

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Gateway Services Community Development District was held on Thursday, April 19, 2007 at 3:30 p.m. at the Gateway Services CDD Offices - Meeting Room, located at 13240 Griffin Dr., Ft. Myers, Florida 33913.

1. CALL TO ORDER/ROLL CALL

Chairman Doragh called the Regular Meeting of the Board of Supervisors of the Gateway Services Community Development District to order on Thursday, April 19, 2007 at 3:35 p.m.

Board Members Present and Constituting a Quorum:

Peter Doragh	Chairman
Robert Nielson	Vice Chairman
M. Carol Stanley	Supervisor
Patricia Gedra	Supervisor
Roger Sherman	Supervisor

Staff Members Present:

Cathy Deckert	District Management Services, LLC
Anthony Pires, Jr.	Woodward, Pires & Lombardo, P.A.
Mike Spitz	McMahon & Assoc.
William Knight	District Operations Staff

Audience Members Present:

Mike Spitz	McMahon Assoc.
Barry Ernst	WCI
Dave Caldwell	WCI
Tina Haisman	Traffic committee
Jonathan Romine	Johnson Engineering
Jessee Yandel	Gateway Operations

2. APPROVAL OF AGENDA AND CONSENT AGENDA

Consent Agenda Items:

- A. Approval of Minutes of the Board of Supervisors Meeting held on January 18 and February 1, 2007
- B. Approval of Operations and Maintenance Expenditures
- C. Approval of Enterprise Fund Expenditures

Chairman Doragh asked if there were any items that the Supervisors wished to pull for discussion. There were none.

MOTION TO:	Approve the Consent Agenda Items: Meeting Minutes from January 18 and February 1, 2007; Operations and Maintenance Expenditures; and Enterprise Fund Expenditures
MADE BY:	Supervisor Stanley
SECONDED BY:	Supervisor Gedra
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

3. ITEMS FOR DISCUSSION

A. Pelican Reserve Assessments

For the record, Supervisor Stanley read a prepared statement regarding Pelican Reserve assessments. She stated the assessments for Pelican Reserve were approximately \$2,000 higher than residents of other neighborhoods in the CDD. After presenting the letter, she made a motion to assess residents with Pelican Reserve only for services and amenities within their development, as well as their portion of the District's Administrative costs. Motion failed due to lack of second.

B. Irrigation Rate Study

Discussion was opened related to the excessive water use within the District. A question was raised as to who was responsible for enforcement of water restrictions. Supervisor Sherman confirmed that water usage is enforced by the Sheriff's Department who can issue citations for violations.

The District Operations Manager referred to the Johnson Engineering Plans to promote water conservation through the use of a tiered rate on the irrigation system. Of the 640 homes determined to use half of the irrigation water (18% of residents), only 8% actually exceeded the allowed water usage. None of this 8% was identified as having an oversized lot. He reported that The Hampton Greens community has larger lot sizes than any other Developments; however, none of the residents within this section exceeded the 20,000 gallons allowed. Average water usage per household was approximately 14,000 gallons. He stated that the education measures instituted have made an impact on water conservation. The tiered rate system should also deter many residents from exceeding the water usage limitations.

A Board member stated that, as opposed to utilizing a penalty based philosophy to net an overall decrease in water usage, the Board should consider an incentive-based program for conservation efforts. The tiered rate system was considered to be a more effective incentive than a citation written by the Sheriff. However, the need for a rational basis for the tiered rate system was noted. The Board was reminded that each home has a separate irrigation meter; and the District has the ability to shut individual meters off if the resident is abusing the system. As long as the resource of water exists and the resident is willing to pay for excessive use, it was noted that the resident could be billed accordingly.

It was noted that the District will be mailing letters to each of the 8% of residents exceeding the water usage limitations. This letter will inform the resident that the District is aware of the resident's excessive use. A request was made that the charge for meeting the excessive use of water be determined. Staff was directed to quantify the associated costs for excessive water use and research alternative methods for rating usage, which will be presented to the Board at a later date. The Board noted that this study was extensive and would not be available for the next meeting.

C. Traffic Committee Update

The Traffic Engineer distributed and discussed information outlining the Concept Plan for Griffin and Gateway Boulevard. In regards to crosswalks, using paint versus brick pavers, stamped asphalt, or using embedded LED lights were reviewed. An enforcement campaign and possible use of roundabouts by the County were explained.

An audience member raised a question of why Gateway residents were involved in the issues of roads. Ms. Deckert explained that an Advisory Board was formed to conduct traffic studies in anticipation of the possibility of these roads being conveyed to the District in order to control traffic. She noted that the District has the authority, under Chapter 190 of the Florida Statutes, to finance, fund, establish, plan, acquire and maintain roads. All of the roads discussed were originally financed by the District, using funds residents repay through assessments.

Mr. Spitz of **McMahon & Associates** discussed **WCI's** responsibility for **repaving** the roads before they could be transferred. He stated that resurfacing the roads, not including Pelican Reserve, was estimated to cost \$5,000,000. He reported that in about 10-15 years, depending on traffic, the total cost to replace and maintain the roads would be approximately \$870,000: \$100,000 for maintenance and \$770,000 to replace them. Mr. Spitz recommended initially building the first three roundabouts, which are Converse Lakes, Griffin, and Brookstone. Long term **financing** through a Bond issue would be available for this project. Discussion followed regarding this plan being presented to WCI to determine if they will advocate or oppose it.

Ms. **Haisman** distributed a Survey requesting Gateway residents to provide feedback regarding ownership of the roads. She recommended obtaining this feedback before moving forward.

Chairman Doragh introduced the Traffic Engineer's funds for discussion. He stated that the initial, allocated amount was almost exhausted, but confirmed there are still funds available to complete the Draft Petition for changing the roads from collector to arterials and collector status. If an increase is needed, it was stated that the tax list will be required to bring this issue back to the Board.

Chairman Doragh stated that the basis under which they have been functioning needs to be extended or else they will stop functioning. The Board is considering increasing the funding amount from \$25,000 to \$50,000. Chairman Doragh requested Mr. Spitz to provide a new list of services indicating the amount of funds remaining, the present status of the project, and where it needs to move forward from there. Mr. Knight requested a Task List also be done by Mr. Spitz. He stated that he did not think a Traffic Engineer was needed at this point, which would indicate the Board has not authorized him to attend the hearings on May 2, 2007. However, the Board does want to authorize him to meet **with** WCI. .

MOTION TO:	Approve increasing the Traffic Engineer's fund from \$25,000 to \$50,000.
MADE BY:	Supervisor Gedra
SECONDED BY:	Supervisor Nielson
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

D. Recap of April 18, 2007 Open Forum Meeting

Ms. Yandel presented a PowerPoint Presentation reviewing the Open Forum Meeting. She summarized the results of residents' emails and comment cards; and stated that she was not aware of any negative feedback heard at the Gateway Gala. She confirmed the majority of requests were for less tennis courts and a larger recreation center. The general consensus of residents' emails was that they do not want a park.

It was noted that when the property was original conveyed to the District, the Deed specifically limited use of the land for "parks and facilities of indoor and/or outdoor recreational, cultural and educational uses only". This language prevents the land from being used for anything else, such as a commercial office building.

The Board heard audience comments; however, no direct actions were taken at this time.

4. STAFF REPORTS

A. District Counsel

District Counsel had nothing further for the Board.

B. District Engineer

District Engineer had nothing further for the Board.

C. District Manager

District Manager had nothing further for the Board.

D. District Operations Manager

District Manager had nothing further for the Board

5. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS

No additional Supervisor requests or audience comments were presented.

6. TASK REVIEW

Ms. Deckert summarized the tasks to be completed.

7. ADJOURNMENT

Chairman Doragh adjourned the meeting at 6:22 p.m.

**These minutes were done in summary format.*

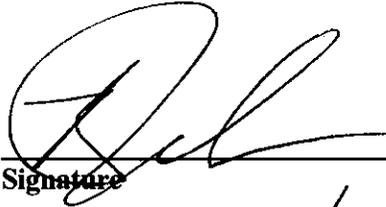
**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.



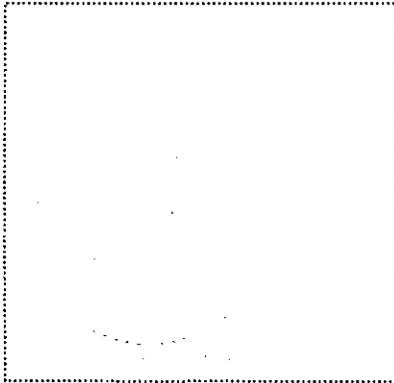
Signature
PETER DORA
Printed Name

Title:
 Chairman
 Vice Chairman

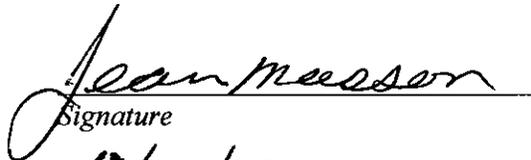


Signature
Brian Cant
Printed Name

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator



Signature
6/22/07
Date