

# GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

May 4, 2006 Minutes of Meeting

## *Minutes of the Regular Meeting*

The Regular Meeting of the Board of Supervisors for Gateway Services Community Development District was held on Thursday, May 4, 2006 at 3:30 p.m. at the Gateway Baptist Church, located at 13241 Griffin Drive, Ft. Myers, Florida 33913.

### **1. Call to Order/Roll Call**

Mr. Doragh called the Meeting of the Board of Supervisors of the Gateway Services Community Development District to order at 3:30 p.m. on Thursday, May 4, 2006.

#### **Roll Call:**

##### **Board Members Present and Constituting a Quorum:**

Peter Doragh	Chairman
Robert Nielson	Vice Chairman
Roger Sherman	Supervisor
M. Carol Stanley	Supervisor
Patricia Gedra	Supervisor (arrived at 3:45 pm)

##### **Staff Members Present:**

Cathy Deckert	District Manager, DMS LLC
Brian Lamb	District Management Services, LLC
Kelley Lamb	District Management Services, LLC
Anthony Pires, Jr.	District Counsel
Steve Morrison	District Engineer
William Knight	District Operations Manager
Kari Llewellyn	GSCDD, Customer Care Manager

##### **Audience Members Present:**

James Atkins	Atkins Construction
David Caldwell	WCI
Mr. and Mrs. D'Elia	Residents

### **2. Approval of Agenda and Consent Agenda**

#### **Consent Agenda Items:**

Mr. Doragh asked if there were any items that a member of the Board would like pulled, hearing none, he asked for a motion to approve the consent agenda items.

- A. Minutes of the April 6 and April 20, 2006 Board of Supervisor Meetings
- B. Resolution for Election of Supervisors - November 7, 2006

<b>MOTION TO:</b>	Approve the consent agenda items.
<b>MADE BY:</b>	Supervisor Stanley
<b>SECONDED BY:</b>	Supervisor Nielson
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

### 3. Items for Discussion

#### A. Discussion of Letter from DMS (attached as part of the minutes)

Mr. Doragh stated that he had become aware of the topic (addressed in the letter) before the last meeting; and that a conference had been held since that time, after which he felt the ability to move forward had been achieved. Subsequently, he discovered that the issues had not been resolved, and therefore, felt that the involvement of Board was needed. He asked if anyone on the Board had any comments. Hearing none, he asked Mr. Lamb to present his letter and views to the Board. Mr. Lamb went over the letter he had sent to the District's Board of Supervisors.

A discussion amongst the Supervisors, Mr. Lamb, Ms. Deckert and Mr. Knight followed. As a result of the dialog, Chairman Doragh stated that both DMS and the Operations Manager report to the Board; some spheres of activity may overlap, but are essentially independent. Also, a meeting between the Chairman, Mr. Lamb, Ms. Deckert and Mr. Knight will be set up for the following week or so, in order to enable all parties to come to an agreement.

#### B. Consideration of Maintenance Building Bids/Award of Contract

Steve Morrison distributed information to the Board members and went over the bids. He recommended that the Board award the contract to Atkins Construction. Mr. Knight stated that he had not done cost estimates on what is needed to move into the new building, such as a security system, phone system, parking signs, shelving and furniture. His rough estimate is \$50,000.00.

Mr. Morrison stated that the permitting process cannot be completed until a contractor is selected.

<b>MOTION TO:</b>	Award contract for construction of the maintenance building to Atkins Construction and authorize execution of related documents.
<b>MADE BY:</b>	Supervisor Stanley
<b>SECONDED BY:</b>	Supervisor Nielson
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

#### C. Consideration of Purchasing Policy

Ms. Deckert and Mr. Lamb went over the proposed purchasing policy. It was noted that no action was required by the Board as additional documents are required to complete the policy.

#### D. Discussion of Pelican Preserve Road Ownership/Agreement with HOA

Ms. Deckert advised that a meeting between herself, Mr. Knight, Mr. Caldwell, and the project staff at Pelican Preserve is scheduled for the week of May 15<sup>th</sup>, to work out the details of the maintenance agreement. Supervisor Stanley requested to be present at the meeting.

#### E. Update on Park Project/Survey

Ms. Deckert stated that the survey was due on May 3, 2006. She advised that 427 surveys or 16% were returned. Further information will be available at the June meeting. Chairman Doragh stated that he had received an email from a resident that is also involved with Gateway Greens Board with attachments from other residents. Mr. Doragh stated that he requested that they respond via the survey.

A discussion regarding using the code red system to send out a request that residents reply to the survey followed. It was stated that the system has never been fully set up.

#### **4. Staff Reports**

##### **A. Operations Manager**

##### **1. Security Patrol Update**

Mr. Knight distributed a copy of the Sheriff's log; and gave a summary of the hours of coverage. He stated that he'd met with Stella, of the Sheriff's Office, and as a result, Corporal Steve Perkins, who lives in Gateway, will be in charge of the Gateway detail. Mr. Knight will begin working with Corporal Perkins in setting up patrol schedules that better meet the needs of the community.

A discussion followed regarding the number of trucks driving through the community and what measures might be allowed that might alleviate the problem. Mr. Caldwell outlined what the county policies are.

##### **B. District Counsel**

##### **1. County Zoning Files**

Mr. Pires stated that the materials are being gathered and this will be discussed at the next meeting.

##### **C. District Engineer**

No Report.

##### **D. District Manager**

Ms. Deckert stated that the check register that was distributed showed what DMS has paid up to date. She advised the Board members to call or email with any questions, as she does not have invoices in front of her at the time of the meeting. She also distributed copies of the bank statements and gave a summary of what those statements showed.

Mr. Lamb went over the various funds' expenditures and balances. He advised that DMS will be going over investment strategies with the Board.

Discussion followed regarding the status of the financial statements and audits followed. Ms. Deckert stated that they are both in the process of being finalized. Mr. Lamb advised that all the invoices had to be recoded. The independent auditor will report as to the practices of Severn Trent.

Ms. Deckert stated that a representative from Prager, Sealy and Co., the District's Investment Banker would like to be present at the May 18, 2006 meeting to review the existing bonds/debt service/re-funding options. Mr. Lamb stated that he would like them to go over with the Board, at that time, future funding options as well.

#### **5. Supervisor Requests and Audience Comments**

A discussion regarding irrigation during the current drought followed. The Chairman asked if the water restrictions in Gateway were the ones set by the county. It was advised that that was correct. Mr. Knight advised that the system is shut down between 4:00 a.m. and 5:00 p.m. Mr. Knight advised that a new pump is due to be installed in the next couple of weeks. Further discussion followed regarding the availability and management of water.

#### **6. Adjournment**

Mr. Doragh asked if there were any additional Supervisor requests or comments. Hearing none, he adjourned the meeting at 6:10 p.m.

*\*These minutes were done in summary format. Digital Voice Recording File of meeting is available.*

*\*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 JUNE 1, 2006.

Robert Nelson Jr.  
Signature

Robert Nelson Jr.  
Printed Name

Title:

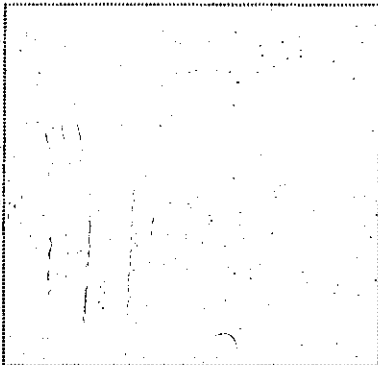
- Chairman  
 Vice Chairman

Cathy D. Dockert  
Signature

Cathy D. Dockert  
Printed Name

Title:

- Secretary  
 Assistant Secretary



Recorded by Records Administrator

Carolyn Stewart  
Signature

CAROLYN STEWART