

Gateway Greens Community Association, Inc.
Board of Directors Meeting
Wednesday, July 23, 2008 @ 9:30 AM
Held at Gateway Services

1. Call to order/Establish a quorum:

Present: Karen Maxwell, Burnie Williams, Ed Snyder, Brian Mook and Delores Linscott

Management Company: John M. Strohm, CAM representing Alliant Property Management.

Call to Order: Karen Maxwell called the meeting to order at 9:30 AM

2. Proof of Notice was given according to Florida Statutes

3. Minutes: Approval of the Board of Directors meeting minutes held on June 25, 2008

Motion: Motion by Burnie Williams was made to approve the above minutes as submitted; seconded by Brian Mook, all in favor, motion is approved.

4. Homeowner Comments:

- a. Bob Francis: Comment: Web site looks great would like to see minutes on site sooner
- b. Site being worked on and upgraded.
- c. Question on Paving expert report
- d. Mary Mills: Mailboxes looking good, landscaping looks good.

5. Treasurer's Report: Board Treasurer Ed Snyder updated the board on the following items;

- a. Cash deposits in Colonial & Orion banks
- b. Explained \$100,000 & CDAR program Money spread to limit exposure
- c. No unusual activities – Banks not endangered by sub prime issues
- d. P/L Report: No unusual issues
- e. Revenue: Reports much more accurate / Better position for 2008
- f. Operating
 - Discussion on office expenses and flat rate program being exceeded
 - Irrigation repairs to date and budget; Emergency repairs only
 - Lawn Maintenance: Abandoned home care costs unbudgeted
 - Gatehouse repairs and line item classification
 - Gate Repairs
 - Utilities: On Budget
- g. Association in overall good financial shape
- h. Accounts in arrears – no major increase in total
 - Santa Luza update:
 - Association attorney investigating legal action available for association against Sub-association;
 - board discussed lawn care of Santa Luza and how further to maintain lawn;
 - Alliant secure 3 Bids for Santa Luza
 - Champions Greens IV never billed for assessment due and not listed in arrears chart; Alliant looking into this and will bill for all of 2008

Motion: Motion made by Karen Maxwell that the association should begin to prepare to assume lawn Care on a contingency basis of Santa Luza area by securing three 3 bids, seconded by Brian Mook; all in favor; motion passes

- i. Audit update; Preliminary numbers received; 2006 Audit not properly complied with under state of Florida rules (audit performed by Michigan based firm under Michigan rules); Audit indicates issues with operating line items and reserve line items; Ed awaiting will finalized Audit and will report it to board when received; Ed recommends that board reconsider WCI money allocation until audit report completed and issues addressed

Motion: Motion made by Ed Snyder to withdrawal allocation motion of WCI funding as approved in the June 2008 board meeting and await audit results before readdressing, seconded by Delores Linscott; all in favor; motion passes

6. Management Report:

- a. John Strohm advised that his report will cover most issues listed on the agenda later in the meeting
- b. Discussion on Maintenance. Person; John Strohm advised the board of his concerns of a perceived Conflict of interest and overall integrity of the association and the board while having an acting director also employed by Alliant as the association's maintenance person; the issue is not related to the quality of the work performed but solely on the issue of conflict and integrity; Board discussion on issue; Board will consider and explore alternatives over the next 60 to 90 days

7. Infrastructure Update:

- a. **Electrical Bids;** discussion on all submitted repairs and upgrade bids received

Motion: Motion made by Delores Linscott to approve all bids received from Young's Electric totaling \$7,096 and proceed with work, seconded by Karen Maxwell; all in favor; motion passes

- b. **Wall Bids;** board discussed all bids received to date; Florida painters has the most comprehensive bid; Alliant advised board that Florida Painters will hold pricing on other times listed in proposal but not part of the wall project

Motion: Motion made by Brian Mook to proceed with accepting the proposal from Florida painters covering the wall project only and totaling \$142,792.75, seconded by Karen Maxwell; all in favor; motion passes

- Board advised that the project twill cross to line items and that the portion of the project for wall repairs totaling \$92,250 be assigned to wall reserve line item.
 - Table other items listed in Florida painter proposal until later
 - Notice to Owners along wall; Alliant to draft Letter to those residents; letter to include
 - No vines coming back,
 - no planting Adjacent to walls
 - Association will paint every 6 years.
- c. **Mahogany Run Corner;** board discussed history of project and current issues; landscaping offering to owner in exchange for easement to front corner; three bids received for front, side and rear landscaping; monument bid in the amount of \$7,500

Motion: Motion made by Karen Maxwell to approve the landscaping proposal for the side, \$1,607 and rear \$1,150 area but will hold off on the front approval and requests that the landscape committee review the design and recommend to the board their suggestions after inspecting, seconded by Brian Mook; all in favor; motion passes

- d. **Dam;** Burnie Williams explained project to board and bid to clear out by “The Tree Services”; discussion on what to do after cleared and will residents be ok; per Burnie, neighbor at location agrees with clearing

Motion: Motion made by Burnie Williams to proceed with accepting the proposal from Tree Services to clear the area in the amount of \$1,250.00, seconded by Brian Mook; all in favor; motion passes

- e. **Front Gate refurbishing;** Burnie updated board on design work; committee still exploring project; matter tabled for later discussion
- f. **Quit Claim for Hidden Links:** WCI wants Association to over location; Board discussed issues; board will explore further; to be further discussed.
- g. **Villa Road turnover:** Attorney working on issue: Board to follow for update; board discussed need for resurface due to issues; work would be similar to recent paved Cul-De-Sacs

Motion: Motion made by Brian Mook to proceed with resurfacing and repairs to Cul-De-Sac, not to exceed \$12,000, once the roadway has been officially turned over to the associations control; seconded by Karen Maxwell; all in favor; motion passes

8. Paving Project:

- a. **Road Way Project:** John Strohm of Alliant provided update on road surface project; Cougar Cutting finishing up on corrections; Speath Engineering to provide final report when completed; Brian Mook advised board that he looked at swales and advised that he did not see any issues that needed attention at this time
- b. **Pedestrian Paths:** Four bids secured for board to consider; pricing supplied for excavation of damaged areas; repaving of excavated areas and a supplemental proposal for repaving of entire length; board discussed issues involving total paving, possible future repairs;

Motion: Motion made by Brian Mook to proceed with accepting the proposal from Cougar Contracting for excavation of the damaged identified areas in the amount of \$6,750.00 and resurfacing just those areas in the amount of \$10,125.00; seconded by Delores Linscott; discussion on why not paving entire length; Vote: all in favor; motion passes

9. Security Upgrades:

- a. **Entry System;** Security Committee working with TEM on upgrade project; security committee setting up meeting for Wednesday, July 30, 2008 at 1pm; will meet with Kent, TEM and Alliant to discuss coordination of project; Security Committee would like to hold special board meeting in two weeks; August 6, 2008 to discuss and possible approve entry gate system
- b. **Security;** Kent addressed board and advised of internal management changes and new evaluations they will conduct

10. DRC Manual Red Line Version;

Motion: Motion made by Brian Mook to approve, seconded by Karen Maxwell; all in favor; motion passes

11. Change CRC:

- a. News Letter items: Board reviewed and discussed; Approved
- b. News Letter display case: Tabled for later discussion
- c. Mailbox discussion on Repairs and Costs
- d. Denny looking for updates from board to help with WEB site

e. CRC Changes

Motion: Motion made by Brian Mook to remove Gene Lamone from the CRC and add Sharon Fatica, seconded by Karen Maxwell; all in favor; motion passes

f. Landscape Committee

Motion: Motion made by Burnie Williams to add Dave Waddic to Landscape Committee, seconded by Karen Maxwell; all in favor; motion passes

12. Schedule Alliant Performance; Two weeks; August 6, 2008

13. Adjournment:

Motion: Motion was made to adjourn the meeting by Burnie Williams; seconded by Brian Mook; all in favor, Meeting is adjourned at 1:05 PM

Respectfully Submitted
John M. Strohm, CAM
Alliant Property Management, LLC