

Gateway Greens Community Association, Inc.
Board of Governors Meeting
Thursday, May 13, 2010 @ 9:00 AM
Country Club

Present: Denny Whitworth, Brian Mook, Jim Newlin, Mike Ritchie, Bob Clarke and Brittany Harrington (9:20AM) representing Alliant Property Management. Also present was Linda Lockman of Champions Green I and Mike Angellatti of Champions Green III

1. Call to order /quorum established- Meeting was called to order at 9:00AM.

2. Proof of Notice- Given

3. Resident Comments

- **Board response to Champions Greens**

- i. Discussion held

- 1. Gateway Greens obligations for sidewalk installed on Champions Green property:

- Motion was made by Bob Clark that Gateway Greens not pay rent for or accept any obligations for the sidewalk installed by WCI. Seconded by Brian Mook and unanimously approved.

- Action Item:** Management to send letter to Champions Green informing them of the Board's decision.

- 2. Gateway Greens take ownership of land containing the Championship monument sign. The board tabled the discussion pending cost estimates from management.

- Action Item:** Management clarify the cost estimates to take over all of the NHOA monuments.

- Action Item:** Brian Mook to estimate the cost of maintaining the sidewalk on property owned by Champions Green in anticipation of the board's consideration to take ownership of the land on which the sidewalk sits.

4. Minutes

- a) Approval of April 15, 2010 Minutes

Motion: Motion was made by Brian Mook to approve April 15, 2010 as amended; Mike Ritchie seconded, all in favor, Motion passes.

5. Property Management Report-Written report provided to the Board.

- 11381 Bent Pine Drive AA requested decision. See motion below.
- Gate house computer and chairs: See motion below:

Motion: Motion was made by Brian Mook to approve Yardmaster maintaining landscaping at 11381 Bent Pine Drive; Denny Whitworth Seconded, all in favor, Motion passes.

6. President's Report (Denny Whitworth)

Motion: Motion made by Mike Ritchie to approve purchase of computer and operating system and 3 chairs not to exceed \$1000 to be paid out of account # 8130, Brian Mook seconded, all in favor, Motion passes.

Presidents Report

- **Annual Garage Sale Day**
 - i. Discussion held
 - ii. Community Relation Committee to present the Board with possible problems and solutions for further discussion.
- **Tree Replacements**
 - i. Denny Whitworth presented BOARD chart of tree selections
 - 1. Bulnesia
 - 2. Shady Lady
 - 3. Jacaranda
 - 4. Royal Poinciana
 - 5. Cassia (yellow)
 - ii. Jerome with Gardner Case to provide the BOARD with transplant pricing and prices for various sizes of trees.
 - iii. BOARD discussion regarding preference for a mixture of both deciduous and others

7. Treasurer's Report (Jim Newlin)

- **Collections**
 - i. Jim Newlin presented report to the BOARD
 - 1. Jim Newlin presented a report of chronically late payers
- **Comcast Schedule**
 - i. Will go to Federal Court
 - 1. Jim Newlin and Denny Whitworth to meet to form strategy on May 19th, 2010
 - 2. Comcast and BOARD must have mediation meeting by June 10, 2010
- **April Financials**
 - i. Jim Newlin presented report
 - ii. 2009 Audit almost complete

Motion: Jim Newlin Motions to approve the 15 accounts as reviewed by the BOARD: Admin. 7020, 7032, 7095; Maint./Repair 8060, 8075, 8080, 8090; Privacy & Safety 8105, 8115, 8120, 8130; Utilities 8530, 8560; Insurance 8600, 8620; Bob Clarke seconded, all in favor, Motion passes

- **Expenditure & Authorization Form**
 - i. Not needed in cases of emergency
 - ii. Discussion held regarding emergency circumstances
 - 1. Brian to be first point of contact on weekends

8. V.P. of Operations Report (Brian Mook)

- **Traffic Engineer Update**
 - 1. Speed study will cost \$1,000
 - 2. Discussion held

Motion: Motion made by Brian Mook to approve \$1,000.00 from account #5050 for speed study on Westlinks Drive, Championship, Gateway, & Mahogany Run North; Mike Ritchie seconded, all in favor, Motion passes.

- **Maintenance Plan**
 - i. **Discussion held regarding assignment of Maintenance Duties/Monitoring & Repair.**
 - 1. Irrigation: Alliant on weekdays/Brian Mook on weekends
 - 2. Brian Mook to supply list of points of contact to Alliant and Kent Security & for website

Motion: Motion made by Brian Mook to approve maintenance plan as amended, Mike Ritchie seconded, Motion passes.

- **2010 Paving Plan**
 - i. Discussion held regarding increased cost due to inflation and rising oil prices
 - 1. Current scheduled preferred
 - ii. 3 Cul-de-sacs scheduled on Wedge with Cougar
 - iii. Championship Drive (entire length)
 - 1. \$60,000 or below

Motion: Bob Clarke Motions to authorize Brian Mook to get bids with stain removal option as part of 2010 Paving Plan; Jim Newlin seconded, all in favor, Motion passes.

- **Westlinks Fence Repair**
 - i. Brian Mook informed the BOARD that Dennis Cowan quoted a price of \$3500 to \$4000 for repairs.

Motion: Motion made by Brian Mook to begin fence repair project, not to exceed cost of \$4000.00 form account #5010; Bob Clarke seconded, all in favor, Motion passes.

9. Committee Reports

- **Rules & Regulations Guidelines (Jim Newlin)**
 - i. Jim Newlin presented outline to BOARD

Motion: Motion made by Jim Newlin to accept the Rules and Regulation Guidelines as is, Brian Mook seconded, all in favor, Motion passes.

- **Covenant's Committee Guidelines (Brian Mook)**
 - i. **Discussion held regarding vacant properties**
 - 1. BOARD would like to possibly add roof pressure washing to list of maintenance of property after taking possession
 - a. Jim Newlin to research costs through Aquaspray and get back to the BOARD at a later date.
 - b. BOARD will bring this up at May 20th Meeting with the attorney.
- **Access Control Committee Guidelines (Brian Mook)**
 - a. Discussion held
 - i. Change procedure to include making recommendation to BOARD for portable transponder

Motion: Motion made by Denny Whitworth to have portable transponder requests be presented to the BOARD by the Access Control Committee for approval; Mike Ritchie seconded, all in favor, Motion passes.

2. Discussion held regarding Committee name change to “Community Access & Safety Committee”
 3. Brian will ask Gregg Miller to email him the most current guidelines, rules, & regulations
- ii. Golf Cart Regulation
1. Discussion held
- **Action item:** Brian to make re commendations to the board for the use of privately owned golf carts.
 - i. Security Contract Recommendation
 1. Discussion held
 2. TEM discussion held
 - **Design Review Guidelines (Brian Mook)**
 - i. Debbie Kennedy resignation

Motion: Motion made by Brian Mook to accept resignation from DRC by Debbie Kennedy; Bob Clarke seconded, all in favor, Motion passes.

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- **Landscape Committee**
 - i. Contract Specification recommendations
 1. Discussion held regarding need for change of specification modifications
 - a. Juniper
 - b. Agriscape
 - c. Gardner Case
 - d. 10 foot right of way in majority of roads
 - ii. Westlinks Pepper Hedge treatment
 1. Bob Clarke presented a report on the pepper hedge situation and informed the BOARD that it may require several more treatments to kill plantings

Motion: Bob Clarke Motions to allow \$500 to retreat pepper hedge from account #8070, Brian Mook seconded, all in favor, Motion passes.

- iii. Annual Plantings
 1. Discussion held
 - a. \$13,562.50

Motion: Bob Clarke Motions to approve \$13, 562.50 for annual plantings contingent on the Collages and Sabal Dunes agreeing to pay for flowering their monuments; Should they not agree, the approval will be reduced by their respective amounts. Brian Mook seconded, Denny Whitworth not in favor, Motion passes, 4:1

2. Bob Clarke informed the BOARD that topic of Solar Irrigation will need to be tabled for next meeting
3. Holiday Decorations
 - a. Discussion held
 - i. \$6500 for basic/\$11500 for enhanced
 - ii. Bob Clarke will come back to BOARD with itemized list of what’s included in estimates/quotes

Action item: Management to send a letter to the NHOA to see if they wanted to reimburse Gateway Greens if we install decorations on their property.

Motion: Motion made by Bob Clarke to approve spending of \$6500 for holiday decorations; Brian Mook seconded, all in favor, Motion passes.

Motion: Motion made by Brian Mook to revisit holiday decoration issue in amount of \$11,500 at end of year; Bob Clarke seconded, all in favor, Motion passes.

- **Community Relations (Mike Ritchie)**

- i. Website suggestions

- 1. Website discussion held

- 2. Mike Ritchie to come back to BOARD with pricing information

- a. Bob Clarke suggested an email directory, questionnaires, surveys

- b. Denny informed the BOARD of an added Admin page exclusive use for BOARD members. Page contains:

- i. Contracts

- ii. Management Reports

- iii. Management Agreement

- iv. Legal Opinions

- v. BOARD Resolutions

- 1. Motions

- 2. Guidelines

10. Adjournment- Meeting is adjourned at 1:00 PM

11. Next Meeting Date: May 27th, 2010