

Gulf Gate Community Association, Inc.
Board of Directors Meeting
February 3, 2026
Gulf Gate Library,
Sarasota, FL 34231

Meeting Called to Order at 5:27 pm.

GGCA Board of Directors attending: Carlo Marsano (P), Michele Guffanti (VP), David Hauser (T), Kathy Butler (D), Kevin Emmett (D), Dana Luksic (D), Laura Carson (D)

Absent: Andrew Gamble (S), Katie Fogarty (D)

Quorum established: by GGCA President

Guest Visitor: Dr. Joe Neunder, County Commissioner, District 4/ Old Gulf Gate Golf Course

Guest Visitor: Jon Thaxton, Gulf Coast Community Foundation,

Vice President for Community Leadership

The visitors attended to give the Board pointers for successful communication with the BCC both in letter/email and/or verbal form before the commissioners.

Be positive in the requests - mention the desired outcome for their vote.

Officer's Reports

Approval of Board Minutes: Board meeting minutes for January 6, 2026 approved as presented.

D.H. will send out an email to paid association members telling them about the special meeting on Friday as well as the resolutions before the commissioners on 2/10/26 in Venice.

The information about the special Meeting on 2/6/26 and the resolutions before the BCC on 2/10/26 concerning the Gulf Gate Golf Gate property will be added to the GGCA.US website.

President's Report: Of the 3 cases to be sent to Legal, only 1 sent.

- The proposed board meeting dates are just tentative and will need further discussion.
- There will be a meeting on Friday February 6, 2026 at 5:30 pm in St.Andrews Sanctuary.

Treasurer's Report: Treasurer's Report for January 2026 approved as presented.

- D.H.cashed in CD and moved the money plus extra cash from the checking account into a Money Market Fund.
- D.H. signed up for a bank credit card to cover recurring charges
- D.H. reported there are 145 paid memberships as of January 31, 2026

Committee Reports

Deed Restrictions: K.E. is building a list of unattached sheds. The first 5 have received a notice.

- D.H. made a list of GGCA members who offered to volunteer for working with the committee.
- There have been complaints about dangerous dogs. Dogs that become a nuisance are forbidden under the deed restrictions as well as the county code. Calling 311 will get a faster result.

Newsletter: K.B. needs articles. D.H. submitted one. The nuisance dogs would be a good article.

Golf Course: D.H. verified that no permit has been issued by DEP for start site preparation.

- Jon Thaxton will attend the Friday St Andrew's meeting to help prepare the presentations before the BCC.
- Jon noted that other people will speak on our behalf.
- It was suggested that the GGCA limit the number of presenters to 6 - 8 and have each assigned a topic.
- K.B. will contact other local HOAs.
- Board of County Commissioners will discuss the acquisition and future use of the Gulf Gate Golf Course on February 10, 2026 - 9:00 a.m. to 5 p.m. at Robert L. Anderson Administration Center, Venice, FL.
- A. The County acquisition and future use of the Gulf Gate Golf Course property and authorize the County Administrator to negotiate a Purchase and Sale Agreement with the property owner, subject to future Board approval;
- B. To authorize the County Administrator to engage the services of a qualified third-party engineering firm to analyze the site and develop cost estimates associated with environmental remediation, including arsenic impacts.
- Presenters are limited to three minutes.

Old Business

- Determine Board Meeting dates
- Need to send reminders to GGCA 2025 members who haven't renewed
- Meet and Greet at Gulf Gate Library on 2/28/26 at 10:30

New Business

- The need for a better social media presence was discussed.
- It was suggested that Forest Balderson could be approached.
- Alex Redmonda offered to help with re-structuring our social media presence.

Next Board Meeting: the next board meeting is Tues., February 3, 2026 at 5:30 pm

Adjournment: the meeting was adjourned at 7:08 pm.

GULF GATE COMMUNITY ASSOC.
MONTHLY BREAKDOWN
January

		JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	EOY
Beginning Bank Balance		\$ 43,316.10	\$ 14,728.91	\$ 13,367.03										
Transfer to Money Market		\$ 30,000.00	\$ 10,000.00											
Dues Income		\$ 4,725.00	\$ 9,250.00											\$ 13,975.00
Andrick & Assoc.	Mailing (print/postage)	\$ (1,667.98)												\$ (1,667.98)
Bank fee														
Berlin Patten	Legal													
Donation			\$ (200.00)											\$ (200.00)
Dunlap & Moran														
Empowered Marketing	Marketing													
Empowered Marketing	Web services													
Estoppel letters														
Insurance														
Karen Goodrick (Printing Reimb)	Marketing													
Kensington Vanguard National	Legal													
Kim Noyes	Administrative	\$ (150.00)	\$ (150.00)											\$ (300.00)
Lobeck & Rowe	Legal	\$ (192.50)												\$ (192.50)
Membership Dues			\$ (65.00)											\$ (65.00)
Money Market transfer			\$ (10,000.00)											\$ (10,000.00)
Office Supplies / Signs														
Postage														
Repairs														
Sarasota electric Service	Roadway lights repair													
Sawyer Court Storage	Storage	\$ (120.00)	\$ (120.00)											\$ (240.00)
Holiday Decorations		\$ (791.02)												\$ (791.02)
Tech Guru		\$ (198.00)												\$ (198.00)
State Fees	Corporate registration	\$ (61.25)												\$ (61.25)
UPS	Mailbox													
Ending Balance on Statement		\$ 14,728.91	\$ 13,367.03											\$ 28,095.94
Credit Card Fees	Stripe	\$ (131.44)	\$ (76.88)											\$ (208.32)
*Note: Stripe dues come in short due to credit card fees														
Ex: \$75.00 less 2.48 fee = \$72.52 (received)														

Gulf Gate Community Association
Profit and Loss
January - February 2026

INCOME	JANUARY	FEBRUARY
Dues 2025	\$ 4,725.00	\$ 9,325.00
Estoppel	\$ -	\$ -
TOTAL INCOME	\$ 4,725.00	\$ 9,325.00
EXPENSES:		
Bookkeeping	\$ 150.00	\$ 150.00
Credit Card Fees		\$ 76.88
Donation		\$ 200.00
Holiday Decorations	\$ 791.02	\$ -
Insurance		\$ -
Legal	\$ 192.50	\$ -
Marketing	\$ 1,667.98	\$ -
Membership Dues		\$ 65.00
Money Market Transfer		\$ 10,000.00
Office Supplies / Signs		\$ -
Postage		\$ -
Printing		\$ -
Repair/Maintenance		\$ -
Special Mailing - Printing/Postage		\$ -
State Fees	\$ 61.25	\$ -
Storage	\$ 120.00	\$ 120.00
UPS - Mailbox		\$ -
Web Services	\$ 198.00	\$ -
TOTAL EXPENSES	\$ 3,180.75	\$ 10,611.88
NET REVENUE	\$ 1,544.25	\$ (1,286.88)
CADENCE ACCOUNTS		
Checking Balance	\$ 14,728.91	\$ 13,367.03
Money Market	\$ 40,476.87	\$ 50,496.30
TOTAL	\$ 55,205.78	\$ 63,863.33