

Gateway Greens Community Association, Inc.
A Corporation Not-For-Profit

Board of Directors Meeting

Board of Directors:

Vince Sardo
Paul Lorenz
Adrian Pfeffer
George Wader
John Kostycz

Management: Kirk Bliss, Jim Walker, Barbara Brown

Homeowners: Attached Sign In Sheet

The meeting was held at 9:03 a.m., April 13, 2006 at the Gateway Trinity Church, as set forth in the notice of meeting, attached to these minutes. Notice of the meeting was posted at all Gateway Greens entry and exit gates in excess of forty-eight hours prior to the meeting. All members of the Board of Directors were present.

Motion (M7) made by Paul Lorenz, to dispense with the reading of the minutes and approve the minutes of the March 30, 2006 meeting. The motion was duly seconded by Adrian Pfeffer and minutes unanimously approved. The minutes will be posted on the website and copies will be available at the gatehouse.

Nominations were entertained for officers of the Board as follows:

President: Vince Sardo was nominated by Adrian Pfeffer. John Kostycz nominated Paul Lorenz. Vince moved nominations be closed. Paul Lorenz declined the nomination, and asked his name be removed. He then seconded Vince Sardo's nomination and Mr. Sardo was elected by unanimous vote.

Vice President: Paul Lorenz was nominated by Adrian Pfeffer, duly seconded and unanimously approved.

Secretary: Adrian Pfeffer was nominated by Paul Lorenz, duly seconded and unanimously approved.

Treasurer: George Wader was nominated by Paul Lorenz, duly seconded and unanimously approved.

Order of Business Rules were discussed. A motion (M8) made by Adrian to have the Association purchase the books "Robert's Rules in Brief" along with "Florida Homeowners Associations" for each Board member was duly seconded by John Kostycz and unanimously approved. Secretary, along with Nominating & Turnover Committee (N/T) Legal Chairperson, to research, and report options for governing rules to the Board.

Management report was presented by Jim Walker. He stated a mailing to all residents will include: committee information, a survey card to get feedback on homeowner's community priorities, a request for volunteers for committees, website information, security, and a fee structure for transfer. Mr. Walker stated the need for a Design Committee, which is required by Florida law, and suggested in addition a land audit and rules and regulation committees be formed. Kirk Bliss stated the Board must make decisions to structure committees, and that the committee chair would be responsible to report to the Board. He suggested the Board notify residents within 14 days and establish an agenda.

Two homeowners voiced concern that committees would not reflect a non-biased/non-partisan structure and that the Homeowner's Association laws would be modified. The President closed the floor until New Business is discussed.

Old Business

A concern that Becker & Poliakoff was already representing sub-communities was expressed. Motion (M9) was made by Vince Sardo, duly seconded by Adrian Pfeffer and unanimously approved authorizing the President to meet with Mr. Joe Adams of Becker & Poliacoff to explore any possible conflict of interest. Further that any liability regarding Mr. Adams expense is now transferred from the Nominating and Turnover Committee to the Association.

It was established that Kramer Triad's (aka "Management") contract was signed at the Annual meeting by the President Pro Tem.

New Business

Motion (M10) made by George Wader to table Agenda items 8B, 8C and 8D to a future meeting was duly seconded by Paul Lorenz and unanimously approved.

Motion (M11) made by Vince Sardo to thank CSSI for providing a vehicle while the Association's Security vehicle was in for repairs, and to sign their month to month security contract was made, duly seconded Adrian Pfeffer and unanimously approved.

Motion (M12) made by Paul Lorenz to set up election committee, was duly seconded by George Wader, and unanimously approved. President requested Vice President to serve as Chairman to develop committee. Vice President accepted appointment.

Motion (M13) made by Adrian Pfeffer, seconded by Vince Sardo, to set up Architectural Review Committee. President Sardo desires two members of the board will serve to develop the Committee: Adrian Pfeffer and John Kostycz. An Amended Motion (M13a) was made by George Wader, seconded by Paul Lorenz, to table the original motion until a future date after which management had the ability to contact WCI Design Review, (Liz Wayley Parish) to determine if WCI could be contracted to continue design review on behalf of the Association. The Amended Motion (M13a) was unanimously approved.

Discussion was conducted regarding the Assignments of Rights from WCI that has yet to be received, after repeated requests by the Legal T/O Committee and our Legal counsel Mr. Joe Adams. If we have not received the assignment of rights, Design Review may remain with WCI.

Discussion was conducted regarding the heavy truck traffic on Gateway Boulevard, which was prompted by several homeowners' complaints. Motion (M14) made by Adrian Pfeffer, and duly seconded by Vince Sardo. Abstained by, Paul Lorenz, George Wader and John Kostycz, and motion passed to have Management draft a letter for Presidential signature, to Gateway Services District, outlining issues, and asking what can be done to eliminate some of the traffic.

Meeting was adjourned at 11 a.m. by President.

Respectfully submitted:

Adrian M. Pfeffer
Secretary

Minutes Approved: _____

Attachments
Meeting Notice/Agenda
Sign-in Sheet