

Gulf Gate Community Association

6601 Tamiami Trail #222

Sarasota, FL 34231

Board of Directors Meeting Minutes

February 13, 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), Kathy Butler (D), Kevin Emmett (D),
Absent: Katie Fogarty (D), Charles Benoit (D), John VanVleet (D), Mary “MERV” Vinsh (PP)
Committee Special Assignment members: Kevin Emmitt (Deed Restriction), Kathy Goff (Deed Restrictions), Boni Louden (Deed Restriction), Katie Fogarty (Membership)
3. Attendance: All in attendance above. Quorum was established.
4. President’s Report:
 - a. Cass, Kathy, and Kathy Butler met with two recommended legal firms
 - b. Neither law firm was substantially better than the current firm, Lobeck and Hanson.
 - c. They will continue to check out local law firms.
5. Vice-President’s Report:
 - a. Kathy G. requested that emails concerning GGCA items be sent to VicePresident@ggcaboard.us
 - b. John VanVleet gave Kathy a flash drive with templates for Estoppel letters, Membership Drive letters and all materials sent out for Deed Restriction violations.
6. Approval of Board Minutes for January 9, 2024;
A motion was made and seconded to approve the minutes as read. The motion passed unanimously. Additional information from the Streetlight committee was still missing.
7. Treasurer’s Report (combined January/February 2024):
Beginning Balance: \$31,087.22
Expenditures: \$ (3,750.69)
Ending Balance: \$40,273.05

A motion was made and seconded to approve the Treasurer's Report as given. The motion passed unanimously.

Report of Attorney fees and product

Reports of Committees:

Deed Restrictions - Kevin Emmett, Kathy Goff, Boni Loudon
(covers estoppel letters, residents' request for additions);
4 asphalt shingle roofs in GGW to be addressed.
Technology Team Update: Andrew Gamble, David Hauser

Streetlights: Charles Benoi was absent. A report will be made next month.

Infrastructure: Cass Smith. Adjustent made to the current system, so no odor is coming from Seagate

Golf Course Update: Cass Smith, Kathy Goff – update will appear in the GGCA newsletter. The owner requested an 120 day extension to meet with county asbestos and deep water inspection requirements. They will be meeting with Public Works on 2/14/24.

Welcome Committee: Sue Stover, Katie Fogarty – proposed offering Bunco. The committee will offer 3 or 4 tables at Sue's house as a trial run on 2/26/24 before offering the game to the community.

Old Business:

1. Annual report to Fl. Division of Corporations entered. Awaiting Organizational Docs to be added to State records.
2. Membership Drive:
 - a. Members paid total.
 - b. USPS permit will have a refund as only 234 members mailed dues.
 - c. Thank you letter will be sent to those who renewed their membership and/or offered to volunteer on a committee.
 - d. A monthly newsletter will be posted on the GGCA website and a quarterly pdf. created.
3. Newsletter
 - a. Content contributions for Feb.
 - b. Newsletter team
4. Add organizational documents, Articles of Incorp, Bylaws, revived unit deed restrictions to google drive for future reference. Can't access Google Drive. Need verification code from past president.
5. Discussion re: retaining an attorney for the GGCA. Report on interviews.
6. Expand Deed Restrictions, Infrastructure and add Traffic Committees.
7. Review of the Membership meeting.
 - a. Speaker – County Code Enforcement Officer?
 - b. Format using screens for agenda and minutes and Treasurer's Report
 - c. The speaker and format using screens was approved by attendees

New Business:

1. Request for a letter of approval from the GGCA sent to SC Stormwater to allow Miguel Rivera to continue working to remove and improve Elligraw Bayou County property on Tuckertown.

2. Deed restrictions
 - a. The restrictions need to be extended for some units.
 - b. Discussion will be continued next month.
 - c. Needs to be done by 2025.
 - d. This project will require many volunteers.
3. Cass has a faster process of extending deed restrictions.
4. Add a taller post at GG dr. west near Entrance walls. Replace sign at GG dr. and Antigua with newer sign.

ADJOURN:

NEXT MEETING; March 5, 2024, GULF GATE LIBRARY, 5:30 pm