

Callaway Greens Homeowners Association

May 14th, 2007

Board of Directors' Meeting 3:30 PM

Gateway Golf & Country Club

APPROVED JULY 30, 2007

I. CALL TO ORDER

The meeting was called to order by Susan Delihias at 3:31 P.M. A quorum was established with four out of five Board members in attendance. Julia Post was not present.

II. READING OF THE MINUTES

MOTION: Barbara Tursky made a motion to approve the meeting minutes of the March 5th, 2007 Board of Directors Meeting as presented. Wilhelm Pfander seconded the motion.

VOTE: The motion was unanimously approved.

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VOTE: The motion was unanimously approved.

III. MANAGER'S REPORT

Jeanne gave a report to the board explaining the different types of insurance and what they are for. She additionally explained the coverage the association and property management have.

IV. TREASURER'S REPORT

Dorothy Campbell gave a summary of the financials as received from Spires & Associates.

MOTION: Barbara Tursky made a motion Homeowners B, C, D, E should be sent to the association attorney for collection of past due assessments. Wilhelm Pfander seconded the motion.

VOTE: The motion was unanimously approved.

V. LANDSCAPE COMMITTEE

Green Care Specialist attended the meeting to answer questions regarding the landscape maintenance of the community. Rick Graham stated he would send information to the association regarding the chemical used for the treatment of carpet grass. Green Care was also requested to mail each homeowner a list of recommendations to upgrade the current irrigation system to include additional risers, placement of irrigation heads etc. at each individual homesite, at homeowners expense.

VI. OLD BUSINESS

A. **Foreclosure** In Process. No additional action taken at this time. Jeanne reported that, in general, the foreclosure process takes a minimum of one year and

averages between 18-24 months. Also, the liens are automatically updated every quarter.

B. **Tree Replacements** Bayshore Nursery to install trees at three homes between June 4th-June 13th.

C. **Storm Shutters Resolution**

MOTION: Barbara Tursky made a motion instructing Tropical Isles to send a certified letter to Gateway Greens referencing Section 3.16 of the Master Association Covenants, identifying the Master Association's responsibility to enforce the governing documents pertaining to hurricane shutters and other items in violation of the governing documents that might be found within the Callaway Greens Community. Wilhelm Pfander seconded the motion.

VOTE: The motion was unanimously approved.

D. **Roof Cleaning** The association needs to be prepared for the added responsibility of Roof Cleaning starting in the year 2008. Thus it has been determined that every roof must be clean prior to the assumption of this responsibility.

(1) **Deadline for Roof Cleaning by Individual Homeowners**

Denny Whitworth will provide to the board a list of those homeowners who cleaned their roofs last fall. The ARC will use that list to identify any roofs that are not clean within the community. Tropical Isles will send a letter to those individuals identified by the ARC and inform them their roof should be pressure cleaned no later than October 1st, 2007.

(2) **Timeline for Roof Cleaning**

The association will pressure clean the roof and exterior walls of each homesite annually. This work should be scheduled in the month of October so that mulching can take place in November, prior to the holidays.

VII. NEW BUSINESS

A. Master Association DRC

The developer, WCI, has turned over the Design Review responsibility to the Gateway Greens Community Association. The GGCA has created a Design Review Committee. In accordance with the GGCA documents, they are responsible for exterior modification approval and the enforcement for homes in violation of the GGCA Design Review Manual. The CG ARC has representation on the GGCA DRC and is pursuing the concept of the neighborhood associations being a part of the approval process.

B. Next Meeting Date: Between July and August 6, 2007

VIII. ADJOURNMENT

MOTION: Barbara Tursky made a motion to adjourn the meeting. Dorothy Campbell seconded the motion. The meeting was adjourned at 5:30 PM.

Respectfully submitted,
Jeanne Roedding, CAM
Tropical Isles Management Services.