

**Gateway Greens Community Association, Inc.**  
**Board of Directors Meeting**  
**Thursday, January 7, 2010 @ 9:00 AM**  
**Held at Gateway Golf & Country Club**

**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 9:00 am.
3. **Resident Comments**
  - a) None
4. **Minutes**
  - a) Approval of December 10, 2009 Board of Governors meeting minutes.

**Motion:** Motion was made by Denny Whitworth to approve the December 10, 2009 meeting minutes, Brian Mook seconded, all in favor, motion passes.

5. **Property Managers Report-** Written report provided to Board for their review. Board discussion held.
  - a) Delores Linscott contacted Matt Lauer to set up traps to remove the wild hogs; he has been very successful in doing so.
  - b) Discussion on 12110 Fairway Isles pre-suit mediation process. Alliant informed the Board of the pre-suit mediation letter sent and confirmation of receipt received. Board action is required to proceed.

**Motion:** Motion was made by Brian Mook to forward 12110 Fairway Isle issue to attorney & proceed with lawsuit; Gregg Miller seconded, all in favor, Motion passes.

- c) Paving Refund
  1. Brian Mook reported that Larry McKnight has agreed to repair several pot holes up to \$4000.00 of repairs.

**Motion:** Motion was made by Brian Mook to accept the agreement from Larry McKnight to repair pot holes in lieu of the seal coating he offered to cover the black stains on the road; Gregg Miller seconded, all in favor, Motion passes.

- d) Homeowner request for reimbursement presented to the Board for necessary action.

**Motion:** Motion made by Denny Whitworth to reimburse homeowner at Pond Ridge \$400.00 based on facts presented; Jim Newlin seconded; 3 Opposed: Brian Mook, Delores Linscott, & Gregg Miller. 2 in Favor: Jim Newlin, Denny Whitworth. Motion failed to pass.

- d) Entryway Rendering
  1. Alliant provided a preliminary drawing prepared by Totally Detailed Services. Board request Alliant obtain an estimated cost along with various design alternatives. Totally Detailed Services will be asked to contact the Access Control Committee to discuss further.

6. **Presidents Report**
  - a) Transponder Appeal

1. Denny Whitworth presented an appeal from the Wilson representative who runs the gold club facility.

**Motion:** Motion was made by Gregg Miller to deny the appeal for a portable transponder; Jim Newlin seconded, all in favor, Motion passes.

#### 7. Treasurers Report

- a) Vacant Lot Charges – Board discussion held on overpayment received from five vacant lots in Saba Dunes for 2008, 2009 & 2010 for a total of \$6,395.00.

**Motion:** Motion was made by Jim Newlin to reimburse to Sabal Dunes the overpayment of assessments of the five (5) vacant lots in 2008, 2009, & 2010 in the amount of \$6395.00; Delores Linscott seconded, all in favor, Motion passes.

- b) Comcast -

1. Jim Newlin reported that there was a change of assignment in judges on the lawsuit. Further report to be given at the next scheduled board meeting.

- c) Foreclosure Mediation -

1. As of 12/31/09 total in aged receivables was \$99,200.00, fifteen foreclosures have been reported; this is a 20% reduction in overall amount owed in year-end to year-end.

#### 8. VP of operation report-

- a) Brian Mook offered the floor to Bob Clark who reported on his meeting with the insurance agent regarding umbrella coverage. Board discussion held on purchasing additional coverage for an amount of \$5 million.

**Motion:** Motion was made by Gregg Miller to proceed with purchasing \$5 million of Umbrella coverage; Delores Linscott seconded, all in favor, Motion passes.

- b) Discussion on Young's Electrical proposal

**Motion:** Motion was made by Gregg Miller to accept proposal from Young's Electrical in the amount of \$2360.00 to remove the existing card reader & rewire new junction box located on all four gates to be funded out of account #5050; Delores Linscott seconded, Brian Mook opposed, Motion passes

#### 9. Committee Reports

- a) Approve revised guidelines- issue tabled for future meeting.
- b) Covenants Committee
  1. Review default letter, proposed changes were discussed.

**Motion:** Motion made by Denny Whitworth to revise the covenant letter to include hard dates for action taken, add that the Board has the option file a petition for mediation and/or enter upon premises and make improvements, Brian Mook seconded, all in favor, Motion passes.

**Motion:** Motion made by Brian Mook to send to default letter to attorney's office to ensure that the language is accurate; Denny Whitworth seconded, all in favor, Motion passes.

2. 11631 Spoonbill Lane-

**Motion:** Motion was made by Brian Mook to ratify the decision on the action taken to hire Yardmasters to maintain the property located at 11631 Spoonbill Lane, Denny Whitworth seconded, all in favor.

- c) Landscape Committee

1. New projects: Delores Linscott informed the Board of several items and action taken. Discussion on Hidden Links cul de sac and owner complaint.

Discussion on solar powered timers presented by Gardner Case, Board approved installing a demo timer.

d) Access Control Committee

1. Portable Transponder application -

**Motion:** Motion made by Brian Mook to approve addition of indemnification language on Portable Transponder Application; Jim Newlin seconded, all in favor, Motion passes.

2. District Commander: Sheriff's Department-

- Scott Ciresi, Echo 3 District Commander, Todd Garison and Kevin Farrell from the Central District Commander were present to answer questions presented from the Board and the committee.
- Discussion on stop signs, speed limits enforcement and underage golf cart use. It is recommended the Board set traffic regulations within Gateway Greens.
- Denny Whitworth provided the Board with the Florida Dept. of Highway & Safety & Motor Vehicles aggressive driver study.
- The Board can designate the type of LCSO coverage provided to Gateway Greens, including making special requests and requests for temporary assignments of LCSO personnel. Gateway Greens would have to work out what amount of time is assigned from the 40 hour allotment given to Gateway Service District, and contract directly with LCSO for anything beyond that.

Meeting adjourned at 12:30 P.M.