

Gateway Greens Community Association, Inc.

A Corporation Not-For-Profit

DESIGN REVIEW COMMITTEE (DRC) MEETING

May 19, 2010 5:30 PM

Gateway Greens Country Club

11360 Championship Dr.

Fort Myers, FL 33919

MINUTES

Members Present: Brittany Harrington, representing Alliant Property Management; Barbara Miller; Donna Williams; Ervin Siemers; Brian Mook; Al Edmunds; Dave Tursan, Joan Hritz.

Residents Present: Denny Whitworth, Majkowski, Oakes

I. Call to Order

- A. Meeting called to Order at 5:30 P.M. by Barbara Miller with quorum present.

II. Review of Minutes

- A. 4/21/10 Meeting Minutes Discussion
 - a. 4/21/10 Meeting Minutes discussed

MOTION: Motion was made by Barbara Miller to approved the April 21, 2010 meeting minutes with corrections; Brian Mook seconded, all in favor, Motion passes.

III. Old Business

- A. 11091 Mahogany Run Driveway Widening
 - a. Work has not been completed
 - i. Discussion held
 - ii. Alliant to send denial letter due to expiration

IV. New Business

- A. Infringement Reporting Procedure
 - a. Discussion held
 - i. Barb Miller presented form
 - ii. DRC agrees to send all infringement to Brittany, have Brittany log it, only reporting the infringements the Wednesdays before the meeting to be discussed at next meeting. On Monday, Brittany will send the Agenda with the Chron. File to Barbara Miller.

B. Review of Current DRC Requests

- a. Boback 11232 Callaway Greens Ct Gutters
 - i. Approved as submitted
- b. Arcentales 11181 Bent Pine Drive Garage Addition/Shed
 - i. 2-Story set-back requirements are 10' from overhang. Please refer to Covenants Section 3.12: Shed must be screened from view, also include landscape plan.
 - ii. DENIED
- c. Oakes 12480 Woodtimber Ln New Roof
 - i. Color and Sample provided by M/M Oakes
 - ii. Discussion held
 - iii. Approved as submitted
 - iv. Discussion regarding trees
 - 1. Owner did not plant Cassias, but bottle brushes.
 - a. Discussion held

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- b. Owner stated that they have 3 trees in front (2 Sub-canopy, 1 Canopy)
- c. Denny stated that they need 2 more canopies in front to complete requirements
 - i. Dave Tursan familiar with property, lot is substantial with enough room for additional trees.
 - ii. DRC members to look at property and make assessment at that time.
 - iii. Tabled for next meeting
- d. Majkowski 10866 Pond Ridge Dr Req. in person/home build
 - i. Brian Majkowski presented plans for home
 - ii. Conditional Approval based on appropriate Landscape plan submittal before build
- e. Bassett 12461 Teak Circle Tree Removal Request
 - i. Tree damaging property
 - ii. Lee County Personnel our to inspect
 - iii. Here are the requirements that have to be met before you can get Conditional Approval. Then, Conditional Approval will be based on attaining Lee County Permit & replacing with 12' (or higher) Canopy from list.

C. Review of Infringements

i. Discussion of current infringements

- 1. 3/29/10 11660 Spoonbill Lane Shutters Up
 - a. 3/29/10: Sent 30-Day Letter
 - b. 4/30/10: Sent 1st Notice to Correct
 - c. 5/18/10: Sent 2nd Notice to Correct
 - i. 5/24/10: Sent to BOD for Action
- 2. 4/7/10 11868 Grand Isle Lane Shutters Up
 - a. 4/7/10: Sent 30-Day Letter
 - b. 5/8/10: Sent 1st Notice to Correct
- 3. 2/27/10 11191 Mahogany Run Dead Palm/etc...
 - a. 3/25/10: Dead palm gone, but no change in landscaping
 - b. 3/25/10: Sent 1st Notice to Correct
 - c. 4/25/10: Sent 2nd Notice to Correct
 - i. 5/24/10: Sent to BOD for Action
- 4. 5/12/10 11890 Grand Isle Lane Oak Removed
 - a. 5/12/10: Sent 30-Day Letter
- 5. 5/4/10 11158 Callaway Greens Dr Dead Palm
 - a. 5/4/10: Sent 30-Day Letter
- 6. 5/4/10 10903 Callaway Greens Ct Dead Palm
 - a. 5/4/10: Sent 30-Day Letter
- 7. 11683 Mahogany Run Tree Removed
 - a. 5/18/10: Sent 30-Day Letter
- 8. 12090 Hidden Links Dr Tree Removed
 - a. 5/18/10: Sent 30-Day Letter
- 9. 12471 Morning Glory Lon Tree Removed
 - a. 5/18/10: Sent 30-Day Letter

D. Conditional Approval Follow-up

- a. Discussion held

12051 Hidden Links Drive	CAFU-Fence Softening	5/4/10 Sent 30 Day Letter
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11273 Callaway Greens Drive	CAFU-Solar Panel	5/4/10 Sent 30 Day Letter
10842 Pond Ridge Drive	CAFU-Fence Softening	5/4/10 Sent 30 Day Letter
12090 Sabal Dunes Lane	CAFU-Tree Removal	5/18/10 Sent 30-Day Letter
12091 Sabal Dunes Lane	CAFU-Tree Removal	5/18/10 Sent 30-Day Letter
12100 Sabal Dunes Lane	CAFU- Tree Removal	5/18/10 Sent 30-Day Letter

E. Other

- a. Discussion of Santa Luz
 - i. Donna Williams informed DRC that property has closed
 - ii. There are 3 buildings
 1. Building 1 is 90% completed
 2. Building 2 is 80% completed
 3. Building 3 is not complete and will need to be stripped
 - iii. There is no mold in any of the units
 - iv. Building 3 has Chinese drywall and will be completely removed (\$43,000)
 - v. Donna is looking at getting introductory signs for property
 1. Donna presented proof of signs (4'X6', V-Shaped)
 2. \$800 cost
 3. Donna will send in Application, but DRC agrees that signage okay
- b. Discussion of Procedures
 - i. Discussion held
 1. Donna Williams/Dave Tursan will submit changes to Denny/BOD
- c. Discussion of Tree Letter
 - i. Discussion held
 1. Dave Tursan will set up appointment
 2. Denny Whitworth & Dave Tursan to sit down with Lee County rep regarding permit procedure
- d. Discussion of Infringement Letter Templates
 - i. Tabled for 6/2 meeting
- e. Discussion of DRC Applications
 - i. Tabled for 6/2 meeting
- f. Discussion of Current members
 - i. Tabled for 6/2 meeting
- g. Misc.
 - i. 11122 Callaway Greens Court
 1. Fricker Landscaping email from Tropical Isle Management
 2. (78) 1 gallon Jasmine Minima in an existing plant bed off of the back lanai; remove all existing plants (crown of thorns from bed area and prep for new plantings). The Jasmine Minima will be spaced out evenly thru out the existing plant bed. All removed dead plants will be taken away and cleaned up. Juniper Landscape Inc. proposes to fill in a low area where a tree was removed sometime in the past and re sod. This area is on the right side of driveway in the front yard.
 - a. DRC Requesting official DRC Application with landscaping plan schematic
 - b. DRC requests that letter go out for removal of tree mentioned.

F. Next Meeting

- a. Discussion of meeting dates & times
 - i. 6/2/10 at 5:30PM

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G. Adjournment

Motion: Motion made by Brian Mook to adjourn meeting, Joan Hritz seconded, All in Favor, Motion passes.

- a. 8:00 P.M.