



Property Management

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Southport on the Bay
Property Owners Association
Barefoot Beach, FL

Minutes of a Board Meeting of the Board of Directors
for Southport on the Bay
Held on January 17, 2006

A Board Meeting of the Board of Directors of Southport on the Bay was held on Tuesday, January 17, 2006 in the Southport on the Bay Gatehouse.

DIRECTORS PRESENT:

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

ALSO PRESENT: Kirsten Teichfuhs with R & P Property Management

CALL TO ORDER

Noting that a quorum was established, the meeting was called to order by Mr. Ed Brust at 5:05 p.m.

PROOF OF NOTICE

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

REVIEW OF PREVIOUS MINUTES

The next meeting date was corrected in the minutes to Monday, January 16, 2006 at 5:00 p.m. Mr. Richard Lynch motioned to accept the corrected minutes. Mr. Bill Zwicker seconded the motion and was accepted.

TREASURER'S REPORT

Given by Mr. Floyd Ross,

OLD BUSINESS

Committee Reports

Social - Final preparations are being made for the upcoming party on Saturday, January 21, 2006.

Master - Barefoot Beach originally charged Southport on the Bay incorrectly. They have corrected this and the proper invoice is being paid.

Welcoming- New Owners to Southport on the Bay will be receiving a beautifully drafted invitation pamphlet along with a copy of the newest regulations.

Lake Project

Floyd Ross briefly touched on work done in 2005 and work that remains for 2006.

2006 Budget Adoption

A motion was made by Mr. Floyd Ross to accept the corrected 2006 budget and adopt it. The motion was seconded by Mr. Ed Brust and was passed unanimously. R & P Property Management will look into the various cost Owners are paying for lot moving. There needs to be some clarification to this issue.

Handyman

The landscaping company offers extra services for additional cost such as plumbing, electrical, cleaning, and etc. The Board of Directors will continue investigation an on-site handyman service, and compare it with the need for a "non exclusive handyman".

Walk-Thru

Kirsten with R & P Property Management will follow up on the pending maintenance issues referencing letters sent to Owners with either a phone call, or a second, third or final notice.

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Moving forward, R & P Property Management along with the Board of Directors supervision will be sure to look more closely to the series of violations.

NEW BUSINESS

Annual Meeting

We reviewed the agenda as well as individual responsibilities of the Annual Meeting.

Insurance Claims for Wilma

Mr. Floyd Ross motioned to replace lost trees throughout Southport on the Bay with Native palms. However, changing the tree types is up to the Board's of Directors discretion. The motion was seconded by Mr. Bill Zwicker. The damaged street signs are currently being repainted. R & P Property Management will file a claim when we receive a bill from the welder. Southport on the Bay does have a \$ 500.00 deductible for hurricane damages.

Complaints Process

When a Owner has a concern, either R & P Property Management or the Board of Directors needs to check against the Bylaws Documents and ARC rules for violation. R & P Property Management then needs to call the Owner with warning. Send first written notice, second written notice, then send a third certified mail written notice letting them know this is a final warning for potential fine.

NEXT MEETING DATE

The next meeting will be held on Monday, February 20, 2006 at 4:30 p.m. at Southport on the Bay Gatehouse.

ADJOURNMENT

With no further business to conduct, a motion was made by Mr. George Joeckel and seconded by Mr. Floyd Ross to adjourn the meeting at 8:15 p.m.

Respectfully submitted,

Kirsten Teichfuhs/Kellie Howerton
R & P Property Management

Secretary



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