

**GULF GATE COMMUNITY ASSOCIATION  
GENERAL MEMBERSHIP MEETING MINUTES**

**January 20, 2026**  
Gulf Gate Library  
Meeting Room AB  
7112 Curtiss Ave  
Sarasota, FL 34231

**Meeting Called to Order:** 5:33 PM

**Quorum Established:** GGCA Secretary confirmed 5% of paid members are present.

**GGCA Board of Directors:**

**Present:** Carlo Marsano (P), Michele Guffanti (VP), David Hauser (T), Andrew Gamble (S), Kathy Butler (D), Kevin Emmett (D), Dana Luksic (D); Laura Carson (D)

**Absent:** Katie Fogarty (D)

**Officer's Reports**

**Approval of Board Minutes:** Meeting minutes for the November 16, 2025 Annual Membership Meeting presented by Andrew Gamble. Unanimously approved as presented.

**Treasurer's Report:** Treasurer's Report presented by David Hauser. Unanimously approved as presented.

**Guest Speaker:** Leah Lapszynski, Osprey Sarasota Historical Society. Topic: Leading Ladies of Sarasota County

**Guest Speaker:** Charlie Bailey, 13th Floor Homes, Land Use Counsel. Topic: Proposed Lotus Bay Site Plan for Gulf Gate Golf Course

**Old Business**

**Golf Course:** Per Charlie Bailey, site work (silt fences, mowing, staking trees) to begin by end of March 2026. Home development projected for September 2027 with 18 months to complete. SRQ Commission discussion on Feb 10 at the Venice Office. 13<sup>th</sup> Floor Homes is still entering options for SRQ county to purchase property.

**New Business**

**Cadence Bank credit card:** Hauser explained the need for a GGCA credit card for use with HOA Messenger. Motion by Hauser to apply for a Cadence Bank credit card for GGCA. Approved unanimously.

**Add GGCA bank signatory:** Motion by Hauser to add GGCA President Carlo Marsano as a signatory on the GGCA accounts at Cadence Bank. Approved unanimously.

**Committee Reports**

**Events:** Butler announced a new and old GGCA Member Meet & Greet on February 28, 2026 at 10:30 in the Gulf Gate Library Meeting Room B. All members and prospective members are invited to attend.

**Deed Restrictions:** Emmett explained the process for handling violations - First, Second, and Third letters before legal referral. Major issues include sheds, fences, outbuildings, and overgrown yards. Reminder that garbage cans must be in walled-in areas.

**Short Term Rentals:** Committee working with Kevin Burns at Sarasota County Code Enforcement to curtail rentals.

**Beautification / Decorating:** Committee chair Kimber Braswell reported Christmas decorations have been taken down and stored for next year.

**Membership:** Hauser reminded everyone that GGCA dues were requested by January 1st. Butler noted the ongoing need for volunteers.

**Newsletter:** Butler reported January newsletter was printed and mailed.

**Other Comments:**

**Next Board Meeting:** The next 2026 General Meeting will be held at St. Andrew Church (6908 Beneva Rd, Sarasota, FL 34238) at 5:30pm on Tuesday, April 21, 2026.

**Adjournment:** The meeting was adjourned at 7:32pm.

Respectfully submitted Sunday, March 8, 2026  
Andrew Gamble, Secretary