

Gateway Greens Community Association, Inc.
Board of Directors Meeting
Thursday, February 11, 2010 @ 9:00 AM
Gateway Services District

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

1. **Call to order /quorum established- Meeting was called to order at 9:00 am.**
2. **Proof of Notice- given**
3. **Resident Comments-** no comments were made at this time.
4. **Minutes**
 - a) Approve January 28, 2010 minutes Board of Governors meeting.

Motion: Motion was made by Denny Whitworth to approve the January 28, 2010 meeting minutes as amended, Gregg Miller seconded, all in favor, motion passes.

5. **Property Managers Report-** Brief report provided to the Board.
 - a) Water bills were presented to the Board due to the excess charges. Brian Mook and Delores Linscott will contact Gateway Services to discuss the overages.
6. **Presidents Report**
 - a) Denny Whitworth informed the Board of the proposal submitted by Bill Markle to transfer the domain names, gwgreens.org & gatewaygreens.com to Gateway Greens for the amount of \$500.00.

Motion: Motion was made by Denny Whitworth to accept the proposal from Bill Markle to transfer the domain names for the amount of \$500.00, Brian Mook seconded, all opposed, motion fails.

- b) Denny Whitworth informed the Board that the County will allow the Gateway Golf and Country Club words to remain on the wall at the entrance to Gateway Greens, is we put our sign perpendicular rather than parallel to Gateway Blvd.
7. **Treasurers Report-** presented by Denny Whitworth on behalf of Jim Newlin.
 - a) Revised collection policy- written changes made in the current policy.

Motion: Motion was made by Denny Whitworth to adopt the collection policy with the changes made by the Gate Access committee (Gregg Miller), Brian Mook seconded, all in favor, motion passes.

- b) Appeal presented from homeowner to waive late fees and interest.

Motion: Motion was made by Brian Mook to deny the homeowner's appeal, Delores Linscott seconded, all in favor.

- c) Board discussion and suggested changes made to the financial report to be made available to the membership at the annual meeting.

Motion: Motion was made by Brian Mook to adopt the financial review as amended, Denny Whitworth seconded, all in favor.

8. VP of operation report-

- a) Traffic regulations- Paul Wingard – Deputy Director with the Lee County Department of Transportation was present to discuss traffic devices in Gateway Greens. In order to remove traffic devices which are in the development order, the development order must be changed. Lee County DOT conducted a site visit which may have included recommendations on traffic control devices prior to approving their agreement to enforcement traffic regulations within the community. Board discussion held on removal of three stop signs within the community.
- b) Traffic Accident summary- Cecil Pendergrass presented data obtained from the LCSO regarding Gateway Greens traffic accidents. Board discussion held on current speed limits on Westlinks.

Motion: Motion was made by Gregg Miller to change speed limit on Westlinks from 25 mph to 30 mph, per Florida Statute 316, Brian Mook seconded, all in favor, motion passes.

- c) Westlinks Fence- **Continued** follow up with engineer required.
- d) Discussion on removing the bar code reader at Walden Lakes and removing the existing concrete pad.

Motion: Motion was made by Brian Mook to approve proposed amount of \$375.00 from Totally Detailed services to remove entry gate arm and existing concrete pad at Walden Lakes, Delores Linscott seconded, all in favor.

Motion: Motion was made by Brian Mook to approve the proposal from Young’s electric to remove the bar code readers at Walden Lakes in the amount of \$2,420.00, Gregg Miller seconded, all in favor.

9. Committee Reports

- a) DRC – additions/removals, resolution on DRC legal action requirements

Motion: Motion was made by Brian Mook to remove Mary Ann McDonald and Pat Walker and add Gene Allison to the committee, Gregg Miller seconded, all in favor, motion passes.

Motion: Motion was made by Denny Whitworth to adopt the resolution on DRC legal action requirements, Brian Mook seconded, all in favor.

- b) Landscape committee-
 - 1) Solar Panels- Gardner Case will order a test panel
 - 2) Freeze damage- Delores Linscott presented a proposal for replacement of plants damaged by the freeze throughout the community, Board discussion held.

Motion: Motion was made by Brian Mook to approve \$11,293.00 for freeze damaged plants to be funded out of the reserve, Gregg Miller seconded, all in favor.

Motion: Motion was made by Delores Linscott to approve \$4,414.00 for the plants in Hampton Greens, Gregg Miller seconded, all in favor.

- 3) Access control committee-
 - Main entry preliminary design- Dennis Cowan attended the gate access meeting to answer questions regarding the proposed design. Additional detailed drawings will require formal engineering work estimated at \$1500.00.

Motion: Motion was made by Brian Mook to authorize \$1500.00 to obtain an engineer to provide additional detailed drawings, Denny Whitworth seconded, all in favor.

Meeting adjourned at 11:45 AM

Respectfully submitted,

Lourdes McLeod, CAM