

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT (CID)
REGULAR BOARD MEETING
Gwinnett Place Marriott, Centennial Ballroom
October 12, 2005**

MINUTES

Attendees

Board Members:

Tom Wheeler	Leo Wiener	Bruce Williams
Mark Williams	Glenn Wisdom	Scott Rolston
Casey Coffey		

Staff: Dave Rosselle, Executive Director
Lynn Rainey, Legal Counsel

Guest: Steve Logan, Director of Planning, Gwinnett County
Mark Rountree, Landmark Communications

Call to Order

Tom Wheeler called the meeting to order at 9 a.m. and welcomed all in attendance.

Action Items

Meeting Minutes approval

Mr. Bruce Williams moved to approve the September 14, 2005 Regular Monthly Board meeting Minutes, seconded by Mr. Glenn Wisdom. The motion was unanimously approved.

Motion to establish a Georgia Fund One account

Mr. Rosselle provided an overview of financial information provided by Jim Stevens. Mr. Stevens had advised that, as the CID's bank only could ensure a maximum of \$100K, the CID was required by State regulations to take action to have its bank "collateralize" the account or take other steps to ensure security of the CID funds. Homestead Bank had advised that as they were a State chartered institution they were not able to collateralize the CID's funds. Therefore, Mr. Stevens recommended that the CID establish a "Georgia Fund One" account to be linked to the CID Money Market account and take action to ensure that not more than \$100K was retained in the Money Market account. Mr. Wisdom moved to authorize Mr. Rosselle to establish a Georgia Fund One account and take action to ensure that any funds over \$100K were transferred into this account. The motion was seconded by Mr. Mark Williams and unanimously approved.

CID Office Space

Mr. Wiener reported that work was now in progress on finalizing the lease agreement with Parmenter for the new CID office at the Gwinnett Commerce Center. He expected the lease would be signed within 10 days following resolution of issues submitted by attorney Perry Phillips. Mr. Rainey advised that a previous approved motion had authorized Mr. Wiener to negotiate the lease, but not execute it. Mr. Wiener motioned that, subject to his final approval of the lease provisions that Mr. Wheeler be authorized to execute the lease. Mr. Mark Williams seconded the motion, which was unanimously approved. It was agreed that if good quality refurbished furniture, including a top-quality

conference table and chairs, could be found that this would be acceptable for the CID office.

Presentation of proposed mixed use and high-rise residential zoning ordinances by Steve Logan, Director of Gwinnett County Planning

Mr. Logan provided a comprehensive overview of the major provisions and scope of the proposed mixed use development and high-rise residential zoning ordinances. The Planning Commission is scheduled to vote on the ordinance on 10/18/05 and the Commissioners are to vote the ordinances on 10/25/05. Mr. Rosselle was requested to forward copies of the proposed zoning to the Board members for review. Board members were asked to provide their feedback to Mr. Mark Williams who, in turn, will provide Commissioner Loraine Green the CID's input.

CID Planning worksheet review

Mr. Rosselle reviewed the updated CID planning worksheet and pointed out key action items and accomplishments.

Mr. Mark Williams advised that he is now in the process of initiating discussions with the Gwinnett County Parks & Recreation leaders concerning the possible placement of a new pocket park in the Georgia Power ROW along Venture Parkway.

Mr. Rosselle proposed that the next step in the CID's planning process would be to issue an RFP to selected streetscape design firms for proposals for a streetscape and landscape design for the section of Satellite Blvd. from Steve Reynolds Blvd. to Old Norcross Rd. The scope of the design plan would be to upgrade the DOT's road widening project presently underway. Following discussion, Mr. Wheeler directed Mr. Rosselle to prepare and issue the RFP to selected design firms.

Mr. Wheeler requested that Mr. Rosselle determine from Gwinnett County DOT when they plan to compete the planned resurfacing of CID roadways, including Pleasant Hill Rd. Mr. Rosselle reported that DOT had advised that resurfacing of Pleasant Hill Rd. had not been included in the State 2005 LARP funding request, but would be added for the 2006 LARP funding request by DOT.

Board & Officer's Reports

Treasurer's Report

The CID checking account, as reflected in the September bank statement, had a beginning balance of \$27,705.87, an ending month balance of \$18,344.44 and a current (General Ledger) balance of \$3,606.14. The Line of Credit Loan has an available balance of \$81,500. Mr. Coffey moved to approve the Treasurer's report and ratify the expenditures, seconded by Mr. Rolston. The motion was unanimously approved.

Chairman's remarks

Mr. Wheeler requested that before the end of the year the Board consider converting the executive director position from a contract position to a regular full-time employee of the CID. He requested that the November agenda include an Executive session to address this issue.

Public Relations – Landmark Communication’s proposal for newsletter mailing to homeowners

Mr. Mark Roundtree discussed his proposal of various strategies to mail the Fall newsletter to homeowners in the vicinity of Gwinnett Place. The minimal proposal of mailing to 8650 households (10 year+ residents, active voters) would cost \$5,500. Following discussion, the consensus of the Board was that this would not be an effective expense and that emphasis should be placed on identifying key contacts with local homeowners’ associations. Mr. Roundtree agreed to investigate the option of placing targeted inserts in newspapers.

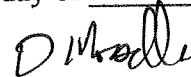
The next Board meeting will be held November 9, 2005 beginning at 9 a.m.
The meeting location will be announced and posted on the CID’s Website as soon as it is confirmed.

Adjournment

By acclamation, the meeting was adjourned at 10:00 a.m.

Approved by the Board this

9th day of NOVEMBER, 2005.



Secretary