

**Gateway Greens Community Association, Inc.**  
**Board of Directors Meeting**  
**Thursday, September 24, 2009 @ 9:00 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 9:00 am.
3. **Minutes**

**Motion:** Motion was made by Brian Mook to approve 9/10/09 Meeting Minutes, Jim Newlin second, motion passes.

**4. Resident Comments:**

Adam Smiarowski

- Additional comments on status of Hidden Links Parcel

Bob Clark

- Commented on document revisions, recommends removal of developer language as a starting point in the revision.

**5. Property Manager Report**

- a) **Written report provided to the Board.**

**Motion:** Motion was made by Jim Newlin to take possession of lot on Wedge Drive for 2 months for purposes of maintaining lot. Brian Mook seconds, motion passes.

**6. President's Report**

- a) Hidden Links Parcel
  - a. Tabled pending Attorney opinion – Jim Newlin will contact the attorney's office for status.
- b) Alliant Contract
  - a. Tabled for next meeting
- c) Emergency Guidelines, Handling alligator complaints and renewal of domain name – Board discussion held.
- d) Denny Whitworth was appointed to replace Delores as the Board member authorized to allow alligator trappers into the community.

**Motion:** Motion was made by Gregg Miller to renew the domain name "GatewayGreens.net", Brian Mook second, motion passes.

**Motion:** Motion was made by Gregg Miller to approve guidelines for emergencies, Brian Mook second, all in favor, motion passes.

**7. Treasurer's Report**

**a) Budget Worksheet**

- a. Jim Newlin proposes to hold a workshop for budget discussions on Thursday, October 1, 2009 at 9:00 a.m.
- b. Discussion on financial controls and proposed changes, tabled for future meeting discussion and motion.

**8. VP of Operations report, Brian Mook**

**a) 2009 Paving Program**

- a. Start date for the paving programs is mid-October
- b. Young's will commence project on street lights by October 1, 2009.

**9. Committee Reports**

**a) Landscape Committee**

- a. Delores Linscott reported that the pepper hedge removal project has been completed
- b. Discussion on the Weir continued.

**Motion:** Motion was made by Brian Mook to approve invoice #101173 in the amount of \$250.00 to be funded out of Account #8050, Jim Newlin seconds, motion passes.

**b) Access Control Committee**

**Motion:** Motion was made by Gregg Miller to appoint Cecil Pendergrass to the Access Control Committee, Denny Whitworth second, motion passes.

**a. Kent Contract**

**Motion:** Motion was made by Gregg Miller to approve Kent Contract with the revised language, Brian Mook second, all in favor, motion passes.

**Motion:** Motion was made by Gregg Miller to approve purchase of portable transponders at \$33.96 plus tax, (shipping and handling included) to be funded from Account #5050, Brian Mook second, all in favor, motion passes.

- Board requests Gate Access Committee prepare a price structure for the portable transponders

**Motion:** Motion was made by Gregg Miller to add long distance to Westlinks gate, Jim Newlin second, all in favor, motion passes.

**c) DRC Committee: New Chairperson**

- a. Mary Ann McDonald & Barbara Miller

**10. Adjournment by motion at 12:00 PM**