

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

Board Members Present:

John Kostycz
Paul Lorenz
Adrian Pfeffer
Vince Sardo

Board Members Absent:

George Wader

Members Present

Several residents of Gateway Community Association, Inc. were present.

Guests: Mr. Joe Adams, and Legal Assistant of Legal Council for Gateway Greens Community Association, Inc., representing Becker & Poliakoff PA.

Mr. Kirk Bliss, President and Mr. Jim Walker, Property Manager, representing Kramer-Triad Property Management.

Mr. Mike Hessel, V.P. & Director of Property Management, representing WCI, Inc.

The first meeting of the newly elected Board of Directors was called to order at 9:00 p.m., on Thursday, March 30, 2006 at the Magnolia Room at Pelican Preserve, Fort Myers, Florida.

Dr. Paul Lorenz, Chairman of the Nominating and Turnover Committee, and newly elected Board member, thanked all members of the Committee for their valuable assistance and hard work over the last six months, preparing for this election and turnover.

The First order of business was the election of officers. A motion was made by John Kostycz (Motion 1) to postpone the election of officers until the next regular meeting. The motion was seconded, by Vince Sardo, and passed with one of four votes as nay. The dissenting vote was cast by Adrian Pfeffer.

The Second order of business was the appointment of council. A motion was made by Vince Sardo (Motion 2) to retain Mr. Joe Adams, Esq. of the firm Becker & Poliakoff, PA. The motion was duly seconded by Adrian Pfeffer, and passed unanimously.

Adrian Pfeffer expressed concern regarding the ability to conduct immediate business before the board that evening, namely signing documents both for the retaining of Becker & Poliakoff and Kramer Triad as the Community Property Management Company, and the turnover documents from WCI in order to affect turnover.

Mr. Adams was questioned as to what could be done in order to conduct further business on behalf of the Community. Mr. Adams stated the board would need to either complete the election of officers, or vote to appoint a President Pro Tem until the officers were elected at the next Board meeting. He also stated that in order to do so, a motion to rescind the prior motion must be made.

A motion was made (Motion 3) by Vince Sardo to rescind the First Motion, and proceed with the election of officers and was duly seconded by Adrian Pfeffer. A vote of three yeas to one nay carried the motion. (Paul Lorenz dissenting.)

Adrian Pfeffer nominated Vince Sardo for President. The vote was recorded by a show of hands with a split vote of 2 yeas to 2 nays and did not carry the nomination.

John Kostycz nominated Paul Lorenz for President. The vote was recorded by a show of hands

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A motion was made by Adrian Pfeffer (Motion 4) to then vote for a President Pro Tem due to the inability of the Board to elect a President with a split vote. The President Pro Tem would then conduct Association's business until a meeting could be scheduled when George Wader returned from his trip and a vote with all five members of the board could be scheduled. The motion was duly seconded by Vince Sardo and carried with a unanimous vote. Adrian Pfeffer then nominated Vince Sardo to serve as President Pro Tem. The vote was taken by a show of hands and was unanimous.

The third order of business was a motion was made (Motion 5) by Vince Sardo to sign Kramer Triad Property Management as Property Manager of Gateway Greens Community Association, Inc. The motion was duly seconded by Adrian Pfeffer and unanimously approved.

A motion was made by John Kostycz (Motion 6) to authorize the President Pro Tem to sign the transfer of Becker & Poliakoff's, PA retainer with the Gateway Greens Community Association, Inc., Nominating and Turnover Legal Committee to Gateway Greens Community Association, Inc. The motion was duly seconded by Paul Lorenz and unanimously approved. Mr. Adams did not have a copy of the retaining contract with him, but will submit same for signature.

A motion was made by Paul Lorenz (Motion 7) to direct the President Pro Tem determine the earliest possible date to convene the entire board in order to complete election of officers. The motion was duly seconded by John Kostycz and unanimously approved.

A member from the floor requested recognition and requested the Board develop a forum for methods of communication and input to the Board. President Pro Tem Vince Sardo stated this already exists at the web site www.Gatewaygreens.net. All residents were notified by WCI Management informing them of the website. Mr. Sardo stated the web site also contains names, telephone numbers and email addresses of the elected Board members to aid in communication directly with the Board members. This member then made a motion to have a date commitment for a resident general informational meeting that was called out of order.

The turnover of documents was affected, and the President Pro Tem signed in receipt of the documents as directed by the Board. Turnover report dated March 30, 2006 for the Community Gateway Greens Association Inc. (TPA #2162514.1) (attached) listed the documents being turned over. Mr. Hessel of WCI Management acknowledged not all documents were brought to the meeting. Mr. Adams reviewed the document report, and requested Kramer Triad Property Management to inventory all documents, and report to the Board any omissions. It was noted that important documents and items missing included (but not limited to) Accounting Records, Signature Cards transferring the Community Bank accounts to the new board, assignment of rights, Bill of Sale and the Corporate Seal. A request was made that these items be turned over to Kramer Triad on behalf of the Community immediately. It was noted that several requests made prior to turnover both by Mr. Adams, and the Turnover Committee requesting the assignment of rights have gone unanswered. Mr. Hessel provided a map depicting specific plots assigned to Gateway Greens Community Association, Inc. which will be reviewed by Mr. Adams for compliance with Supplements and Amendments.

New Business

Two written requests were submitted to the Board for review at the next scheduled Board meeting. (attached)

There being no further new business to come before the meeting and no further members seeking recognition, upon a motion duly made by Vince Sardo and seconded by Adrian Pfeffer and carried by quorum of three of four Board members remaining, Vince Sardo, Adrian Pfeffer and John Kostycz, the meeting was adjourned at 10:15 p.m.

Respectfully Submitted
Adrian Pfeffer – Acting Secretary