

Southport on the Bay

Minutes of a Board Meeting of the Board of Directors For Southport on the Bay Held on June 2nd, 2008

A Board meeting of the Board of Directors of Southport on the Bay was held on Monday, June 2nd, 2008 in the Southport on the Bay Flag house.

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

DIRECTORS ABSENT: Jim Fountain Assistant Treasurer

ALSO PRESENT: Katie Kjeldsen and Jeanine Hewlett with
 R & P Property Management

CALL TO ORDER

Noting that a quorum was established, the meeting was called to order by Mr. Bill Zwicker at 4:40 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 one correction needs to be made. The update of the "R" on the Southport sign is that R&P is still waiting to receive the second letter. Lorraine motioned to accept the minutes with the correction and Mr. Yankow seconded the motion. It passed unanimously.

TREASURER'S REPORT

The treasurer's report was given by Mrs. Lorraine Andrews. There is \$15,785.27 in delinquent dues owed to the Association; down approximately \$7000 from April. Unit 57 has paid a majority of the fees owed. Unit 94 paid their outstanding dues. The expense accounts are staying on course with what was budgeted with the exception of maintenance which the Board is trying to control.

There was a leak from one of the sprinklers at the gate which resulted in May's water bill being \$100 more than April's budget.

OLD BUSINESS

Committee Reports

Nothing to report at this time.

Status of Liens

The Board discussed the lien and foreclosure process, which owners have paid their dues and which owners have not and are being sent to lien. There are 5 Units that are delinquent and going through the lien process of filing with the courts.

Beautification Update

Mr. Zwicker provided an update of the Association's Beautification Project. The Royal Palms have been removed and 248 palms are to be planted once the sidewalk and irrigation projects are complete. With regards to the roadway, it is very likely that the P.O.A. will put pavers from the entrance all the way down to the Condos. The cost is \$700,000 and will begin now. Speed bumps of the brick plateau style will be installed as well as a broken pale yellow centerline on the roadway.

Bill Whittingham reported that the Guardhouse will begin renovations in October or November. Mr. Whittingham presented diagrams to show the new larger scale of the guardhouse. The P.O.A. clubhouse is also currently being remodeled. They will also install additional landscaping and will pay for irrigation involved.

Walk Thru Update

Katie stated that some homes need general maintenance such as pressure washing, trimming palm trees and coconuts to prepare for hurricane season. Other homes still are in violation of the sign rules and have their signs too close to the road. Letters will be sent to those owners to notify them of their violation.

"R" on Southport Sign

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

Landscaping Update

Mr. Whittingham reports that fertilizer and seeding will be performed by the current landscaping company. Ray Rosado of Rosado Pest checks every two months for weeds and pests. The Foxtail palms received fertilizer and Bill recommends that the Association replace dead palms with new plants. This is to be considered normal maintenance. Once the rains begin, the Association can start to update the flowers. There isn't any sod on the

vacant lot on Topanga however, it looks as if what grass is there will recover. The landscaper has offered to install sod in dead patches.

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.

Lot 23 Plastic Dock Floats

The dock floats have been removed from Lot 23 however now there are tree trimmings and excessive horticultural debris laying on the property and it needs to be removed. Katie will send a letter to the owners requesting this be completed.

Generators

The Board has decided that generators will be treated the same as air conditioning and will be required to be shielded from view. Katie will send a letter out to all residents notifying them of this rule.

Written Guidelines for Southport Security Guards

Mr. Zwicker gave the guards a binder of rules, regulations and guidelines to issue violations.

Golf Cart Update

Katie reported that several homeowners have sent in their golf cart registration forms and their golf cart stickers have been mailed to them. There are still registration forms to be received from other Owners. Some owners will be receiving fines shortly if correspondence is not made and insurance is not received.

Water Drainage at Telemetry Box

The board is hoping that the previous repairs are going to be a permanent fix to the problems with water drainage however mildew will still cause a problem.

Mailboxes

Kevin Yankow will look in storage to see what has been ordered.

NEW BUSINESS

Aerator in Lake Two

Mr. Yankow reports that there is an algae bloom in the lake and new aerators are needed or the current aerator should be inspected on a regular basis. A maintenance contract is needed. Kevin will follow up with Jim Fountain and advises that Board to consider replacing seals on the aerator every 3-5 years.

Pavers Sinking at Gate

Bill Zwicker will follow up with Brett from Development Associates with regards to repairing the sinking pavers at the gate.

Sales of Homes

Three homes have just recently sold and there is three more pending. The Board would like to begin putting new owner information into the newsletter as a way to inform residents and greet their neighbors.

For Sale sign Violations

After some discussion in an effort to get residents to comply with the rules, Lorraine Andrews made a motion to increase the fine amount for 'For Sale' sign violations from \$25 up to \$100. Kevin Yankow seconded the motion and it passed unanimously.

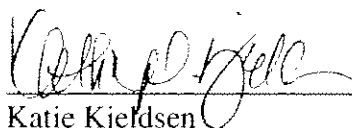
NEXT MEETING DATE

The next meeting will be held on Monday, September 15th, 2008 at 4:30 p.m. at Southport on the Bay Gatehouse.

ADJOURNMENT

With no further business to conduct, a motion was made by Lorraine Andrews and seconded by Bill Zwicker to adjourn the meeting at 6:41p.m.

Respectfully submitted,



Katie Kjeldsen
R & P Property Management

Secretary