

Southport on the Bay

Bonita Springs, Florida

Minutes of a Board Meeting of the Board of Directors Southport on the Bay Held on April 20, 2009

A Board meeting of the Board of Directors of Southport on the Bay was held on, April 20, 2009 at Barefoot Beach Gate House.

DIRECTORS PRESENT: Dr. Jim Fountain President
Kevin Yankow Vice-President
Bill Whitingham Secretary
Christopher Hawley Director
Bill Zwicker Past President

DIRECTORS ABSENT: Lorraine Andrews Treasurer

ALSO PRESENT: Mireya Agnoli, R & P Property Management
Tom Leonard—207 Topanga Drive
Sheldon Volk-- 201 Topanga Drive

CALL TO ORDER

Noting that a quorum was established, the meeting was called to order at 4:30 p.m. by Dr. Fountain.

PROOF OF NOTICE

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

REVIEW OF MINUTES

A motion was made by Kevin Yankow to approve the minutes of the Board of Directors Meeting of March 16, 2009 the motion was seconded by Christopher Hawley, and it passed unanimously.

TREASURER'S REPORT

The treasurer was absent, however the President reported there was nothing significant to report on the financials; they are tracking within the budget, and no new funds have been moved to purchase additional certificates of deposits.

COMMITTEE REPORT

Kevin Yankow – Master’s Representative

Kevin stated that the guard house on the second floor will be allowed a bathroom; the lowers bid for the cost of the renovation is \$266,000; and a temporary guard house will be located at the entrance at the end of the median.

Also, there are some issues with the grade differential and maximum height restrictions.

The master is continuing to look at the streetlight issue on Barefoot Beach Blvd. – but there is no action as of yet.

Kevin has obtained a copy of the master redraft of their by-laws; the only revisions noted concern revisions of fees and collections; the revised documents do not address revisions to lands and or access.

Bill Whitingham – Landscaping

Mr. Whitingham reported he contacted Bonita Botanical and requested a proposal to install plantings in the donut; he will also be contacting Carlos at Luster Lawn to provide another proposal.

The trimming of the coconut palms in Southport is scheduled for May. We are planning on Biannual trimming in May and November or December.

Kevin Yankow – Physical Plant

Kevin reported he has installed locks on the electrical boxes for the fountains. Some had two separate timers; therefore he needs to purchase a few additional locks.

They have been replacing the entrance lights with fluorescents; since they are more cost effective. The columns are still amber. If a significant number of people don't like the cool white light produced by the fluorescents, though, will be given to changing them back to incandescents. Another technology coming on is LEDs for consideration at some time.

A resident, Tom Leonard, questioned the excessive algae on the lakes – Dr. Fountain stated the lakes are low and this could result in the additional algae; however he will be contacting the maintenance contractor, Lake Drs. for additional servicing.

Status of Liens/Foreclosures – Mireya Agnoli

179 Topanga – Pre-lien letter has been sent, when time elapses if funds have not been sent this matter will be sent to the attorneys for a claim of lien.

181 Topanga – Pre-lien letter has been sent; when time elapses if funds have not been sent this matter will be sent to the attorneys for a claim of lien.

171 Topanga – Pre-lien letter has been sent; when time elapses if funds have not been sent this matter will be sent to the attorneys for a claim of lien.

82 Southport – Lien foreclosure lawsuit stage; board to review.

61 Southport – Lien foreclosure lawsuit stage; board to review.

193 Topanga – Bank foreclosure – R & P will bill bank when bank takes title to property.

198 Topanga – Bank foreclosure – R & P will bill bank when bank takes title to property.

OLD BUSINESS

Outside Equipment Buffering - Dr. Fountain -

Reported the second notice mailing has been sent out – some air conditioners are protruding as much as 2 feet over the top of the existing screening and most generators are not screened at all. The board will conduct follow-up inspections to confirm when and if buffering of the outside equipment has occurred.

Golf Cart Information

Dr. Fountain stated we still have two outstanding residents that have not forwarded insurance information for the Golf Carts. He will monitor the situation to confirm the golf carts are not being used within the community.

Mailbox Refurbishing – Kevin Yankow

Mr. Yankow reported he has contacted several vendors in order to obtain bids to refurbish the mailboxes. Kevin stated he has contacted United Metal Craft – they will sand and electro paint, and renumber the mailboxes for a total of \$11,140.00.

Dr. Fountain provided Kevin with an additional local vendor – Randy Wright, Bilt-Wel. He can remove/sand blast/powder coat/re~~number~~ and reinstall – also will provide us temporary mailboxes while he is working on the permanent mailboxes. He can also fabricate any replacement mailboxes that we might need in the future. Kevin will be contacting this vendor for a price.

Also, the board agreed the powder coating would be superior to electro painting.

NEW BUSINESS

Lawn Art –

A resident, Tom Leonard, present at the meeting expressed concern with the “lawn-art” which has been installed on some of the Southport homes. It was requested he address the board in writing, with his specific concerns and the board will evaluate his complaint.

Roofs –

The same resident, Tom Leonard, expressed concerns that some roofs in Southport are not being maintained adequately, He feels that they should be repainted as they fade. The board again asked for him to address the board in writing as to which roofs he felt were inadequate and, specifically why he felt they were in need of attention. The board will evaluate his complaints.

NEXT MEETING DATE

The next meeting date is 15 June 09 at 4:30 PM at the Barefoot Beach Gatehouse.

ADJOURNMENT

With no further business to conduct, a motion was made by Kevin Yankow to adjourn the meeting at 5:30 p.m. second by Bill Whittingham.

Respectfully submitted,

Mireya Agnoli, Manager

Secretary