

Gateway Greens Community Association, Inc.
Board of Governors Meeting
Thursday, June 17, 2010 @ 9:00 AM
Gateway Golf & Country Club

Present: Denny Whitworth, 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 9:00 AM**
2. **Proof of Notice of Meeting-** Properly posted
3. **Resident Comments-** none presented
4. **Minutes**
 - a) Approval of May 27, 2010 meeting minutes.

Motion: Motion was made by Jim Newlin to approve May 27, 2010 meeting minutes, Bob Clarke seconded, Motion passes.

5. **Property Management Report-** written report provided to the Board for review prior to the meeting. Valley Crest proposal to review the Design Review Manual and provide recommendations for tree replacement and prepare a booklet with recommended list was provided to the Board for their approval.

Motion: Motion was made by Denny Whitworth to accept proposal from Valley Crest in the amount of \$500.00 to develop a recommended plant list to be funded from account #8020, Mike Ritchie seconded, all in favor.

- a) Monument & Sidewalk turn over and cost – Sabal Dunes & Summerwind monument follow up.
- b) Diseased tree lab report – update provided to the Board.

Action Item: Management to obtain a lab report from Gardner Case, previously requested, at this time a report has not been provided.

- c) Lease management – Update provided on changes in the statutes in reference to collecting rents effective July 1st, 2010.

Motion: Motion was made by Denny Whitworth to adopt the collection policy to include the demand for rent from owners who are past due on their assessments, Jim Newlin seconded, all in favor.

- d) Settlement agreement amendment (12520 Woodtimber Lane) – signed update agreement was given to Denny Whitworth.

Action Item: Brian Mook will contact Michael Calbot to discuss comments on agreement.

- e) Status of Sabal Dunes- Board discussion on plat mat for Sabal Dunes. Gardner Case invoice #105189 will not be paid until it is confirmed that the flowers have not been planted on private property.

Action Item: Denny Whitworth will follow up.

Action Item: Management will continue to work on updating the call log report to include date ticket is completed.

Action Item: Adoni Kokinos with Kent Security will provide a written agreement locking in rates for security for the next year.

6. President's Report

- a) Tree Replacements
- b) Covenant enforcement
- c) Emails – practicality to storing emails pertaining to the operations of the association discussed.
- d) Legal: plot to land segment –

Motion: Motion was made by Denny Witworth to authorize hiring an attorney to obtain a legal opinion on Santa Luz, Jim Newlin seconded, all in favor.

Action Item: Denny will prepare a list of questions to present to the attorney.

- e) Maintenance plan (irrigation emergencies) – Board discussion on handling irrigation emergencies, new procedure was presented.

7. Treasurer's Report: Jim Newlin continues to work with the association attorney.

- a) Delinquencies – Board discussion on several delinquent accounts and status of these. Discussion included homes built on multiple lots.
- b) Comcast Schedule – Deadline of June 10th has passed on initial discoveries, initial offers have been sent between both parties. Pavese will respond to Comcast on behalf of the Board.
- c) May Financials – Board reviewed.

Motion: Motion was made by Jim Newlin to approve 7020,7032, 8010, 8020,8060, 8085, 8090, 8105, 8530, 8540, 8560, 8600, 8620 as reviewed, Mike Ritchie seconded, all in favor.

- d) Audit 2009- Audit will be reviewed by the Finance committee once received.

8. V.P. of Operations Report: Brian Mook was not present at this meeting.

- a) Mailbox condition- Jim Newlin reported that the Walden Lakes mail boxes need painting. No action was taken until the sub committee has had a chance to inspect the mail boxes at Callaway Greens.
- b) Traffic Study – Board discussion held.

Action Item: Brian Mook to obtain pricing on recommendations provided on report.

- c) Westlinks fence repair- additional 90ft. of noted damage was reported, price change of \$1200.00 requested for approval.

Motion: Motion was made by Jim Newlin to authorize additional pricing, Bob Clarke seconded, all in favor.

9. Committee Reports

a) Covenant Committee:

- 1. Alliant Property Management data module – CCR module presented and discussed. Board supports that a detailed process be followed in providing covenant infractions to Alliant Property Management.

Motion: Motion was made by Denny Whitworth that homeowners committing an act requiring prior association approval be subject to enforcement by the DRC and homeowners committee an act which is prohibited by the covenants be subject to enforcement by the covenants committee, Jim Newlin seconded, all in favor.

- b) **Gate Access Committee Guidelines:** Discussion on signed indemnification forms.

Motion: Motion was made by Jim Newlin to send a second notice to non responding owners and inform them that portable transponders will be deactivated within 30 days if the signed clause is not received by the association, Denny Whitworth seconded, all in favor.

Action Item: Management will send second notices to these owners.

1. Golf Cart Regulation- tabled
2. transponder tag applications – tabled
3. no trespassing signs – tabled
4. gate access for dual ownership – Board discussion held.

Motion: Motion was made by Mike Ritchie to allow if necessary more than one owner for each residence address to be registered in the Gatehouse Access control system, Denny Whitworth seconded, all in favor.

- c) **Design Review Committee Guidelines-** Infringements presented to the Board for discussion. Storm Shutters- 11660 Spoonbill, 11868 Grand Isles Lane was tabled pending response from owner. In addition the board wants to know why enforcement action is not being pursued on 11641 Spoonbill and 12051 Mahogany Isles for shutter violations.

Motion: Motion was made by Denny Whitworth to send a pre-suit mediation letter to resolve the covenant violation with 11660 Spoonbill, Jim Newlin seconded, all in favor.

1. **Design review manual** – previously discussed.

d) **Landscape Committee: Bob Clarke**

5. Appoint Donna Glassy, Nancy McLeod and David Wadovick
6. Landscape proposals have been forwarded to Bob Clarke and the committee, Board suggested committee review all proposals within 30 days.
7. Committee presented three proposals for approval, #33939 in the amount of \$682.00, 33940 in the amount of \$144.00 & 33941 in the amount of \$4200.00.

Motion: Motion was made by Bob Clarke to appoint Donna Glassy, Nancy McLeod and David Wadovick to the landscape committee, Jim Newlin seconded, all in favor, motion passes.

Motion: Motion was made by Bob Clarke to approve estimate #33939 & 33940 and table #33941, Mike Ritchie seconded, all in favor.

Adjournment- Meeting is adjourned at 12:00 PM