



# Community News Update

JUNE 2021

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## A Message From DSCA President

A Fast Fact of the month. I'll bet you didn't know that for the first four months of 2021 residential real estate transactions in the DSCA downtown area accounted for 38% of the total dwelling unit sales in the entire City. This in just 7% of the land area of the entire City of Sarasota. Downtown DSCA residents now account for around 21% of the City's population in just 1.7 sq. mile area. Our population will continue to grow to account for around 25% of the entire city in the coming 5 years.

Thankfully, City staff and the City Commission are increasingly recognizing the size and growth of the downtown residential population, along with our needs and the positive impact our downtown residents have on the City's economy. While only 21% of the City's population, downtown residents pay more than 28% of the City's property tax contributions from residential property owners. There is a clear and compelling need for investment in downtown infrastructure projects, greenspace additions and connectivity enhancement to support our growing population and quality of life expectations.

To further our case for more investment, and initial information from our Condo Survey (covered below) shows downtown condo/townhouse member Associations employ over 250 people and spend over \$50 million annually in the local economy. Our residents shop locally, dine out often and our buildings use the services of countless contractors to maintain and improve our buildings.

Your DSCA Board has been advocating for increased investment in infrastructure to support our growing downtown population. At the May 27<sup>th</sup> Special City Commission meeting capital projects were discussed for inclusion in next year's budget. I am pleased to report that four important infrastructure projects identified by the DSCA Board have now been further confirmed as priority projects for the fiscal year (FY2022) beginning in October 2021. These projects are streetscape efforts on Boulevard of the Arts, 10<sup>th</sup> Street and the exploration of concept alternatives for an improved Main Street (1400, 1500 blocks). In addition, design work for the Rosemary District Park is now proceeding for the park parcels purchased earlier this year and funding for the construction is to be finalized. All of this is encouraging news in addition to the significant progress being made at the Bay Park.

In my third month as your DSCA president, my ask of you as residents, business owners is simple. Please become involved in matters important to you and our 'neighborhood'. Its only together we can ensure our city plans for balanced growth, and continues to budget for investment to support the connected, greener, vibrant and economically sustainable community we want.

**David Lough**


DSCA President

DavidLough1@gmail.com

[DowntownSarasotaCondoAssoc.com](https://downtownsarasotacn.com)

## Survey Sent to Downtown Condo Managers

**2021 DSCA COMMUNITY SURVEY**  
2021-04-20  
(Please Print or Reprint Fields)



**General Information:**

Community Name: \_\_\_\_\_ Website: \_\_\_\_\_  
 Person Completing Survey: Name: \_\_\_\_\_ Title: \_\_\_\_\_  
 Phone #: \_\_\_\_\_ Small: \_\_\_\_\_ Year Property Was Built: \_\_\_\_\_ Number of Units: \_\_\_\_\_  
 Number of Directors: \_\_\_\_\_ Board Meeting Frequency:  Monthly  Quarterly  Annual  As Needed

**Budget/Financial:**

Annual Operating Budget (Not including Reserves): \_\_\_\_\_  
 Maintenance Fees Collected:  Monthly  Quarterly  Other: \_\_\_\_\_  
 Average Maintenance Fees (Operating + Reserves) Allocation: \_\_\_\_\_ Per Total Inhabitable Square Feet  
 Annual Insurance Costs: \_\_\_\_\_ % Rate Increase for 2021: \_\_\_\_\_ %

Who Does Your Association's Financial Management?  
 Performed in House?  
 Contracted, Company Name: \_\_\_\_\_ # Years Utilized: \_\_\_\_\_  
 Management Company, Company Name: \_\_\_\_\_ # Years Utilized: \_\_\_\_\_

**Reserves:**

Annual Reserves: \_\_\_\_\_  
 Professional Reserve Study Service (if utilized): \_\_\_\_\_  
 Reserve Study Update:  Annually  Every 3 Years; Calculation Method:  Straight Line  Pooled  
 Reserve Funding Method:  Fully Funded  Partially Funded with Remainder from Special Assessment or Loans

**Staffing:**

Total # of Staff (FTE): \_\_\_\_\_ Admin: \_\_\_\_\_ Maintenance: \_\_\_\_\_ Concierge/Security: \_\_\_\_\_ Housekeeping: \_\_\_\_\_  
 Annual Payroll Costs: \_\_\_\_\_  
 Condo Manager (CCAM):  Onsite Manager  Portable Manager;  Full Time  Part Time

**Concierge/Security:**

Concierge Staff # Hours Onsite Daily:  8 hrs.  16 hrs.  24 hrs.  Other:  hrs.  
 Security Staff # Hours Onsite Daily:  8 hrs.  16 hrs.  24 hrs.  Other:  hrs.  
 Check any of the following Security Measures You Utilize:  
 Cameras  Video Backup  Monitoring  Patrol  Gates  Key Fobs  
 Contracted Security Services?  Yes  No  Paid Position  Part  Vehicle  As Needed

### Contact Us!

The Downtown Sarasota Condominium Association (DSCA) is a non-profit organization that represents the interests of the condominium and townhouse community associations and their residents that are within the greater Downtown area. In an effort to better support our members and downtown residents, we are asking all condominium/townhouse managers or their board members to complete out first comprehensive Community Association Survey that was sent to each community association member.

We value each association's feedback and suggestions for the collective interests to address important community issues. The condominium/townhouse associations which submit a completed survey will receive the final comprehensive survey report. DSCA will publish summary results in future news articles.

## DSCA Got The Opportunity to Ask the Mayor Questions



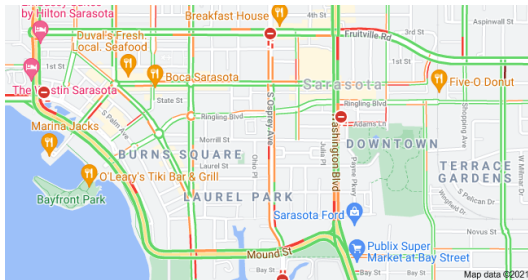
*Let's not forget where we came from and what makes our community so great.*

- Protecting Sarasota's Water & Estuaries
- Focus On Sarasota's Arts & Cultural Evolution Into The Future
- Let's Honor Sarasota's History
- Investing In Sarasota's Urban Centers

Watch Now

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## Writing Sound Rules That Lead To Greater Clarity for Officials, Residents & Businesses



*"Residents and business owners are truly the partners in improving the City Sound Ordinance."*

*Drew Clearie*

One of the oldest Sarasota roadways is continuing its makeover as construction has begun on the roundabout at US 41, Gulfstream Avenue and the Ringling Bridge. The opinions of residents along this major thoroughfare might surprise you!

Over 550 Petition signers would like change. They recommend increasing the speed limit signage along the Bayfront as well as the Ringling Bridge. Petitioners also would like to increase police presence and enforcement along these routes and establish these routes as speed and noise traps. Further suggestions include reducing the speed limit from 35 mph to 25 mph.

Both downtown and other neighborhood residents have been meeting as newly organized groups, ad hoc committees with city staff and members of the police department with the goal to develop further sound mitigating strategies. Based on further input from these residents a revised sound ordinance, under development for some months, is now planned for discussion on a city commission agenda item during August.

In the meantime the police department have further committed to enforcing existing ordinances related to both amplified music and vehicular generated noise. The Florida Department of Transportation has also installed new signage near the important Main/Gulfstream intersections. Developments are evolving on this important matter. Look forward to additional updates on this next month.

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## Upcoming Events

### Next Board Meeting

Wednesday, July 7th from 4:00 pm - 5:30 pm at The Mark & via Video Conference.

DSCA Board Meetings are for Board Directors, with designated Condo & Associate Member Representatives, Liaison Association Representatives and invited Guests attending as observers. Contact President, David Lough at (760) 497-9230 or email DavidLough1@gmail.com, if you wish to be invited.

## Special Emergency Powers For Board Members The Latest Legislative Update

**JUNE 16, 2021 from 4-5:30 PM**

*Via Zoom*

Emergency powers granted by the Florida legislature to condominium association board members, for use during a “state of emergency” were intended for hurricanes and other disasters. However, during the recent pandemic, Florida board members were also granted emergency powers, to make necessary decisions during the crisis.

Join us for this comprehensive discussion about the current laws in place for emergency powers available to your board members.

**MODERATOR**

Derrick Maginness - Association Attorney, Norton Hammersley Lopez & Skokos, PA.

**PANELIST**

Jake Howse | FirstService Residential  
 Alex Turner | Associa Gulf Coast  
 Jeff McDuffie | Lighthouse Property Management  
 Fiona DiDomenico | Castle Group

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