

**GULF GATE COMMUNITY ASSOCIATION
GENERAL COMMUNITY MEETING MINUTES
JANUARY 22, 2018**

St. Andrew United Church of Christ, Sarasota, FL 34231

Called to Order: Meeting called to order at 7:12 pm

Attendees: Melanie Goddard (P), Cassandra Smith (VP), Kathy Butler (T), Sharon Durrant (S), Phil Reiss(D), Carol Connolly(D), Sue Stover (D)
Absent: Frank Gomez (D), Ralph Pylman(D) Ray Deer (PP)
Roughly 65 general attendees

Welcome and Pledge: Meeting was opened and pledge was led by Melanie Goddard.

Recognition of New Owners/Members: 8 families - From Mass., N.Y., Orlando FL, TN., LA.

Officer's Reports:

Approval of Board Minutes: Minutes of the November 14, 2017 meeting were reviewed and motion made and approved by unanimous vote.

Treasurer's Report: Treasurer's report was presented by Ms. Butler. Our beginning cash balance December 1st was \$28,708.65. Income was \$550.00, Expenses were \$2519.99, leaving a cash balance of \$26,738.66. The CD totaled \$5640.47 and the PayPal cash was \$685.70, leaving a total balance of funds of \$33,064.83 on December 31. 22. Report was presented, motion made and accepted - Unanimously.

Introduction of new officers, Goddard formally introduced new Board members Cass Smith (incoming Vice President), Sharon Durrant (incoming Secretary), and Ralph Pylman (Director). Sue Stover, Phil Reiss, Carol Connolly and Frank Gomez were introduced as returning Directors.

Announcement of changes to and of the following:

GGCA Membership Discount Card – Introduction of the current Membership Discount Card; a perk for all dues paying GGCA members which provides discounts at 12 area merchants for the calendar year, and announcement of the plan to engage Gulf Gate Village Merchants for all 12 slots for next year's card.

Website changes – The GGCA.us website has been updated and expanded in virtually all categories. Improvements have been made in volunteer sign up, social event info, unit deed restrictions, etc. The entire look and organization of the site has been reviewed and improved.

Social events – The January 11th Siesta Key Pot Luck Picnic was mentioned and a slide show of the event was available to view, and Feb. 16th, "Love Thy Neighbor-*hood*," event was discussed and announced.

Idea Presentation and suggestions taken from attendees: (+ notates 10 attendees interest)

Potluck +++

GGV pub crawl with golf cart transportation +

Single Mingle ++

Bingo or Game night +

Scavenger Hunt +

Holiday light competition/ block +++

Halloween Party ++

Dog Parade ++

Additional Attendee Suggestions were: fishing, fishing & party boat, world café – (like speed dating), 4th of July parade, lunches, cruise, walking group and yoga group. 25% possible daytime activity.

Topics for speakers suggested: Deed Restriction Information and Safety & Security and someone from Sheriff's office to speak on Traffic Control.

SeeClickFix – It was noted to report county issues on SeeClickFix.com. There is an app you can put on your phone that allows you to report through SeeClickFix and it will autofill the location (if you have GPS active) of the issue and you can send a photo to the County. Also discussion regarding speeding and encouraging the reporting of speeding to help gain more attention for the issue in the neighborhood.

Old Business:

Status of Medallion Homes Development – Goddard informed all that GGCA will be keeping track of the progress of Medallion Homes to ensure that Medallion stays on track throughout the duration of the project. Per Peter Logan of Medallion Homes, demolition of the clubhouse and out-buildings is imminent – permitting for this is underway. As for construction, once all requirements are met and traffic, storm-water, environmental plans are approved and appropriate permits are issued, Mr. Logan indicated that site work and model home construction will begin, with estimated completion within 12-18 months. At that point, pre-sales will begin, and units will be built to order, with estimated complete build-out in 18 months to 3 years, depending on the market and speed of unit sales. Pricing proposed for homes initially was \$450,000. The approval is for a binding development plan, meaning Medallion cannot alter their plan, so density and lot size are fixed. Units are expected to be single story, but Medallion is entitled to build to 35 feet by zoning requirements. It isn't likely, as they build to their market of retirees and snowbirds, who prefer single story homes.

Cass Smith gave further information regarding the actual Medallion Development that no permits have been approved as of today. Four Storm Water Plans submitted for said development, and each has been denied. The 3rd utilities plan has been submitted, no approval to date and Environmental plan proposed has been denied with additional requirements added for phosphate fertilizer, pesticides and arsenic testing and because of the vat dipping done to cattle to prevent tick infestation in the years prior to the land being used as a golf course.

It was also requested that anyone who has a well, or knows of one, within ¼ mile of the golf course to please bring forth the location of that well for possible testing for contamination.

NEW BUSINESS:

Goddard announced issues with the Siesta Promenade (Stickney Point Rd. & 41 Benderson property) that is being proposed for development. Alerts will be posted on the website of information on meetings. There will be a Feb. 12th meeting to give updates on the project by CONA.

Petition: County Commissioners are elected at large now and a petition is circling regarding having the Commissioners elected by their representing area/district instead of at large.

Security Patrol: Goddard called for additional Security Patrol volunteers. Explained that it is only 1 day per month or however many nights or days anyone can do it.

Deed Restrictions: Members asked a variety of questions related to enforcement and education about the deed restrictions. It was pointed out that the GGCA does have the authority, as granted by the developer, to enforce, with and without membership in the Association. Deed restrictions apply to the community as part of each property's deed, and GGCA is the volunteer organization that undertakes enforcement. There was a great deal of general concern about the lack of knowledge by the community of the current deed restrictions. The board is going to look for legal advice on how to proceed regarding enforcement of deed restrictions. There will be further discussion and possible meetings on the future of the changes to and enforcement of deed restrictions.

Deed Restriction Committee: There was a call for volunteers to help with the Deed Restriction Committee.

Beautification and Infrastructure: Cass explained what is considered infrastructure and called for volunteers to participate in meeting with the county for issues such as flooding, FEMA, street lights, broken sidewalks, and

all issues that might come under this heading or modernizing the Gulf Gate monuments, enhancing the Christmas decorations. County contact number is (941) 861-5000.

Community Emergency Response Team (CERT): Carol Connolly requested volunteers to help to revise and update the Disaster Preparedness Plan which is on the website. People who have special needs would need to be registered with the county. Carol set a meeting on Feb. 5th, 6-7pm at the Gulf Gate Library.

Next General Meeting: Tuesday, March 19, 2018, 7- 8:30pm at the St. Andrew UCC

Adjournment: The meeting was adjourned at 8:44 pm

Respectfully submitted, February 28, 2018
Sharon Durrant, Secretary