

**GULF GATE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES**

**January 9, 2023**

Karen Goodrick Residence  
Sarasota, FL 34231

**Meeting Called to Order:** 6:34 PM

**Attendees:** Mary Vinsh (P), John Van Vleet (VP), Karen Goodrick (T), Andrew Gamble (S), Cass Smith (D), Carol Connolly (D), Kevin Emmitt

**Absent:** Kathy Butler (D)

**Officer's Reports**

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

**Treasurer's Report:** Treasurer's Report for December 2022 approved as presented.

**Old Business**

**Estoppel Letters:** J.V. reported three estoppel letters prepared during the month of December. J.V. is working with a volunteer to assist with generating estoppel letters.

**New Business**

**Membership Drive:** Membership drive will begin in February. Board discussed sending membership renewal newsletter and sending out a post card renewal reminder.

**Committee Reports**

**Beautification / Infrastructure Update:**

**Decorations:** Christmas decorations will be taken down in the next week and membership drive signs will be going up at the beginning of February.

**Signage:** Gulf Gate signs destroyed during Hurricane Ian are being replaced. C.S. has ordered two new signs.

**Golf Course:** C.S. reported that 13<sup>th</sup> Floor Investments is still the sole owner of the old golf course under Gulf Gate LLC. New testing results show the same environmental issues as the previously reported. Sarasota County has contacted 13<sup>th</sup> Floor to express interest in acquiring property but has not received a response due to the holidays. Golf course committee meeting is scheduled for January 10<sup>th</sup> at the Gulf Gate Library.

**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. purchased four Midland 50 waterproof 2-way radio sets (2 radios included in each set). GGCA currently has 14 radios and 7 base stations.

**Traffic Updates:** C.C. reported the county is proceeding with plans to add a permanent flashing stop sign to Markridge Road. The location has not yet been determined.

**Deed Restrictions:**

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

**Other Comments:**

**Next Board Meeting:** The next board meeting is Tuesday, February 7, 2023 at 5:30pm, location: Gulf Gate Library

**Adjournment:** The meeting was adjourned at 8:05pm.

Respectfully submitted Monday, February 6, 2023  
Andrew Gamble, Secretary

**GULF GATE COMMUNITY ASSOCIATION, INC.**  
**TREASURER'S REPORT**  
**JANUARY 2023**

Beginning Cash Balance	01/01/23	<b>\$30,551.11</b>
Income		\$1,357.64
Expenses		\$ (254.40)
<b>Ending Cash Balance</b>	01/31/23	<b>\$31,654.35</b>

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<b>INCOME</b>	<b>JANUARY</b>	<b>YTD</b>
Dues	\$450.00	\$450.00
Dues - Stripe	\$507.64	\$507.64
Estoppel letters	\$400.00	\$400.00
Website Advertising		
Refunds/returns		
Donations		
Other		
<b>Total Income</b>	<b>\$1,357.64</b>	<b>\$1,357.64</b>

**EXPENSES**

Legal fees			
Printing			
Postage			
Insurance			
Fees/Dues			
Rental payments	Storage Unit Monthly	\$128.40	\$127.80
Website/email	Emp. Mkt	\$126.00	\$126.00
Contract Labor			
Supplies			
Donations			
Serv Chge/Refunds			
Miscellaneous			
<b>Total Expenses</b>		<b>\$254.40</b>	<b>\$253.80</b>

