GULF GATE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 1, 2022
Gulf Gate Library
Sarasota, FL 34231

Meeting Called to Order: 5:35 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 September 2022 and October 2022 approved as presented.

Treasurer's Report: Treasurer's Reports for September 2022 and October 2022 approved as presented.

Old Business

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

New Business

Data Entry: M.V. and J.V. made motion to hire someone for Data Entry at a rate of $15 per hour not to exceed $1200 (80 hours) to update the GGCA Membership database. Passed unanimously.

December Block Party: K.B. reported there are now two food trucks confirmed and a deposit placed on portable restrooms for the December Block Party. There are also numerous vendors signed up and Riverview High School students volunteering. GGCA insurance is confirmed to cover attendees of the event.

Committee Reports

Beautification / Infrastructure Update:

Golf Course: C.S. reported Sarasota County is getting and internal and external appraisals for the golf course property. Lennar Homes has expressed a desire to get rid of the property. Lennar has also been going forward with soil testing without notifying the FDEP.

Holiday Decorations: C.S. is getting Christmas decorations out of storage. Additional solar lights may need to be purchased.

Entrance Signs: GGCA lost two entrance signs during Hurricane Ian.

Short Term Rentals: GGCA is continuing to take short term rental complains on a case-by-case basis. Most are referred to county.

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

Deed Restrictions:

Deed Restrictions committee continues to monitor any reported deed restrictions violations and provide notices to residents. Common violations include visible boats, trailers, RVs, commercial vehicles, and signs.

Other Comments:

GGCA Elections are coming up at the next general meeting.

Next Board Meeting: The next board meeting is Tuesday, December 6, 2022 at 5:30pm, location: Gulf Gate Library

Adjournment: The meeting was adjourned at 7:17pm.

Respectfully submitted Monday, December 5, 2022
Andrew Gamble, Secretary

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

Beginning Cash Balance	11/01/22	**$41,969.04**
Income		$1,547.14
Expenses		$ (5,951.30)
Ending Cash Balance	11/30/22	**$37,564.88**

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INCOME		**NOVEMBER**	**YTD**
Dues		$75.00	**$11,275.00**
Dues - Stripe		$72.14	**$5,147.78**
Estoppel letters		$1,400.00	**$8,475.00**
Website Advertising			**$216.14**
Refunds/returns			**$0.00**
Donations			**$0.00**
Other			**$0.00**
Total Income		**$1,547.14**	**$25,113.92**
EXPENSES			
Legal fees		$4,991.50	**$23,008.35**
Printing			**$2,556.43**
Postage			**$505.00**
Insurance			**$2,872.32**
Fees/Dues			**$671.73**
Rental payments	Storage Unit Monthly	$127.80	**$1,533.60**
Website/email	Emp. Mkt	$582.00	**$2,610.80**
Contract Labor	SRQ Electric-entry sign	$250.00	**$2,250.00**
Supplies			**$677.72**
Donations			**$300.00**
Serv Chge/Refunds	Estoppel refund		**$325.00**
Miscellaneous			**$1,393.69**
Total Expenses		**$5,951.30**	**$38,704.64**