

## **DSCA Board of Directors Meeting Minutes**

Wednesday, March 1, 2023

Broadway Promenade and Zoom

**Board Members Present:** David Lough, Jaime Still, Clark Lauren, Judy Mower, Peter Fanning, Patrick Gannon, Bob Pirollo, Ken Shelin, Roger Barry

**Board Members Absent:** Catherine Sellers

**Member Representatives Present:** Bill Diehl, Condo on the Bay; Jim Lampl, Jewel; Charlie Nagelschmidt, Broadway Promenade; Cindy Lang, Essex House; Victor McTeer, BLVD Sarasota; Lisa Schmidt, Regency House; Rosemary Krimbel, Alinari; Dennis Moran, Embassy House; Shari Bunks Geller, Beau Ciel; Fran Lambert, Bay Plaza; Peter Blanton, Ritz-Carlton Residences Sarasota Quay; Michael Gasper, Encore

**Associate Members Present:** Eric Mace & Nicci Kobritz, Youthful Aging Home Care; Michele Sidlasky, City National Bank; Paul Schott & Brandon Vermillion, ServPro of North Sarasota; Don Fitts; Cornerstone LifeCare; Annika Mantius, Burg Simpson Eldredge Jardine Professional Corp.; Reva Jackson, Cadence Bank; Terry Phelps, Socotec (Forge Engineering); Samantha Spano; Brown & Brown; Fred Grady, Alderman Oaks; Travis Brant, First Service Residential

**Guests Present:** Liz Alpert, City Commissioner; Kafi Benz, CONA; Mark Grant, BLVD Sarasota; Irving Ross, Bay Plaza; ; Donna Ristow, Bayso

1. David Lough opened the meeting at 4:00 and determined a Quorum was present (9 of 10). This meeting did not have a guest speaker because a City Town Hall meeting on new zoning text amendments was to start at 5:30pm at City Hall, and several board members planned to attend. The minutes of the February meeting were approved on motion made by Bob Pirollo and seconded by Patrick Gannon. Treasurer Clark Lauren reported that the DSCA account held \$11,032.09. Commissioner Liz Alpert was welcomed.
2. **Discussion of CCNA Bylaws and Membership Criteria:** A draft of CCNA's proposed new bylaws will be voted upon at the Saturday, March 4 meeting, which David Lough will attend as DSCA's representative. Concern was expressed about how DSCA, its members being multi-resident condominiums and not individual households, fits with CCNA's membership criteria as described in Article 3 of their bylaws. Moreover, those criteria seem to allow that a condominium, all by itself, can qualify as a neighborhood. (For example, Broadway Promenade, which is a DSCA member is also allowed as a CCNA member.) Because of that lack of clarity, DSCA's board voted to direct Lough to abstain when the vote on CCNA's new bylaws is held. Motion was made by Peter Fanning and seconded by Ken Shelin. David Lough was asked to also express DSCA's full support for CCNA's purpose and explain our board's reason for abstaining.

### 3. Old Business:

**Member Survey:** The survey of member condominium & townhome associations done in 2021 yielded useful data and member representatives have begun asking for more information (e.g. about insurance and finances) that a new survey could reveal. Volunteers will be needed to identify issues a new survey should address and revise the old survey accordingly. Bob Pirollo and Judy Mower agreed to help Patrick Gannon with this project. Shari Bunks Geller also volunteered. Member representatives, including associate members, are invited to participate by calling or emailing Patrick Gannon. Patrick Gannon moved and Ken Shelin seconded a motion to undertake such a survey. Motion passed.

### 4. City Update: No report

5. **Arts & Culture:** Ken Shelin reported that the architect selection committee for the Performing Arts Center has narrowed the 18-member field of architects under consideration to six firms, who will now be asked to present concepts for the new structure. Ken was very complimentary about the committee itself and about the world-renown quality of the architects they have attracted to this project. By the end of May there will be some opportunity for public comment on whichever design proposals are chosen as finalists.

6. **Associate and Events:** Jaime Still reported that 86 people have registered for the March 16, 4-7 PM workshop, and the Goewey Hall in the Church of the Redeemer's Robinson Center can hold 120 attendees. The Workshop's title is *Mitigating the Pain of Increased Condo Fees*. Four DSCA Associate member representatives will be panelists. Board members are asked to assist with marketing. The DSCA Town Hall meeting on April 4 will focus on downtown residents' concerns such as homelessness, pedestrian safety, and walkability.

### 7. Greenspace: No report.

8. **Homeless:** Peter Fanning reported that the committee, which met on February 16, noted that many downtown residents have been educated over the last 5 or 6 years about the issues that cause and affect people who are homeless, how the relevant City ordinances work, and what constraints police officers face in dealing with the homeless population. Newcomers to the downtown area who don't have that background raise questions and lodge complaints, and so, periodically, new education initiatives are needed. The committee's next meeting will be later in March, and several people have been invited to help plan ways to further educate downtowners about the issue and provide an update on what has been accomplished. Chris Johnson, CEO of the Suncoast Partnership to End Homelessness has left, and COO Tara Booker is his interim replacement. Chair of the board is Pamela Fields, an attorney who works at Legal Aid. The web address is <https://www.suncoastpartnership.org/>

Discussion about educating residents about the homelessness issue led to the suggestion that new downtown condo residents should be provided with a packet of useful

information when they move into their new homes, including lists of ‘who to call’ about various issues. The Sarasota Visitors Center at the Chamber of Commerce will prepare, at no cost, a small shopping bag of brochures about cultural organizations, maps, a City Hall directory, etc. As long as the number of newcomer bags is fairly small, they can be ready for pick up the day after a request is made by phone. 941-706-1253, 1945 Fruitville Rd.

9. **Health & Safety:** Jaime Still reported that her building experienced having the fire alarm go off at night. It turned out to be a false alarm and no one was hurt, but several problems were revealed. For example, elderly people, and sometimes even elderly pets, had trouble walking down long flights of stairs – some even refusing. Some residents just ignored the alarm. And as people gathered outside various exits there was confusion and no way to account for who had exited and who had not. She distributed a list of questions she had prepared to help condo boards plan for how to handle the need for their building to quickly be evacuated in an emergency. Condo boards may also take into consideration this issue when setting criteria for who can be an owner or renter in their building. When someone disabled moves into a building there’s a form that’s supposed to be filled out and given to the fire department. A fire marshal will also come to speak to condo residents, and a police officer will assess the building’s security. Another safety issue raised was the problem of streetlights being out all around the city. According to someone called at City Hall, the problem is not being able to get parts (e.g. bulbs). The better course of action is to call FPL directly, being ready to give the pole numbers, and follow up in writing.
10. **Transportation:** Roger Barry mentioned in his overview of the Gulfstream Roundabout project that new streetlights are being installed, and traffic flow has improved by 50%. Restaurants are still able to set dining tables in outdoor “parklets”, and downtown has never been busier. Parking garages are almost never full, although nonworking elevators continue to be a problem. The City has submitted a request for a federal grant of \$12 million, which if approved this year (it failed last year) will fund approximately 80% of the Complete Street upgrades to Boulevard of the Arts and 10<sup>th</sup> Street. There were around thirty support letters accompanying the proposal, and the City has a lobbyist doing whatever can be done to assure its approval. We should know the outcome by May.
11. **Zoning:** David Lough and others planned to attend the 5:30pm Town Hall meeting, to review and allow public questioning on proposed zoning text amendments for higher density when adding Attainable Housing Units. At this meeting the Planning Department is expected to come forward with some specifics on changes. The meetings are also streamed live via the City’s website. The other project likely to get attention is the One Park project at the Bay – a proposed condominium building that will be 30% higher and 20% larger than the Vue, constructed on the north end of the Quay area, arching over Quay Commons, the area’s main roadway, depicted in prior renditions of how the Quay area will eventually look as a tree-lined street for its entire length. That project will come before the Planning Board at its March 8<sup>th</sup> meeting.

12. **Bay Conservancy Park:** Bob Pirollo reported that he had received an especially helpful slide presentation on the progress of the park at its last meeting.
13. **Rosemary District:** On March 16, 2-6 PM, there will be a charette opportunity for residents to provide input on initial design of the Rosemary Park, for such things as lighting, seating, and trees, as the design approaches completion – expected to be by the end of this year. There will be as many as 400 new restaurant seats along Boulevard of the Arts, which may lead to some parking problems.
14. **Associate Member Presentations:** Platinum associate reps spoke briefly for Burg Simpson, First Service Residential and Cadence Bank. Gold member presentations were made for Youthful Aging Home Care, Servpro of North Sarasota, Alderman Oaks, Cornerstone LifeCare, and City National Bank
15. **Member Representative Comments:** Request was made for names of lawyers certified to work with condominium associations. Complaints were made about the Gulfstream Roundabout's exit toward downtown as being particularly a problem, and its deleterious effects on the pond and fountain that front that exit. A question was asked about what spending levels allowed for condo boards.
16. **Next Meeting:** The annual members meeting will be April 5, and at the regular board meeting on May 3 the speaker will be representative from FDOT.

Meeting adjourned at 5:06.

Respectfully submitted, Judy Mower