

# Gateway Greens Community Association, Inc.

A Corporation Not-For-Profit

Board of Directors Meeting  
June 6, 2006

**Board of Directors:**

Vince Sardo  
Paul Lorenz  
Adrian Pfeffer  
George Wader  
John Kostycz

**Management:** Jim Walker, Barbara Brown

**Homeowners:** Mr. & Mrs. Wolfrum, Denny Whitworth, Susan Delihias, Bob Frances

The meeting was called to order at 1025, June 6, 2006 at the Gateway Golf Club, 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. A quorum was established with all members of the Board of Directors present.

**Manager's report.** Jim Walker discussed contractual privacy cost, and recommended adoption of CSSI proposal commencing June 1, 2006.

**Motion (M14)** was made by Paul Lorenz and seconded by George Wader, unanimously approved to 1 year contract for with CSSI to take effect June 1, 2006, per attached draft of contract. The Board commended property manager in reducing this expense.

Guards will perform additional duties including issuing notices of violation, picking up trash on roadways, and flagging sprinklers that are not working, and notifying our landscaper. In addition, guards will investigate complaints that have been called in to Kramer Triad's office.

Manager stated that a further reduction in hours could be attained in the event we obtain better access equipment and Manager encouraged the Board of Directors to consider new technology access and communications equipment. Currently, all vehicles entering the community should be logged, however bar coded vehicles are not recorded.

Westlink guard post does not have a turnaround. Manager suggested since WCI is developing a new community, that an impact fee of \$500.00 lot that used to go to WCI before turnover be turned over to Gateway Greens Community Association. He stated we should negotiate with WCI to find out if they will provide turnaround. President will discuss with our attorney.

We currently have two landscaping bids that are a minimum savings of \$2511.00 less per month than we are currently paying.

Paul Lorenz made **Motion (M15)** that we solicit separate vendors to supply our landscaping needs, because this involves many areas of expertise, optimally best served by multiple vendors with expertise in the areas of: Lawn Maintenance and Scrub Trimming Service, Tree Trimming, Irrigation Repair & Maintenance, and Weed/Feed Pest Control. We would like these bids by the next meeting on June 13, 2006 if possible. Motion was seconded by George Wader, and unanimously approved.

Tree trimming would be contained to community property however; we could advise homeowners that they may be able to receive discount rate should they use the same company when in the community.

Paul Lorenz made **Motion (M16)** directing manager to obtain bids from landscape designers to assess our flower beds and provide design and planting suggestions. Manager to have information to the Board for the meeting on the June 13<sup>th</sup>. John Kostycz seconded the motion, and unanimously approved.

Manager stated that irrigation system was turned over with many problems, and suggested we bring in an irrigation engineer to provide suggestions for repairs. **Motion (M17)** made by George Wader, seconded by Paul Lorenz to direct manager to meet with McKenna Irrigation Engineering, to obtain information to bring our system to full operating. There is no charge for the estimate. Motion was unanimously approved.

The Board of Directors is concerned about the amount of delinquent dues. **Motion (M18)** made by Paul Lorenz and seconded George Wader that Manager's draft of first notification of late dues letter be sent to those with delinquent dues by the 10<sup>th</sup> of the month. Discussion ensued and motion was amended to instruct Manager immediately send out letters to all delinquent accounts that 10 days after due date of quarterly dues, first notification letters be sent. Motion was unanimously approved.

WCI sent letter to President regarding three outstanding liens on two properties that are being foreclosed requesting that GGCA take over legal proceedings. The Board expressed concern that the community would need to pay legal fees a second time, and it was decided we would discuss the issue with our attorney. .

## **New Business**

Paul Lorenz made a **MOTION (M19)** to compensate Secretary for expenses she incurred on behalf of the Association, as well as self in purchase of single copy *Robert's Rules of Order New Revised in Brief*, upon presentment of receipted payments. George Wader seconded motion, and it was unanimously approved.

Letter to homeowners was discussed. This letter will accompany dues invoice this month.

GatewayGreens.net was discussed.

A motion was made by Adrian Pfeffer that committees and methods for governing the community be adopted. It was suggested that the board table the motion for the next meeting.

The meeting was opened to the floor. Three homeowner's spoke.

DW

If security person writes citation concerning a sub-association, can a copy be given to sub association management?

Suggest that weed control contract contain total eradication of the weeds, and they need to use as much chemical as possible to eliminate the weeds.

Suggest that thinning oaks could possibly give them a better ability to withstand winds during storms.

The BOD may want to allow audience to speak prior to motion being voted on in case something relevant could be contributed.

When repairing the irrigation system, ensure water sensors are installed to conserve water.

Suggest that equitable enforcement of rules be provided through development of policy.

BF

Suggestion was made that sub-committees be formed.

Board considers local contractors prior to Naples contractors.

Put in an audit process to prohibit privacy vehicle use in another community.

Over 60 days since turnover, congratulate process, but Board needs to send homeowners a letter of explanation.

Homeowner expressed concern of formal approval of anything at working group meeting. It was clarified that this was a special meeting, since Agenda was posted.

Meeting minutes from April 13 and June 6, 2006 will be approved at June 13, 2006 meeting.

SD

Question regarding outstanding issues....design review infringements, non-compliance, parking of commercial vehicles.

Adjournment: occurred at 1319 hours.

Respectfully submitted:

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Adrian M. Pfeffer  
Secretary

Minutes Approved: \_\_\_\_\_

Attachments

Meeting Notice/Agenda

Sign-in Sheet

Draft of CCSI Agreement