

Gateway Greens Community Association, Inc.
Board of Directors Meeting
Wednesday, February 25, 2009 @ 4:00 PM
Held at Gateway Services

Present: Karen Maxwell, Burnie William, Brian Mook, Delores Linscott, Denny Whitworth and Lourdes McLeod representing Alliant Property management.

1. **Call to order/Proof of Notice given:** The meeting was called to order at 4:00 pm. A quorum is established.
2. **Approval of January 28, 2009 Board meeting minutes.**

Motion: Motion was made by Burnie Williams to approve minutes from January 28, 2009 Board meeting, Brian Mook seconded, all in favor.

3. **Owners/Board comments.** Mary Mills reported several street lights needed to repair. Eric Thompson requested the Board terminate services with Kent Security. Rod Senior addressed three issues, Comcast agreement, block voting and asked the Board to consider updating the residents at the annual meeting on the WCI settlement. Vince Sardo offered to assist in negotiating Comcast contract, asked for Burnie Williams' resignation from the Board, and felt the road study was unnecessary.
4. **Property Manager's Report.**
 - Coordinating with Jim Speech (adjuster) about Hampton Greens accident. Follow up with TEM, Young's electrical about repairs. Contacted FPL about the light pole- this is not FPL's responsibility it is the association's responsibility to replace it is an energy only street light. Young's will replace for \$1670. Pole & labor included. Insurance for driver will provide payment for damages incurred.
 - Initiated implementation of transponders at Hidden Links on February 20th and 21st.
 - Provided Delores with Gardner report for the month of February
 - Covenant workshop mailing sent to property managers – no responses received
 - Met with Dennis Cowan from Totally Detailed Services & Renovations on February 6, to discuss scope of work – will begin job on mailboxes on March 2, 2009.
 - Requested Board consider hiring an assistant for on site at Gateway Greens
 - Letters of approvals/denials sent out per DRC request
5. **Update Access Control System.** Brian Mook commented on installing pin hole cameras at the unmanned gates, TEM can install for \$175.00 each. Karen asked to see a written proposal. Brian Mook will contact TEM and discuss the price change for the memory upgrade.
6. **Approve Post Orders.** Brian Mook reported changes in the post orders due to the transponder system, issues with renters and the guard allowing them to be in the property without notifying management. Brian requested to grant approval for overtime when needed.

Motion: Motion was made by Denny Whitworth to allow Brian Mook authorize overtime as needed, Burnie Williams seconded, all in favor.

Treasurer's Report. Denny Whitworth provided the Board with a copy of the fraud questionnaire requested by the auditor and a report of the February 2009 financials. Accounts receivables were discussed. Contracts were reviewed by the Board.

7. **West Links entrance change order.** Tabled for future meeting

8. **Update on sidewalk restoration.** Proposals were obtained from Griffith and Cougar Cutting, this issue is tabled for future meeting.
9. **Landscape Report.** Delores Linscott provided an update on work completed at front entrance. Mahogany Run corner was discussed this issue remains in the attorney's office. Delores requested approval on estimates from Gardner for several areas within the community.

Motion: Motion was made by Delores Linscott to approve landscape estimate #33359 in the amount of \$1497.50, Brian Mook seconded, all in favor. Work was approved on advice of council for the Kuhlman's back yard and the account used is the landscape reserves 5040.

Motion: Motion was made by Denny Whitworth to approve landscape estimate #33367 in the amount of \$990.00 for Callaway Greens walkway, work is to replace the hedge on the common area off Cypress Links Dr. next to Callaway Greens Court. The account used is the landscape reserves 5040. Brian Mook seconded, four in favor, Karen Maxwell opposed, motion passes.

Motion: Motion was made by Brian Mook to approve Totally Detailed Services to install irrigation at Westlinks in the amount of \$1600.00, Denny Whitworth seconded, all in favor. Account used is the landscape reserves 5040.

Motion: Motion was made by Delores Linscott to approve estimate #33142 in the amount of \$3368.00 for plants at the four corners of Mahogany Run contingent on easement being signed, Brian Mook seconded, all in favor. Account to be used is the landscape reserves 5040.

10. **Legal Update.** Alliant provided the Board with a copy of the recall process and recommends this be discussed with the attorney. Denny Whitworth addressed the issues of fraud allegations. Denny recommends the Finance committee review these allegations and report their findings to the Board.

Motion: Motion was made by Brian Mook to proceed with recommendation from Denny Whitworth, Karen Maxwell seconded, three in favor, Delores Linscott opposed, Burnie Williams abstained, motion passes.

Adjournment: Meeting is adjourned at 8:45 PM