Revised 6/11/08 KCK

Southport on the Bay

Minutes of a Board Meeting of the Board of Directors
For Southport on the Bay
Held on April 21st, 2008

A Board meeting of the Board of Directors of Southport on the Bay was held on Monday, April 21st, 2008 in the Southport on the Bay Flag house.

DIRECTORS PRESENT:	Bill Zwicker	President
	Bill Whittingham	Vice President
	Kevin Yankow	Secretary
	Lorraine Andrews	Treasurer
	James Fountain	Assistant Treasurer
	Ed Brust	Director @ Large

ALSO PRESENT: Katie Kjeldsen with
R & P Property Management
Richard Lynch of the Master Association

CALL TO ORDER

Noting that a quorum was established, the meeting was called to order by Mr. Bill Zwicker at 4:35 p.m.

PROOF OF NOTICE

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

REVIEW OF PREVIOUS MINUTES

The minutes were read by Mr. Zwicker and some corrections need to be made. The treasurer's report should be corrected to state there was a timing issue with the December bills being paid in January as the water bill was too high.
The word 'house' should be removed from Open House signs and the date for homeowners and realtors to abide by the rules regarding 'For Sale' signs should be changed to June 15th.

TREASURER'S REPORT

The treasurer's report was given by Mrs. Lorraine Andrews. There is $23,106 in delinquent dues owed to the Association. Katie with R&P will call Mr. Conroy to ask if he would like to use his construction deposit to pay for his outstanding dues. Lots 59, 88 and 94 need to be liened immediately. The expense accounts are running in line except the maintenance/capital equipment fund. $6000 was budgeted for the 2008 year for

maintenance and the Association has already spent $2500. The Association may be over budget with the maintenance/capital equipment fund. A lot of maintenance is still needed including welding of mailboxes throughout the neighborhood and light pole repairs. The Association will need to budget for mailbox and light pole repairs of approximately $80,000 at a later date.

OLD BUSINESS

Committee Reports

Nothing to report at this time.

Transfer of Property

Mr. Lynch supplied Katie with R&P Property Management, paperwork of a property transfer. Katie submitted the paperwork to the Estoppels department of R&P to handle the issue.

Beautification Update

Mr. Lynch discussed the Master Association's Beautification Project which includes such renovations as repaving the sidewalks to the park, relandscaping the front entrance and guard house, new lighting, and refurbishing the pavers and sealing them. Due to cost the project will be addressed in phases. They will begin with removing diseased Coconut Palms and replacing with healthy Coconut Palms and/or Royal Palms. The pavers for the sidewalks could begin in May and will cost approximately $500,000. The Master will pay for the beautification project however money may need to be raised to assist.
The P.O.A. is planning to add additional landscaping at a cost of $150,000. The P.O.A. will replace their lighting to the end of property's beach houses. The road still has a lifespan of abut 4-5 years remaining. The Guardhouse construction could begin sometime in November or December of 2008.
The plan is to double dues from the Master to pay for the project. The Association could assess $50/door/month in order to raise $62,000 or they could borrow from the roads funds and/or general reserves.

Walk Thru Update

The Board has instructed Katie to send a letter to the Owners of 220 Malibu Cove about their plastic docks being stored on the property. Katie will report back at the following meeting about the progress. The letter will state that if the docks are not removed, then the Board will have a Maintenance man remove them and bill the Owners.
Generators have become more an issue within the community and the Board is looking to enforce specific rules to keep the neighborhood to standards but the documents do not mention too much about generators. Jim Fountain makes a motion to add generators to the documents, rules and regulations and Mr. Yankow seconds the motion. The Board will discuss an amendment of the documents at the next meeting.

"R" on Southport Sign

Katie has reported that R&P is still waiting for the second letter to arrive.

Replacement of Lighting of Palms at Entryway

Jim Fountain reports that the lighting of the palms has been completed.

Preserve next to Kevin Yankow's property

Mr. Yankow stated that everything on the property looks the same and that maintenance or a lawn care company needs to rake out the dead weeds as they will only get worse if not done. Pest Masters has changed owners and Mr. Yankow says that the Association could hire another company to do the work if not satisfied with Pest Masters. Bill Whittingham will speak with Carlos from Luster Lawn about taking on this job. The Board has decided to wait on the replacing of sod on the property.

Lien for Bank Lot 87

Mr. Yankow reports that 5/3rd Mortgage Company has paid their outstanding balance in full.

Lot 23 Plastic Dock Floats

Bill Zwicker has requested Katie send a letter to the Owners of Lot 23 requesting that they remove their dock floats as it is against the documents to store them on the property. Bill has requested that he review the letter before it is mailed.

Generators

Mr. Yankow will inquire and research within the Bylaws information about the installations of generators in the community. The Board will also speak with owners to get their advice as well as the Architectural Review Board.

Open House/ For Sale Sign Letters to residents

The letters will be sent to both addresses of the residents as well as the Realtors attempting to sell homes and lots. The Board of Directors is enforcing the Covenants to all Owners and will discuss an amendment of the rules for Open House and For Sale signs at a later date. All notices will be sent to Mr. Zwicker for review before being mailed.

Written Guidelines for Southport Security Guards

Mr. Zwicker reports that the guidelines are ready for the security guards but he wants approval from the security guards' boss first.

Golf Cart Update

Katie reported that several homeowners have sent in their golf cart registration forms but there are still registration forms to be received from other Owners. Katie has also stated that she is waiting to receive the new golf cart stickers from the supply company.

Stain Gutters at Entryway

Mr. Whittingham reports that the staining of the gutters will start at the Blvd. and end where the brick ends. Prep work is needed, two coats of stain and the cost is $1,550. The Board has decided not to stain the gutters at this time and will not move forward with this project.

Water Drainage at Telemetry Box

Jim Fountain reports that the ongoing drainage problems at the telemetry box could be due to sand rising up and it is simply a design flaw. Brett from Developmental Associates have a possible solution to raise the floor of the planter, seal with concrete base and install a drainage pipe into the lower planter. The cost is approximately $1800.

Additional vent holes added at DVR box

Mr. Fountain reported that this job has been completed and there is now good air flow through the box.

NEW BUSINESS

Mailboxes

Mr. Fountain reports that there are more mailboxes that need to repaired but the company that manufacturers the mailboxes has discontinued certain portions of the mailboxes. Mr. Fountain states that it shouldn't be too hard to weld the mailboxes. Mr. Fountain will attempt to get covers and continue welding mailboxes if needed. Sandblasting and painting was done for free in 2003. Mailbox World will paint the boxes for $1500. The Board has recommended to hold off on this project until next year.

Improvement of Landscaping at Front Entrance

The entrance is looking good but still has a long way to go. Mr. Whittingham spoke with the landscaper to discuss simplifying the beds. Some plants have died due to age and should be replaced with another i.e. Indian Hawthorne. Too many shrubs are in the back of the beds and at different heights. Some are too high for a hedge. The cost is approximately $10,000 for the front gate and $5000 for the around the curb.

Mr. Zwicker would prefer to wait on making a decision until the Annual Meeting. Drought resistant plants are needed and the Annual Meeting would be a good time to present new designs. The Board will look for landscaping plans from 5 years ago.

County Meeting

Collier County held a meeting regarding the storm water system. The Association is to take care of storm water system and the drains. Engineers should come out and take a look at the systems.

NEXT MEETING DATE

The next meeting will be held on Monday, June 2nd, 2008 at 4:30 p.m. at Southport on the Bay Gatehouse.

ADJOURNMENT

With no further business to conduct, a motion was made by Mr. James Fountain and seconded by Mr. Kevin Yankow to adjourn the meeting at 7:13 p.m.

Respectfully submitted,

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Katie Kjeldsen
R & P Property Management

Secretary