

Gateway Greens Community Association, Inc.
Board of Governors Meeting
Thursday, May 27, 2010 @ 9:00 AM
Gateway Golf & Country Club

Present: Denny Whitworth, Brian Mook, Jim Newlin, Mike Ritchie, Bob Clarke (via conference call) and Lourdes McLeod representing Alliant Property Management.

1. **Call to order /quorum established- Meeting was called to order at 9:10 am.**
2. **Proof of Notice- given**
3. **Resident Comments**

- Tabled

Action Item: Management send letter to Summerwind via property management.

- David Wadovich (Cottages): commented on items being maintained by the GGCA
- Delores Linscott: Donna Glassey, Nancy McLeod adding to the Landscape Committee.
- Flags: Where a tree will be installed, purpose of 50 locations of where trees will go.
- Mailboxes are in bad shape: Callaway Greens, Walden lakes, & Hidden Links
- Streetlights need maintenance.

Action item: Brian Mook will inspect mailboxes

4. Minutes

- a) Approval of May 13, 2010 & May 20, 2010 Minutes
 1. Denny to be emailed the 5/20/10 Minutes.

Motion: Motion was made by Jim Newlin to approve May 13, 2010 & May 20, 2010 meeting minutes, Mike Ritchie seconded, Motion passes.

5. Property Management Report

- a) Landscape Contract Proposals
 1. Presented Board with two proposals for landscape contract.
 - i. Agriscape
 - ii. Juniper
 1. Landscape Committee meeting on 6/15/10 to review proposals.

Action Item: Call tree service & landscape dimensions, all proposals to be presented by June 10th.

- b) Monument Maintenance Cost
 1. Discussion held
- c) Sidewalk Maintenance cost
 1. Discussion held
- d) Annuals: Final Scope

1. Discussion held
- e) Gate Attendant Pay Rates
 1. Discussion held
 2. Jim Newlin requested the pay rates from Kent Security.
 - a. A list of rates can be provided but no names may be given out.
 - b. Adoni provided the Board with a detailed breakdown of rates.

Action Item: Obtain comparative bill rates and what's included from another security contract by next meeting.

Action Item: Work on call log report (add date)

- f) Westlinks Fence Repair
 1. Week of 6/8/10
 2. Attorney opinion provided to the Board

Action Item: Confirm Ganaderma lab report for next meeting.

6. **President's Report** – Administrative page on website as a resource to the Board of past Motions, Resolutions, Policies, etc.
 - a) Tree Replacements
 1. Denny informed the Board that there are 55 locations for tree replacement.
 - a. 3 sets of recommendations (all different) Gardner, Tree Service, & Juniper.
 - b. Board discussion held
 - c. Board will make a selection of trees.

Action item: Preview other communities with Board members, recommend landscape architect.

Action item: Set up meeting with Agriscap to meet with Denny Whitworth & Brian Mook.

7. Treasurer's Report: Jim Newlin

- a) Collections
 1. Reviewed 7 accounts, 20 accounts owe \$1,000.00, 3 accounts with payment arrangements
 2. Board discussion on state of delinquent accounts.
 3. Jim Newlin has been actively working with Alliant accounting department.

MOTION: Motion was made by Denny Whitworth to close out case and not sue Crowley for \$852.00 in legal fees; Jim Newlin seconded, all in favor, Motion passes.

Action Item: Let Kevin Miller know of the Board decision regarding settlement offer, email dated 5/25/10.

- b) Comcast Schedule

MOTION: Motion made by Jim Newlin to submit a new offer to Comcast that is priced below the Gateway Greens offer in 2009, with a reduced percent increase in future years. The offer further include the up-front sum offered by Comcast in 2009; Brian Mook seconded, all in favor, Motion passes.

- c) Landscape Reserve Account

1. Tabled

8. V.P. of Operations Report: Brian Mook

a) Report on Calbot settlement provided.

Motion: Motion was made by Brian Mook to provide 30-day extension to Calbot from 5/24/10; Denny Whitworth seconded, Motion passes.

Action Item: Denny to prepare new extension agreement.

Action Item: Roads for Specs: Brian & Alliant

- Oaks will be trimmed 5/27 & 5/28 in preparation for hurricane season.
- Santa Luz has been sold.

9. Committee Reports

a) **Covenant Committee: Brian Mook**

1. Meeting with Attorney

b) **Gate Access Committee Guidelines: Brian Mook**

1. Golf Cart Regulation

Action Item: Brian Mook to obtain regulation from Kent.

2. No Trespassing Signs

a. No trespassing signs, neighbors trespassing on each other's lots

i. Post outside to protect everyone

1. Brian to continue to work on obtaining information.

c) **Design Review Committee Guidelines-** The design review guidelines were approved.

Action item: Policy Revision, send to committee and Denny Whitworth.

d) **Landscape Committee: Bob Clarke**

1. Palm Tree Lab Test

e) **Nominating Committee: Mike Ritchie**

1. June 7th, Meeting scheduled with committee. Draft memo with guideline for Annual Election.

Action Item: Create a list of all forms of indemnification clause on portable transponders.

Two portable transponder applications presented for Board discussion.

Non-Resident request for portable, offer him a permanent transponder.

MOTION: Motion made by Denny Whitworth to deny non-resident portable transponder, Brian Mook seconded, Motion passes.

Adjournment- Meeting is adjourned at 12:00 PM