

**Gateway Greens Community Association, Inc.**  
**Board of Directors Meeting**  
**Thursday, December 10, 2009 @ 8:30 AM**  
**Held at Services District Offices**

**Present:** Denny Whitworth, Brian Mook, Gregg Miller, 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**
  - a) Bob Francis commented on the use of Association funds for non-association expenses.
4. **Minutes**
  - a) Approval of November 19, 2009 Board of Governors meeting minutes

**Motion:** Motion was made by Delores Linscott to approve the November 19, 2009 meeting minutes, Brian Mook seconded, all in favor, motion passes.

5. **Property Managers Report**
  - a) Report given in written format, Board discussion held.
    1. Delores Linscott will contact a trapper to discuss obtaining a proposal for removing the wild hogs in the community.
    2. Board request contacting Larry Mcknight with Cougar to further discuss street paving issues.
    3. Board request infractions and infringements are included in the management report.
6. **Presidents Report**
  - a) 2010 Meeting Schedule
    1. Board discussion held on meeting schedule for 2010. Next Board meeting is scheduled for January 7<sup>th</sup>, 2010 at 9:00 A.M.

**Motion:** Motion was made by Denny Whitworth to hold Board of Governors meetings on the 4<sup>th</sup> Thursday of the month, Brian Mook seconded, all in favor, Motion passes.

- b) Maintenance Program
    1. Board members gave Denny Whitworth the maintenance forms as requested previously.
  - c) Contractor Access Control – Board discussion held on the contractor access control, Denny Whitworth provided the Board with the program elements, no further action taken at this time.
7. **Treasurers Report**
    - a) Comcast
      1. Nothing new to report at this meeting.
    - b) Financials

1. Jim Newlin discussed the following accounts to review and approve:

**Motion:** Motion was made by Jim Newlin to approve the following reviewed accounts for November, 7030, 8030,8040,8060,8070,8100,8130,8510, 8530, 8540, 8560, 8620, 8085, Brian Mook seconded, all in favor, Motion passes.

c) Delinquencies were discussed in detail at the last Board meeting.

## 8. VP of Operations Report

a) Traffic regulations

- a. Brian Mook has invited District Command for the Lee County Sheriff's Office to attend Board Meeting to discuss traffic regulations.
- b. Discussion on additional insurances, umbrella coverage has been recommended. Board requests Bob Clark contact the association's agent to discuss requirements and make recommendation to the Board at the next scheduled meeting.

**\*Board congratulated Brian Mook and the administrative staff at Alliant Property Management for resolving the claim in reference to the Hampton Greens gate damage.**

## 9. Committee Reports-

a) Landscape Committee-

1. Discussion on estimate #33755 for the completion of mulch, the difference of \$4,800.00 to be approved by the Board.

**Motion:** Motion made by Delores Linscott to approve \$4,842.00 for plants at monuments. Brian Mook seconded, all in favor, Motion passes.

**Motion:** Motion made by Brian Mook to approve estimate #33755 in the amount of \$4800.00, Gregg Miller seconded, all in favor, Motion passes.

b) Nominating Committee

1. Brian Mook reported that the first notice of Annual Meeting has been sent out.

c) Access Control

1. New equipment & gate modifications discussed- Board request Alliant obtain a design proposal for expanding the main gatehouse.
2. Discussion on the issues with transponders not working properly on higher end vehicles/motorcycles.
3. Gregg Miller presented the Board with Portable Transponder Appeals received by the committee.

**Motion:** Motion made by Gregg Miller to allow the Access Control committee further review the appeals, Jim Newlin seconded, Motion passes.

**Motion:** Motion made by Gregg Miller to approve portable transponders for motorcycles. Brian Mook seconded, all in favor, Motion passes.

**Motion:** Motion made by Denny Whitworth to add indemnification clause that holds the Board harmless from any damages as a consequence of the misuse of the portable transponder, and the owner will report if they misplace it. Delores Linscott seconded, Jim Newlin amends motion to obtain the clause written by the association attorney, Brian Mook seconded, all in favor.

d) DRC-

1. Mary Ann McDonald would like to see more neighborhood representation on the committee, request the Board's assistance with this matter.
2. Mary Ann McDonald reported several members have resigned, therefore no quorum was present at previous meeting. The committee requests that the Board consider allowing fewer members on the committee.

**Motion:** Motion made by Brian Mook to accept the DRC resignations of Cindy Truong, Olive Fabisek, Tommy Johnson. Jim Newlin seconded, all in favor, Motion passes.

**Motion:** Motion was made by Gregg Miller to revise the committee guidelines so that a quorum requirement is a majority of active committee members, Brian Mook seconded. Jim Newlin added the following, Inactive member is defined as being absent a minimum of 4 months, all in favor, Motion passes.

## **10. Adjournment**

- a) 11:45 A.M.