

# Southport on the bay

Bonita Springs, FL

## Minutes of a Board Meeting of the Board of Directors

### Southport on the bay

Held on September 15, 2008

A Board meeting of the Board of Directors of Southport on the bay was held on Monday, September 15 2008 at Barefoot Boat Club.

|                           |                               |                  |
|---------------------------|-------------------------------|------------------|
| <b>DIRECTORS PRESENT:</b> | Bill Zwicker                  | President        |
|                           | Bill Whitingham               | Vice President   |
|                           | Lorraine Andrews (conf. call) | Treasurer        |
|                           | Kevin Yankow                  | Secretary        |
|                           | Jim Fountain (conf. call)     | Director         |
|                           | Ed Brust                      | Director @ Large |

**DIRECTORS ABSENT:** N/A

**ALSO PRESENT:** Jeff Mercer & Glen Carroll of R & P Property Management, Joe Dice( Homeowner), Richard Lynch( Conference call),

### **CALL TO ORDER**

Noting that a quorum was established, the meeting was called to order at 4:38 p.m. by Bill Zwicker.

### **PROOF OF NOTICE**

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

### **REVIEW OF MINUTES**

The minutes have been reviewed and were accepted as written.

### **TREASURER'S REPORT**

Lorraine A.- The maintenance repairs are running a little in excess. Lorraine asked the question, " Do we need to anticipate another non- routine expense, like the new lake motors?" Lorraine asked what the board should do about the Karambella delinquency. Bill Zwicker suggested to treat everyone the same and go ahead with the lien. Jeff Mercer will check to see if we have the Conroy \$2500 construction deposit to pull the delinquent money from. Griffith is currently being assessed for the damages at the front gate caused by an automobile accident. Griffith will still owe for the tree.

## **COMMITTEE REPORT**

Nothing to report at this time.

## **OLD BUSINESS**

### **Status of liens**

R & P- There are currently four delinquent homeowners, all of which are in lien status as of now. They are Conroy unit 42(pre-lien), Glassman unit 709(pre-lien), Licul unit 57( in lien), and Rinz unit 75( bank foreclosure)

### **Master Association Estimated costs**

Richard L.- We have currently \$500,000 in the master account. We have received a proposal for the guard house renovation in the amount of \$238,000 and \$33,000 in the account. We are looking at an increase of \$50 per month a door for next years master association dues.

### **Master Association Beautification update**

Bill W.- So far, the Blvd. has had the brick pavers installed right up to the front entrance. All of the royal palms have been planted. All of the sidewalks have been completed as well. They are starting to sod the "devil strip". They should be completely finished with the renovations around November 1<sup>st</sup>.

### **Walk Thru update**

R & P- Jeff will send out the letters for the For Sale sign violations this week. After giving them ten days to comply he will then do a walk thru with Kevin and Bill to see any issues within the community.

### **"R" on the Southport sign update**

R & P- We have ordered the extra letter R's . Jeff M will check with Glen to find out what the status of the delivery are and if they are already here.

### **Grass condition of Preserve near Kevin's house**

Kevin Y- The good grass is dying but it still looks green. No action is needed at this point. This is a preserve so we want it to be natural.

### **Generators**

R & P- The letters were supposed to be sent out about the generators needing to be covered up by some sort of barrier similar to the A/C units. Jeff will verify that these were sent out.

### **Golf cart update**

R & P- The unit owners have been turning in their updated information as of today.

### **Lake Aerators update**

Kevin/ Jim- The pump has been replaced in lake number three. There was another failure in the pump at lake two because of water intrusion. Both are around \$2000 to replace.

Jim F. moves to install new Evolution Series pump by Aqua Control at the cost of \$2000. Kevin Y seconds the motion, and the vote is unanimous in favor.

### **Pavers sinking at gate**

Bill Z- In June, I called Development Associates, and they took care of the issue right away. I also recently noticed the same type of problem occurring just inside the gate as well. I will contact them to take care of this issue the same way.

### **Real Estate Sign Violation**

R & P- Jeff will send these violations out as soon as possible. Then he will follow up in 10 days during his walk thru.

### **NEW BUSINESS**

#### **Gate maintenance and a short at the gate**

Jim/ Kevin- We are looking at 10-15 hours of labor time for tracking down the short at a cost of around \$1000-\$1500. This issue was a result of heavy rain getting into the electrical box and causing the short. This new box has been installed and is above ground to prevent this from happening in the future.

#### **Replacement of gutters near Barefoot Beach Blvd.**

Bill W.- I talked with Supervisor at Paver Pro about the concrete curbing. He took a look at it and gave me a quote for around \$300 for 15 feet of curb. The whole thing would be around \$800 to replace all 40 feet and that way it wouldn't look like a patch job.

Bill W motions to have them replace the curbing at a max price of \$800 for 40 feet of curb. Kevin seconds the motion, and the vote is unanimous in favor.

#### **Grass Discussion at gate**

Bill W- The Floratam grass is dead and the area is now covered with Bermuda grass. Bill W He thinks it will be around \$600 to replace the Bermuda with Floratam. It was decided that other board members will look at this grass. No action will be taken at this time.

#### **Do we want to get bids for other Management associations for replacing R & P**

Bill Z.- There has been some question from other homeowners to why we haven't switched already. Since we now have a new representative, Jeff, it was decided that between now and our January meeting we will be evaluating whether or not we should pursue this idea.

**Rebate of R & P fees for June, July, and August**

R & P- Glen will work out this issue with Bill Z in the next week or so.

**NEXT MEETING DATE**

Next meeting is scheduled for 4:30 pm on October 21st, 2008 at the Flag house at Southport.

**ADJOURNMENT**

With no further business to conduct, a motion was made by Jim F and seconded by Bill W. to adjourn the meeting at 6:20 pm.

Respectfully submitted,

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Jeff Mercer, Manager

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Secretary