



## Property Management

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

**Minutes of a Board Meeting of the Board of Directors**  
**Southport On The Bay**  
**Held on April 24, 2007**

A Board meeting of the Board of Directors of Southport on The Bay was held on Tuesday, April 24, 2007 at Barefoot Beach Gatehouse.

**DIRECTORS PRESENT:**

Mr. Brust	President
Mr. Lynch	Vice President
Mr. Zwicker	Secretary
Mr. Ross	treasurer
Mr. Fountain	Assistant Treasurer

**ALSO PRESENT:** Kirsten Teichfuhs with R&P Property Management

### **CALL TO ORDER**

Noting that a quorum was established, the meeting was called to order at 4:32 p.m. by Mr. 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 accept the minutes as presented. Mr. Ross seconded the motion and the vote is unanimous to accept.

### **TREASURER'S REPORT**

The treasurer's report was given by Mr. Ross.

Current balance of checking, money market and CD were reported. Delinquencies were discussed.

Lake maintenance expense was high due to new motor, timer, and splice kit for lake #4 (lightning strike). Coast will be moved to capital equipment maintenance account.

### **COMMITTEE REPORTS**

#### **Master**

Report under other agenda item.

### **ARB/Gate**

January 1, 2007 meeting minutes were read as they were approved.

Last week Mintz Landscaping request was approved by ARB Delinquencies.

Mr. Ross made a motion to approve liens of the following lots: 09, 75, 57 and the foreclosure of lot # 87. Other owners in arrears will be sent small balance reminders. The motion was seconded by Mr. Zwicker and the vote is a unanimous yes.

### **OLD BUSINESS**

#### **Gate Beautification Update**

Mr. Zwicker updated the Board with status of County approvals needed; fire district approval is needed. We anticipate this project approval soon. R&P will send Mr. Zwicker suggestions on real estate agent signs or notes for posting of owners to let them in.

#### **Master Association Transfer of Property**

Sign was submitted from county to Barefoot Preserve Master Association for review sign to be placed at entrance to Barefoot Beach.

Flag house permit#1 was ok'd, #2 was delayed; Master is discussing design with POA.

#### **Landscaping Proposals**

Mr. Ross discussed proposals obtained for normal services. Luster Lawn's requirements were discussed and clarified for improved service; flower installation, palm pruning (under 15 ft.) mowing and cleaning.

### **NEW BUSINESS**

Mr. Fountain is going up North on May 17<sup>th</sup>, 2007, Mr. Zwicker will remain throughout the summer, Mr. Ross is going up North on May 6<sup>th</sup>, 2007 and Mr. Lynch on May 23<sup>rd</sup>. Mr. Brust is going up North early July.

Note that several owners have contacted Board members upset with no response/unprofessional responses from R&P, this will be cleared up immediately by R&P.

(Car stickers have no fax # to return)

(Mrs. Wheat and Mrs. Radu - examples of bad communication)

### **NEXT MEETING DATE**

By teleconference in summer if necessary and in October at Flag house building when Directors return.

**ADJOURNMENT**

With no further business to conduct, a motion was made by Mr. Ross and seconded by Mr. Zwicker to adjourn the meeting at 7:20 p.m.

Respectfully submitted,

Kirsten A. Teichfuhs

Kirsten A. Teichfuhs  
Property Manager