

**Gateway Greens Community Association, Inc.**  
**Board of Directors Meeting**  
**Wednesday, April 16, 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 Strohm, CAM and Lourdes McLeod, CAM representing Alliant

**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:** Approve the 02/19/08 Annual & Organizational meeting minutes and 03/19/08 Board meeting minutes.

**Motion:** Motion was made to approve the above minutes as submitted by Karen Maxwell, seconded by Brian Mook, all in favor, motion is approved.

**4. Treasurer's Report:** The following information was reported by Ed Snyder

- The 2007 audit will be completed by August 2008; Kramer Triad was late in having the information prepared.
- Kramer Triad informed Alliant that they would not be preparing the March financials; John Spina is working on compiling the information for March financials. Gateway Greens will hold final payment to Kramer-Triad until the issue is resolved.

**5. Finance Committee**

**Motion:** Motion was made to remove Mindy LaCroix and Karen Maxwell from the finance committee by Karen Maxwell, seconded by Ed Snyder, all in favor, motion is approved.

**6. VP of Operations Report- Burnie Williams**

- Burnie Williams reported on meeting with Gardner on April 7, 2008, proposals for landscaping will be presented to the Board as they are received.
- The security committee has received proposals from the following vendors ISN, Kent, SEL & TEM. The committee will give their recommendation to the Board at the next scheduled Board meeting.

**Motion:** Motion was made by Brian Mook to accept Eric Thompson's resignation from the security committee, seconded by Karen Maxwell, all in favor, motion is approved.

**7. Old Business**

➤ **Guard infraction ticket**

**Motion:** Motion was made by Karen Maxwell to make the necessary changes to the guard ticket including removing the fine language, seconded by Brian Mook, all in favor, motion is approved.

➤ **Mahogany Run Corner**

Alliant will contact the owner of the NW corner of the Mahogany Run intersection to obtain agreement on recording a sign easement where the Mahogany Run monument was previously situated. Upon agreement a monument survey will be obtained and a sign

easement will be duly recorded. A new monument will need to be purchased as the old one is buried in the golf course dump.

**Motion:** Motion was made by Karen Maxwell to approve funds to obtain a survey, seconded by Brian Mook, all in favor, motion is approved.

➤ **Capital Contributions**

**Motion:** Motion was made by Karen Maxwell to make all capital contributions into the capital reserves account, seconded by Brian Mook, all in favor, motion is approved.

➤ **Handyman**

At this point of the meeting Burnie Williams was asked to recues himself from the meeting. John Strohm spoke to the Board on the pros and cons of hiring Burnie Williams as the handyman for GGCA. Alliant recommended hiring Burnie Williams on an interim basis.

**Motion:** Motion was made by Karen Maxwell to extend the handyman position to Burnie Williams on an interim basis, seconded by Delores Linscott; all in favor, motion is approved.

**Motion:** Motion was made by Karen Maxwell to ask that Burnie Williams resign from the Board if he accepts the position of handyman, motion died for lack of a second.

➤ **Sidewalk Repairs**

Brian Mook reported that most of the sidewalks in need of repair are the responsibility of the clubhouse/golf course. [Brian recommends patching the sidewalks that pose a tripping hazard. Brian will report at the next Board meeting on areas of repair, he will attempt to work with the golf club.](#)

➤ **Pavement repair schedule**

A copy of the survey from Allied Engineering was provided to each Board member. Brian Mook recommends proceeding with both Phase 1 & 2 and get pricing on Phase 3, and making a decision at the next board meeting.

**Motion:** Motion was made by Brian Mook to authorize proposals for Phase 1 & 2, seconded by Delores Linscott, all in favor, motion is approved.

➤ **Allocation of WCI settlement**

The Finance committee is still gathering information regarding capital projects. When complete they will analyze the information and make recommendations on the allocation of the WCI settlement.

➤ **Update on Bylaws/DRC manual rewrite**

**Motion:** Motion was made by Brian Mook to add Donna Williams to the committee, seconded by Karen Maxwell, all in favor, motion passes.

➤ **Distribution of newsletter**

**Motion:** Motion was made by Delores Linscott to authorize CRC committee to spend \$120.00 on containers to hold newsletter for distribution, seconded by Burnie Williams, all in favor, motion is approved.

**8. New Business**

➤ **Vendor information sheet from Kent**

This was referred to security committee to handle.

- GGCA minutes content – Brian Mook commented he would like to see more information on the minutes.
- Website questions to property manager- Alliant will set a separate email address for GGCA homeowners.
- Mailbox refurbishing project – Burnie Williams has received a bid from Florida Painters that includes painting box and post, and provides a new flag for \$31.00 a mailbox.

**Motion:** Motion was made by Karen Maxwell to maintenance and refurbish mailboxes in 2008, funding to come from capital reserves, seconded by Delores Linscott, four in favor, one opposed, motion passes.

- New committee member to DRC

**Motion:** Motion was made by Karen Maxwell to add Ervin Siemers to the DRC committee, seconded by Brian Mook all in favor, motion is approved.

- Request for independent money to DRC

**Motion:** Motion was made by Karen Maxwell to authorize \$1000.00 from office administration for the DRC, seconded by Brian Mook, all in favor, motion is approved.

- Board will be copied on violations from the DRC
- Board approval of newsletter content- Delores Linscott will present items to the Board to be included in the newsletter for approval prior to printing.
- Removal of committee member from CRC

**Motion:** Motion was made by Delores Linscott to remove Adrian Pfeffer from the CRC and add Barbara Tursky and Gene Lamone to the committee, seconded by Karen Maxwell, all in favor, motion is approved.

- Possible change in day of the week for Board meetings- tabled for further discussion

**Motion:** Motion was made to adjourn the meeting by Ed Snyder; seconded by Karen Maxwell; all in favor, Meeting is adjourned at 1:00 PM

Respectfully Submitted  
 Lourdes McLeod, CAM  
 Alliant Property Management, LLC