

Gateway Greens Community Association, Inc.
Board of Directors Meeting
Thursday, September 10, 2009 @ 8:30 AM
Held at GGCC

Present: Denny Whitworth, Gregg Miller, Brian Mook, Delores Linscott, Jim Newlin, and Lourdes McLeod representing Alliant Property Management.

1. **Call to order /quorum established**
2. **Proof of Notice given:** The meeting was called to order at 8:30 am.
3. **Resident Comments:**
Adam Smiarowski
 - Commented on status of Hidden Links Parcel

Motion: Motion was made by Brian Mook to spend up to \$1,470.00 to weed and mulch six (6) properties one time in 2009 using Yardmasters, to be funded from account code 8015. Gregg Miller seconded, all in favor, motion passes.

- 11300 Bent Pine
 - 12054 Cypress Links
 - 12590 Venetian
 - 11451 Gateway Greens
 - 12441 Teak Circle
 - 11481 Bent Pine
4. **8/13/09, 8/27/09 Meeting Minutes approved**

Motion: Motion was made by Jim Newlin to approve Meeting Minutes from 8/13/09 & 8/27/09. All in favor, motion passes.

5. **Property Manager Report**

a) **Hidden links WCI Parcel**

- a. Tabled, pending Attorney opinion.
 - i. Alliant to contact Attorney

b) **Written reports provided:**

a. **General**

- **8/28/09: Winter Annuals purchased from Gardner Case (\$15,641.00)**
- **8/31/09: Began sending list of residents with non-working transponders to Brian Mook as requested**
- **8/31/09: Kent contract sent to all Board Members for review**
- **9/1/09: Discussion with Brian Mook on next step to be taken with violations that have not been corrected. (Send to attorney?)**
- **9/2/09: Unafixed Transponder List created, provided to gate and on weekly basis thereafter**
- **9/2/09: Met with Richard Deboest to discuss Hidden Links parcel and deleting Wellesley Court easement**
- **9/3/09: Cougar Proposal accepted & signed for surface repairs, including Grande Isle Cul-de-sac**
- **9/4/09: Spreadsheet provided to Board regarding delinquent accounts.**
- **9/9/09: Spoke with Jason Marshall to coordinate holiday décor this year, 50% deposit required first week in September. (trimmers holiday décor)**
- **9/8/09: Emailed Alan Carroll with Yardmasters to inquire about additional work needed at the abandoned homes, per Denny's request**

- 9/8/09: Contacted TEM again, responding to an email requesting that the portable test transponder be dropped off at Main Gate to be tested by TEM rep
- 9/9/09: Spreadsheet created for residents with non-working transponders and sent to Brian Mook
- New Applications for Transponders/Changes being entered into Gatehouse on daily basis
- Open Tickets/Complaints/Issues being resolved and closed on daily basis
- Portable Transponder Application Database Created and updates sent to Gregg Miller as needed

b. Architectural Review Requests;

i. Letter of approval/denial were sent out per DRC request.

LOT	DATE	ADDRESS	NAME	REQUEST	SENT	COMMENT
483	8/17/2009	10842 Pond Ridge DR	Reichert	fence	8/19/2009	Condapp 8/26/09
158	8/20/2009	11841 Grand Isle Ln	Finkbeiner	Flag Pole		app 8/11/09
722	8/20/2009	12135 Hidden Links Dr	Laboy	Ornamental Garden		app 8/11/09
84	8/20/2009	11480 Persimmon Ct	Cobb	Rep Royal Palm color roof		app 8/11/09
356	8/20/2009	12026 Mahogany Isle Ln	Mills	Tree removal, etc.		Condapp 8/11/09
308	8/26/2009	12560 Walden Run Dr	Linscott	SabalPalm Rem, rep w/ ...		App 8/26/09
447	8/26/2009	12561 Walden Run DR	Rewolinski	Clear Hurricane Shutters		App 8/26/09
121	8/26/2009	11151 Mahogany Rn Dr	Eberle	Steel Hurricane Panels		App 8/26/09

c. Violation & Letters;

ADDRESS	OWNER	VIO #	1ST NOTICE	2ND NOTICE
12035 Mahogany Isle	Ludwig	6	<input checked="" type="checkbox"/>	
12088 Mahogany Isle Ln	Pino	2	<input checked="" type="checkbox"/>	
11121 Mahogany Run	Gemeiner	1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
11371 Bent Pine Dr	Koncar	2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12011 Wedge Drive	minisce	1	<input checked="" type="checkbox"/>	
11524 Mahogany Run	Wolfrum	1	<input checked="" type="checkbox"/>	
11291 Mahogany Run	Marhue	1	<input checked="" type="checkbox"/>	
12031 Cypress Links Dr	Dilorenzo-Rozzi	1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12441 Woodtimber Ln	Pruette	1	<input checked="" type="checkbox"/>	

c) Discussion held regarding Winter Annuals expense

Motion: Motion was made by Brian Mook to approve Fall Plantings as presented by Landscape Committee. Jim Newlin seconded, in the amount of \$15,641.00 to be funded out of account code #8040. three in favor, Denny Whitworth & Gregg Miller opposed, motion passes.

resident's Report

a) Management Contract

a. Tabled for future meeting

b) Discussion on letter received from the Villas

Motion: Motion was made by Jim Newlin to forward letter to Richard Deboest to answer on behalf of the Association. Delores Linscott seconded, all in favor, motion passes.

7. Treasurer's Report- Jim Newlin provided the Board with a current status of delinquencies.

a) 2010 Budget

- a. Finance Committee Meetings being scheduled to prepare budget
- b) Delinquencies**
 - a. Jim Newlin reported 10% decrease in delinquencies compared to 2008

Motion: Motion was made by Jim Newlin to add Mike Ritchie to Finance Committee. All in favor, motion passes.

- b. Flannery appeal to absorb legal fees discussed

Motion: Motion was made by Delores Linscott to deny Flannery request to absorb legal fees, Denny Whitworth seconded, all in favor. Motion passes.

8. VP of Operations report, Brian Mook

- b) Hampton Greens Gate has been installed and is operational**
- c) Sidewalk cleaning is necessary at Gateway Greens Drive & Championship Drive**
 - a. Brian Mook contacted Totally Detailed Services for price quote
- d) Street Light Project by Young's Electrical – update provided**

Motion: Motion was made by Brian Mook to approve outdoor camera lighting. Jim Newlin seconded, four in favor; Delores Linscott opposed. Motion passes. To be charged to ACCT #5030.

9. Committee Reports

a) Landscape Committee

- a. Delores Linscott discussed vines still need to be removed along the wall
 - i. Gardner Case will spray to kill vines
- b. Painting of dam
 - i. Gateway Services have agreed to paint
 - 1) Delores will notify Board when paint sample has been applied

Motion: Motion was made by Brian Mook to authorize Poor Man \$3,500 to remove pepper hedge along Westlinks on Stock Development property to be charged to ACCT #8070. Gregg Miller seconded, all in favor, motion passes. *Stock Development will hold GGCA harmless*

c. Trimming

- i. Proposals received from 5 vendors:
 - 1) Gardner Case
 - 2) Tree Service
 - 3) Green Effex
 - 4) Gulf Coast
 - 5) Island Tree Service

Motion: Motion was made by Brian Mook to award the contract to Tree Service contingent upon meeting all conditions on the contract. Delores Linscott seconded, all in favor, motion passes.

Motion: Motion was made by Denny Whitworth to notify homeowners that have canopy trees in violation. Delores Linscott seconded, motion passes.

- d. Canopy Tree Violation 30-Day Letters sent will contain the following points:
 - 8/14/09 inspection date indicated a canopy tree in violation (canopy must be raised 13.5 ft from ground)
 - Resident has 30 days to comply
 - If owner does not comply, GGCA will assign trimming to contractor and charge the owner \$40.00
 - a. Denny Whitworth will provide list of residents in violation to Alliant Property Management

b) Access Control Committee

a. Deactivation of delinquent members

- i. Proceed with deactivation according to list and per Association policy
 - 1) Colin Jenkins will provide updates on reactivation.

b. Kent Security Contract

- i. Committee will review at next scheduled meeting on 9/16/09 and provide report at next Board Meeting on 9/24/09

10. Adjournment

Meeting is adjourned at 11:40 a.m.