

Gateway Greens Community Association, Inc.

A Corporation Not-For-Profit

Gateway Greens Board of Directors Meeting
February 06, 2008

Board members in attendance Karen Maxwell, Brian Mook, Susan Delihias, Burnie Williams, Mindy LaCroix TOA 8:40AM

Management representative: Dani Rounds

1. *Call to Order:* Karen Maxwell called the meeting to order at 8:30 AM.
Quorum: A quorum was established with 5 directors present.

Proof of Meeting: Meeting was posted according to Florida Statues

2. *Approval of Minutes:*
 - a. BOD minutes: Minutes unavailable - Tabled for March BOD meeting
3. *Reports:*
 - a. *Managers Report:* Manager began report with a delinquency list. Action items regarding Manager's report are:

Action Item: Dani to have delinquency report revised to: a) remove violation fines and b) revise history so payments are applied to oldest items due, re-do aging and re-submit to BOD for review, prior to annual meeting.

Action Item: Dani to examine an updated delinquency report on 02/18/08 and notate owners exceeding 90 days delinquent as invalid for annual meeting voting.

Action Item: Dani to begin printing the delinquency list by last name instead of by address.

Action Item: Dani to ask KT accounting why the "settled" accounts have not cleared in many months and report at next meeting.

Action Item: Dani to call Summerwind and Champions Green to inquire about the status of their sub-association votes.

Action Item: Karen Maxwell to contact Hidden Links regarding delinquency on their assessment account.

Action Item: When the Santaluz trailer is removed, have the trash & debris removed.

Action Item: Dani to find out how many blank tapes are needed for the security recorders and begin replacing them.

Motion: Brian Mook made a motion that Dani hire a contractor to powerwash both guardhouse's roofs & sides, all monuments and all street signs throughout the community. Karen seconded. Motion passed.

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Action Item: Dani to hire a powerwashing company to powerwash both guardhouse's roofs & sides, all monuments and all street signs throughout the community.

Burnie Williams explained that he had spoken with one of the security guards who stated that they have no knowledge of lease forms and how to handle them.

Action Item: Dani is to contact Kent security and review what is or should be in the post orders regarding leases. It is important that guards are not just handing out barcodes freely.

Covenant Violations. All fines are being rescinded. Susan noted that the guard ticket will have to be re-designed to match the non-fining regulations.

Action Item: Karen to draft two types of letters to send to applicable homeowners, for BOD approval.

Action Item: Dani to have these letters out to the applicable homeowners prior to the annual meeting on 02/19/08.

Action Items: Denny is to remove the Violation Guidelines with the fine structure document from the website and instead post the Violation Guidelines without the fine structure.

A towing company was permitted into the community, apparently without authorization.

Action Item: Dani is to contact Kent Security and find out who / why the 4M towing company was allowed community access. Is there a standing order from Tropical Isles or Cornerstone to allow them access?

b. Treasurers Report: Mindy announced that Strummer & Associates has been selected to perform the GGCA 2007 Financial Audit.

The Net income for 2007 year is (7750) pre-audit.

125K moved on December 1st should have been moved back prior to year end but KT accounting failed to do so. It was corrected in January.

c. Landscape Committee Report: Burnie Williams reports that a landscape meeting was held with Gardner Case, the Architect, and the Property Manager. Gardner Case made a commitment to take care of various tasks ASAP. Many administrative reports have not been supplied as previously agreed and the committee is feeling frustrated over the lack of response from Gardner. Mike, the landscape Foreman assigned to GGCA, failed to show up for the monthly meeting, two months in a row.

The landscape Architect has provided revised plans and charged almost \$500 to correct errors. Burnie provided his approval to Mindy for payment of this invoice.

d. Nominating Committee Report: Susan Delahas reports that the committee is finalizing the packet for the annual meeting and election procedure. It will be completed and

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forwarded to the BOD for review by 02/09/08, corrections will be made and all will be forwarded to KT for mailing.

Susan went through the step by step guideline of how the committee plans to sign in attendees at the annual meeting and monitor the proxies and voting procedures. This includes a detailed membership roster marked with received proxies and ballots, and with all ineligible voters crossed off for no voting rights.

e. Risk Management Report: Brian & Burnie have conducted a nighttime street light check and provided a list to Dani for follow-up with the association lighting vendor.

Brian is meeting with asphalt companies to mark and price areas needing repair. Patching of areas and re-sealing of areas will be considered to determine the most efficient, cost effective manner.

Brian reports that he met with the local South Trail Fire Department regarding fire hydrants. They assured us that all the fire hydrants within the community are maintained on a scheduled yearly basis.

f. Community Relations Committee Report: Denny requested that the BOD approve the purchase of a laser printer to be connected at the main gate house.

Motion: Brian made motion to approve the purchase of a laser printer for the gatehouse and association use, not to exceed the cost of \$1000. Karen seconded the motion. The motion passed.

Action Item: Dani to make selection and purchase the laser printer.

Motion: Brian made a motion to remove Bob Sutherland and Clyde Dougherty from the Community Relations Committee and to add Adrian Pfeiffer & Bob Francis to same. Karen seconded the motion. The motion passed.

g. Design Review Committee Report:

Motion: Brian made motion to add Dr. Peter Curcione to the DRC committee. Karen seconded the motion. The motion passed.

Action Item: Denny to send the list of Neighborhood Association Presidents to Dani.

h. Security Committee Report: Burnie reports that he is waiting on a third proposal from an additional gate company. He is disappointed with SEL due to lack of response to his calls and providing information & feedback.

Other Items:

1. Karen Maxwell reported that there has been no feedback from KT regarding Embarq caller ID and long distance capability at the gate houses.
2. Karen Maxwell reports that she has had no feedback or communication from KT President, Marilyn Grasso following their meeting in January to discuss ways to improve and secure the partnership of GGCA and KT. Karen recommended that GGCA therefore

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change the Management Company very soon, and also recommended that large scale changes should wait for the new company to oversee. Burnie requested that this include the security system changes. The BOD agreed to change Management companies and put on hold large scale projects for the new management company to oversee.

3. Santaluz Square. The court has appointed a receiver of the property. The property will be secured and maintained.

Motion: Brian made a motion to adjourn the meeting at 11:55 am. Karen seconded the motion. The motion passed.