GULF GATE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 6, 2022
Gulf Gate Library
Sarasota, FL 34231

Meeting Called to Order: 5:40 PM

Attendees: John Van Vleet (P), Daniel Black (VP), Karen Goodrick (T), Andrew Gamble (S), Cass Smith (D), Mary Vinsh (D), Kathy Butler (D), Kevin Emmett (D)
Absent: Carol Connolly (D)

Officer's Reports

Approval of Board Minutes: Board meeting minutes for August 2022 are not yet available.

Treasurer's Report: Treasurer's Report for August 2022 approved as presented.

Old Business

Estoppel Letters: J.V. reported eight estoppel letters prepared during the month of August.

New Business

GGCA Phone Number: Board discussed issues with keeping up with volume of incoming voice mails on the GGCA phone number. Motion to deactivate GGCA Google Voice number and remove number from website approved unanimously.

Music Bingo: Board discussed upcoming Music Bingo social event. Motion to approve to spend up to $250 for food, drinks, and prizes for Music Bingo on Saturday, September 10th passed unanimously. K.B. will purchase food and prizes.

Committee Reports

Beautification / Infrastructure Update:

Golf Course: C.S. reported that Lennar Homes has submitted a Remediation Action Plan (RAP) for the environmental issues found on the old gold course. The RAP was not expected to be submitted until October. Board discussed options for retaining gold course as undeveloped land.

Motion to spend $1400 on to retain Ralf Brooks (Environmental Lawyer) and Sid Duque (Integra Environmental and Water Services, Inc.) to represent GGCA interests in the Lennar Homes purchase of the golf course, not to exceed $10,000. Motion passed with one nay vote.

Short Term Rentals: No updates at this time.

Safety Committee and Emergency Prep: No updates at this time.

Deed Restrictions:

Gravel Driveways: Board discussed issue of newly installed gravel driveways in violation of deed restrictions throughout Gulf Gate. Board agreed to send out letters to homes with gravel driveways in Gulf Gate.

Other Comments:

Next Board Meeting: The next board meeting is Tuesday, October 4, 2022 at 5:30pm, location: Gulf Gate Library

Adjournment: The meeting was adjourned at 7:10pm.

Respectfully submitted Sunday, October 2, 2022
Andrew Gamble, Secretary

GULF GATE COMMUNITY ASSOCIATION, INC.
TREASURER'S REPORT
AUGUST 2022

Beginning Cash Balance	08/01/22	**$53,107.63**
Income		$789.70
Expenses		$ (2,591.80)
Ending Cash Balance	08/31/22	**$51,305.53**

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INCOME		***AUGUST***	***YTD***
Dues		$300.00	$10,175.00
Dues - Stripe		$217.56	$4,277.92
Estoppel letters		$200.00	$6,075.00
Website Advertising		$72.14	$216.14
Refunds/returns			$0.00
Donations			$0.00
Other			$0.00
Total Income		**$789.70**	**$20,744.06**
			0
EXPENSES			0
Legal fees	*Lobeck and Hanson*	*$2,144.00*	*$12,835.50*
Printing			$2,556.43
Postage			$265.00
Insurance			$0.00
Fees/Dues			$478.25
Rental payments	Storage Unit Monthly	$127.80	$1,150.20
Website/email	Empowered MkT		$1,528.80
Contract Labor			$600.00
Supplies			$401.26
Donations			$300.00
Serv Chge/Refunds			$125.00
Miscellaneous	Reimburs.KB for tent deposit Dec	$320.00	$353.69