Gulf Gate Community Association, Inc.
Board of Directors Meeting
August 4, 2026
Virtual Meeting via Zoom

Meeting Called to Order at 5:34 pm.

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

Absent: David Hauser (T), Brady Anderson (D)

Quorum established: by GGCA Secretary

Officer's Reports

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

President's Report: Tabled for July. C.M. is unable to attend meeting.

Treasurer's Report: Treasurer's Report for August is tabled. D.H. is currently traveling.

Committee Reports

Golf Course:

- Cass Smith (past GGCA president) and Miguel Rivera (Golf Course Committee) were in attendance and provided an update for the board.
- C. Smith has a meeting with Matt Osterhoudt from Sarasota County regarding dust concerns during demolition of the golf-course buildings, including possible asbestos-cement fugitive dust and arsenic.
- GGCA previously used attorney Rolf Brooks. Estimated cost to sue the State of Florida is approximately $100,000, with an estimated 5% chance of success.
- The wastewater treatment plant will remain within the development; some new homes are expected to back up to it.
- C. Smith will share contact information and prepare a bullet-point email for Commissioner Neunder and Tom Knight.
- Brownfields application could provide the developer up to 50% remediation assistance but may eliminate residents' right to sue the developer.
- The developer was previously expected to need an industrial wastewater discharge permit due to contaminated water reaching the aquifer. Although the permit was required in December 2024, the application requirement was withdrawn in February 2026 for unknown reasons; only a general wastewater discharge permit is now required.

- Open questions include whether Sarasota County could condemn the property and 13th Floor's reported $25 million asking price for the golf course.

Deed Restrictions:

- K.E. reported multiple issues will be going to legal, including fences and boats on properties.
- K.E. reported the digital speed limit sign has been installed on east-bound Gulf Gate Drive at the Gulf Gate entrance. The sign has not yet been calibrated. Work is still ongoing to find a location for the west-bound sign.

New Business

- Nominating Committee for 2027 GGCA Board – K.B. reminded board that nominations are needed for the upcoming GGCA Board elections. Terms for multiple directors are up this year.
- Board discussed setting up screen and Zoom link for September 22nd General meeting.

Next Board Meeting: the next board meeting is Tuesday, September 1, 2026 at 5:30pm

Adjournment: the meeting was adjourned at 7:05pm.

Respectfully submitted Monday, August 31, 2026.
Andrew Gamble, Secretary

GULF GATE COMMUNITY ASSOC.
MONTHLY BREAKDOWN
Thru August 2026

		JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD
Money Market fund						$ 50,566.34		$ 50,612.83	$ 42,634.66					
Beginning Bank Balance		$ 43,316.10	$ 14,728.91	$ 13,367.03	$ 14,323.97	$ 11,552.67		$ 10,862.36	$ 10,439.77					
Transfer to Money Market		$ 30,000.00	$ 10,000.00											
Dues Income		$ 4,725.00	$ 9,250.00	$ 2,400.00	$ 3,625.00	$ 1,000.00	$ 150.00	$ 300.00	$ 400.00					$ 21,850.00
Dues Refund				$ (43.75)										$ (43.75)
Transfer from savins									$ 8,000.00					
Estoppel letters				$ 250.00	$ 250.00	$ 525.00	$ 325.00							$ 1,350.00
Andrick & Assoc.	Mailing (print/postage)	$ (1,667.98)			$ (945.15)									$ (2,613.13)
Berlin Patten	Legal													
Donation			$ (200.00)											$ (200.00)
Dunlap & Moran														
Empowered Marketing	Marketing													
Empowered Marketing	Web services					$ (40.00)								$ (40.00)
Insurance									$ (6,446.83)					
Karen Goodrick (Printing Reimb)	Marketing													
Kensington Vanguard National	Legal													
Kim Noyes	Administrative	$ (150.00)	$ (150.00)	$ (175.00)	$ (175.00)	$ (175.00)			$ (525.00)					$ (1,350.00)
Legal Fees	Legal	$ (192.50)		$ (600.00)	$ (5,080.00)			$ (120.00)	$ (1,040.00)					$ (7,032.50)
Membership Dues			$ (65.00)											$ (65.00)
Member Events				$ (129.51)		$ (200.00)								$ (329.51)
Money Market transfer			$ (10,000.00)											$ (10,000.00)
Office Supplies / Signs					$ (283.65)									$ (283.65)
Postage					$ (15.60)									$ (15.60)
Repairs														
Sarasota electric Service	Roadway lights repair													
Sawyer Court Storage	Storage	$ (120.00)	$ (120.00)	$ (120.00)	$ (120.00)	$ (120.00)	$ (360.00)	$ 120.00	$ -					$ (840.00)
Holiday Decorations		$ (791.02)												$ (791.02)
Tech Guru		$ (198.00)		$ (600.00)	$ (198.00)			$ (198.00)						$ (1,194.00)
State Fees	Corporate registration	$ (61.25)												$ (61.25)
UPS	Mailbox													
Credit Card Fees	Stripe	$ (131.44)	$ (76.88)	$ (24.80)	$ (79.13)	$ (19.84)	$ (4.96)	$ (44.57)	$ (128.22)					$ (509.84)
Ending Balance on Statement		$ 14,728.91	$ 13,367.02	$ 14,323.97	$ 11,552.67	$ 12,522.83	$ 10,862.36	$ 10,439.77	$ 10,699.72					

*Note: Stripe dues come in short due to credit card fees
Ex: $75.00 less 2.48 fee = $72.52 (received)