GULF GATE COMMUNITY ASSOCIATION
GENERAL COMMUNITY MEETING MINUTES
November 18, 2019
Faith Lutheran Church, Sarasota, FL 34231

Meeting Called to Order: 7:05 PM

Attendees: Melanie Goddard (P), John Van Vleet (VP), Ben Sinkunas (T), Aaron Cox (S), Frank Gomez (D), Kathy Butler (D), Carol Connolly (D).
Absent: Ann Matthews (D), Sue Stover (D)
Guest: Cass Smith (C)

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

Officer's Reports:

Approval of September General Meeting Minutes: Minutes were approved as presented by Goddard, no objections.

Treasurer's Report: Treasurer's report was accepted as presented by Goddard, no objections.

Our beginning cash balance as of November 1, 2019:

Beginning balance:	$22,785.78
Income:	$ 2752.75
Expenses:	$ (160.05)
Ending Cash Balance:	$25,378.48
Total Funds of:	$31,043.45 (Added with funds in CD)

GUEST SPEAKER

Dewey Mixon of Pipe Restoration Solutions spoke to residents about the state of aging sewer connections in the Gulf Gate Neighborhoods and options for repair/replacement. This presentation was given as informational only, with no endorsement implied. Homeowners should be aware that most pipe failures are indicated when sewage backs up into the tub or shower enclosures, as those are the lowest points in the lines. Mr. Mixon recommended that homeowners seek out a reliable restoration firm that can provide a video assessment of the current condition of pipes under the home. Be wary of pressure flushing of lines – too much pressure can damage them, but experienced contractors can do this effectively. If lines are not damaged, lining can extend the life of the pipes and avoid the need to dig up yards and/or cut through concrete slab in the house to replace pipes. Pipe lining is typically guaranteed for 10 years, but he indicated many clients have gone more than 20 years with success.

OLD BUSINESS

Golf Course Property Update: Goddard reported that Medallion has forfeited all rights to property, thus it has passed back to Leslie Gray. Ms. Gray immediately began mowing and maintenance of the setbacks, as accessible. Goddard to follow up with Gray about an area of mowing that was being missed. Ms. Gray has asked the residents refrain from dumping things on the property, as it is a safety issue for personnel mowing. Horses are currently off the property as it is being surveyed due to potential interest by a third party. There are no updates from the Florida Department of Environmental Protection as to the presence of potential contaminants, however, no construction can be undertaken without a thorough review and report to FDEP by the developer.

Siesta Promenade Project: Siesta Promenade is a proposed development project at the corner of Stickney Point and Tamiami. A group of concerned citizens has initiated a lawsuit due to potential procedural errors in the approval process. The case is currently under review in circuit court. Initial site clearance was given by the county; thus work has been proceeding to prepare the site for construction. The GGCA Board is monitoring this project due to concerns about community safety related to traffic issues.

NEW BUSINESS

2020 Slate of Candidates for Officers and Directors: Darrell Cox presented the full slate of candidates for the Board of Directors and Officers effective January 2020.

President – Melanie Goddard
Vice President – John van Vleet
Secretary - Andrew Gamble
Treasurer - Ben Sinkunas
Director - Kathy Butler
Director - Carol Connolly
Director - Ann Matthews
Director - Cass Smith
Director - Sue Stover

Previous volunteers were recognized and thanked for their efforts.

Status of Deed Restrictions: Deed restrictions are active and in effect for all units in Gulf Gate, Gulf Gate Woods, and Colonial Terrace Unit 2. Deed restrictions follow the property and are on 30-year cycles.

Gulf Gate – Deed restrictions were revived in 2008
Gulf Gate Woods – Deed restrictions were renewed in 2000.
Colonial Terrace, Unit 2 – Deed restrictions were renewed in 1999.

Revisions to Deed Restrictions will be addressed in 2020, giving residents the opportunity to organize teams within their units to update the deed restrictions.

Seagate Lift Station Replacement: The lift station in the median at Gulf Gate Drive and Seagate Avenue is set to be replaced – the county has a 5-year plan for this. Currently, they are using the purchased empty lot adjacent to this lift station to store backup generator for the school for use during hurricane events. Odor control units are being installed on the lift stations throughout Gulf Gate, this has been occurring rapidly.

A question was asked about the Siesta Promenade sewage, if that project is approved. Due to the size of pipes within Gulf Gate being insufficient for that level of sewage, any SP sewage would be routed through lines on Constitution Dr.

2020 General Meetings: General Meetings for 2020 will be held at Faith Lutheran Church. They are scheduled for:

Mondays: January 27, March 23, October 19, December 7

COMMITTEE REPORTS

Infrastructure and Beautification: Cass Smith gave updates on areas of focus for 2020 – adding signage for additional entrances to Gulf Gate neighborhoods, engaging with the county on swales and the need for more to be added, and more work on stormwater management.

Welcoming Updates: **71** New resident welcome packets have been distributed so far this year

Deed Restrictions: Goddard reported 135 resolved violations year to date, 20 currently active, 6 requiring legal action. Residents were encouraged to reach out to the board if they had any issues.

Safety: Carol Connolly presented the update on safety and emergency preparedness**.** Sign Up sheets were distributed to have people sign up for routes. Deputy Hicks provided a training on November 6 for residents interested in participating in safety patrol.

Traffic & Safety Committee: The traffic safety committee engaged with the county on speeding and cut through traffic. The county has approved flashing signs on Curtiss and Markridge roads. These will be implemented as part of a larger project for crosswalks and marking enhancements at Gulf Gate Elementary.

Volunteer Updates: Residents were encouraged to sign up for areas of interest.

Open Discussion:

Next General Meeting: Tuesday, January 27, 2020, 7:00 pm, Faith Lutheran Church

Meeting adjourned at 8:30 pm.

Respectfully submitted Sunday, December 1, 2019
Aaron Cox, Secretary