Gulf Gate Community Association, Inc.
Board of Directors Meeting
September 1, 2026
Virtual Meeting via Zoom

Meeting Called to Order at 5:36 pm.

GGCA Board of Directors attending: Michele Guffanti (VP), Andrew Gamble (S), Kevin Emmett (D), Dana Luksic (D), Arthur Schwartz (D), Teri Moore (D)

Absent: Carlo Marsano (P), David Hauser (T), Brady Anderson (D)

Quorum established: by GGCA Secretary

Officer's Reports

Approval of Board Minutes: Board meeting minutes for August 4, 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 2026 unanimously approved as presented.

Committee Reports

Golf Course:

- T.M. is reviewing Sarasota County documentation going back to 2016 through portal to understand developer and building permit status
- M.G. met with Matt Osterhoudt from Sarasota County Planning and Development Services
- Board determined September general meeting should focus solely on Golf Course issues

Deed Restrictions:

- K.E. reported multiple issues will be going to legal, including fences, signs, and non-responsive landlords.

New Business

- Director Kathy Butler's resignation accepted.
- Board voted to unanimously approve Teri More to fill the GGCA Director position vacated by Kathy Butler.

- Board discussed need for nominating committee for upcoming November GGCA Board elections. Board members will email GGCA Secretary if they would like to be on the 2027 GGCA ballot.

Next Board Meeting: the next board meeting is Tuesday, October 6, 2026 at 5:30pm

Adjournment: the meeting was adjourned at 6:45pm.

Respectfully submitted Sunday, October 4, 2026.
Andrew Gamble, Secretary

GULF GATE COMMUNITY ASSOC.
Monthly Profit & Loss
Thru September 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	$ 42,634.66				
Transfer to Checking										$ (5,000.00)				
Interest										$ 17.69				
Money Market Fund Balance										$ 37,652.35				
Beginning Bank Balance		$ 43,316.10	$ 14,728.91	$ 13,367.03	$ 14,323.97	$ 11,552.67		$ 10,862.36	$ 10,439.77	$ 10,699.72				
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	$ 525.00				$ 22,375.00
Dues Refund				$ (43.75)										$ (43.75)
Transfer from savings									$ 8,000.00	$ 5,000.00				$ 13,000.00
Estoppel letters				$ 250.00	$ 250.00	$ 525.00	$ 325.00			$ 250.00				$ 1,600.00
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)	$ (210.69)				$ (6,657.52)
Karen Goodrick (Printing Reimb)	Marketing													
Kensington Vanguard National	Legal													
Kim Noyes	Administrative	$ (150.00)	$ (150.00)	$ (175.00)	$ (175.00)	$ (175.00)			$ (525.00)	$ (175.00)				$ (1,525.00)
Legal Fees	Legal	$ (192.50)		$ (600.00)	$ (5,080.00)			$ (120.00)	$ (1,040.00)	$ (5,280.00)				$ (12,312.50)
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	$ -	$ (240.00)				$ (1,080.00)
Holiday Decorations		$ (791.02)												$ (791.02)
Tech Guru		$ (198.00)		$ (600.00)	$ (198.00)			$ (198.00)		$ (600.00)				$ (1,794.00)
State Fees	Corporate registration	$ (61.25)												$ (61.25)
UPS	Mailbox													
Venue										$ (200.00)				$ (200.00)
Credit Card Fees	Stripe	$ (131.44)	$ (76.88)	$ (24.80)	$ (79.13)	$ (19.84)	$ (4.96)	$ (44.57)	$ (128.22)	$ (128.23)				$ (638.07)
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	$ 9,640.80				
*Note: Stripe dues come in short due to credit card fees														
Ex: $75.00 less 2.48 fee = $72.52 (received)														