

Gateway Greens Community Association, Inc.

A Corporation Not-For-Profit

DESIGN REVIEW COMMITTEE (DRC) MEETING

November 14, 2007 6:30 PM

Gateway Services District

13240 Griffin Drive

Fort Myers, FL 33913

MINUTES

Members Present: Bob Sutherland; Thomas Johnson; Brian Mook; Joan Hritz; Denny Whitworth, Donna Williams, Gene Allison, Barbara Miller and Andrea Harley.

Members Absent: None

Residents Present Jim Franz

Call to Order

The meeting was called to order at 6:35 p.m. by Donna Williams.

Review Minutes

Denny Whitworth motioned that the minutes be accepted as presented. The motion was seconded by Bob Sutherland and passed by unanimous vote.

Old Business

Donna Williams indicated that she was still working with Liz Whaley to get copies of past WCI design review approvals.

Donna indicated that she has been attempting to contact Lennar without success. Some of the poor conditions have been corrected but Donna will continue to follow up on this.

Bob Sutherland reported the Hidden Links Board of Directors recommended approval of the solar panels in Hidden Links. He motioned that solar panels installed at 12105, 12141, & 12177 Hidden Links Dr. be approved by the DRC. Gene Allison seconded the motion. Discussion followed concerning Florida law's prohibition concerning interference with solar panels. The motion passed by unanimous vote.

Denny Whitworth indicated that efforts were moving forward with document revision.

The satellite dish installed on Lake Run Drive was discussed and the DRC voted to send an unsolicited letter of approval to the resident. The satellite dish at 12123 Hidden Links was discussed and the committee felt that another location would be more aesthetically appealing. Bob Sutherland volunteered to research FCC regulations concerning satellite dishes and report back to the committee.

The committee discussed the infringement notice to be sent to residents who commence modifications to their home without prior approval. Denny will revise the letter as discussed and send to Donna.

Denny Whitworth shared a presentation with the committee concerning screening of utility boxes. WCI screened utility boxes in some communities but not all. Viburnum bushes were identified as excellent screening materials for utility boxes throughout the community. Brian Mook will follow with the GGCA

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landscaper to see if they will provide a list of addresses with unscreened utility boxes and possibly offer a special rate for homeowners to screen the boxes.

Andrea Harley presented the paint subcommittee guidelines. They were adopted by unanimous vote.

New Business

Jim Franz, a resident of the Villas, was presented as a prospective member to the DRC.

Andrea Harley indicated that she has a heavy travel schedule for the next several months that will prohibit her active participation with the DRC during this time.

The request for repainting at 11284 in Callaway Greens was approved. The Callaway Greens ARC recommended approval.

The request for hurricane shutters at 11010 Mahogany run was approved.

The request from 12050 Wedge Drive for tree removal will be sent back to the homeowner for complete information.

A request from a resident at 12501 Valencia Drive for a memorial bench was discussed. Donna Williams will do additional follow up on this request and report at the next meeting.

Donna Williams and Brian Mook reported on the meeting with the GGCA BOD to determine follow up by the committee on infringements. The recommendation made was that the DRC follow up on infringements concerning a resident that fails to request prior permission for a modification to a residence and the GGCA BOD will pursue all other "non-permissive" covenant violations. If permission is required, covenant enforcement should fall upon the DRC and if permission is not required enforcement should fall upon the Board of Directors.

The committee discussed a resident that has used white rocks when changing the landscaping at the residence.

The committee discussed replacement of mailboxes. A homeowner asked the Board of Directors if new mailboxes were under consideration and if the Association was maintaining the mailboxes. We resolved to inform the Board that the DRC was not currently contemplating changing mail box specifications.

Committee Member Comments

Denny Whitworth and Donna Williams led a discussion of possible issues with tree removal in our community.

Homeowner Comments

None

Next Meeting

December 5, 2007 at 6:30 p.m. at Gateway Services District.

Motion to adjourn made by Andrea Harley, seconded by Bob Sutherland and passed by unanimous vote. The meeting closed at 8:25 p.m.

Respectfully submitted,

Barbara Miller