GULF GATE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
December 6, 2022
Gulf Gate Library
Sarasota, FL 34231

Meeting Called to Order: 5:31 PM

Attendees: John Van Vleet (P), Karen Goodrick (T), Andrew Gamble (S), Cass Smith (D), Mary Vinsh (D), Kathy Butler (D), Carol Connolly (D)
Absent: Daniel Black (VP)

Officer's Reports

Approval of Board Minutes: Board meeting minutes for November 2022 approved as presented.

Treasurer's Report: Treasurer's Report for November 2022 approved as presented.

Old Business

Estoppel Letters: J.V. reported two estoppel letters prepared during the month of November.

December Block Party: K.B. reported the December Block Party was a success even though there were fewer attendees. Next year's party may be moved to January to avoid conflicting with other events. Motion made to donate $200 to St. Andrew's Church for allowing use of their property passed unanimously.

Five new GGCA Membership sign-ups occurred at the block party.

New Business

Board Elections: The following officer nominations were decided by the board:

J.V. nominated Mary Vinsh for President. Approved unanimously.
M.V. nominated John Van Vleet for Vice President. Approved unanimously.
J.V. nominated Karen Goodrick for Treasurer. Approved unanimously.
J.V. nominated Andrew Gamble for Secretary. Approved unanimously

Committee Reports

Beautification / Infrastructure Update:

Golf Course: C.S. reported that as of November 29th, Lennar has backed out and is no longer developing the golf course property with 13th Floor Investments. Lennar last uploaded documentation to the FDEP portal on November 10, 2022. Sarasota County officials are meeting with 13th Floor Investments on Monday, December 12th to potentially purchase the golf course property.

Short Term Rentals: GGCA is continuing to take short term rental complains on a case-by-case basis. Most are referred to county.

Safety Committee and Emergency Prep:

Radios: C.C. made a motion to purchase four Midland 50 waterproof 2-way radio sets (2 radios included in each set) for $70 per set. Motion passed unanimously.

Hurricane Ian After-Action Report:

C.C. provided the following after-action report from Hurricane Ian:

Hurricane Ian *October 4, 2022*
Made landfall as a cat 4.9 Port Charlotte/Ft Myers *After Action Report*
The eye was 35 miles wide
Wednesday afternoon Sept 28th, 2022

H. Ian was expected to make landfall in Sarasota. The generator and 6 handheld GMRS radios were picked up from Storage Tuesday afternoon, and the radios were distributed to board members throughout Gulf Gate. Two radio checks were performed. South Gulf Gate (Captiva-area5) could only communicate with Bounty(area4). North (Colonial, Gulf Gate Dr and Anchor areas 1&2) were able to communicate with each other and Bounty. We did not have an operator by Roxbury/Markridge (area 3) so there is no performance data. I had access to a bullhorn and bicycle volunteers to facilitate mobile communication if needed after hurricane.

Thursday morning the storm had passed. There was limited cell service, limited texting, no power or internet. Radio communication was needed to communicate for some. The generator was set up with a sun shade and table for a charging station. There were trees down throughout the neighborhood, some on houses, but roads were mostly unblocked. The charging station was broken down that evening, and the generator was emptied and returned to the storage unit the following day.

Shortfalls:
Not enough radios to communicate throughout all of Gulf Gate. We do not have power strips for the generator, and only have one heavy duty extension cord with a locking plug.

Recommendations
Purchase:
-a minimum 8 more GMRS radios.
-a minimum of 4 power strips.
-a minimum of one 100' and one 50' extension cord.

Solicit via email, website and information event:
-volunteers for radio communication, both stationary and mobile

Discuss:
What did we need for this small event? Do we have community volunteers?
How else might we prepare to support our community in the event of catastrophic damage?
Should we/can we create an MOU with the Red Cross, County or local church for a central location for the generator, and possible Red Cross food/water/dry ice distribution center?

Respectfully Submitted,
Carol Connolly
Safety Chair

Traffic Updates: C.C. reported that Sarasota County is starting work on Midnight Pass that may add additional traffic to the Gulf Gate area. The county is also adding a permanent flashing stop sign to Markridge Road. C.C. is working with county to determine the best location for the sign.

Deed Restrictions:

Deed Restrictions committee is currently working on resolving 12 violations. Common violations include visible boats, trailers, RVs, commercial vehicles, and signs.

Other Comments:

Next Board Meeting: The next board meeting is Tuesday, January 3, 2023 at 5:30pm, location: Gulf Gate Library

Adjournment: The meeting was adjourned at 7:05pm.

Respectfully submitted Monday, January 2, 2023
Andrew Gamble, Secretary

GULF GATE COMMUNITY ASSOCIATION, INC.
TREASURER'S REPORT
DECEMBER 2022

Beginning Cash Balance	12/01/22	**$37,564.88**
Income		
Expenses		
Ending Cash Balance	12/31/22	

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INCOME		**DECEMBER**	**YTD**
Dues		$725.00	**$12,000.00**
Dues - Stripe		$362.60	**$5,510.38**
Estoppel letters		$200.00	**$8,675.00**
Website Advertising			**$216.14**
Refunds/returns	Legal Fees Tony Almengual Case	$2,000.00	**$2,000.00**
Donations		$275.00	**$275.00**
Other	Holiday Fair	$453.00	**$453.00**
Total Income		**$4,015.60**	**$29,129.52**
EXPENSES			
Legal fees	Lobeck & Hanson	$8,107.00	**$31,115.35**
Printing			**$2,556.43**
Postage			**$505.00**
Insurance			**$2,872.32**
Fees/Dues			**$671.73**
Rental payments	Storage Unit Monthly	$127.80	**$1,661.40**
Website/email	Emp. Mkt	$450.00	**$3,060.80**
Contract Labor			**$2,250.00**
Supplies	Emergency Radio's	$299.56	**$977.28**
Donations	St. Andrews United Church	$200.00	**$500.00**
Serv Chge/Refunds			**$325.00**
Miscellaneous	Block Party-Rentals/Music/Supplies	$1,845.01	**$3,238.70**
Total Expenses		**$11,029.37**	**$49,734.01**