

Meeting Minutes:

The May 11, 2021 meeting of the South Gate Association was called to order at 6:35 PM by President, Dave Swenson.

Secretary Report:

The Minutes of the previous meeting were read by Secretary Steve Smagacz, approved on a motion by Bob Luedaka, seconded by Steve Lewis. Under questions, the date for the farmers market was recorded wrong, this will be corrected. Will the Treasurers report be included in the future minutes? Yes, they will. The motion was passed.

Treasures Report:

The Treasurers report was read by Treasurer Steve Lewis. As of April 21st. The Association has a total income of \$12,043.15 Expenses for the month of April are \$3,366.42. In April we had a net income of \$2,900, which includes membership dues and pool membership dues. Estimated membership is at 228. We are still carrying a net operating loss of \$5,662. Our largest expenses are Electricity, Trash removal, Water, Pool maintenance, Landscaping, and Insurance. As of April 30th, we have \$28,500 in savings. Steve reported he is working on a budget spreadsheet. He is just now getting access to some the financials. A comprehensive report will be submitted shortly.

Announcements:**Committee Reports:**

Deed Restriction Committee: Bob Luedaka reported our current deed restriction committee consists of Seth Johnson, Bill Rodden, Steve Novick, Dave Swenson, and Bob Luedaka. Steve Novick is our Legal advisor. We meet the first Tuesday of the month at 9:30. Current concerns are a Trump flag on Webber, is it a flag or a campaign sign? Also, ongoing concerns of parking on the grass, tall unkept grass, and rubbish on and around the property. These concerns are being addressed, with the cooperation of the County. During the month of April 7 cases were resolved.

Building & Grounds: President Dave Swenson reported that the past Board of Directors were in discussions with County of Sarasota, for the procurement of the South Gate Association property, with the intent that it be turned into a County Park. The County remitted a letter to the membership, stating a work order for purchasing the property has been approved, and that the County is requesting the opinions and approval of the membership, to move forward with the process. They also requested the membership submit a reasonable asking price.

Social Events:

Andrea Needham reported the Events Committee has been meeting over the past month, we are looking for additional members to join in, and help if able. There are approximately 10 events in the works, to be held over the next 8 months. We are optimistically hoping to raise \$50,000. June 5th a meeting will be hosted at the property with the Sarasota Bay estuary program. The program will educate people on how to help maintain a safe wildlife habitat of the Phillippi Creek.

Pool Committee:

Chairman Dan Knotts reported that the mirror in the ladies changing room fell. We currently have 65 pool memberships. Pool rules and guidelines are posted in the pool and are also listed in the pool rental agreement.

Membership Committee:

We have an estimated 228 members currently. Another membership drive will be held May 15th-16th.

Marketing & Public Relations:

Chairperson Allison Werner reported, its her goal to get every resident in the South Gate Community informed about the Community Center, and to have them feel welcome in our community. Currently 1005 people are receiving the Newsletter. This a positive step, that shows people are interested and care about our community. In the future, the Newsletter will contain dates for committee meetings, meeting agendas, and meeting minutes. The Newsletter will be posted on the Web site.

Unfinished Business:

Pamila reported that pool maintenance will be increasing due to a national shortage of pool chemicals. Dan Knotts reported our current cost is \$475 monthly. We also have an outstanding loan from Virginia Miller of \$20,000 which was made to help the Association stay afloat through the Covid pandemic. President Swenson reported the verbiage was changed in Deeds Restriction cases, so that if the Association wins the legal case, the Homeowner is responsible to pay all legal fees. Questions were raised to how many cases are still outstanding, and how far back do these cases go. Bob Luedaka reported Steve Novick has all the information concerning our legal cases, we will need to get a report from him concerning these matters. A long discussion followed concerning the outstanding cases, and how much money is recoverable. Steve Smagacz made a motion to table further discussion on legal cases until a comprehensive report can be obtained from Mr. Novick, the motion was seconded by Steve Lewis, passed. It was reported by a former board member that options concerning the County's procurement of the property were presented to the membership going back to 2018. This should have been recorded in the meeting minutes. President Swenson reported that the County was informed in a meeting that the goal of the Association was to try and keep the South Gate Community Center going, and that if we did not accept their offer at this time, would the County's offer still be on the table in the future if things changed. The County responded with a yes, the offer will still be available, pending the memberships approval. In past negotiations with the County, language was discussed stating the property always remain a park, and that the building must stay. So that we would be assured the property is not sold to a developer, who would build homes on the property, and thus exclude the Community from enjoying the park. Records of previous meetings were presented on the floor and to the board concerning this issue. A copy of the County's letter should be posted on the Web site so all members can see it and be well informed if a future vote is taken. When a Vote is held, all members must be informed at least 10 days prior the vote. Also, the County must submit a proposal to the membership, so it can be viewed, and questions and concerns can be addressed. Then a valid counteroffer can be made. A long discussion followed. It was brought up on the floor, that because we are a voluntary HOA, the South Gate Community Center has struggled to stay afloat for many years, the records document this.

The current board have a responsibility to inform the membership of the Counties proposal, and the financial situation of the Association, so the membership can make an informed decision concerning the future of the Community Center. Because in the end, the membership has the final decision. Allison Werner reported that new families are moving into our community, and that the demographics have changed, younger families are now becoming residents of our community, which may equate to a boost in membership. It was reported that in the past South Gate fests were held, six to eight hundred people attended, and the Association lost money! Past board members also stated that our membership will never reach the level that is needed to support the Association. President Swenson reported our current cost of operation is \$4,200 per month. More facts and information will be gathered for our next meeting so we can continue with the process, and all be educated in making an informed decision concerning the counties proposal. President Swenson reported we received a bid for resurfacing the roof in the amount of \$15,000.

New Business:

Lisa Lewis reported Hall rentals have increased, and more are slowly coming in. We currently have one regular rental for weekly Tia Chi classes at \$50 an hour. We also have 10 pending rentals currently. The parties renting the Hall are responsible cleaning the facility after their event. We are also pursuing Churches that may be interested in holding religious ceremonies at the facility. President Swenson, put forward an idea asking for donations to help the Association. Which would be refunded if in fact the property were to be sold. It also is his goal, that by the end of the year all South Gate residents are fully aware of the Community Center, and the Pool. It was reported that the South Gate community signs are overgrown with weeds and the signs need cleaning and repair. Steve Lewis volunteered to investigate the issue and repair the signs as needed. A Community member reported that in the past she was very turned off by the negativity of the previous board, and lost interest in being a member. But she is encouraged and enthusiastic to get the Association back on track.

The meeting was adjourned at 7:57PM.