

# GULF GATE NEWS

| Winter 2020 Edition |

## Can you “account”?

The GGCA Treasurer, Ben Sinkunas, will be leaving Gulf Gate soon, so we are in need of a replacement. If you are a “numbers” person and would like to be a part of maintaining the quality of the Gulf Gate Community, please contact our President at [president@ggca.org](mailto:president@ggca.org) for more information.

## 2020 General Meeting Info

Our meetings are held at Faith Lutheran Church,  
7750 S. Beneva Road.

Join us at 6:30 pm for refreshments and social time!

Meeting begins at 7:00 pm.

Monday, January 27  
Monday, March 23  
Monday, October 19  
Monday, December 7



## 2019 Year in Review

*Much of what the GGCA Board does happens behind the scenes, so the end of the year newsletter gives us a great opportunity to share all of the accomplishments with you.*

### ***A NEW YEAR, A NEW LOOK – GULF GATE ENTRANCE WALLS***

The Gulf Gate Community Association recently wrapped up an ambitious (and highly successful) \$10,000 grant project sponsored by Sarasota County Neighborhood Services. Our entrance walls at the west end of Gulf Gate Drive saw a complete renovation. Paint, new lettering, new lighting, and new landscaping all came together to give Gulf Gate a new image.

Additionally, the old entrance sign on Gulf Gate Drive and Antigua was replaced with sleek and modern signage and the Gulf Gate Woods signs were refurbished. Newly designed holiday decorations were installed in keeping with our neighborhood's historical mid-century heritage.

***All of this happened at minimal cost to us!***

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***WALLS (continued from page 1)***

Cass Smith, Beautification Chair, and her team wrote and were awarded a grant from Sarasota County's Neighborhood Services Department.

The County contributed \$5,000 and Ms. Smith managed to earn an additional \$5,000 through her skillful harnessing of your volunteer talent in these projects:

- 50 Gulf Gate residents participated in a Hands-only CPR training and disaster preparedness education sponsored by Sarasota County Emergency Services.
- GGCA-sponsored speakers updated the community about red tide concerns and water quality at our March general meeting.
- Residents marked 100 storm drains in Gulf Gate with "Don't Pollute" plaques.
- A number of our fine residents participated in a cleanup, painting and landscape planting at the entrance walls and installed holiday decorations. It was hard work. We salute them for their enthusiasm and dedication! Thanks to all who helped enhance our great neighborhood.

***KEEPING UP APPEARANCES – DEED RESTRICTION WORK***

At press time, 134 violations have been resolved in 2019, with 6 requiring some sort of legal intervention. Roughly 17 violations are currently in process. The Deed Restriction team has worked diligently to be fair and consistent in their enforcement of violations. However, we know we can't be everywhere. If you have an issue that needs attention, please visit our website and leave us an email. The address and a description of the problem is important. If you have a photo to provide, please do upload it with your message. We are doing our best to keep Gulf Gate looking good and we welcome your help.

***WELCOME TO THE NEIGHBORHOOD!***

Our Welcome Chair has been busy with so many properties changing hands this year. Seventy-one

welcome packets have been delivered personally or by mail and it is our hope that folks new to Gulf Gate feel welcomed and are comfortable with our rules.

***QUARTERLY MEETINGS***

The Board has strived to find guest speakers of interest to our community. Our meetings are a place to share information, hear concerns (and hopefully compliments) about the community and to meet and socialize with our neighbors. If you have a suggestion for a topic, please visit the website and leave us a message under the "Contact Us" tab.

***COMMUNICATIONS***

It's important to us that our community know what is going on, so we have made regular updates on our Facebook page, on NextDoor and on our website ([www.ggca.us](http://www.ggca.us)). Our webmaster has moved the website to a new hosting site to increase loading speed and stability.

We are here to listen to you (another thing you don't get if you're not in an Association!), so communicate with us via the website's "Contact Us" link.

***ATTENTION TO DETAIL***

Our Infrastructure Chair has regular communication with the County to maintain swale clearance, address streetlight outages and sidewalk damage, to report flooding issues and advocate for road re-surfacing. A sub-committee worked with the County Wastewater Operations Manager to resolve odor issues at multiple Gulf Gate lift station locations.

***SPEED KILLS – TRAFFIC SAFETY COMMITTEE***

Our newest committee, Traffic Safety, identified areas of concern in the community and met with Transportation Planning and Sheriff's Department staff to address speeding and careless driving in the community. Although there is no date set as yet, flashing speed warning signs are planned to be installed on two of the most dangerous streets: Markridge and Curtiss.

## 2020 Board Updates

Please welcome your hard-working 2020 GGCA Board.

### **Incoming Officers**

President – Melanie Goddard  
 Vice President – John Van Vleet  
 Treasurer – Ben Sinkunas  
 Secretary - Andrew Gamble

### **Board Members**

Kathy Butler  
 Cass Smith  
 Sue Stover  
 Carol Connolly  
 Ann Matthews

Our thanks to our departing Board member, Frank Gomez and our continued appreciation of the other members who have returned for service.

Kathy Butler earns winning status for 14 years of GGCA Board membership – so, you, put that laptop down and come join us!



### ***SAFETY***

Citizen Patrol trainings have been held for new recruits and, prior to hurricane season, our emergency preparedness systems were tested and equipment was checked for readiness. Both of these teams need more volunteers, so consider joining now: email [safety@ggcaboard.us](mailto:safety@ggcaboard.us).

### ***OF COURSE, THE COURSE***

The Board worked with Medallion Homes and Ms. Gray to get the former golf course property maintained and mowed. Luckily Ms. Gray has been very responsive to the community and has endeavored to mow on a more regular schedule. Our thanks to Ms. Gray for her consistent willingness to work with the GGCA.

### ***LET'S TALK***

Your Board has attended the Council of Neighborhood Association (CONA) meetings, Board of County Commissioner meetings and Development hearings to represent Gulf Gate's interests. We have communicated with our Single District Commissioner, Mr. Maio, on concerns in our community: short term rentals, lift station odors, failure of Medallion to mow their property, paving of Gulf Gate Drive and other community roads, potential County land purchases and other issues that would impact us.

So much was accomplished by your volunteer Board and committees this year! Keep that good work going!

### **Join (or renew) NOW!**

Go to our website ([www.GGCA.us](http://www.GGCA.us)) and renew or join the Gulf Gate Community Association through Stripe, a secure credit card processor, or mail back the enclosed Membership Form with your check.



## What's on top matters!

Do you have a tile roof?

If you're in Gulf Gate Woods, you are required to, per our deed restrictions.

You are also required to do the occasional cleaning and maintenance to keep them looking their best. That keeps your property values and those of your whole neighborhood at their peak.

If your tiles are dingy and black, it's time to get them cleaned.

If you would be interested in having the Association host a "care and cleaning" company at one of our meetings to learn more about how to optimize both the look and lifespan of your roof, let us know.

## FORMER GULF COURSE UPDATE

In June of 2016 the former Gulf Gate Golf Course was purchased by Carlos Beruff, a major developer in the Sarasota community, with plans to construct a total of 106 single family homes on the 3 parcels under the business name of Medallion Homes.

Mr. Beruff was able to have the property re-zoned to permit this change of use and proceeded to attempt to gain the necessary permits required to begin construction. However, Medallion Homes was not able to attain the obligatory stormwater management requirements (a new development MUST not have a negative impact on the surrounding community) nor did they complete the required FDEP testing and remediation of presumed contaminants on the property.

In mid-October 2019 Mr. Beruff returned the property to the possession of the seller, Ms. Leslie Gray, who put it back on the market and currently is working with a potential buyer. It appears that the potential buyer is in the midst of a "discovery" period, so you may have noticed activity on the property: tree marking, soil and water sampling, compacting tests, surveying and marking, all of which is part of the purchase process.

The County Planning Department has confirmed that any new construction on the property will require the new owner to re-commence the approval process that includes holding a Neighborhood Meeting to announce the plans and provide for community input. We will keep you posted on any developments.

## E-mail? YES, PLEASE!

This newsletter is a great provider of updates and information, but, hey, it's 2020! We know you want information when it's current. You want answers to burning questions, like, "What is going on at the golf course?" Or, "Why are the right-of-way strips along some of our streets being dug up?"

For that kind of "of-the-moment" information, we have set up a GGCA email notification list. If you provide us with your email address, we will send you important information on a very occasional basis. We will not inundate you with emails because we value your time and sanity. Your email address is completely private and will never be shared. Give it a try - you can unsubscribe at any time, but if you want to be kept up-to-date about issues that affect our community, you MUST be subscribed!

So don't miss important information - be sure we have your current email address. You can enroll on our website here: <https://ggca.us/news/subscribe/>.

If you're curious about our content, you can also see examples of previous updates here: <https://ggca.us/news/>



## Committee members having coffee in cars

Want to do something to contribute to your community?

Do you have an hour once a month to tour the Gulf Gate community?

Would you like a little quiet time with a coffee and good company?

...If so, our Civilian Patrol team wants you to join them for a cruise and conversation.

Come take a test-spin around our community with current Patrol members and see how amazing Gulf Gate really is!

Plus, you'll be rockin' our great "Citizen's Patrol" signs as you cruise around streets you might never have known were part of Gulf Gate.

Email Carol Connolly at [safety@ggcaboard.us](mailto:safety@ggcaboard.us) right now!

## YOUR DEED RESTRICTIONS ARE ALIVE AND WELL

We have heard that rumors are floating around regarding the validity of our deed restrictions. This confusion is likely due to the fact that the versions of these documents on our website specify that they are valid for 30 years from the original platting date.

However, all of our deed restrictions have been extended by amendments: Gulf Gate units were revived in 2008, Colonial Terrace Unit #2 was continued in 1999 and Gulf Gate Woods were continued in 2000.

So, ALL Gulf Gate Community deed restrictions are currently valid for a new period of 30 years, beginning when they were amended. These extensions have been recorded with the County Clerk and can be verified as follows:

Visit the County Clerk's website:

<https://secure.sarasotaclerk.com/OfficialRecords.aspx>

Under "Last or Business name" type "Gulf Gate Community Association"

Under Document Type, select "Restrictions"

Hit enter, and scan through the list. Most of the revivals are at the bottom of page 1 and top of page 2.

Remember: these deed restrictions apply to ALL properties in our community, whether you are a dues-paying member or not. They are recorded with your deed and are legal documents.

## WHAT DOES IT MEAN..."A DEED RESTRICTED COMMUNITY"?

One of the reasons that Gulf Gate, Gulf Gate Woods and Colonial Terrace are desirable places to live is because of that phrase on our newly renovated wall: "Deed Restricted." Deed restrictions are the set of rules that were established by the original developers and which are continued and enforced by the Gulf Gate Community Association Deed Restriction team. These rules have been recorded with your deed and apply to every property in our community.

Potential buyers value deed restricted communities because they know that there is an Association that protects everyone's property values. There is some guarantee that their newly

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## Community (continued from page 5)

purchased home will not be devalued by an unsightly neighboring property or negligent neighbors. Realtors assign higher values to homes in deed restricted communities, and get higher prices for sales of those homes.

Deed restricted communities generally have a noticeable “pride of place,” which can certainly be said of the Gulf Gate communities.



## JANUARY GUEST SPEAKER

*The Decennial Census is Coming!*

And, it is much more than just a head count. It provides a picture of our nation that helps determine where to build new schools hospitals and businesses; how Federal funding is distributed and how congressional seats are apportioned.

It is used to determine how to adjust voting districts in order to reflect population changes. It also helps us see how our communities have changed over time.

Join Gulf Gate resident Neal Dollar at our January 27<sup>th</sup> meeting to hear more about the Census, including how filling out the Census questionnaire will be different this year.

## ALL WORK AND NO PLAY? NO WAY! LET'S PARTY!

Your GGCA Board is charged with protecting and enhancing your property values and quality of life, and not all of that mission is about enforcement and hard work. No, we believe that there has to be some fun, some connection and, of course, some food!

**With that in mind, we invite you to our first social event of the year, our annual “Love Thy Neighbor-hood” mingle on Saturday February 22<sup>nd</sup> from 6:30 to 9:00 pm at the Faith Lutheran Church (7750 S. Beneva Road).**

Come meet with neighbors, connect with old friends and chat with your Board members. Pizza and beverages will be provided; YOU bring the dessert (which is optional, of course). GGCA members are welcome for free; all others will be charged \$5 at the door.

