

**Gateway Greens Community Association, Inc.**  
**Board of Directors Meeting**  
**Wednesday, January 28, 2009 @ 4:00 PM**  
**Held at Gateway Services**

**Present:** Karen Maxwell, Burnie William, Brian Mook, Delores Linscott, Denny Whitworth and Lourdes McLeod representing Alliant Property management.

1. **Call to order/Proof of Notice given:** The meeting was called to order at 4:00 pm. A quorum is established.
2. **Approval of November & December 2008 Board meeting minutes with changes and or corrections.**

**Motion:** Motion was made by Brian Mook to approve minutes from November 2008 Board meeting, Burnie Williams seconded, four in favor, Delores Linscott opposed, motion passes.

**Motion:** Motion was made by Burnie Williams to approve minutes from December 2008 Board meeting, Karen Maxwell seconded, all in favor, motion passes.

3. **Owners/Board comments.** Bob Frances informed the Board that the minutes from July 23<sup>rd</sup> Board meeting were not available on the website. Eric Thompson presented the Board with exhibits, asked for Burnie Williams resignation from the Board.
4. **Property Manager's Report.**
  - Release of liability form was discussed.

**Motion:** Motion was made by Denny Whitworth to have homeowners sign this form where applicable, Brian Mook seconded, all in favor, motion passes.

- Mailbox refurbishing bids were discussed. The board approved hiring Totally Detailed Services & Renovations to refurbish the mail boxes at Fairway Isles at \$35 per mailbox. Refurbishing to include power washing the mailbox, replacing the numbers, painting the post, and painting the shell.
- Main gate interior is scheduled to be painted on Wednesday, February 4.
- Covenant workshop scheduled for Monday, March 23, 2009.

**Motion:** Motion was made by Denny Whitworth to allow CRC to spend \$260 for handouts for covenant workshop Brian Mook, seconded, all in favor, motion passes

- Private property signs have been posted at all entrances to Gateway Greens.
- Alliant discussed the issue of the barcodes with the Board.

**Motion:** Motion was made by Denny Whitworth to provide to those members whose bar codes do not work, bar codes free of charge until the transponders are issued. Further those who recently replaced defective bar codes and whose checks have not been cashed shall have their checks returned to them, Burnie Williams seconded, four in favor, Brian Mook opposed, motion passes.

5. **Name Change, Security Committee.** Brian Mook informed the Board of the recommended name change for the Security committee to Gate Access Control Committee.

**Motion:** Motion was made by Denny Whitworth to approve the name change of the committee to Gate Access Control Committee, Brian Mook seconded, all in favor, motion passes.

**Motion:** Motion was made by Brian Mook to add Bob Sutherland to Gate Access Control Committee, Delores Linscott seconded, all in favor, motion passes.

6. **Update Access Control System.** Lee Herman was present from TEM Services to discuss the switching out memory for telephone entry units from 500 names to 3000 names. This will allow system to interface properly with GateHouse software being installed. The Board requests the additional cost of \$1351.25 be absorbed by TEM.
7. **Guest Speaker- Bill Knight from Gateway Services.** Delores Linscott has requested electric and a fountain be placed in the weir. Bill Knight informed the Board that this is possible and the cost is approximately \$1500.00.
8. **Treasurer's Report.** Denny Whitworth informed the Board of the status of collections within the community. Discussion held on the 2009 Budget forecast.
  - **Purchase of a new rover.** Brian Mook recommends purchasing a Toyota Yaris for \$16,800.00. The Scion has a trade-in value of \$8,000.00, net cost \$8,800.

**Motion:** Motion was made by Brian Mook to purchase the Yaris, Denny Whitworth seconded, three in favor, two opposed, motion passes.

- **Recommendation reserve account funding.** Denny Whitworth made recommendations for the following reserve accounts, Vehicle reserve, lighting reserve, painting reserve, wall and sign reserve, access control reserve, landscaping reserve, paving reserves,

**Motion:** Motion was made by Denny Whitworth to not fund any additional funds for the vehicle reserve, Brian Mook seconded, all in favor, motion passes.

**Motion:** Motion was made by Denny Whitworth to not fund any additional funds for the lighting reserve, Brian Mook seconded, all in favor, motion passes.

**Motion:** Motion was made by Denny Whitworth to not fund any additional funds for the painting reserves, Brian Mook seconded, all in favor, motion passes.

**Motion:** Motion was made by Denny Whitworth to not fund any additional funds for the wall and sign reserve, Brian Mook seconded, all in favor, motion passes.

**Motion:** Motion was made by Denny Whitworth to fund \$60,000.00 to the access control reserve, Brian Mook seconded, all in favor, motion passes.

**Motion:** Motion was made by Denny Whitworth to not fund any additional funds for the landscape reserve, Brian Mook seconded, all in favor, motion passes.

**Motion:** Motion was made by Denny Whitworth to not fund any additional funds for the paving reserve, Brian Mook seconded, all in favor, motion passes.

- **Resolution on funding reserve accounts.**

**Motion:** Motion was made by Denny Whitworth to approve resolution to fund reserve accounts, Brian Mook seconded, all in favor, motion passes.

- **Resolution to assign reserve accounts to budget directors.**

**Motion:** Motion was made by Denny Whitworth to approve resolution to assign reserve accounts to budget directors, Delores Linscott seconded, all in favor, motion passes.

- **Resolution requiring expenditure authorization for reserve account funding.**

**Motion:** Motion was made by Denny Whitworth to approve resolution requiring expenditure authorizations for reserve account funding, Delores Linscott seconded, all in favor, motion passes.

9. **Violation committee.** Tabled for future meeting
10. **Westlinks entrance & Villa roads.** Brian Mook updated the Board on proposals received from Griffith Contracting price for the Westlinks expansion is \$9000.00 and the Villas roadway is \$7600.00.

**Motion:** Motion was made by Brian Mook to approve proposals from Griffith, Delores Linscott seconded, four in favor, Karen Maxwell opposed, motion passes.

11. **Sidewalk restoration.** Tabled for future meeting

**12. Front entrance update.** Nine royal palms will be placed at the front entrance to Gateway Greens, the existing palms will be moved to Westlinks by Gardner.

**Motion:** Motion was made by Delores Linscott to approve \$2250.00 to complete this project, Brian Mook seconded, all in favor, motion passes.

**13. Landscape Committee removal of Cindy Turong.**

**Motion:** Motion was made by Delores Linscott to remove Cindy Turong from the landscape committee, Karen Maxwell seconded, all in favor, motion passes.

**14. Weir- Gardner's landscape ideas.**

**Motion:** Motion was made by Delores Linscott to approve Gardner's proposal to place mulch grass and plants around weir not to exceed a cost of \$3120.00, Burnie Williams seconded, four in favor, Karen Maxwell opposed, motion passes.

**15. Access control committee.** Tabled for future meeting

**16. CRC story ideas for next issue discussed.**

**17. Printing of newsletter.** Alliant can provide copies as requested and charge back to the association as necessary.

**Adjournment: Meeting is adjourned at 7:15 PM**



