

Gulf Gate Community Association, Inc.

Board of Directors Meeting

March 3, 2026

Gulf Gate Library,
Sarasota, FL 34231

Meeting Called to Order at 5:36 pm.

GGCA Board of Directors attending: Carlo Marsano (P), Michele Guffanti (VP), David Hauser (T), Andrew Gamble (S), Kathy Butler (D), Kevin Emmett (D), Dana Luksic (D), Katie Fogarty (D)

Absent: -none-

Quorum established: by GGCA Secretary

Officer's Reports

Approval of Board Minutes: Board meeting minutes for February 3, 2026 approved as presented.

President's Report:

- C.M. reported that Laura Carson has resigned her GGCA Board Director position.

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

- D.H. reported there are 173 paid memberships as of February 28, 2026, including 45 households who were not previous members. This is 25 short of last year's paid memberships.
- K.B. is designing a reminder post card to send to residents who have not yet paid dues. This post card will be printed and mailed via USPS.
- D.H. reported estoppel income is down from 2025, as houses are not selling as fast as in previous years.

Committee Reports

Deed Restrictions: K.E. proposed monitoring and reporting sheds on houses currently listed for sale.

- K.E. noted the second letter from HOA Messenger is lacking details. D.H. will review and update the email template.
- Motion made for GGCA President to send David Hauser a letter stating GGCA Board cannot intervene in disputes between neighbors. Motion passed. D.H. abstained from voting.

Newsletter: K.B. requests articles for upcoming newsletter.

Short Term Rentals: D.L. reported that more assistance is needed with short term rental tracking. Volunteers are needed to send quarterly report of all short-term rentals in Gulf Gate.

Social Media: K.B. plans to reach out to volunteer Alix Redmonde for help with GGCA social media. Alix has expressed interest in helping GGCA in this area.

Welcome: D.L. is looking for volunteers to mail out new resident welcome packets while current volunteer is unavailable for several months.

Old Business

- None

New Business

- Motion made for Brady Anderson to complete Laura's Carson's term as GGCA Board Director. Passed unanimously.
- Board discussed limiting remaining 2026 meeting dates. No action taken at this time.

Next Board Meeting: the next board meeting is Tues., April 7, 2026 at 5:30pm

Adjournment: the meeting was adjourned at 6:55pm.

Gulf Gate Community Association
Profit and Loss
January - February 2026

INCOME	JANUARY	FEBRUARY	MARCH
Dues 2026	\$ 4,725.00	\$ 9,325.00	\$ 2,400.00
Estoppel	\$ -	\$ -	\$ 250.00
TOTAL INCOME	\$ 4,725.00	\$ 9,325.00	\$ 2,650.00
EXPENSES:			
Bookkeeping	\$ 150.00	\$ 150.00	\$ 175.00
Credit Card Fees		\$ 76.88	\$ 24.80
Donation		\$ 200.00	\$ -
Dues Refund			\$ 43.75
Holiday Decorations	\$ 791.02	\$ -	\$ -
Insurance		\$ -	\$ -
Legal	\$ 192.50	\$ -	\$ 600.00
Marketing	\$ 1,667.98	\$ -	\$ 600.00
Membership Dues		\$ 65.00	\$ -
Member Events			\$ -
Money Market Transfer		\$ 10,000.00	\$ 129.51
Office Supplies / Signs		\$ -	\$ -
Postage		\$ -	\$ -
Printing		\$ -	\$ -
Repair/Maintenance		\$ -	\$ -
Special Mailing - Printing/Postage		\$ -	\$ -
State Fees	\$ 61.25	\$ -	\$ -
Storage	\$ 120.00	\$ 120.00	\$ 120.00
UPS - Mailbox		\$ -	\$ -
Web Services	\$ 198.00	\$ -	\$ -
TOTAL EXPENSES	\$ 3,180.75	\$ 10,611.88	\$ 1,693.06
NET REVENUE	\$ 1,544.25	\$ (1,286.88)	\$ 956.94
CADENCE ACCOUNTS			
Checking Balance	\$ 14,728.91	\$ 14,323.97	
Money Market	\$ 40,476.87	\$ 50,519.89	
TOTAL	\$ 55,205.78	\$ 64,843.86	