

GATEWAY GREENS COMMUNITY ASSOCIATION, INC.

PRESIDENT'S REPORT

THE STATE OF THE COMMUNITY

March 21, 2022

INTRODUCTION

Covid- 19 presented numerous challenges for all in 2021. Despite the issues, we are pleased to report that our Association successfully completed several major projects last year including construction of the Comcast Fiber Installation Project, a major road resurfacing project, the continued upgrade of our dwellingLIVE Access Control system and the introduction of a major re-write of our Association Covenants, By-Laws, and Articles of Incorporation.

Your Board of Governors, which includes me, Ed Tinkle - President, Kip Hopkins - Treasurer and Finance Committee Chairman; JR Mullins - Secretary and Landscape Chairman and Rose Ann Mallett, who was appointed to the Board in mid-March to take Dave Harley's position, spent numerous hours dedicated to the operational and financial management of the Association.

Our community is quickly approaching full build-out. The home-builder Lennar is now under construction building the last nine (9) buildings with thirty-six new units in Santa Luz. As of now, there are only 5 empty lots remaining in our community.

2021 saw over 140 property transfers and sales. We welcome all these new Property Owners to the Gateway Greens Community.

This year's President's Report includes updates on the completion and activation of the Comcast Fiber Project, the status of our Covenants update, a summary of GGCA's Financial Statements and Capital Reserves, Administrative Items, Design Review Issues, a Look Forward to 2022 and lastly, Acknowledgements.

COMCAST FIBER PROJECT CLOSE-OUT

Comcast's **fiber construction** is complete and **fiber activation** is scheduled for March 31st. At the time of writing this report, Comcast identifies over **70 single family homes** that have **still NOT called** Comcast to schedule their fiber installation. Once again, we ask those homeowners to call **1-800-XFINITY** as soon as possible! Why? Because on or around April 1st the current **Comcast co-axial system will be shut off**. If your home has not upgraded to fiber by April 1st, you will have NO Comcast service – **that means no TV, no internet, no Comcast phone line, and no home security link to the internet.**

We are aware that Comcast's records aren't perfect, so anyone having problems or issues with the Comcast fiber construction, fiber activation or equipment issues can report these problem(s) to our CAM, Lorey Seech at lorey.seech@alliantproperty.com. She will then forward any problems to the appropriate Comcast point of contact.

ACCESS CONTROL/dwellingLIVE/TRAFFIC ENFORCEMENT

Since last March 2021, Domestic Protection Services has been our Access Control Provider. Our Association's Access Control Director is Chris Johnson, whose offices are located in the Golf Maintenance Building next to the Tennis Facility at the west end of Gateway Greens Drive. Chris and our CAM, Lorey Seech, issue transponders and register all Owner/Tenant Vehicles and Golf Carts. **All golf carts are registered annually by simply showing proof of insurance to the Access Control Staff.** Chris can be contacted by phone at 239-990-6647 or by e-mail at accessGGCA@gmail.com.

Relative to dwellingLIVE, we continue to urge all residents to activate their dwellingLIVE accounts by entering their current vehicle(s) information, transponder numbers, guests, and vendors. Owners unable to register guests or vendors may use dwellingLIVE Voice by calling 239-356-6766. This service is not suited for last minute requests! You can find the how-to information including questions and answers for setting up dwellingLIVE on our website www.gatewaygreens.com under Access Control-dwellingLIVE tab.

Owner's always have the option to use the kiosk located at our Walden Lakes, Hidden Links and Westlinks Gates to enter the community. Simply have your guests/vendors scroll through the list looking for the Owner's name using the "A" or "Z" button to scroll up or down the list, enter the four-digit code associated with the Owner's name, and hit the "CALL" button. The kiosk automatically calls the **Owner's phone number of record**. After you **answer and verify** it is someone you want to allow access, just press "9" on your phone and the visitor gate will open!

In February 2021, the Associations' Board of Governors adopted a Golf Cart and Low Speed Vehicle Policy, which requires the ANNUAL 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 now in effect and Owners of carts NOT currently registered with a 2022 sticker will be subject to fines. Golf cart registration by the Access Control Team is on both Monday and Wednesday from Noon till 3:00 PM at the Golf Maintenance Offices. Owners not able to meet this schedule can contact either Lorey or Chris to schedule appointments.

Speeding and the disobeying our Association traffic rules continues to be a very **serious problem** within Gateway Greens. Our community includes many families with small children, numerous walkers, and bikers in addition to our drivers who do obey the traffic rules - all of whom are very concerned with both the speeding and the failure to STOP at posted STOP signs throughout the Community. With the exception of Westlinks Drive, which has a posted speed limit of 30 mph and the roads within Hammock Cove, which have a posted speed limit of 20 mph, the roads throughout our community are 25 mph.

Note: your community pays the Lee County Sheriff's detail to be in Gateway Greens and enforce our speed limits and traffic signs – but we cannot afford them 24/7. Your Board is determined to make Gateway Greens a safe place to live!

Accordingly, the Board of Governors has empowered our Access Control Team with the authority to monitor speed limits and traffic sign compliance and report violations to the Board. Violators, if Property Owners within the Community, will be fined for any such violations based on a scale and may be subject to having their transponders deactivated. Guests, vendors, and all other non-Owners violating our speed limits and/or ignoring our STOP signs will be banned from the community for a period of time commensurate with the violation.

Lastly, all commercial traffic must now enter our Community via our Westlinks Entrance. This policy is reinstated based on the request of the Lee County Sheriff's Office to stop the back-up of traffic at our main gate which blocks Gateway Blvd – a public road. Since the Westlinks gate entrance is only staffed from 7AM-7PM on Monday thru

Friday and 10AM-6PM on Sat. and Sun., owners having vendors wanting to enter outside these hours must either provide these vendors with access passes via dwellingLIVE or have the vendor call the Owner through the Gate Kiosk and the Owner can open the gate remotely. Again, the kiosk calls the phone number of record that the owner has established via their dwellingLIVE account.

FINANCIAL AND CAPITAL RESERVE

The Association has been maintaining a retained earnings level near \$300,000 as a sort of “disaster fund” for the community. The numerous property sales in 2021 helped increase our reserves and fund projects without increasing our Qtr. Assessments. We ended 2021 with a Retained Earnings balance over \$425,000, and that is after the Board approved a transfer of \$109,000 from Retained Earnings to Capital Reserve account to help cover needed capital projects in 2021 and 2022. Our Association's Finance Committee, in conjunction with our accountants, reviewed the community's experience with Hurricane IRMA and recommended that the Association reduce the baseline retained earnings to a range of \$200,000-\$250,000. The Board agreed that this new range would still provide the Association with a respectable reserve for any unanticipated weather emergencies and/or any contingent liabilities.

At this time, the Board has earmarked \$192,000 of the current retained earnings for two things: \$150,000 to fund the replacement of our 30-yr old street signs and \$42,000 to support our 2022 operating budget (if needed) which was included in our 2022 budget in order to hold our quarterly HOAs at \$480. Accordingly, our projected year end 2022 Retained Earnings balance will be approximately \$230,000, well within our new baseline range of \$200,000-\$250,000 retained earnings.

Major Capital Reserve expenditures budgeted for 2022 include new Street Signs (100% funded by retained earnings), new entrance gate openers for both the Main and Hidden Links gates, a new Association Golf Cart and Rover - all funded by capital reserves on hand - and new Irrigation System Controllers which the Board plans to debt-finance in order to keep the required capital reserve balances from going negative and increasing future Quarterly Assessments. The state of Florida is currently offering a grant program for water-related projects such as irrigation system controller replacements and the Board has already applied in hopes of receiving some grant support for this capital project expense.

ADMINISTRATIVE ISSUES

The Association's Boards, both past and present, have invested in technology to improve communication and dissemination of information to our Owners, guests, and vendors. While we continue to recommend the use of our website www.gatewaygreens.com, only about 50% of our residents are registered users. We continue to use e-mail blasts to notify Owners of important issues, events, road closings, etc., but again we have less than 50% of our residents' e-mail addresses. Owners can create and/or update their Owner Contact Information form by going to our website and under “Resources” click on “Forms & Applications” scroll down to Alliant – Owner Contact form, complete it and return to our CAM, Lorey Seech. Owners can also use our website to review their own financial account status with the Association after you log-in.

The Leasing of Units (Homes/Condos) in Gateway Greens remains an operational problem for our Management Firm (Alliant) and our Access Control Team. All leases must first be approved by your Neighborhood Association, as applicable, and then by Alliant. The five-page Leasing Packet can be found on our website www.gatewaygreens.com under the “Resources” then scroll down to “Leasing Packet.” New leases require an application and two application

less - \$150 to Alliant and \$150 to the Gateway Greens Association. All lease renewals require only the \$150 fee payable to the Gateway Greens Association. Per our Covenants and Rules and Regulations, any 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 HOA's Management firm. With our new dwellingLIVE Entry System, it is imperative that Owners renting their units identify their tenant, their leasing dates and their family and guests, if any. Access into Gateway Greens cannot happen without this information and registration of Tenants by our Owners. All short-term leases, defined as less than 30 days, through any property owner, rental agency, AirBnB, etc. are **strictly prohibited** in Gateway Greens. The use of Portable Transponders is not allowed by Tenants and will be deactivated immediately.

Our Board, along with our Attorney and Alliant, continue to work on the revisions and updating of our 35-year-old Covenants, including our By-Laws, Articles of Incorporation and Declarations. A first draft is posted on our Community website. Since then, the Board has made revisions to address Owner comments and a second Town Hall meeting is scheduled for 6-8 pm on April 12 at the Club at Gateway. The revised red-lined documents will again be posted on our website.

The Design Review Committee (**DRC**) continues to review 20-30 applications every month. The Committee meets at 3:00 PM on the 2nd Wednesday of the month at the Club at Gateway. DRC application forms can be found on the Association's website www.gatewaygreens.com under "Resources" then click on "Design Review." DRC approval is required for ALL exterior home modifications, including the removal of trees and major landscaping changes. The DRC is currently working with Sherwin Williams to prepare a Community Color Palette. When completed, it will be presented to the members for Owner comments. As presently envisioned, this Palette will present at least thirty-five basic color options along with trim and accent color options.

Relative to the old wooden-post mailboxes, to date approximately 108 of our single-family owners HAVE NOT purchased their new AOD mailboxes, which have to be installed within the next two years. We have just been informed by AOD that the current price of \$562.58 will be increased at the end of March, just a couple of weeks away. This price increase could be in the range of 6-10% increase. Again, while Owners have another two years to purchase their new mailbox, assuming the current wooden post mailbox is in good condition, the price of purchasing these mailboxes is getting very expensive. Accordingly, the Board encourages ALL owners to consider purchasing their new mailbox now and avoid continuing price hike

LOOKING FORWARD TO 2022

Major activities planned for 2022 include:

1. The welcoming to the Board of at least two (2) new Board members.
2. The finalization of the revised and updated Association Covenants and scheduling of an Association Membership approval vote.
3. The engineering design of the next phase of road re-surfacing scheduled for 2023.
4. The replacement of our 30-yr. old Street Signs
5. The continued installation of the AOD mailboxes and the repair/replacement of oxidation damaged mailboxes.
6. The continuation of getting ALL our Owners to complete and submit to Alliant their new and updated Owner Contact Information forms.

ACKNOWLEDGEMENTS

As I noted earlier, these past two years have seen many changes and have certainly given our Owners at lot of headaches relative to both the Comcast Fiber Construction Project and the most recent 2021 Road Re-surfacing Project, which included major entrance closures at both the Main and Westlinks Gates. I want to thank ALL OWNER, GUESTS, AND TENANTS for their patience while this major construction work was underway and is now finished.

Lastly, in no particular order, I want to acknowledge the following:

1. Former Board member Dave Harley and our Access Control Director, Chris Johnson, along with our other Access Control Team staff from Domestic Protection Services for making our Access Control Team one of the best. We now have other communities coming to Gateway Greens to “see how we get it done” --- certainly, a complement to our Team.
2. The Association's resident Owners who have volunteered their time to serve on our Design Review, Finance and Cable Services Committees.
3. Since the beginning of the Comcast Fiber Project, I want to thank o Rod Senior and Mark Hemming for the numerous hours spent in the field, on conference calls with Comcast and answering phone calls from residents about their particular Comcast issues.
4. I would also like to thank Alliant Property Management and their Team “captained” by our CAM, Lorey Seech and Alliant Staff including but not limited to John Spina, Kristen Spina, Lillian Crowley, Colin Jenkins, and Deb Thompson for their dedication to our Association.
5. Finally, I want to recognize our “retiring” Treasurer, Kip Hopkins, for all his hard work over the past two years. Kip will remain on our finance committee and his experience and knowledge will continue to benefit our community.

Respectfully submitted by: Ed Tinkle, President