



Property Management

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12/12/06

Southport on the Bay Naples, Florida

Minutes of a Board Meeting of the Board of Directors
Southport on the Bay
Held on December 6, 2005

A board meeting of the Board of Directors of Southport on the Bay was held on Tuesday December 6, 2005 at the Barefoot Beach Clubhouse.

DIRECTORS PRESENT:

Ed Brust	President
Richard Lynch	Vice President
William Zwicker	Secretary
Floyd Ross	Treasurer
George Joeckel	Director

ALSO PRESENT: Kirsten Teichfuhs of R & P Property Management
Several Unit Owners

CALL TO ORDER

Noting that a quorum was established, the meeting was called to order at 4:30 p.m. by Ed Brust.

PROOF OF NOTICE

Notice of the meeting was posted and mailed in accordance with Florida State Statutes.

REVIEW OF PREVIOUS MINUTES

Minutes were read by Mr. Brust. Mr. Lynch made a motion to accept the minutes as read. Mr. Zwicker seconded the motion and minutes were accepted.

TREASURER'S REPORT

Given by Floyd Ross, he noted a potential fund/owners equity balance as well as the minor repairs/costs to the budget from Hurricane Wilma. This motion was made by Mr. Zwicker, Seconded by Mr. Lynch, and report was accepted.

OLD BUSINESS

Entranceway Improvements

Mr. Whittingham presented a diagram of the proposed entranceway for Southport. Mr. Zwicker, Beth Feldman and Mr. Whittingham will present this idea to Owners at the annual meeting as the Board of Directors would like to get owner feedback.

Walk-Through Update

The Board would like to thank Jennifer Gomez for her quick response and immediate action to Southport after Hurricane Wilma. Mr. Brust noted several dead trees around Southport originally planted by the developer. The Board understands it is Southport's responsibility to maintain these trees and are looking into new options such as a new type of tree.

Mr. Brust briefly read the property inspection report and noted individual responsibilities that still need attention. R & P Property Management will send out reminder letters (after Mr. Brust reviews them) to Unit Owners with damage to their homes.

Gate Upgrades

This was discussed in item #1.

Lake Projects

Mr. Ross reported the status of work done thus far and noted a mishap at the Steins' home which was corrected immediately, he reviewed the plans for aerators/fountains for the completion of the project and then closed with what still needs to be done.

NEW BUSINESS

Handyman for Hire

Mr. Lynch will set up a Committee to interview and potentially hire a handyman for Southport.

2006 Budget Adoption

The 2006 budget was presented, there were mistakes made as a result of incorrect budgeting for 2006 lot mowing. Mr. Lynch made a motion to accept the budget as corrected and the final budget approval will be held at the January Board Meeting. Mr. Zwicker seconded the motion and it passed unanimously.

The annual meeting date has been set for Saturday, January 21, 2006 at 10:00 a.m. at the Barefoot Beach Boat Club.



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NEXT MEETING DATE

The next meeting will be held on Tuesday, January 17, at 4:30 p.m. at the Barefoot Beach Clubhouse.

ADJOURNMENT

With no further business to conduct, a motion was made by Mr. Lynch and seconded by Mr. Zwicker to adjourn the meeting at 7:07 p.m.

Respectfully submitted,

Kirsten Teichfuhs,
R and P Property Management

Secretary



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