

Gulf Gate Community Association

6601 Tamiami Trail #222

Sarasota, FL 34231

Board of Directors Meeting Minutes

January 9, 2024

Gulf Gate Library

Meeting Room A

Sarasota, FL 34231

1. Call to Order and flag salute: President Cass Smith called the meeting to order at 5:30 pm.
2. Roll Call:
Board Members – Officers and Directors:
Present: Cass Smith (P), Kathy Goff (VP), Karen Goodrick (T), Michele Guffanti (S), Kevin Emmett (D), Katie Fogarty (D), Charles Benoit (D), John VanVleet (D)
Absent: Kathy Butler (D), Mary “MERV” Vinsh (PP)
Committee Special Assignment members: Kevin Emmitt (Deed Restriction), Kathy Goff (Deed Restrictions), Katie Fogarty (Membership)
3. Attendance: All in attendance above. Quorum was established.
4. President’s Report:
 - a. Cass requested that emails concerning GGCA items be sent to President@ggcaboard.us
5. Vice-President’s Report:
 - a. Kathy requested that emails concerning GGCA items be sent to VicePresesident@ggcaboard.us
 - b. John VanVleet gave Kathy a flashdrive with templates for Estoppel letters, Membership Drive letters and all materials sent out for Deed Restriction violations.
6. Approval of Board Minutes for December 5, 2023;
A motion was made and seconded to approve the minutes as read. The motion passed unanimously.
7. Treasurer’s Report:
Beginning Balance: \$31,301.22
Expenditures: \$ 576.60
Ending Balance: \$31,087.22
A motion was made and seconded to approve the Treasurer’s Report as given. The motion passed unanimously.
8. Committee Reports:

- a. Deed Restrictions/Estoppels: Kevin Emmett, Kathy Goff – sent list of violations to Bonnie to send out pink slips.
- b. Technology Team: Andrew Gamble, David Hauser –
 - i. Cass reported that they added minutes, new board members names and contact information to the website.
 - ii. The information on the Citizen's Patrol was removed.
 - iii. The contact information for the committees was updated.
- c. Golf Course Update: Cass Smith, Kathy Goff – *is there a report?***
- d. Infrastructure: Cass Smith – more odor control equipment was added to the waste water treatment site
- e. Streetlights: Charles Benoit - *Need a summarized report for minutes***

9. Old Business

- a. Form for new board officers, added to GGCA website
- b. Website update – Tech committee also needs to update the facebook page.
 - i. Items to be added to the website include; organizational documents, Articles of Incorporation, Bylaws,
 - ii. revived unit deed restrictions to google drive for future reference.
 - iii. Changes made to the BOD need to be sent to the Secretary of State.
- c. Membership drive
 - i. Invoice and cover letter: the format and wording were approved by motion and seconded. The motion passed unanimously.
 - ii. Envelope stuffing date is to be determined after the letters are delivered from the printer.
- d. Newsletter will be assembled after the General Membership Meeting.
 - i. Content contributions will be requested at the meeting.
 - ii. People will be invited to join the Newsletter team at the General Membership Meeting
- e. Code Enforcement speaker Kevin Burns scheduled for Jan 29th membership meeting.

- f. There was a short discussion about retaining a different attorney for the GGCA.
 - i. A review of current expenditures is needed.
 - ii. There was a discussion of different legal groups specializing in homeowner organization law.
 - iii. The president, vice-president and Kathy Butler will meet with the different attorneys – discussing the scope of the retainer as well as the hourly rate.
- g. Expand Deed Restrictions, Infrastructure and add Traffic Committees.

10. New Business

- a. Kevin Burns from Sarasota County Code Enforcement requested any squatter activity be logged with the county on 311 or call 941-918-5000
- b. Extending deed restrictions needed for some units by 2025. To be further discussed in February
- c. The discussion of the membership meeting format, using screens for agenda, minutes and treasurer's report was put off until next month. Also, for demonstrating use of 311, to report County issues.
- d. Formation of Strategic Neighborhood Connection was reported by Lourdes Ramirez via email. The first meeting will be held on Jan. 17, 6:00 PM, Gulf Gate Library, RSVP requested.

11. Adjourn.

The meeting was adjourned at 6:40 pm.

The next General Membership Meeting is Monday, January 29, 2024, Gulf Gate Library, 5:30 pm.

The next Board Meeting is Tuesday, February 13, 2024, Gulf Gate Library, 5:30 pm.