

**GULF GATE COMMUNITY ASSOCIATION  
GENERAL MEMBERSHIP MEETING MINUTES**

**September 16, 2025**

St. Andrew Church  
Sarasota, FL 34238

**Meeting Called to Order:** 6:04 PM

**Quorum Established:** Bylaws: 5% of paid members – 21 members present

**GGCA Board of Directors:**

**Present:** Carlo Marsano (P), Michelle Guffanti (VP), David Hauser (T), Andrew Gamble (S), Kathy Butler (D), Kevin Emmett (D), Katie Forgarty (D), Dana Luksic (D)

**Absent:** -none-

**Officer's Reports**

**Approval of Board Minutes:** Board meeting minutes for the April 15, 2025 Annual Membership Meeting unanimously approved as presented.

**Treasurer's Report:** Report and approval tabled until November meeting, as treasurer is out of town.

**Old Business**

**Golf Course Update:** Butler reported the Sarasota County strategic plan includes considering purchasing the Gulf Gate Golf Course property. Sarasota County is attempting to negotiate with the current owner, 13<sup>th</sup> Floor Investments.

**New Business**

**Nominations for 2026 GGCA Board:** Guffanti and Butler asked for volunteers and explained that nominations are requested to be sent to the GGCA Secretary by November 1, 2025. Vote to be taken at the November 18, 2025 GGCA General Board Meeting.

**Christmas Decorations:** Butler explained that volunteers are needed. Monuments on Gulf Gate Drive and Curtiss Avenue will need to be decorated.

**Committee Reports**

**Deed Restrictions:** Emmett explained the GGCA HOA Messenger process for reporting and following up on deed restriction violations.

**Welcome:** Sue Stover reported 67 welcome packets sent out from January to July.

**Safety / Beautification:** Butler explained that semi-trucks are only allowed in Gulf Gate if they are making a delivery. Signs are posted near the gas station at the intersection of Bevena and Gulf Gate Drive and west of the Gulf Gate wall by the Gulf Gate Village.

**Other Comments:**

**Open Discussion:**

- Residents asked where to find Deed Restrictions. Emmett explained how to look up deed restrictions on GGCA website.

- Resident asked about roofing materials allowed in Gulf Gate Woods. Butler explained tile and composite materials that have the same look as barrel or flat tile, but a sample must be approved by the board. Other materials are allowed in Gulf Gate and Colonial Terrance.
- Resident brought up issue of Waste Pro trucks leaking oil. GGCA Board recommended reporting issue to Sarasota County 311.
- Residents asked about the recent rezoning of the Gulf Gate apartments. Board did not have any additional information at this time, but more information may be available on the Sarasota County CAP website.
- Resident brought up concerns about lawn services putting yard clippings in storm drains.
- Resident brought up concerns about the broken bridge on the golf course property behind the library.

**Next Board Meeting:** Next remaining 2025 General Meeting dates will be held at St Andrew's UCC in Stewart Hall on November 18<sup>th</sup> at 6:00pm.

**Adjournment:** The meeting was adjourned at 6:50pm.

Respectfully submitted Sunday, November 17, 2025  
Andrew Gamble, Secretary

**Gulf Gate Community Association**  
**Profit and Loss**  
**For 6 months ending October 31**

**INCOME**

Dues 2025	\$ 27,579.31
Estoppel	\$ 2,005.49
<b>TOTAL INCOME</b>	<b>\$ 29,584.80</b>

**EXPENSES:**

Bookkeeping	\$ 1,200.00
Credit Card Fees	\$ 75.33
Legal	\$ 4,726.50
Marketing	\$ 1,520.01
Office Supplies / Signs	\$ 1,130.08
Postage	\$ 99.00
Printing	\$ 301.99
Repair/Maintenance	\$ 990.56
Special Mailing - Printing/Postage	\$ 1,073.29
Storage	\$ 1,232.40
UPS - Mailbox	\$ 385.20
Web Services	\$ 640.00
<b>TOTAL EXPENSES</b>	<b>\$ 13,374.36</b>

<b>NET REVENUE</b>	<b>\$ 15,960.44</b>
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**CADENCE ACCOUNTS**

Checking Balance	\$ 44,397.54
CD	\$ 10,435.04
<b>TOTAL</b>	<b>\$ 54,832.58</b>

