

**MINUTES OF MEETING
GATEWAY SERVICES DISTRICT**

The regular meeting of the Board of Supervisors of the Gateway Services District was held Monday, January 8, 1996 at 4:00 P.M. in the District Office, 13240 Commerce Lakes Drive, Fort Myers, Florida.

Present and constituting a quorum were:

Douglas Brown	Chairman
Steven Whitley	Secretary & Vice Chairman
Steven Shimp	Supervisor
Craig Bloxham	Supervisor
R. Lee Menzies	Supervisor

Also present were:

James P. Ward	Assistant Manager
Tony Pires	Woodward, Pires et al
Gene Decker	Field Superintendent
Andrew Tilton	Johnson Engineering
Carey Garland	Westinghouse Communities, L.P.
Dave Caldwell	Westinghouse Communities, L.P.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Brown called the meeting to order at 4:00 P.M. and stated the record will reflect that all Board members are present with the exception of Mr. Bloxham and Mr. Whitley who were absent at roll call.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the November 13, 1995 Meeting

Mr. Ward stated that each Board member had received a copy of the minutes of the November 13, 1995 meetings and requested any additions, corrections or deletions.

On MOTION by Mr. Bloxham seconded by Mr. Whitley with all in favor the minutes of the November 13, 1995 meeting were approved.
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The tape of the January 18, 1996 meeting did not record and, accordingly, these minutes are a summary of the actions take by the Board at its January 8, 1996 meeting.

THIRD ORDER OF BUSINESS

Consideration of Acceptance of Landscaping Adjacent to the Cypress Pointe II West Wall

Mr. Decker presented to the Board a request from the Cypress Pointe II Homeowner's Association that the District assume the responsibility for the operation and maintenance of the landscaping materials adjacent to the Cypress Pointe II wall and the bike path in the community. Mr. Decker advised the Board that this area has generally been maintained by the adjoining Homeowner's Association; however, in this instance they have requested that the District consider accepting ownership, operation and maintenance of this area. The Board fully discussed this matter and felt that these areas should be maintained by the Homeowner Associations throughout the community and did not feel that this was in the best interest of the District to accept responsibility for the operation and maintenance of these areas.

On MOTION by Mr. Bloxham seconded by Mr. Shimp with all in favor the Board declined to accept the landscaping adjacent to the Cypress II West Wall.

FOURTH ORDER OF BUSINESS

Consideration of Acceptance of the Existing Access Road on a Portion of Lots 1 and 2 of Block "B" from Baader North America Corp. - Westlinks Drive Special Assessment

Mr. Caldwell advised the Board that Baader North American Corporation purchased property in which facilities of the District were constructed within Westlinks Business Park and Baader has constructed an access road between lots 1 and 2 in which certain facilities of the District are located and advised the Board that this access easement between lots 1 and 2 will provide the necessary access for District facilities constructed in this area.

On MOTION by Mr. Whitley seconded by Mr. Menzies with three in favor and Mr. Shimp abstaining the consideration of acceptance of the existing access road on a portion of Lots 1 and 2 of Block "B" from Baader North America Corp to be made a part of the Westlinks Drive Special Assessment was approved.

FIFTH ORDER OF BUSINESS

Consideration of Acceptance of the Warranty Deed for Certain Lakes within Gateway for Ownership from Bay Colony-Gateway, Inc.

January 8, 1996

Mr. Caldwell outlined for the Board through the use of a map of the Gateway community, those lake areas within the District that Bay Colony/Gateway, Inc. is requesting the District's acceptance of the warranty deed. The areas noted have District Water Management facilities constructed within these areas and which the Developer does not feel there are any additional modifications that would come to the Board since all of the areas have surrounding homes and the development activity in these areas has been completed.

On MOTION by Mr. Shimp seconded by Mr. Whitley with all in favor the consideration of acceptance of the Warranty Deed for certain lakes within Gateway for ownership from Bay Colony-Gateway, Inc. was approved.

SIXTH ORDER OF BUSINESS

Consideration of Acceptance of the Agreement with WCI Communities/Bay Colony-Gateway, Inc. for the financing of the Phase 1 improvements and authorization to refund overpayment to Bay Colony-Gateway, Inc. in the amount of \$76,577.26

Mr. Ward advised the Board that this Agreement summarizes all of the financial transactions that have occurred within the Park Service Charge fees and which all of the service charges that were collected by the District from the inception of the service charge rule, have been credited against the amounts advanced by Bay Colony/Gateway, Inc. for the construction of the Common's Pool Facility and which there currently is remaining \$76,577.26 within that fund. The Agreement further provides that WCI Communities will release the District from any further obligation to repay the company from service charges imposed by the District.

On MOTION by Mr. Shimp seconded by Mr. Bloxham with all in favor the consideration of acceptance of the Agreement with WCI Communities/Bay Colony-Gateway, Inc. for the financing of the Phase 1 improvements and authorization to refund overpayment to Bay Colony-Gateway, Inc. in the amount of \$76,577.26 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

January 8, 1996

There not being any, the next item followed.

B. Engineer

There not being any, the next item followed.

C. Field Manager

There not being any, the next item followed.

D. Manager

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

**Supervisor's Requests and Audience
Comments**

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

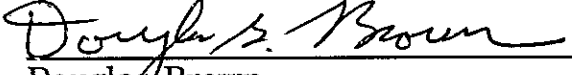
Approval of Invoices and Requisitions

On MOTION by Mr. Menzies seconded by Mr. Bloxham
with all in favor the invoices were approved.

On MOTION by Mr. Whitley seconded by Mr. Bloxham
with all in favor meeting was adjourned at 5:05 P.M.



Steven R. Whitley
Secretary



Douglas Brown
Chairman

Agenda
Gateway Services District

Monday
January 8, 1995
4:00 P.M.

District Offices
13240 Commerce Lakes Dr.
Fort Myers, Florida

1. Roll Call
2. Approval of the Minutes of the November 13, 1995 Meeting
3. Consideration of Acceptance of Landscaping Adjacent to the Cypress Pointe II West Wall
4. Consideration of Acceptance of the Existing Access Road on a Portion of Lots 1 and 2 of Block "B" from Baader North America Corp. - Westlinks Drive Special Assessment
5. Consideration of Acceptance of the Warranty Deed for Certain Lakes within Gateway for Ownership from Bay Colony-Gateway, Inc.
6. Consideration of Acceptance of the Agreement with WCI Communities/Bay Colony-Gateway, Inc. for the Financing of the Phase 1 Improvements and Authorization to Refund Overpayment to Bay Colony-Gateway, Inc. in the Amount of \$76,577.26
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager
 - D. Manager
8. Supervisor's Requests and Audience Comments
9. Approval of Invoices and Requisitions
10. Adjournment