

**GULF GATE COMMUNITY ASSOCIATION  
GENERAL MEETING MINUTES  
APRIL 18, 2017**

Gulf Gate Library – Conference Rooms AB  
Sarasota, FL 34231

Call to Order: Meeting called to order at 6:30 pm

Attendees: Ray Deer (P), Kathy Butler (T), Melanie Goddard (S), Phil Reiss(D), Sharon Durrant (D), Carol Connolly (D), Mary Muir (D)  
Absent: Darrell Cox (PP), Greg Crabill (VP), Frank Gomez (D),

Welcome and Pledge: The meeting was opened and pledge was led by Mr. Deer.

Recognition of New Members: 4 new residents and 1 renter introduced themselves, and 4 long time (but non-attending) residents were also in attendance.

Officer's Reports

Approval of Board Minutes: Minutes of the January 17, 2017 meeting were approved

Treasurer's Report: Treasurer's report was presented by Ms. Butler. Accepted unanimously. Butler addressed the Sun Trust CD, which matured on April 17. Options to renew were reviewed and it was decided to renew for 24 months. Butler to handle the rollover.

Old Business

Deed Restrictions: Currently we are dependent on the Chair of the Deed Restriction (DR) Committee to identify violations. Residents should report their concerns and issues on the website so the committee can investigate.

Process:

- 1) When an infraction is noticed or reported, the DR Committee will confirm the issue and document it.
- 2) Initial notice is sent in writing to the owner of the property with info on the violation, copies of the applicable Deed Restrictions and indication that they must resolve the issue in 7 days. If the property is a rental, a copy of the notice will be mailed to the renters as well.
- 3) If the issue is not appropriately resolved, a second notice is sent.
- 4) After 2 notices and sufficient time for the homeowner to reply, our attorneys send a legal notice, indicating that legal action will be pursued to resolve the violation.
- 5) Mediation services are offered at this point, but if the violator refuses to work with GGCA, the Board consults with the attorneys regarding the likelihood of our ability to win the civil case, and, if strong, moves forward.

Timetable may vary, but the process tends to bog down once legal action is initiated.

Q: What about items that have been on a property for a long time? Can those be addressed at any point? Yes, particularly when properties are sold. Estoppel letters will not be issued to a seller if there are DR issues on the property.

Q: Can we fine people? No, because we are a volunteer organization, only mandatory HOAs have the ability to levy fines. The Board can pursue legal action, however, and will do so if necessary to resolve the issue.

Q: Are deed restrictions for those units that abut the golf course being revised? The DR Committee will be working on that.

Committee: We are building the committee and need interested residents to join in order to expedite the enforcement. DR Committee will begin meeting in May. Membership on this committee does not require you to make contact with residents. Help is needed to patrol and report issues, and to meet to review issues to determine how to proceed. One hour a month would be a typical time investment. If interested, members should use the website to contact the DR committee.

Medallion Homes Building Project (old golf course): Currently in planning and engineering phase, needs to do surveys, flood water analysis, need permits, utilities will need to be installed. We do not have a start date for construction, but GGCA Board will be following up with Medallion and the County to track progress and report to the community.

Q: consider writing to the CC to advise that the GG club house is in deplorable condition and should be addressed.

#### New Business

Emergency Preparedness: Carol Connolly spoke on key aspects of Emergency Preparedness:

- Have at least 2 weeks of meds on hand

- Stock bottled water

- If you have a pet, be sure to know what you need to do (and have) if you want to take your pet with you to a shelter.

- Visit the GGCA website to see the community's Emergency Preparedness information

- Work together as a community – provide info to the CERT team to allow planning for the future.

GGCA CERT team encourages all residents to communicate about their resources, skills and any potential special need for assistance (i.e.: wheelchair bound residents). Use the GGCA website to contact the CERT committee.

Sarasota Solar Co-op: A report was offered on the FL SUN solar co-op currently formed for Sarasota residents to join to procure solar power at a discounted rate. The group has negotiated for a service provider and is open to all residents through May 1<sup>st</sup>, at which point they will proceed with setting contracts for members to have installations. Anyone interested can obtain more info at their website:  
<http://www.flsun.org/sarasota/>

Siesta Promenade: Benderson project planned for the corner of US Route 41 and Stickney Point Road - members want to be kept in the loop on this project, especially it's likely impact on traffic and local resources. The Board agreed to stay informed and share information with the GGCA members.

Block Parties: Members expressed an interest in reviving this social event. Chair of the Community Outreach (Durrant) indicated that this could be something that could be planned as the Outreach committee gets populated.

Next General Meeting: Tuesday, September 19, 2017 at the Gulf Gate Library  
Adjournment: The meeting was adjourned at 7:45 pm

Respectfully submitted, April 24, 2017  
Melanie Goddard, Secretary