

**GULF GATE COMMUNITY ASSOCIATION
GENERAL MEETING MINUTES
November 15, 2016
Gulf Gate Library - Room AB
Sarasota, FL 34231**

1. **Call to Order:** Meeting was called to order at 6:30 pm.
2. **Attendees:** Darrell Cox (P), Ray Deer (VP), Kathy Butler (T), Phil Reiss (D), Mary Muir (D), Margi Beshore (D), Greg Crabill (D), Bill Driscoll (D)
Guest: Deputy Karen Hicks, Sarasota County Sheriff's Office Crime Prevention Unit
3. **Welcome and Pledge:** Meeting was opened by President Cox, Pledge of Allegiance was led by VP Deer.
4. **Recognition of New Members:** 4 new members introduced themselves and were acknowledged by the residents in attendance.
5. **Presentation:** "Community Crime and Prevention" Deputy Hicks reported that over the last month, "calls for service" to the Sheriff's Office from the general area totaled 443, but the service area is that bordered by Clark, Beneva and 41, which includes many areas outside of Gulf Gate. Types of calls received: welfare checks (check on well-being), disturbances (juvenile, fights, etc.), alarms (very high number of calls, and all have been false alarms), assist other agencies (i.e. car accident, fire call,) civil disturbance, accidents, suspicious incident, and animal calls.
Crimes reported and confirmed for the last 30-day period are: 1 grand theft at construction site, 1 theft at grocery store, 1 residential burglary (in Ballantrae), 1 business burglary (on Superior), 1 criminal mischief and 1 grand theft on Nutmeg. None of these were actually in the Gulf Gate community.
Deputy Hicks shared the non-emergency Sheriff's Office phone: 941-316-1201, as an alternative for emergency 9-1-1 calls. She encouraged that, when in doubt, call 9-1-1. If it is not deemed to be an emergency, the call will be redirected to non-emergency dispatchers. If it is something that is not in progress, call the non-emergency line. You can also text to 9-1-1 within Sarasota County. This is a recent innovation and is particularly useful if you are in a situation where you cannot talk (i.e. you are injured, or in a domestic dispute)
Crime trends at this time of year: distraction burglaries – out of town hustlers, who pretend to be service personnel that you purportedly called (i.e. tree service; they offer to take you to the back of the house to see the tree, then a second person enters the house and robs it) Do not answer your door if you are uncertain. Solicitors – call 316-1201 to check them out. "Travelers" come around and often will go to the back door if there is no answer. To avoid this, you can talk through your door without opening – offer to call the Sheriff's office on their behalf, if they claim to need help.
Hicks also suggested that you not give to beggars with placards – donate instead to the Salvation Army that does support the local homeless population.
6. **Approval of General Meeting Minutes 9/16/16:** Minutes submitted for approval, motion made and approved as distributed.
7. **Treasurer's Report, October:** Beginning Cash Balance of 24672.27. \$325 income and \$2922.16 expenses (mostly legal fees, and post box fee), leaving our ending cash balance at \$22,075.11. This, combined with the GGCA CD of \$5628.72 and \$149.66 in PayPal funds yielded \$30,450.65 as our total fund balance at the end of October. The Treasurer's Report was approved as read.
8. **VP Report:** The Nomination process was reviewed, and the following members were nominated and elected:
Past President: Darrell Cox
Interim President: Ray Deer
Vice President: Greg Crabill
Secretary: Melanie Goddard
Treasurer: Kathy Butler
Director: Phil Reiss
Director: Mary Muir
Director: Margi Beshore
Director: Sharon Durrant
Director: Carol Connolly

Old Business

9. **2 Unit Ballot Sampling (Unit 10 GG, Unit 2 GGW):** To address changing times and concerns among the community, GGCA plans to issue ballots to 2 Gulf Gate units to consider modifying existing deed restrictions. Fence restrictions, currently at 4' side and 5' rear limits, could be changed to greater heights. Also, plan to address setbacks, particularly with the change in the zoning of the golf course. Alternative to proceeding at the Association level would be for individual owners to seek approval, which requires 80% neighbors in your block and 25% of neighbors abutting your block to approve your requested changes. This effort would need to be notarized and filed with county clerk. This could cost an individual \$2-3000 to do this on their own. If GGCA can do this, likely can get changes in place for these 2 units for around \$4000, which might be done as a separate collection of fees.
10. **Newsletter:** Cost to print and mail is roughly \$4500. At least 50 are returned due to incorrect mailing addresses. Therefore, the Board is considering posting the newsletter on the website going forward. Member of the audience mentioned that there was no info on the website re: date and times of meetings. Member asked about the liability of having only one person managing the website. Gomez offered to train a back-up for posting of info. Poll: majority agreed to have newsletter posted on the website, but concern was raised for those who don't have computers, so they can get the mailed version. Contact the webmaster of our site at Webmaster@ggca.us to provide feedback or suggestions.

New Business

11. **Speeding:** Member mentioned a concern with speeding on Markridge. Cox commented that the Board is taking on this issue, and plans to use mobile speed signs and to work with the Sheriff's Office. Concerns have been heightened due to the hit and run death on Gulf Gate Drive this fall. The Board is planning to establish a committee to work on this issue. Suggestion offered to add an additional stop sign on Markridge to help slow traffic. It was also suggested that the community seek to have lighted stop signs, powered by solar panel, placed at strategic intersections. Work will initially focus on Gulf Gate Drive and Curtiss, with plans to add roads as directed by the community.

Committee Reports

12. **Demographics:** Mr. Cox updated the trend of declines in membership, observing that new owners are not generally joining the Association, and that area realtors are not themselves typically members of GGCA, a trend that is of concern considering that the enforcement of our deed restrictions contribute to steadily increasing property values. Attendees were encouraged to join; for less than \$5 a month you support your property values and contribute to the community's betterment. It was reported that there are roughly 60 homes for currently for sale, which is a typical number. 1510 total homes in the GGCA area. 130 home sales year to date (a little higher than last few years at 90-100).
13. **Security Patrol:** Mr. Cox reported that a meeting prior to this formal meeting was held for members interested in volunteering for the patrol. Classes are held by the Sheriff's office to train volunteers. 5 volunteers have been added to this group.
14. **Deed Restrictions:** Crabill detailed 31 unresolved deed restrictions, mostly fence height violations, which are on hold as those restrictions are re-evaluated and voted in the upcoming year. Other subjects are trailers: often in relation to construction, where the Association does attempt to work with the owners, while attempting to keep the timeframe reasonable. Additionally, several commercial vehicle issues are under advisement. It was observed that renters are often unaware of the deed restrictions when owners fail to provide them with this information.

Residents can email or report potential deed violations online. To do so, provide address and perceived violation. Residents can report anonymously.

Deer encouraged volunteers to help review and determine violations.

Deed Restrictions are significant and GGCA has the means to enforce them. I.e.: a trailer violation over 2 years' time resulted in a Judge fining the owner \$4700 to cover the GGCA legal costs. The owner decided that to ignore the GGCA legal warnings, assuming (incorrectly) that if they did not pay dues, they did not have to adhere to deed restrictions. It was noted that there are differences in GGCA deed restrictions and County ordinances. If a complaint is a County infraction, GGCA will turn the complaint over to the County.

15. **Membership/Welcome**: Stover reported that she provides welcome/DR info to renters when she is aware of them coming in. To date 128 packets have been delivered to new owners this year.
16. **CONA**: no report
17. **Flood Control**: Reported that some ponds in GG are used for storm water run-off. So far, no issues this past year.
18. **Newsletter**: Attendees were encouraged to submit articles or topics for coverage in future news postings.
19. **Website**: Gomez suggests that the website is under-utilized. Seeks to add info to make it more pertinent.
20. **CERT**: no report per Reiss.

Notable Points:

- 1) New Address for GGCA mailings: UPS Store where box is rented has moved south on Rt. 41, so new address is 8388 S. Tamiami Trail, #57, Sarasota, FL 34238
- 2) Use SeeClickFix.com for County Services. Member reported that she made a call Thursday regarding a sidewalk hole, and it was fixed Tuesday.
- 3) Insure that your email address is correct. AOL and Verizon tend to dump GGCA blasts in the junk/spam folders due to their level of security. It was suggested that you whitelist or add the president@ggca.us email address to your contacts to insure you receive future communications.

Next General Meeting: January 17th @ 6:30 pm at Gulf Gate library

Respectfully submitted, January 13, 2017
Melanie Goddard, Secretary