

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

January 6, 2026
Gulf Gate Library
Sarasota, FL 34231

Meeting Called to Order: 5:38 PM

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

Absent: Katie Fogarty (D), Laura Carson (D)

Quorum Established by GGCA Secretary

Officer's Reports

Approval of Board Minutes: Board meeting minutes for November 4, 2025 approved as presented. A quorum was not established for the December meeting.

Treasurer's Report: Treasurer's Report approved as presented.

D.H. reported there were 373 paid memberships as of December 31, 2025.

Committee Reports

Deed Restrictions: K.E. reported multiple violations that need to be referred to legal, including sheds, overgrown property, and 8-ft fences. C.M. is going to refer these issues to the GGCA lawyer.

D.L. reported eight violations for sheds that will be entered until HOA Messenger for tracking.

Golf Course: D.H. reported that residents have seen workers hand drilling and taking testing samples in early December. There have not been any permit updates from the Florida Department of Environmental Protection.

Newsletter: K.B. reported that the newsletter is complete and will be mailed out (snail mail) with the next week.

Membership: K.B. is working with Sue Stover to host a welcome meet and greet session in the Gulf Gate Library in February.

Old Business

No old business agenda items at this time.

New Business

No new business agenda items at this time.

Other Comments:

Next Board Meeting: The next board meeting is Tuesday, February 3, 2026 at 5:30pm, location: Gulf Gate Library

Adjournment: The meeting was adjourned at 6:43pm.

Respectfully submitted Thursday, January 29, 2026
Andrew Gamble, Secretary

Gulf Gate Community Association
Profit and Loss
Thru November 2025

INCOME

Dues 2025	\$ 27,804.31
Estoppel	\$ 2,005.49
TOTAL INCOME	<u>\$ 29,809.80</u>

EXPENSES:

Bookkeeping	\$ 1,200.00
Credit Card Fees	\$ 75.33
Insurance	\$ 5,443.39
Legal	\$ 4,726.50
Marketing	\$ 1,520.01
Office Supplies / Signs	\$ 1,130.08
Postage	\$ 99.00
Printing	\$ 301.99
Repair/Maintenance	\$ 2,025.82
Special Mailing - Printing/Postage	\$ 1,073.29
Storage	\$ 1,352.40
UPS - Mailbox	\$ 385.20
Web Services	\$ 640.00
TOTAL EXPENSES	<u>\$ 20,223.01</u>

NET REVENUE	\$ 9,586.79
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CADENCE ACCOUNTS

Checking Balance	\$ 44,495.10
CD	\$ 10,435.04
TOTAL	<u>\$ 54,930.14</u>