

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

October 7, 2025
Gulf Gate Library
Sarasota, FL 34231

Meeting Called to Order: 5:36 PM

Attendees: Carlo Marsano (P), Michelle Guffanti (VP), David Hauser (T), Andrew Gamble (S), Kathy Butler (D), Kevin Emmett (D), Katie Fogarty (D), Dana Luksic (D), Laura Carson (D)

Absent: -none-

Quorum Established by GGCA Secretary

Officer's Reports

Approval of Board Minutes: Board meeting minutes for September 2, 2025 approved as presented.

Treasurer's Report: Treasurer's Report for September 2025 approved as presented. Board discussed opening another CD and creating a CD ladder once the current CD expires.

Committee Reports

Deed Restrictions: K.E. reported that a president's letter needed for multiple deed restriction violations. Board discussed procedure for sending out letter and letter templates. C.M. will coordinate with K.E. for putting together letter with details from HOA Messenger.

K.E. also reported looking into traffic speed signs and options for having them installed. He is contact Carol Connelly for information on the Markridge speed sign installation.

Short Term Rentals: K.B. reported there have been fewer complaints about short term rentals over the past several months.

Old Business

Lighting Repair: K.E. reported on broken lighting on the Gulf Gate entry monument signs. K.B. made a motion to spend \$1479 with Anchor Electric on light repairs and to purchase a solar light for \$63 from Amazon. Unanimously approved.

New Business

November GGCA Board elections: K.B. directed current Officers and Directors to send email notification to GGCA Secretary if they plan to be on the ballot during the November 2026 GGCA General Meeting elections.

Newsletter: Board discussed sending a snail mail newsletter. K.B. will be putting together the newsletter. Articles are needed.

Membership Drive: Board discussed need to send out landlord letters during the upcoming membership drive. Absent a motion, no action taken.

New Accountant needed: D.H. reported the current GGCA accountant will be retiring as of January 1, 2026. Board discussion on options for finding a new accountant. Absent a motion, no action taken.

Other Comments:

K.E. and K.F. coordinating to clean out the GGCA storage unit on October 18th.

K.B. and K.E. are looking into options for a GGCA Member appreciation event to be scheduled at the St. Andrew Church.

Next Board Meeting: The next board meeting is Tuesday, November 4, 2025 at 5:30pm, location: Gulf Gate Library

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

Respectfully submitted Sunday, November 2, 2025
Andrew Gamble, Secretary