

DESIGN REVIEW COMMITTEE (DRC) MEETING
November 18, 2009 9:30 AM
Gateway Greens Country Club
11360 Championship Dr.
Fort Myers, FL 33919
MINUTES

Members Present: Brittany Harrington, representing Alliant Property Management; Brian Mook, representing GGCA Board Member; Mary Ann McDonald; Tommy Johnson; Barbara Miller; Donna Williams; Pat Walker; Ervin Seimers; Debbie Kennedy.

Members Absent: Cindy Truong, Olive Fabisiak, Joan Hritz

Residents Present: None

I. Call to Order

- A. Meeting called to Order at 9:33 A.M. by Mary Ann McDonald with a quorum present.

II. Review Minutes

MOTION: Motion was made by Brian Mook to approve the Meeting Minutes from 10/28/09 contingent upon addition of Villas Roof Condition discussion to be included. Donna Williams seconded, all in favor, motion passes

A. Meeting Minutes Discussion

- a. Minutes to be sent out as soon as possible
- b. Minutes to be emailed to every DRC Member with the understanding that each member with email their corrections and whether they approve.
- c. Brittany to adjust format of Minutes to include the following:
 - i. Tape recorder not needed to take notes, however, more information id needed in the minutes. This is to include the following:
 1. Dates that letters go out
 2. Approvals to include conditions, details, contingencies, etc.
 3. Discussion details
 4. Absent members listed

III. Old Business

A. Procedures Discussed

- d. Donna Williams discussed mailing procedure
 - i. 10-Day Letter to go our first
 - ii. After 10-Day Letter goes out, if no owner response, DRC discusses at next meeting.
 1. Procedure not part of Rules and Regulations, but part of DRC Manual
 2. Brian Mook stated that he hopes that new Covenants will include fining capability.

B. Villas Roof Discussion

- e. Discussion held regarding possible petition created to increase roof cleaning participation.
- f. Discussion held (Donna Williams & Ervin Siemers) regarding pricing of Aqua Spray vs. other companies' cost for treating dirty roofs.

C. Villas Tree Discussion

- g. Mary Ann stated that the three (3) trees on Championship Circle have been replaced.
- h. Mary Ann stated that the oak tree on 12229 will be replaced.
- i. Mary Ann stated that the Teeson case is still being researched.

- j. Mary Ann stated that the Villas are researching which trees were destroyed during the hurricane for replacement.

D. Discussion regarding Olive Fabisiak

- k. Discussion held regarding whether Olive Fabisiak is an actual member of DRC.
- l. Ervin Siemers stated that in a conversation with Olive that she thought that there were enough Villas residents represented.
- m. Brian Mook confirmed that Olive was indeed a member and that this was discussed & confirmed at a GGCA Board Meeting.
- n. Brian Mook stated that in the past, residents that were considering a position on the DRC Committee were invited to a DRC Meeting to observe to assist them in making a decision regarding whether they in fact wanted to join the DRC Committee.

E. Discussion regarding Tree Trimming Vendor Communication

- o. Barbara Miller and Donna Miller discussed need for notification of Tree Removal Restrictions and Lee County requirements provided to the Tree Trimming Vendors.
 - i. Possible solutions: Letters given out by guards upon vendor entry, letters mailed to various Tree Trimming Vendors business addresses.
- p. Donna Williams stated that the GGCA Board will need to address.
 - i. Brian Mook instructed Brittany to have Lourdes add to GGCA Board Agenda for meeting after next.

IV. New Business

A. Dick Moerner resignation

- a. Dick Moerner resigned due to scheduling conflict

B. Review of Old DRC Requests

- a. McFarlane 12009 Hidden Links Gutter Installation
 - i. Installation confirmed
- b. Eberle 11151 Mahogany Run Exterior Paint
 - i. *Installation not confirmed*
- c. Knight 12087 Mahogany Isle Exterior Paint
 - i. *Installation not confirmed*
- d. McDonald 12201 Championship Cir 8 Bronze finish outdoor lights
 - i. Installation confirmed
- e. Chapman 12580 Venecia Drive Aluminum Shutters
 - i. Installation confirmed

C. Procedure Discussion

- a. Infringement Enforcement Procedure handed out
 - i. Mary Ann McDonald requests that all DRC Members take home and review to discuss at next meeting.

D. Review of New DRC Requests

- a. Sager 12571 Walden Run Landscaping Changes
 - i. Mary Ann & Brian Mook discussed the fact that there had been an oak tree removed without approval.
 - ii. Donna Williams stated that landscaping trees listed on Dr. Sager's DRC Request would be adequate to serve as replacement for removed oak tree.
 - iii. Donna Williams stated that Conditional Approval could be sent with additional paragraph regarding tree replacement procedure for future use.
 - iv. Motion attempted, Donna Williams stated that no Motion was needed for approving DRC Requests, that "across the board" decision would be sufficient.
- b. Charles 10818 Pond Ridge Exterior Paint Change

- i. Discussion held by all regarding color choices and whether the chosen colors would blend with the neighborhood.
- ii. Barbara Miller and Pat Walker volunteered to contact Mr. Charles regarding color combination choice.
- iii. Brittany will send letter to Mr. Charles of Conditional Approval with additional paragraph regarding anticipated Paint Committee contact (Barbara Miller) for color choice assistance.
- iv. Brittany will forward Conditional Approval letter to Barbara Miller.

A. Review of Infringements

- a. 10950 Callaway Greens Court Remove Dog Head from mailbox
 - i. Owners have not complied
 - ii. Brittany to research which letter was sent out
 - iii. If 10-Day letter was sent, Brittany will bring to next meeting for DRC discussion and decision
- b. 11861 Hampton Greens Drive Shutters must be in stored position
 - i. Owners have not complied
 - ii. Brittany to research which letter was sent out
 - iii. If 10-Day letter was sent, Brittany will bring to next meeting for DRC discussion and decision
- c. 11264 Callaway Greens Court Shutters not in compliance with DRC
 - i. Owner has complied by removing all shutters and hardware

B. New Infringements Reported

- a. Donna Williams reported the home on cul-de-sac on Mahogany Run has pool equipment stored on lawn.
 - i. Brittany to investigate
- b. Debbie Kennedy discussed Tree Trimming letters, requirements, procedure
 - i. Brian Mook explained process and desire for new Covenants to include fining capabilities.

V. Next Meeting

- A. Next Meeting will be held on 12/9/09 at 9:30 A.M.
 - a. Due to Holidays, the following meeting would be held on 1/13/09 at 9:30 A.M.

VIII. Adjournment

Motion: Motion made by Brian Mook to adjourn meeting, Donna Williams seconded, all in favor, Motion passes.

- A. Meeting adjourned at 10:47 A.M.