

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

September 2, 2025

Gulf Gate Library
Sarasota, FL 34231

Meeting Called to Order: 5:37 PM

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

Absent: TBD (P), TBD (VP), David Hauser (T)

Quorum Established by GGCA Secretary

Officer's Reports

Approval of Board Minutes: Board meeting minutes for August 5, 2025 approved as presented.

Treasurer's Report: Treasurer's Report for August 2025 approved as presented.

Committee Reports

Deed Restrictions: K.E. reported lighting on the south side of the Gulf Gate flag entrance needs attention. He is getting quotes from electricians to replace lights.

K.E. also reported there are three Presidents Letters that need to be sent out. K.M is working with D.H. to send out the letters through HOA Messenger.

K.E. reported missing "max truck weight" signs at either end of Gulf Gate Drive. He is reaching out to Sarasota County about replacements.

Welcoming: Sue Stover is giving out or mailing welcome packets to new owners.

Beautification: Committee chair, Charles Benoit is researching options for neighborhood tree grants. K.B. and K.F. are providing additional support.

Old Business

Nomination & Appointment of President and Vice President: K.F. made a motion for Carlo Marsano to fill the remaining term of vacant GGCA President position. Motion passed unanimously.

K.B. made a motion for Michelle Guffanti to fill the remaining term of vacant GGCA Vice President position. Motion passed unanimously.

New Business

Nominating Committee for November elections: K.B. will send out board member term information and ask for volunteers at the GGCA September General meeting.

Newsletter: Board discussed sending a snail mail newsletter. Absent a motion, no action taken.

Christmas Decorations: Board discussed budget for Christmas decorations and the need for volunteers to purchase and setup decorations. Absent a motion, no action taken.

September 16 GGCA General Meeting: Board discussed agenda items for upcoming September General Meeting (Tuesday, September 16 6pm at St. Andrew Church). K.B. will print Christmas decoration sign-up sheet. A.G. will post and send out meeting reminder on September 11.

Other Comments:

K.E. reported a resident inquired about if board approval is required for screening in front porch area. K.M. informed resident no approval is required.

K.E. brought up the Sarasota County Commission meeting about Gulf Gate rezoning. A.G. will send out link to county meeting materials to GGCA Board.

Next Board Meeting: The next board meeting is Tuesday, October 7, 2025 at 5:30pm, location: Gulf Gate Library

Adjournment: The meeting was adjourned at 6:40pm.

Respectfully submitted Sunday, October 5, 2025
Andrew Gamble, Secretary

Gulf Gate Community Association
Profit and Loss
For 6 months ending September 30, 2025

INCOME

Dues 2025	\$ 27,054.31
Estoppel	\$ 2,005.49
TOTAL INCOME	\$ 29,059.80

EXPENSES:

Bookkeeping	\$ 900.00
Credit Card Fees	\$ 75.33
Legal	\$ 3,902.50
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	\$ 1,112.40
UPS - Mailbox	\$ 385.20
Web Services	\$ 640.00
TOTAL EXPENSES	\$ 11,156.80

NET REVENUE \$ 17,903.00

CADENCE ACCOUNTS

Checking Balance	\$ 47,090.46
CD	\$ 10,435.04
TOTAL	\$ 57,525.50