

GATEWAY GREENS COMMUNITY ASSOCIATION INC.

BOARD OF DIRECTORS MEETING

WEDNESDAY, APRIL 22, 2009 @ 7:30 P.M.

HELD AT GATEWAY SERVICES CDD

Present: Denny Whitworth, Delores Linscott, Brian Mook, Jim Newlin, Burnie Williams was absent.

There were ten residents in attendance: Cliff Linscott, Joe Campos, Jim Bolerjack, Vince Sardo, Bob Francis, Mary Mills, Bob Clarke, Rod Senior, Dave Tursan, and Gregg Miller.

1. **Call to order/Proof of Notice** given: The meeting was called to order at 7:30 pm. A quorum is established.
2. **Approval of minutes** from April 9th Motion to approve made by Denny Whitworth and seconded by Brian Mook.
3. **Member Comments:**
 - a. Rod Senior recommended removing block voting from the covenants, rebating \$149,000 of the WCI settlement to the residents as this was the repayment of overcharges, instructing the landscape crew to pick up the litter on Westlinks, not using association funds for work on private property, and to terminate the Comcast contract.
 - b. Mary Mills thanked the association for emailing the agenda and newsletter. She further recommended equal treatment for the sub-associations.
4. **President's report:**
 - a. **Easement agreement for Mahogany Run monument sign.** The owner requested the easement extend 19 feet from the sidewalk into his side yard. **Motion** by Delores Linscott to cease efforts to negotiate the easement and to sod the area in the front yard damaged in anticipation of gaining the easement. Motion seconded by seconded by Denny Whitworth and approved unanimously.
 - b. **Pam Oaks settlement.** Brian Mook made a motion to accept the agreement and to authorize the president to execute it as of this date. Seconded by Jim Newlin and approved unanimously. Brian Mook was asked to monitor the owner's compliance with the terms of the agreement, to report compliance dates to the property manager who in turn is to report compliance dates to Jason Himschoot Esq.

- c. **Privacy Policy.** Motion was made by Brian Mook to adopt the privacy policy as presented and place it in the GGCA Policy Log. Delores seconded the motion and it was unanimously approved. The Alliant Privacy Protection Handling policy was reviewed and accepted as meeting the board's policy.
5. **Property Manager's report.**
- a. **Written report introduced.** Hampton Greens damaged gate insurance check received. Rental applications are to be reported to the board by an annual list updated monthly. The list to show address, name of owner, name of tenant, and term of lease.
6. **Treasurer's report.**
- a. **Delinquencies.** Jim Newlin reported 14 members are in foreclosure and 21 residents have not made payments in 2008 or 2009.
 - b. **Audit.** The information requested by the auditor on the cost to replace and remaining useful life of the items in the reserve accounts have been provided. The "2008 Audit Draft" should now be complete for approval.
 - c. **Collections seminar.** Jim attended a seminar on collections sponsored by Alliant Property Management and our attorney Richard DeBoest. Several new laws on foreclosure are pending in Florida that should be completed by the end of May.
 - d. **Comcast.** Dick Moerner will be out of town for an extended period and the committee was requested to select an acting chairperson. Jim reported they planned to meet with Comcast ASAP.
7. **VP for Operations.**
- a. **Street Light Fixtures.** With street light failures frequently occurring, a new fixture upgrade is proposed for replacing the existing fixtures. Cut sheets and prices are to be presented to the board for approval at the next meeting.
 - b. **Irrigation repairs.** Gardner Case proposed a comprehensive upgrade plan for \$28,000. Due to the size of the project, Brian Mook will work with the property manager to obtain two additional bids.
 - c. **Sidewalks repairs:** Three bids were presented. Brian Mook made a motion to award the job to the low bidder, Griffith, in the amount of \$14,144 to be funding from the Paving Reserve Account. Jim Newlin seconded the motion and it was unanimously approved.
 - d. **Mail box painting.** Continuing on schedule.
 - e. **Monument and street sign painting.** Is continuing on schedule.
 - f. **Westlinks expansion.** Brian reported the need to spend \$6,000 for design, inspection, and permitting in order to develop the specifications for bidding the work. The proposal was tabled.

- g. **Replacement directional signs.** Brian offered two materials for the signs to cost \$250 each. Denny Whitworth will offer an upscale alternative for board consideration at the next meeting.
8. **Secretary report.**
- a. **Alligator removal.** The Florida Fish and Wildlife Conservation Commission issues permits for the removal of alligators in areas controlled by home owner associations with the permission of those associations. Delores Linscott moved to deny permit applications, except as clarified below, and to bar entry at the gate of trappers claiming to have valid permits. Motion seconded by Brain Mook and unanimously approved. The exception to the bar on trapping alligators will be in those cases when Ms. Linscott personally verifies the alligator is a threat to humans. In these cases, Ms. Linscott will use the services of the Services District to remove the alligator.
9. **Committee Reports.**
- a. **Gate access committee.** Gregg Miller gave us a summary of Gate Access Committee activity. The home owner application should be sent out by late May. The Westlinks Transponder Reader will be installed on the 23rd of April.
 - b. **DRC.** Motion made by Brian Mook to accept Donna Williams Chairperson, Cindy Truong, Joan Hirtz, Barbara Miller Secretary, Peggy Eisenberg, Edwin Siemers, Thomas Johnson, Andrea Harley, Gene Allison, Dick Moerner, Brian Mook Board Representative. Motion seconded by Jim Newlin and unanimously approved. The DRC requested the property manager copy the committee chairperson on all letters sent to residents. The committee further requested the property manager record all design review applications, conditional approvals, and design infringements on a spread sheet showing the status of applications and infringement enforcement actions to date. The board agreed to endorse the DRC request and pass the request on to the property manager. A motion was made by Denny Whitworth to amend the DRC authorization resolution adopted by the board on May 7, 2007. The amendment would add language to section 2 giving the DRC authority to pursue enforcement actions against members who infringe upon the architectural standards up to and including providing the second notice to cure. The authority to pursue legal action would remain with the board of governors. The motion was seconded by Brain Mook and unanimously approved.
 - c. **Landscape committee.** Delores presented the revised landscape contract with Gardener Case. The contract was tabled until the next meeting.

- d. **Rules and Regulations committee.** Denny Whitworth made a motion to appoint Jim Newlin to the committee and to make him the board's representative to the committee. Motion seconded by Brian Mook and unanimously approved.
- e. **Covenant committee.** The committee guidelines were presented to the board. Denny Whitworth made a motion to adopt the guidelines as presented. Brian Mook seconded the motion and it was unanimously approved.
- f. **CRS.** Motions was made by Brian Mook to reimburse Bill Markle \$124.00 for money spent on Newsletter, this was seconded by Delores Linscott and unanimously approved. Denny made a motion to purchase two signs not to exceed \$500 and to meet the architectural standards to be use to distribute the newsletters. The motion was seconded by Jim Newlin and unanimously approved.

10. Member questions answered.

a. **Vince Sardo**

- i. Why did the association pay \$50,000 for cameras when they could have been purchased for much less? The response is Gateway Greens purchased a camera system for all four gates and a telephone entry system for Hidden Links and Walden Lakes for a package price of \$50,432. It is not known how much of the total cost was paid for the new cameras installed at Hidden Links and Walden Lakes. The Board of Governors believed it was necessary to purchase these systems to improve the control of entry into the community by improved identification of vehicles seeking entry and to improve the convenience of member access through the access controls.
- ii. Why did the association purchase an addition road study from Speath Engineering whey it had a perfectly good study done by Allied Engineering? The additional road was necessary to satisfy audit requirements and sound reserve account management. The supplemental study documented the useful life of each road segment and their replacement cost. Allied Engineering was asked to bid on the additional study but the contract was issued to the low bidder, Speath Engineering for a cost of \$7,100.
- iii. The road work done in 2008 was not done properly. The Mahogany Run road surface was inspected by Brian Mook and Larry McKnight of Cougar. Additional follow up will be done by Speath to determine if warranty work is suggested.
- iv. It is illegal to perform work on private property. The association attorneys have assured the board that the association and the board of

governors have the authority to execute agreements allowing the association to work on private property. Article 2.4 (e) of our covenants give the Association to right to enter into easement agreements or other possessory agreements whereby the associations agrees to maintain property not owned by Gateway Greens.

11. Home Owner open forum.

- a. Jim Bolerjack, president of Champions Green, asked the board to plant flowers in front of the two monuments at the entrance to Championship Greens.
- b. Vince Sardo opposes the Westlinks improvements, urges the board to cut operating expenses, opposed new street lights, opposes paying for flowers or other work on property owned by the neighborhood associations, opposes spending funds from the reserves, opposes board members working on behalf of the community when the work could be performed by property management.

12. Meeting was adjourned at 10:00 p.m.

Minutes approved May 14, 2009