



**Southport on the Bay
Homeowner's Association
Barefoot Beach, Florida**

**Minutes of a Board Meeting of the Board of Directors
Southport on the Bay
Held on February 15, 2006**

A Board Meeting of the Board of Directors of Southport on the Bay was held on Wednesday, February 15, 2006 in the Southport on the Bay Gatehouse.

DIRECTORS PRESENT: Ed Brust President
Richard Lynch Vice President
Bill Zwicker Secretary
Floyd Ross Treasurer
George Karambellas Director

ALSO PRESENT: Kirsten Teichfuhs with R & P Property Management
Gabbi Feldman, Mr. and Mrs. Hood, Tom Lawrence

CALL TO ORDER

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

PROOF OF NOTICE

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

REVIEW OF PREVIOUS MINUTES

The minutes of the Organizational Meeting of January 30, 2006 were read. Mr. Zwicker made a motion to approve the minutes. Mr. Karambellas seconded the motion and the minutes were accepted as read.

TREASURER'S REPORT

Given by Floyd Ross, he reported that money has been moved from reserves into a 5-month CD. A copy of the year-end financial report was sent to all Homeowners January 19, 2006. R & P Property Management will call delinquent Owners and remind them of the penalty. The report was accepted.

COMMITTEE REPORTS (Beautification)

Mr. Zwicker reported a recent meeting of the Beautification Committee and many recommendations they have with regards to gate repair, new median for the telemetry box upgrade, telemetry box relocation & camera relocation, potential costs and ways of paying for the project. The Committee has made tremendous progress on this so far. The Board and R & P Property Management will look into financing options, including the requirements for a bank loan. We will revisit this issue at a later date.

Mr. Brust made a motion to appoint Gabbi Feldman as Chairman of the ARB. The motion was seconded by Mr. Ross and the motion passed unanimously.

Mr. Ross made a motion to spend the necessary money to procure for the current Florida Building Codes and revisions as they are available. This motion will stand for Southport until altered. Mr. Lynch seconded the motion and it passed unanimously.

OLD BUSINESS

Lake Project

Mr. Ross reported the project is partially done; the electrician has been very busy and needs to complete the project.

Walk-Through

With regards to Mr. Patel's home we will wait to see if in fact damage has occurred to exterior wall and revisit the pressure cleaning request. R & P Property Management will draft a letter to send to all owners, noting on a recent walk-through work be done from Hurricane damage and maintenance needed immediately and offer any recommendations of vendors if needed.

Insurance Claim

R & P Property Management will contact Mr. Whittingham for the vendor used to construct Southport's entrance sign and obtain a proposal cost to repair it, then send all necessary information to the Insurance company to file a claim.

NEW BUSINESS

Letter from Owner Concerning Lot Mowing/Clean-Up

Southport is releasing Mr. and Mrs. Hood from liability of the \$ 190.00 charge for debris removal from lot # 89 and 90. R and P Property Management will follow up with Blue Water Associates.



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Payment of Annual Assessment

No changes will occur at this time.

NEXT MEETING DATE

The next meeting will be held on Tuesday, March 14, 2006 at 4:30 p.m. at the Southport on the Bay Gatehouse.

ADJOURNMENT

With no further business to conduct, a motion was made by Mr. Brust and seconded by Mr. Lynch to adjourn the meeting at 7:30 p.m.

Respectfully submitted,

Kirsten Teichfuhs/Kellie Howerton
R & P Property Management

Secretary



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