



Property Management

Southport on the Bay
Property Owners Association
Barefoot Beach, FL

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Minutes of an Annual Meeting of the Membership
Southport on the Bay
Held on January 21, 2006

An Annual Meeting of the Membership of Southport on the Bay was held on Saturday, January 21, 2006 in the Barefoot Beach Boat Club. .

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 Ed Brust at 10:10 a.m.

PROOF OF NOTICE

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

REVIEW OF PREVIOUS MINUTES

The minutes were read by Mr. Bill Zwicker. Mr. Joeckel motioned to accept the minutes as read. Mr. Floyd Ross seconded the motion and the minutes were accepted.

REPORTS OF OFFICERS

President, Mr. Ed Brust

- He thanked Owners for their participation as well as Jennifer & fellow Board Members.
- Special thanks to the Owners that go above and beyond their own responsibilities
- Reviewed objectives for 2005.

Vice President, Mr. Richard Lynch

- The Master Association will be working with the County on doing some rewiring to electrical in Barefoot Beach.
- The Master Association hopes to help maintain the preserve and prevent it from turning into a park.
- The entrance of Barefoot Beach was discussed as they will be renovating it.

Secretary, Mr. Bill Zwicker

- The shortcut questions and answer sheet was given to all Owners.
- Special thanks to Sharon Paximadis for her work on the Southport on the Bay newsletter.
- Website – Minutes of the Meetings will be added for Owners to view, vendor recommendations, and mailing will also be added.

Treasurer, Mr. Floyd Ross

- 2005 Started with Southport on the Bay owing \$43,000.00 on the road rebuilding contract and \$32,000.00 to the Master Association for the legal settlement. Annual assessment was raised by \$275.00/lot to help cover the shortfall.
- This year the road rebuilding contract was paid off as well as ½ of the legal settlement.
- New road reserve account was funded and Lake Project was paid for.
- There was a budget surplus of \$16,482.00 to be rolled over.

Director, Mr. George Joeckel

- He encouraged Owners to bring ideas to the Board of Directors. He also encouraged Owners to join the Board of Directors and/or attend meetings. More Owners should step up and bring the opinions of their community to the Board of Directors as they represent Southport on the Bay as a whole.



REPORTS OF COMMITTEES

ARB, Architectural Review Board

- Committee Members were thanked for their involvement and dedication to this Committee.
- Several home sites were recognized as tentative new construction or remodeling sites for 2006.

Social Committee

- Recognized all seventeen new Owners and welcomed them.
- New suggestions and event ideas are always welcomed.
- Upcoming events are women's coffee, breakfast among friends, and seasonal parties.

OLD BUSINESS

Unfinished Business

- Aerator/Fountain Project
- The rest of the money owed to the Master Association for the legal settlement will be paid in 2006.
- Several street signs are in the process of being repaired from hurricane Wilma.

NEW BUSINESS

Vote on Issues before Association

Mr. Ed Brust motioned to rollover funds from 2005 to 2006. The motion was seconded by Mr. George Joeckel and it passed unanimously.

Vote on Issues before Association

Mr. Floyd Ross motioned to waive the 2005 audit. The motion was seconded by Mr. George Joeckel and it passed unanimously.

Gate/Entrance Way Beautification

The Board introduced an idea to leave the gate open Monday - Friday, 7:00 a.m. to 6:00 p.m. to reduce traffic. Straw pole said 1/3 for the idea 2/3 against it. This issue will be revisited at the next Board of Directors Meeting.



Property Management • 265 Airport Road South • Naples, FL 34104-3518

(941) 643-3353 • FAX (941) 643-5949

Web Site: www.R-P-PropertyManagement.com • Email: rpprop@att.net

Mr. Whittingham and Mr. Zwicker introduced the Gate Beautification concept to Owners. The majority seemed to like the idea, however, many Owners feel that the gate issue should be resolved first. Upgrading the entrance to Southport on the Bay would be wonderful, since Barefoot Beach is currently enhancing their entrance. Straw pole vote showed 4 out of 5 support and 1 out of 5 against the idea of entranceway improvements.

Announcement of Election Results

Two positions of the Board of Directors are open, and Mr. Bill Zwicker and Mr. George Karambellas were appointed to the term ending in 2008.

ADJOURNMENT

With no further business to conduct, a motion was made by Mr. Bill Zwicker and seconded by Mr. George Joeckel to adjourn the meeting at 12:15 p.m.

Respectfully submitted,

Kirsten Teichfuhs/Kellie Howerton,
R & P Property Management

Secretary



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