

GATEWAY GREENS COMMUNITY ASSOCIATION, INC.

PRESIDENT'S REPORT

THE STATE OF THE COMMUNITY

March 22, 2021

INTRODUCTION

This past year has certainly been a challenge for the Association with time consuming activities from the new Comcast Fiber Construction Project to transferring back to a private Access Control Team to full implementation of our Dwelling Live System.

Your Board of Governors, which includes Rod Senior, Vice-President and Cable Selection Committee Chairman; Dave Harley, Access Control Chairman; JR Mullins, Secretary and Landscape Chairman and Kip Hopkins, Treasurer and Finance Committee Chairman have spent numerous hours dedicated to the operation of the Association. I want to thank outgoing Board member, Rod Senior, for his dedicated service to the Community in not only securing an excellent agreement with Comcast but continuously overseeing Association expenses to keep our Quarterly Assessments compelling compared to other Associations.

Our Community is essentially at full build-out! With both Hammock Cove and Westhaven fully completed, the Association has only eight (8) vacant lots remaining and 36 condo lots in Santa Luz bringing our Owner count to approximately 1400 units.

Again, this President's Report is significantly longer than past Reports and is meant to fully inform Gateway Greens' Owners of the critical issues facing our Community. While communication is critical, it is unfortunate that I report our Association has accurate, current e-mail addresses for less than three-quarters of our Owners? That equates to over 300 Owners that we fail to reach with our e-mail blasts.

This Report will include updates on the Current Fiber Installation/Activation Process, Access Control/Dwelling Live, Golf Cart Registration, Financial Issues and Capital Reserve, Administrative Issues, Looking Forward to 2021 and Acknowledgements.

COMCAST FIBER INSTALLATION/FIBER ACTIVATION PROCESS

Fiber Activation is finally here! Comcast has announced and sent letters to our single- family residents in the Cottages, Sabal Dunes, the Villas, Walden Lakes and Hidden Links notifying them that effective March 22nd they can call Comcast at the number noted in their letter to schedule their final, free in-home Professional Fiber Activation. The HOA will also be sending out a blast e-mail to these same Owners. The remaining single- family homes in Phase 1, i.e., Mahogany Run North and South and Hampton Greens will receive their letters in the next couple of weeks.

Fiber construction in Phase 2 is nearly complete as crews are finishing conduit installation in Cypress Links and Callaway Greens. Phase 2 Fiber Activation is tentatively scheduled for May.

Fiber Activation in our Multiple Dwelling Units (Condo Associations) will occur after the electrical and new Comcast Fiber boxes are installed. Phase 1 Condo units in Champions Green and Hidden Links are presently under construction with their electrical work.

Anyone having problems or issues with the Comcast fiber construction can report the problem at www.gatewaygreens.com community website by going to “Contacts” and then “Management Contact’. Alliant will then report these problems to our Comcast construction point of contact.

ACCESS CONTROL/DWELLING LIVE

Our Access Control for the past year has been performed by Weiser Security Services, Inc. Our Association’s Access Control Director is Chris Johnson, whose office is located at the Golf Maintenance Facility next to the Tennis Courts at the west end of Gateway Greens Drive. Chris issues transponders for vehicles and registers Golf Carts. He can be reached at www.vms@gatewaygreens.com or 239-276-2260 to schedule an appointment for these needs.

Relative to Dwelling Live, we continue to urge all residents to activate their accounts by entering their current vehicle(s) information, transponder numbers, guests and vendors. Owners unable to register guests or vendors may use Dwelling Live Voice by calling 239-356-6766. This service is not suited for “last minute” requests! Owner’s guests always have the option to use the kiosk located at our Walden Lakes, Hidden Links and Westlinks gates to enter the community. Simply scroll down the list looking for the Owner they wish to visit, enter their name, which will call the Owner and who can then enter the number “9” on their phone and the gate will open.

GOLF CART REGISTRATION

In February, the Association’s Board of Governors adopted a Golf Cart and Low Speed Vehicle Policy, which requires the registration of EVERY cart using Association roads and cart paths, whether the cart is owned by a resident, guest, tenant, Country Club member or person from outside of Gateway Greens. The Policy is in effect immediately and Owners of carts NOT registered by May 1, 2021 will be subject to fines and/or ticketing by the Lee County Sheriffs Office. A copy of the complete Policy can be found on the Community’s website at www.gatewaygreens.com. Owners of golf carts and/or low speed vehicles can call Chris Johnson and make an appointment to register their cart. There is no fee associated with this registration; however, each Owner must show proof of insurance.

FINANCIAL ISSUES AND CAPITAL RESERVES

Most, if not all the serious financial issues facing the HOA a year ago, have now been resolved! With the help of a large portion of our Comcast Door Fee, our Retained Earnings are now at \$344,000 providing the Association with a respectable reserve for any unanticipated weather emergencies and/or any contingent liabilities.

The Board at its March 19th meeting approved a new Capital Reserve Study for the Association. As a part of the preparation of this Study, the Board retained the Professional Engineering firm of Hole Montes to inventory and determine the service life of our Association’s roads, curb and gutters and Pavers for the next 25 years. This information was then used by Steve Brubaker of Sedgwick Valuation Services to prepare our 25-yr. Capital Needs Assessment. Whereas in 2021 we budgeted \$229,000 as our Capital Contribution, the new Study recommends a contribution amount of \$135,240 annually for the next 25 years or an annual reduction of almost \$94,000 or \$23,440 per quarter. This equates to a \$16.87 decrease per quarter per Owner!

This year, 2021, the Association is proposing to re-surface eight (8) road segments and the Pavers at the Main Gate Entrance. The project will also include curb and gutter repair and replacement. Bids will be taken sometime in the next two months with construction being performed later this Summer. The budgeted cost estimate for this work, including engineering and inspection services, is \$380,000. Some additional sidewalk repair work will also be performed this Summer.

ADMINISTRATIVE ISSUES

The Association's Boards, past and present, have spared no expense in investing in technology to improve communications with our Owners, guests and vendors. While we continue to recommend the use of our website (www.gatewaygreens.com), it is not being used by the majority of our Owners. We have issued several e-mail blasts to notify Owners of important issues and events, however at best, we have less than 800 current e-mail addresses. Owners can create and/or update their Owner Contact Information form by going to our website and under "Resource Center" entering "Forms".

The Leasing of Units (Homes/Condos) in Gateway Greens continues to be a major problem for both our Management Firm, Alliant, and our Access Control Team. The leasing of all units in Gateway Greens must first be approved by your Neighborhood Association, as applicable, and then by Alliant. The Leasing of Unit form can be found at our community website and requires a \$100 application fee for the initial rental. While renewal applications are required annually, there is no application fee.

Per our Covenants and Rules and Regulations, all Owners desiring to lease their units (minimum of 30 days, no more than three (3) times per year) must first file a Notice of Lease Form with Alliant, the Master HOAs Property Management firm. If you live within one of Gateway Greens fifteen (15) Neighborhood Associations, you may also have to file a lease application with them also. With our new Dwelling Live Entry System, it is imperative that Owners renting their units identify their tenant, their leasing dates and their family and guests, if any. Access to Gateway Greens cannot happen without this information and registration of Tenants by our Owners. **Short term leases, less than 30 days, thru the Owner, rental agencies, Airbnb, etc. are strictly prohibited in Gateway Greens. The use of Portable Transponders is not allowed by Tenants and will be curtailed immediately.** With the new Dwelling Live system, other options, such as bar codes and special passes eliminate the need for Portable Transponders.

Relative to our new AOD mailboxes, ordering of new mailboxes has been on hold for the past two months waiting for the manufacturer to determine why some of the recently installed boxes are oxidizing. The manufacturer is in the process of replacing ten (10) boxes in poor condition hoping to have resolved the problem. When the problem has been resolved, an e-mail blast will be issued notifying Owners that they can again resume ordering their new mailbox.

LOOKING FORWARD TO 2021

Major highlights forecasted for 2021 include:

1. Continued Fiber Activation of all Single Family and Condo Units with full activation by the end of Summer.
2. Re-surfacing of pavement sections of Mahogany Run North, Bent Pine Drive East, Woodtimber and Spoonbill, Cypress Links Drive, Pond Ridge Drive and the Villas Entrance Cul-de-Sac and the repair and replacement of various broken curb and gutter sections.
3. Placement of new pavers at the Main Gate Entrance

4. Interior Upgrade of our Main Gate and Westlinks gate guardhouses.
5. Installation of the new AOD mailboxes.

ACKNOWLEDGEMENTS

I can't overemphasize the special efforts of our Access Control Chairman and Board member, Dave Harley and Director, Chris Johnson, in taking our Access Control Team to the next level, including the implementation of the Dwelling Live Entry System, the registration of Owner/Guest vehicles/transponders, the registration of Golf Carts and the upgrade of our gate operators and cameras.

I would also like to acknowledge and thank resident Mark Hemming for his work associated with the Comcast Fiber Construction process. Mark's background and familiarity with the cable industry was invaluable to the Association throughout the construction period and certainly offered our residents "in-house" construction observation and inspection expertise.

I would also like to acknowledge the work of those residents serving on the Association's Design Review and Finance Committees. The Design Review Committee, which meets the 2nd Wednesday of every month, averaged 15-20 application reviews per month this past year.

And finally, I would like to acknowledge and thank our Management Company, Alliant and our Property Manager (CAM), Lorey Seech, for their work in the management of the Association. This includes a complete upgrade of our Owner Contact Information and Tenant Leasing. This past year, the Association experienced a tremendous number of new home sales (Hammock Cove and Westhaven) and existing home sales. We also experienced numerous Owners with leases, currently having 150 approved leases.

Your Board looks forward to successful 2021!

Respectfully submitted by: Ed Tinkle, President