

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

**July 1, 2025**  
Gulf Gate Library  
Sarasota, FL 34231

**Meeting Called to Order:** 5:40 PM

**Attendees:** David Hauser (T), Andrew Gamble (S), Kathy Butler (D), Kevin Emmett (D), Katie Fogarty (D), Dana Luksic (D), Laura Carson (D)

**Absent:** TBD (P), TBD (VP), Ronald Turner (D)

**Quorum Established by GGCA Secretary**

**Officer's Reports**

**Approval of Board Minutes:** Board meeting minutes for June 3, 2025 approved as presented.

**Treasurer's Report:** Treasurer's Report for April 2025, May 2025, and June 2025 discussed. April report included storage fees for two months. April 2025, May 2025, and June 2025 Treasurer's Reports approved as presented.

**Committee Reports**

**Deed Restrictions / HOA Messenger:** K.E. reported on new pink slip and HOA Messenger process, along with ongoing issues on Gulf Gate Drive and continuing issues with sheds throughout Gulf Gate.

**Old Business**

**Nomination & Appointment of President:** Board discussed potential nominations for filling the President position. Absent a motion, no action taken.

**New Business**

**Laura Carson move to Director:** K.B. made motion to move Larson Carson from VP to Director. Unanimously approved.

**Newsletter:** K.B. will put together articles and create a July / August newsletter. A.G. will write article about the community need for a GGCA President and Vice President.

**Other Comments:**

**Next Board Meeting:** The next board meeting is Tuesday, August 5, 2025 at 5:30pm, location: Gulf Gate Library

**Adjournment:** The meeting was adjourned at 6:41pm.

Respectfully submitted Monday, August 3, 2025  
Andrew Gamble, Secretary

GULF GATE COMMUNITY ASSOC.														
MONTHLY BREAKDOWN														
January through July 2025														
		JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	EOY
Beginning Bank Balance		\$ 33,680.54	\$ 35,362.86	\$ 37,332.81	\$ 44,835.48	\$ 46,865.60	\$ 52,095.02	\$ 52,876.20						
Empowered Marketing	Marketing	\$ (121.50)	\$ (200.00)	\$ -	\$ (162.00)		\$ (600.00)	\$ (148.50)						\$ -
Empowered Marketing	Web services	\$ -	\$ -	\$ (600.00)	\$ -	\$ (40.00)	\$ -	\$ -						\$ (640.00)
Andrick & Assoc.	Mailing (print/postage)	\$ -	\$ -	\$ -	\$ -	\$ (1,073.29)	\$ -	\$ -						\$ (1,073.29)
Kim Noyes	Administrative	\$ -	\$ -	\$ -	\$ -	\$ (300.00)	\$ (150.00)	\$ (150.00)						\$ (600.00)
Sarasota electric Service	Roadway lights repair	\$ (210.00)	\$ -	\$ (336.88)	\$ -	\$ -	\$ -	\$ -						\$ (546.88)
Bank fee		\$ -	\$ -	\$ (0.33)	\$ -	\$ -	\$ -	\$ -						\$ (0.33)
Sawyer Court Storage	Storage	\$ (123.60)	\$ (123.60)	\$ (123.60)	\$ (123.60)	\$ (123.60)	\$ (123.60)	\$ (123.60)						\$ (865.20)
Dues Income		\$ 1,637.42	\$ 2,575.00	\$ 10,760.48	\$ 3,432.64	\$ 6,266.31	\$ 904.78	\$ 810.12						\$ 26,386.75
Estoppel letters		\$ 500.00	\$ 500.00	\$ 250.00	\$ 255.49	\$ 500.00	\$ -	\$ -						\$ 2,005.49
Returned Check		\$ -	\$ (75.00)	\$ -	\$ -	\$ -	\$ -	\$ -						\$ (75.00)
Office Supplies / Signs		\$ -	\$ -	\$ -	\$ (888.21)	\$ -	\$ -	\$ -						\$ (888.21)
Postage		\$ -	\$ -	\$ -	\$ (99.00)	\$ -	\$ -	\$ -						\$ (99.00)
UPS	Mailbox	\$ -	\$ -	\$ -	\$ (385.20)	\$ -	\$ -	\$ -						\$ (385.20)
Lobeck & Rowe	Legal	\$ -	\$ (337.50)	\$ (1,347.50)	\$ -	\$ -	\$ -	\$ (1,948.00)						\$ (3,633.00)
Berlin Patten	Legal	\$ -	\$ -	\$ (1,099.50)	\$ -	\$ -	\$ 500.00	\$ 750.00						\$ 150.50
Kensington Vanguard National	Legal						\$ 250.00	\$ -						\$ 250.00
Karen Goodrick (Printing Reimb)	Marketing	\$ -	\$ (301.99)	\$ -	\$ -	\$ -	\$ -	\$ -						\$ (301.99)
Ending Balance on Statement		\$ 35,362.86	\$ 37,332.81	\$ 44,835.48	\$ 46,865.60	\$ 52,095.02	\$ 52,876.20	\$ 52,066.22						
Credit Card Fees	Stripe	\$ (37.58)	\$ (66.96)	\$ (59.52)	\$ (17.36)	\$ (133.69)	\$ (15.26)	\$ (14.88)						\$ (345.25)
*Note: Stripe dues come in short due to credit card fees														
Ex: \$75.00 less 2.48 fee = \$72.52 (received)														
*1: Note bank shows as a bounced check but Karen shows as refund														

**Gulf Gate Community Association**  
**Profit and Loss**  
**For 6 months ending July 31, 2025**

**INCOME**

Dues 2025 \$ 26,386.75  
Estoppel \$ 2,405.99

**TOTAL INCOME** \$ 28,792.74

**EXPENSES:**

Bookkeeping \$ 600.00  
Credit Card Fees \$ 75.33 Returned check + bank fee  
Legal \$ 3,633.00  
Marketing \$ 1,232.00  
Office Supplies / Signs \$ 888.21  
Postage \$ 99.00  
Printing \$ 301.99  
Repair/Maintenance \$ 546.88  
Special Mailing - Printing/Postage \$ 1,073.29  
Storage \$ 865.20  
UPS - Mailbox \$ 385.20  
Web Services \$ 640.00

**TOTAL EXPENSES** \$ 10,340.10

**NET REVENUE** \$ 18,452.64

**CADENCE ACCOUNTS**

Checking Balance \$ 51,916.22  
CD \$ 10,435.04

**TOTAL** \$ 62,351.26