

South Gate Community Association Board Meeting 3/12/24 6:30pm

Meeting called to order

Lisa: Just a brief recap on the minutes from last month there's a there was a delay in the installation of the sign due to a death in the contractor's family, but since then I think maybe you have noticed we have a lovely new sign that says Southgate a deeded community. We're working on doing a ribbon cutting ceremony. Andrea and I have been talking about the best time to do that. Maybe it will be a photo opportunity, to get word out about our community. We've talked about that a little bit especially with the mall having different uses like art shows, concerts, things like that. Do we make people aware of those things or is it more that we want to just do everything within the South gate community. We are going to be doing a separate eblast for fun activities; and you think maybe hopefully you guys have all seen the new newsletter that came out.

Old business Kelly is creating a Gator captain program, she'll be speaking on that tonight; Andre and I are working on some social events to try to get new members, and come up with a value of what it means to be become a member here and why we should become members. At these different social activities, we will be promoting membership.

Steve: I make a motion that we should accept those minutes. Kathleen: We accept the minutes. Steve will give the treasurer's report.

Steve: Alright, for the month of February things are going really slow and we saw \$832.00 in contributions from the general public; we received \$900 in membership dues which is way down. We have \$6167 from the rental income give us total income for the month of \$9113.00. We have the administrative expense of \$1200 we paid for the rest of the pool pump and some other ancillary expenses for the pool that was a total of \$4077. Pest control had to come out for the rat problem that we had, that was \$450. Total building expenses \$8765. We had some regular expenses accountant and that we use to do our taxes and some of the bookkeeping and credit card fees and telephone which gave us another \$4000 in expenses. Most of it is HOA by the way was \$2281. The total expenses for the month of \$13,312.00; giving us a loss for February \$4198 dollars. In the bank if we have \$15,000 in our operating account; \$7000 in escrow, giving us \$22,000 in the bank. We still show \$4800 receivable. The payable that we have on the books right now is 26,000; 3000 of that is the property taxes that are due at the end of this month. The rest of it is the lawyer fees that we owe. On March 31st all the insurances for the property liability, the umbrella policy, and there's a worker's comp policy, all become due at the end of this month. The insurance companies we had before are no longer renewing with us for some reason, so they're shopping right now. We have to do whatever kind of reports that they require.

Kathleen: I'd like to really focus on the initiatives that we started in on. I was hoping that if Lisa and Andrea and then Kelly you guys can take the lion share of the next two and then we'll finish up with the other list.

Kelly: I'm heading up to the civics committee and one of the civics big initiatives is Gator Captains; and basically a Gator Captain is a person that it's going to help build community health the neighborhood where the best it can look, the other social events kinds of things for their unit. Does everybody know what a unit is? I have a unit 26 Gator Captain. My hopes for Gator captains is to build community. Gator Captains are to help educate neighbors on violations, but they are not the police. Door hangers will be used as a first step in communicating violations, prior to referral to the Deeds Committee. Gator Captain meetings will be once per month. Deeds, Membership and Social will be coming to the meeting. Each Gator Captain needs the following: a notebook, a map of Southgate, with addresses within all the units and deed restrictions as they vary by unit. Would like magnetic badges assigned to Captains. Kelly demonstrated yard signs for Gator Captains promoting membership and living in a deed restricted community. Recommendation of Office Depot 40% discount being offered with purchase of \$75. Kelly has designed a 4-to-a-page door hanger, each page costs \$0.43, so approximately \$0.10/hanger. The

items that are not that cannot have a discount are the notebooks and signs. That comes to about \$140.00 and that's using Amazon. I'd like to get yard signs, and have the board members place them in their yards. Without a discount the yard signs are \$389, and that's for 20; with the discount the yard signs are \$278. Gator Captain desired expenses is: totaling everything up \$487.61. Steve: Motion to approve \$1200 budget for Civics Committee. Seconded by: Dan Knotts...motion was approved.

Lisa: I'm on the social committee and the secretary. Andrea and I are going to be working together. Lisa Lewis and I went over some things to propose we're going to have Friday nights available for the members of the community. Not every Friday night, but we have one Friday night a month. We're doing this also so we can promote membership. If we do these Friday nights, and our July 4th party, our splash party, and the events we've come up with, right now I have it as a \$595 annual value including the social events and the things that we have in place now. The initial dates that have been approved are April 19th, May 31st, June 28th. Lisa Lewis has arranged that the Community Center will be available from approximately 3:30 to 10:30. So the events that we have right now are Splash party on April 19th, on May 31st a movie night, June 28th a father/child kind of fishing type thing or kayak launching, to go along with Father's Day. On July 26th, a possibility is a smoothie night. On April 23rd, a social/civic opportunity presents itself. We were envisioning something that would be more like a back-to-school backpack/supply gathering to support Wilkinson Elementary. On September 20th we are proposing a band and food truck night. Fall Fun night in October with inflatables. November 1st a Friendsgiving where the Community Center would provide the Turkey and people would bring sides. December 13th a cookie exchange and light snacks. On Thursday is going to be where we utilize the center for membership access day. We conceive possibly having coffee here...asking the community what they would like to do. Various offerings i.e. Book club, Mommy and Me, Card Night. Budget for this to be determined. Early proposal would be for \$520 as an annual budget...this appears to be insufficient. Andrea: Food trucks would pay to be there which would pay for the band. Lisa Lewis informed the board that Friday nights are not regularly rented except every other Friday to KH. A significant discussion took place regarding the viability of the social events proposed. Steve suggested that the board should convene an alternate time to discuss the mission of the SGCC, as Kathleen had suggested marketing the center given the venue rental rates in Sarasota are so expensive. Per Steve, SGCC P&L statement can be healthy if we have members. Lisa S mentioned that she is asking for one Friday night a month to create a community. Kathleen suggested we would do both. Kathleen said phrasing could be as follows: "We are going to commit to doing something for you one day a month and here are some examples of some upcoming events we are going to do." Sue T (member) interjected that we must mail to every resident in the community and do signs to get results. She also offered to help w/marketing. Asked her to add her input during new business segment. We have five signs out for the Easter Egg Hunt.

Andrea (Membership Report) – Through snail mail 95 people have joined SGCA since 2020. There are 144 members. Members must pay by April 1 to stay active. We will do an email payment reminder.

The membership team is working on welcome packets. Garage sale is coming up. Andrea discussed marketing with flyers and going door to door w/upcoming events. For past events 500 flyers (cost \$125) resulted in 28 attendees. Andrea asked who is in charge of marketing. Right now, Kathleen suggested we let her know what we want to promote, and she will make sure it gets on social media. She will also pass on info to Andrew. We need to come up with addresses of people that are willing to put signs in their yards. Andrew suggested we could do postcard mailings for upcoming events. Postcards are good to place on the fridge for upcoming events. We need to request RSVPs for events. Reminders must be sent out. Lisa suggested attendees Venmo their money, so they are sure to show up. Steve suggested a QR code. Kathleen asked when welcome packets would be finished. Andrea said a week would work, ready for the board vote next month.

Lisa Lewis: Clean-up Day – Thank goodness for the Boy Scouts, they saved the day. 90 plus bags of leaves were collected. Thank you to the nine members that came to help. Thank you to Kathleen for buying the pizza for the clean-up crew.

Dan Knotts: Motion for new metal lid for pool filter pit for \$400. Steve seconded the motion. Board approved.

Veeanna: Deed Restriction chair – Door tags have been placed on 12 homes notifying them of deed violations. We want to go with a soft approach with door tags two-times and then a more formal approach for deed violations. There is property on Fruitree re: tree cutting. Veeanna has contacted the county re: this issue and has left a voicemail with the owner. V is working on the issue on Key Avenue, Clematis and Fruitree. V has also reached out to PAY HOA software support team for help with sending mail. V is working on a more consistent approach to processing violations.

Per Steve we need to create a new sign that says, “Board Approved” or “South Gate Deed Restriction Approved”. We want people to know we are acting on their concerns. We can see if the homeowners have permits, but the county isn’t going to notify us or stop construction, per Marian. Courtyard isn’t bringing plans for construction for new homes to SGCA, we’ll need to go to the homeowners.

Marian (Deeds) – There are four properties that needed Board approval for various changes: These changes comply with restrictions and were approved by the Board. Homes are located at: 2604 Rose St, 2506 Goldenrod, 2467 Sunny, and 2625 Hibiscus. Marian made a motion to approve, Steve seconded. Board approved. Per Marian, Jack completed his architectural design sample, Andrew will place on the website.

New Business: 3107 Pinecrest (Sue Tappia) requested a new letter for the addition on her property to sell the house. Letter to be attached on PAYHOA.

Raeanne asks what the repercussions of the builder for not following PAYHOA guidelines. Discussion about the risk of builders not following PAYHOA guidelines. Unsystematic discussion, nothing reportable.

Kathleen looking into UF Extension program for Agriculture. They would possibly help with more plantings for grounds. Kathleen will also investigate grant programs.

Sue Tappia volunteered to do marketing for Social events.