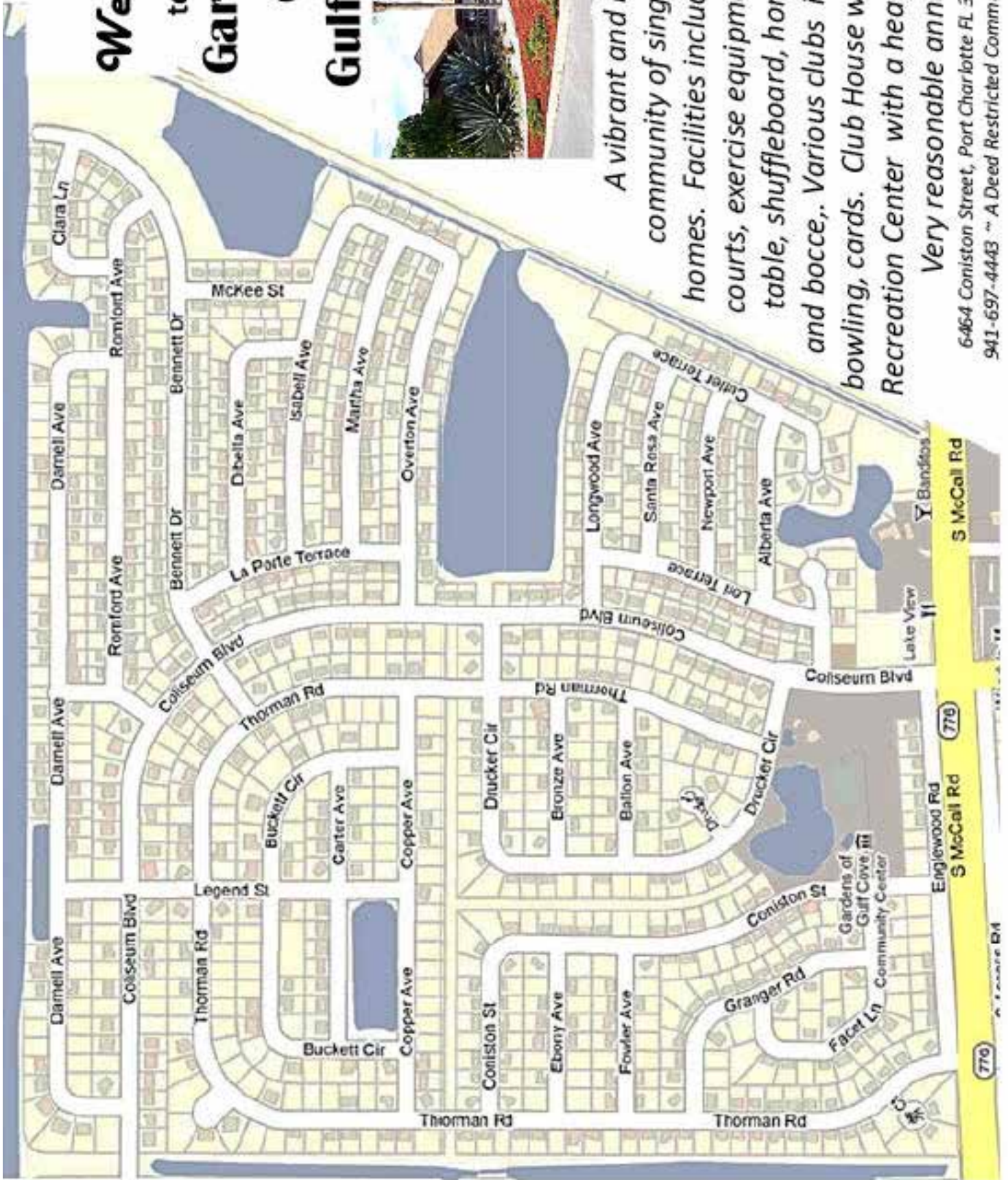


*A vibrant and beautiful community of single family homes. Facilities include tennis courts, exercise equipment, pool table, shuffleboard, horseshoes, and bocce,. Various clubs including bowling, cards. Club House with pool. Recreation Center with a heated pool.*

*Very reasonable annual fees .*

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