



Property Management

**Southport On The Bay
Bonita Springs, Florida**

**Minutes of a Regular Meeting of the Board of Directors
Southport On The Bay
Held on September 18, 2006**

A regular meeting of the Board of Directors of Southport on The Bay was held on Monday, September 18, 2006 in R&P Property Management Strand Office.

DIRECTORS PRESENT: Ed Brust President
Richard Lynch Vice President (via tele-conference)
Bill Zwicker Secretary
Floyd Ross Treasurer (via tele-conference)

DIRECTORS ABSENT: George Karambellas Director

ALSO PRESENT: Kirsten Teichfuhs, R & P Property Management
Mr. & Mrs. Leonard & Mr. Whittingham

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 in accordance with Florida State Statutes.

REVIEW OF MINUTES

Mr. Lynch made a motion to approve minutes of June 19, 2006. Mr. Ross seconded the motion, and the motion passed unanimously.

Location of meeting needs to be corrected from "Gatehouse" to "R&P Property Management Strand Office".

TREASURER'S REPORT

The Treasurer's report was given by Mr. Ross. \$68,178.87 money market account ending figure as of August 31st 2006.

COMMITTEE REPORTS

ARB – Jaffe residence deposit is in discussion. Lighting post is out by Mintz/Renzi – wait on it.

Master Committee – No report at this time.

Social Committee – No report at this time.

OLD BUSINESS

Lakes/Aerator – Pump in Lake 2, 3, & 4 are operational and will be set to run 8 hours uniformly. Water spray (Lake 3) at base is uneven and will be repaired. Pump motor broken (Lake 4) and will be repaired. The light at the fountain (Lake 4) will be set to run in the evenings, only in season.

Electrical Problems at Gate – Loop closing problem and lack of battery back-up will be discussed in meeting with Mr. Brust and Gateworks. R&P will send information on 3 gate vendors to Board.

Empty Lot Mowing – This is no longer an issue, it is being handled accordingly.

Golf Cart Status – Follow-up will be conducted for status of a few owners.

Boat Docks Status – There are still four owners that have not responded with insurance or registration documentation.

Beautification Proposals – Review all bids received, will not notify all bidders. Will take 30 days or less to review.

NEW BUSINESS

R&P New Policies – Updates have been presented to the Board of various changes.

NEXT MEETING DATE

The next meeting is scheduled is the Budget Workshop on Monday, October 3, 2006 at 4:30 p.m. at the Strand Conference Room.

The Budget Adoption meeting is scheduled for Tuesday, October 24, 2006 at 4:30 p.m.

The Annual meeting is scheduled for Saturday, January 27, 2007.

ADJOURNMENT

With no further business to conduct, a motion was made by Mr. Lynch and seconded by Mr. Ross to adjourn the meeting at 6:45 p.m.

Respectfully submitted,

Kirsten Teichfuhs/Kellie Howerton
R & P Property Management

Secretary



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