



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 December 11, 2006

A regular meeting of the Board of Directors of Southport on The Bay was held on Monday, December 11, 2006 in R&P Property Management Strand Office.

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

DIRECTORS ABSENT: George Karambellas Director

ALSO PRESENT: Kirsten Teichfuhs, R & P Property Management

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 the minutes of October 26, 2006 meeting as corrected. Mr. Zwicker seconded the motion, Mr. Ross did not vote. Unanimous yes to accept from rest of Board.

Corrections: Capital M in make, and additional meeting date of December 11, 2006.

TREASURER'S REPORT

The Treasurer's Report was given by Mr. Ross. Mr. Ross reported current standing of checking and money market accounts totaling \$88,000. Wendy needs to include construction deposit report in financial statements from now on.

COMMITTEE REPORTS

Social Committee – Will hold a party January 27 after annual meeting.

Master – Guardhouse construction has been approved to either

- (a) Keep shell of building the same size or
- (b) Expand building and allow county to post sign notifying residents and guests of Barefoot Beach Preserve

265 Airport Road South • Naples, FL 34104-3518 • (239) 643-3353 • FAX (239) 643-5949

Web Site: www.rp-prop.com • Email: info@rp-prop.com

ARB – No report at this time.

OLD BUSINESS

Gate/Beautification Project

Development Associates December deadline will not happen, R & P is following closely and calling for status of the project permit.

Tennis Court Construction/Attorney Response Letter

As Jason Mikes with Quarles & Brady stated, this is not permitted in Southport, this document will be filed for future reference.

Kaldany Water Meter Usage Potential Reimbursement

R & P will research the last two years charges for other preserve water usages and report this figure back to the Board. R & P will draft letter explaining the reimbursement and method of calculation used in determining reimbursement amount.

Lamp Post

210 Topanga's post was fixed. Private Car still needs to reimburse Southport for the damage. They have been sent invoices via fax follow-up mail will come from R & P immediately.

Rules & Regulations

Mr. Zwicker made a motion to accept the Southport Rules and Regulations as revised on May 2006. The motion was seconded by Mr. Ross and passed unanimously. Rules and Regulations will be posted on website for owners to view.

NEW BUSINESS

Board Member Resignation

Mr. Lynch made a motion to accept Mr. Karambellas verbal resignation given to R & P Property Management's Marcia Naas December 7, 2006. The motion was seconded by Mr. Ross and passed unanimously.

New Water Meter

Mr. Ross made a motion to approve and setup an account for the new water meter to be installed on the preserve by the Kaldany residence, cost to be approximately \$3,200. The motion was seconded by Mr. Zwicker and passed unanimously.



Property Management • 265 Airport Road South • Naples, FL 34104-3518
(239) 643-3353 • FAX (239) 643-5949

Web Site: www.rp-prop.com • Email: info@rp-prop.com

2007 Budget Adoption

Mr. Ross made a motion to accept the 2007 Budget as presented. Assessment is same as last year \$2,200 for each property owner and \$450 for empty lot owners due January 1, 2007. The motion was seconded by Mr. Zwicker and passed unanimously.

Gate Project Contingency Fund

Mr. Zwicker made a motion to allow \$5,000 for this fund to be setup and have Mr. Zwicker as a check signer for any charges. The motion was seconded by Mr. Lynch and passed unanimously.

An account for this gate project contracted amount of \$82,000 will be setup for payment of this project when completed.

Aerator Timing & Lumination

Several owners have voiced requests for lighting the aerators and different timing settings. Investigation will be done by R & P into warranty implications if aerators are altered after installation. Timing suggested by manufacturer and lighting suggestions by a professional (such as Lake Doctors) and county will be contacted for preserve lighting regulations.

Board Member Resignation

The Southport on the Bay Board regrettably accepts Mr. Zwickers resignation to be effective December 31, 2006. The Board thanks Mr. Zwicker for all his work, time and effort.

Website revisions

Mr. Ross made a motion to allow Mr. Zwicker to apply for the domain address of www.southportonthebay.com for a cost of \$50 for five years. The motion was seconded by Mr. Lynch and passed unanimously.

NEXT MEETING DATE

The next meeting will be held on Monday, January 15, 2007 at 4:30 p.m. at the Barefoot Beach Gatehouse.

ADJOURNMENT

With no further business to conduct, a motion was made by Mr. Lynch and seconded by Mr. Ross to adjourn the meeting at 7:00 p.m.

Respectfully submitted,