

Gulf Gate Community Association, Inc.
Board of Directors Meeting
May 5, 2026
Gulf Gate Library,
Sarasota, FL 34231

Meeting Called to Order at 5:35 pm.

GGCA Board of Directors attending: Carlo Marsano (P), Michele Guffanti (VP), David Hauser (T), Andrew Gamble (S), Kevin Emmett (D), Dana Luksic (D), Arthur Schwartz (D)

Absent: Kathy Butler (D), Brady Anderson (D)

Quorum established: by GGCA Secretary

Officer's Reports

Approval of Board Minutes: Board meeting minutes for April 7, 2026 unanimously approved as presented.

President's Report:

- C.M. reported three deed restriction violations had been sent to legal

Treasurer's Report: Treasurer's Report for April 2026 unanimously approved as presented.

- D.H. reported the following demographics updates:
 - 2024 – 336 Registered Members
 - 2025 – 202 Registered Members
 - 2026 – 242 Registered Members
 - 119 new members (different from 2025)
 - 117 paid dues via mail
 - 123 paid dues via Stripe
 - 12.1 members required for a quorum
 - 340 residents stated occupancy
 - 36 not occupied
 - 13 Resident Landlords
 - 46 Owner occupied seasonally
 - 244 owner occupied year-round
 - 733 residents provided email addresses

Committee Reports

Deed Restrictions:

- K.E. reported that work will need to be done with the lawyer for potential cases going to trial.
- Board discussed updating verbiage on notice for shed violations. Absent a motion, no action taken at this time.
- Sarasota County agreed to install radar speed signs on Gulf Gate Drive. D.H. is working to have signs installed near Gulf Gate entrance sign by Gulf Gate Village. K.E. is in contact with homeowners to find a location for second sign.

Short Term Rentals: Committee reported 50 short term rentals in Gulf Gate have been identified at this time.

General Membership Meeting: Next GGCA General Membership Meeting will be held September 22 at St. Andrew Church. Speaker is needed, preferably on the current status of golf course.

Old Business

- None

New Business

- Board members surveyed on summer travel plans. Board discussed need to use Zoom Pro for upcoming meetings as many board members will be traveling. D.H. agree to setup Zoom for remote attendees.
- Board discussed changing the location of the November 3 Board Meeting due to general election being held at the Gulf Gate Library. Board agreed to move November 3 meeting to St. Andrew Church. D.H. will coordinate with church to book space.

Next Board Meeting: the next board meeting is Tues., June 2, 2026 at 5:30pm

Adjournment: the meeting was adjourned at 6:32pm.

Respectfully submitted Sunday, May 31, 2026.
Andrew Gamble, Secretary

GULF GATE COMMUNITY ASSOC.
MONTHLY BREAKDOWN
Thru May 2026

[illegible]

Gulf Gate Community Association
Profit and Loss
January - February 2026

INCOME	JANUARY	FEBRUARY	MARCH
Dues 2026	\$ 4,725.00	\$ 9,325.00	\$ 2,400.00
Estoppel	\$ -	\$ -	\$ 250.00
TOTAL INCOME	\$ 4,725.00	\$ 9,325.00	\$ 2,650.00
EXPENSES:			
Bookkeeping	\$ 150.00	\$ 150.00	\$ 175.00
Credit Card Fees		\$ 76.88	\$ 24.80
Donation		\$ 200.00	\$ -
Dues Refund			\$ 43.75
Holiday Decorations	\$ 791.02	\$ -	\$ -
Insurance		\$ -	\$ -
Legal	\$ 192.50	\$ -	\$ 600.00
Marketing	\$ 1,667.98	\$ -	\$ 600.00
Membership Dues		\$ 65.00	\$ -
Member Events			\$ -
Money Market Transfer		\$ 10,000.00	\$ 129.51
Office Supplies / Signs		\$ -	\$ -
Postage		\$ -	\$ -
Printing		\$ -	\$ -
Repair/Maintenance		\$ -	\$ -
Special Mailing - Printing/Postage		\$ -	\$ -
State Fees	\$ 61.25	\$ -	\$ -
Storage	\$ 120.00	\$ 120.00	\$ 120.00
UPS - Mailbox		\$ -	\$ -
Web Services	\$ 198.00	\$ -	\$ -
TOTAL EXPENSES	\$ 3,180.75	\$ 10,611.88	\$ 1,693.06
NET REVENUE	\$ 1,544.25	\$ (1,286.88)	\$ 956.94
CADENCE ACCOUNTS			
Checking Balance	\$ 14,728.91	\$ 14,323.97	
Money Market	\$ 40,476.87	\$ 50,519.89	
TOTAL	\$ 55,205.78	\$ 64,843.86	