

Gulf Gate Community Association, Inc.
6601 S. Tamiami Trail #222
Sarasota, Florida 34231

**Minutes: GGCA Board Meeting
TUESDAY, April 7, 2026 at 5:30 pm**

Gulf Gate Library,
Conference Room
7112 Curtiss Ave, Sarasota, FL 34231

Meeting Called to Order: 5:52 PM

GGCA Board members attending: Carlo Marsano (P), Michele Guffanti (VP), David Hauser (T), Kathy Butler (D), Dana Luksic (D)
Absent board members: Andrew Gamble (S), Kevin Emmett (D)

Other Residents Attending: Brady Anderson (D), Arthur Schwartz (D)

Officers Reports

Approval of Board Meeting Minutes for March 3, 2026.

Officer Reports:

- **President** - status of Deed Restriction Violations sent to Legal - 6806 Half Moon Bay - Out Building
2512 Gulf Gate Drive - Overgrown
2532 Clipper Ship Way - LP tanks
in front
Lobeck and Hanson need to work with Kevin on background of violation for court case
- question the need for board meeting on July 7 due to summer plans of members
Members can join via Zoom or leave a proxy vote for decisions while gone
 - Change of location of 11/3/26 due to General Election
- accepted the resignation of Katie Fogarty as Director
- voted to approve Brady Anderson as Director to replace Laura Carson - term expires 2026 and work on Website content
- voted to approve Arthur Schwartz as Director to replace Katie Fogarty - term expires 2027
 - **Treasurer:** David Hauser - April's treasurer's report
 - Profit and Loss Statement

- Demographics of Gulf Gate community
 - Number of homes in the Community: 1500 Number of paid GGCA members: 206
 - Number of full time residents: 240 Number of part time residents:42
 - Number of rental properties: 49 Number of empty residences: 5
- Number of GGCA 2025 members who paid 2026 dues in April: 22 new members after postcards

COMMITTEE REPORTS

- **Deed Restrictions:** Kevin Emmett - shed problem - 22 notices sent
- Volunteers identified to help with reviewing deed restriction violations
- Short-term rentals - Jake Sanders will keep an eye on these rentals - currently 50 identified
- County to install Radar Speed Signs in Gulf Gate, both East and West bound.
- Aging of DR Violations
 - Number of Deed Restriction Violators to be sent to Legal: 3
 - Number of Deed Restriction Violators getting Presidents (3rd) Letter:2
 - Number of Deed Restriction Violators getting Second Letter:
 - Number of Deed Restriction Violators getting First Letter:
 - Number of new Deed Restriction Violations (getting Notice)
- **Newsletter** - Kathy Butler - sent out to members with email addresses. Article on weird and wonderful deed restrictions for next one
- **Social Media:** -Owner of the GGCA Facebook Page needs to be established
- **General Membership Meeting:** April 21 at St. Andrews Church Sanctuary at 6pm
 - Table for collection of dues before and after meeting
 - Need Speaker on current status

Next Board Meeting: May 5, 2026 at 5:30 pm, location Gulf Gate Library

Adjournment at 7:34pm

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	