

GULF GATE COMMUNITY ASSOCIATION, INC.
6601 S. TAMIAMI TRAIL #222
SARASOTA, FLORIDA, 34231
www.ggca.us

MINUTES: BOARD MEETING

July 2, 2024

Call to Order, 5:37 pm, Cass Smith(P)

Quorum established

Board of Directors; Present, Cass Smith(P), Karen Goodrick(T), Kathy Butler(D), Charles Benoit(D), Merv Vinsh(PP), Katie Fogarty (D), John VanVleet (D)

Absent: Kathy Goff (VP)), Michele Guffanti(S), Kevin Emmett (D)

Approval of Minutes: June 10, 2024- June 4 Board meeting, there was no quorum.

Approval of Treasure's Report, Approved, Cadence Bank COD to be added.

Report on Attorney's fees and product; Retained Lobeck and Hanson, Leah Ellington leaving for another firm in Tampa. Board felt there would be more continuity with a local firm with history working with GGCA.

COMMITTEE REPORTS:

Deed Restrictions: Estoppels; 1, **2827 Hardee**; trailer in driveway; review; **2408 Breakwater**; new constructions, request updated survey to verify set back lines and question regarding cabana on plans per Chris Roads, contractor. **2961 Captiva Dr.**, contact owner regarding our attorney's review of owner's attorney comments. Board indicated that the "breezeway must be enclosed to be considered "attached" to the main dwelling. Important for future additions in the community.

Tech Team Report: David Hauser, Andrew Gamble, Eric Martin, List of residents sent to Welcome Committee, Need to mesh Facebook with email and other important updates.

Infrastructure: C. Smith, no report

Golf Course update; Approve the remaining \$5000 for Attorney Ralf Brookes and Consultant Sid Duque to review the Developer Dewatering Plan and stormwater plan and suggest best protections for health and property of residents during construction activities, including developer and County liability for damage to property and oversight during land clearing. Board to be kept updated.

Newsletter: Kathy Butler, Combine July and August newsletters.

Welcome Committee: Sue stover and Connie Selitto, New list for letter to be sent

OLD BUSINESS

Kathy Butler proposed a Game Night combined with an International Pot luck for a TBD date in October.

Unable to discuss Deed Restriction Enforcement Policy changes due to time constrictions.

NEW BUSINESS:

None

Adjourn: 7:00 pm, NEXT MEETING, September 3, 2024, Gulf Gate Library, 5:30 pm,

Submitted,

Cass Smith