

# **Southport on the Bay**

## **Bonita Springs, Florida**

### **Minutes of a Board Meeting of the Board of Directors** **Southport on the Bay** **Held on October 26, 2009**

A regular meeting of the Board of Directors of Southport on the Bay was held on October 26, 2009 at Barefoot Beach Gate House.

<b>DIRECTORS PRESENT:</b>	Dr. Jim Fountain	President
	Kevin Yankow	Vice-President
	Bill Whittingham	Secretary
	Lorraine Andrews	Treasurer
	Christopher Hawley	Director
	Bill Zwicker	Past President

**DIRECTORS ABSENT:** Christopher Hawley, Director

**ALSO PRESENT:** Gloria Norman R & P Property Management

#### **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 June 15, as amended; the motion was seconded by Bill Whittingham, and passed unanimously.

## **TREASURER'S REPORT**

### **a. Current Financial Status**

Lorraine stated that overall the finances are in line with the expenses and are currently in very good shape. It was noted that there are some small charges that remain on the member balance summary and Dr. Fountain asked if they can be written off. Lorraine concurred with this and a motion passed. They are Lot # 82 and Lot # 64.

### **b. Budget Proposals**

A copy of the proposed 2010 budget was presented for review and was approved for mailing for a Budget Adoption meeting planned for November 16, 2009. Lorraine also added Painting Reserves and asked for a motion to approve budget as proposed, motion seconded by Bill Whittingham and was unanimous.

The mailing of coupons was discussed and it was determined that they should be mailed to all of the addresses on the mailing list by the first week of December 2009 in order to be in hand for 2010.

## **MASTER ASSOCIATION REPORT- KEVIN**

### **a. Gatehouse rebuild**

Kevin reports that the work is progressing and should be completed by November. Bill Whittingham asked about shutters and would they be added to the Gatehouse. Kevin said he would address the issue.

### **b. Sign Status and appearance**

The signage for the front has been tabled for a redo to address the advertising of Barefoot Beach on the sign. There will be a Master Meeting on Thursday and more information will be acquired at that time.

### **c. New Business**

Streetlights are being replaced as needed and are within budget.

## **LANDSCAPE REPORT- Bill Whittingham**

### **a. Private Lot Maintenance**

#### **I. Exotic removal-vacant lots**

Letters were sent and removal will begin shortly. One owner stated that she would address this removal herself when she arrived back in November and one indicated their approval to do the work. All were sent letters indicating that if no notification or response was received, the Association would take care of the removal and bill owners. After some discussion it was determined to have billing initiated by Landscape company

## **II. Exotic removal from Developed and Undeveloped Lots**

Bill Whittingham brought a sample of a current problem that is occurring on lots called "Coin Vine". Mike Grover from Greenway had noted that these vines are as destructive as Brazilian Pepper and Australian Palms to the Mangroves. They are known to inhibit the growth of the Mangrove and can cause restrictions in the shoreline area and views. Discussion ensued an approach with a letter to homeowners be done to address this issue. The decision was to have pictures and information sent in the Newsletter that will accompany the mailing of the First Notice of the Annual meeting, to give homeowners time to address the issue. If nothing is done, then a letter can be sent directing this problem. Concern was noted by Bill Zwicker that this plant has not been addressed specifically as an Exotic. Dr. Fountain noted it could be considered a nuisance due to its destructive nature. A motion was made by Dr. Fountain to address this in the Newsletter to be included with Annual Meeting announcement, seconded by Kevin Yankow and the vote was unanimous. To be decided in the future is whether an outside certified agency (such as Greenway) should be hired by the Board to evaluate all developed lots in Southport and issue letters similar to the way the exotic problems were dealt with in the undeveloped lots. (Mike Grover is now remediating the exotic problems in undeveloped lots and will bill the lot owners directly). Subsequently, the decision as to whether this outside agency should go on the properties and do the remediation if the homeowners fail to do it (and bill the homeowners for it) will have to be made.

## **III. Boat Lift Lot 30**

Bill stated that there were parts of a boat lift on the undeveloped lot close to the Jaffe lot line, and wanted to know what could be done to have them removed. It was noted that there are new owners for this property and construction should be starting soon. Dr. Fountain said to table this until the first of the year and if not removed then to have a letter sent to them.

## **IV. Lot 16 Construction Trucks**

Workers have been parking their trucks in the driveway of Lot # 16 residence and have been seen there overnight. A letter is to be sent to address this issue and note that all construction trucks on and about the property must be out of sight.

## **b. Current status of entrance, circles, preserves, palms, ficus trees, etc.**

### **I. Front entrance-removal Canary Island Date Palm**

The landscaper inspected the Canary Island Date Palm and said it has the disease called ganaderma which cannot be treated and therefore, needs to be removed. It is not recommended to place another Palm in the diseased area and suggests a decorative tree be put in its place. With discussion as

to whether to replace or just remove, Dr. Fountain suggests to have the tree removed if the price is less than \$500.00. A motion was made by Kevin to remove the tree if price under \$500.00, seconded by Lorraine and vote is unanimous. It was also noted that this would be the stump and the tree.

## **II. Front Entrance wall and pavers**

Bill Whittingham states there is painting and touch up needed and suggests handyman Chris Anderson can do this work. The pavers seem to be a concern because they are not the type that is best for a roadway and seem to pick up rubber marks and absorb surface dirt. After discussion, it was determined to evaluate this after the first of the year. Dr. Fountain said to have Chris do the painting

## **PHYSICAL AND MECHANICAL-Kevin Yankow**

### **a. Mailbox, stop sign, light post, gate renovation report**

#### **I. Final Contract, Status of Project and Date of Completion**

Mail boxes Phase 1 almost complete- San Mateo Drive and there is a request for the second installation for Phase 1.

The deadline for completion is November 20<sup>th</sup> which incurs 10% of the total project cost. The Gate will be last after Phase 3 and the bill will be checked by Lorraine. The warranty on one of the fountains will be expiring soon and discussion was made as to what costs could be incurred. The motor replacement could be around \$500.00 and possibly may be needed soon. It was noted by Dr. Fountain that thanks be given to Kevin for his work in this project.

### **b. Fountains (5) status**

#### **I. Operational**

All fountains seem to be working well and are being maintained. Lorraine wanted to know if there was any proof that in fact they were being serviced and Kevin stated he has seen him out there taking care of them. The warranty on the fountain was discussed and with the motor replacement at approximately \$500, Lorraine suggested that possibly a service contract could be obtained for them.

### **c. Lake Status-algae, weeds, water quality**

Lake Doctors sends reports as to what is being done to the lakes on a monthly basis and are in good shape. There is monthly maintenance done on the weeds to maintain.

### **d. Street lights, entrance lights**

Discussion as to whether Chris of Alternative Maintenance will be addressing the cleaning of bugs, dirt in process of changing the bulbs. The Front lights

are now white because they have new florescent bulbs in them. Discussion as to whether all lights should have these as opposed to the amber. This will be addressed and tabled until after the first of the year. It was noted that some lights on San Mateo and Southport were not working and Kevin will advise Chris of Alternative Maintenance to take care of them. At Lot 53, it was noted that a plate from the front was lying on the ground due to a screw being sheared off. Chris of Alternative Maintenance will attend to this as well

**e. Gate Operation**

Gate seems to be functioning properly at this time. Gloria reported only one call noting gate closed from Front Gate.

**f. Vandalism**

Kevin has reported that no vandalism has taken place recently.

**ARCHITECTURAL REVIEW BOARD REPORT- BILL WHITTINGHAM**

**a. Member Mangrove trimming complaint' status?**

The Mangrove issued was resolved when person representing the County inspected and stated there was not a problem. There were specifics that were given in a letter from Greenway that will be directed to Lorraine to include in her newsletter.

**b. Lot 25 Addition**

The ARB seem to feel that this was resolved with the addition of landscaping to the affected area. They were very cooperative. Discussion was made as to whether a fine should still be implemented. Several possibilities were posed a vote from the Board decided to hold the security deposit until asked for it to be returned from the owner. If owner does not respond within a year, then the issue should be revisited.

**c. ARB issues**

Dr. Fountain provided minutes from meetings to be added to these minutes for reference in the future.

**NEXT MEETING DATE**

The next meeting which will be the Budget Adoption Meeting is Monday, November 16, 2009 at 4:30 p.m. at the Barefoot Beach Gatehouse.

**ANNUAL MEETING DATE**

Annual Meeting date has been set for Saturday, January 23, 2010 at the Barefoot Boat Club for 10:00 a.m.

**ADJOURNMENT**

With no further business to conduct, a motion was made Dr. Fountain to adjourn the meeting at 6:25 p.m. second by Kevin Yankow.

Respectfully submitted,

---

Gloria Norman, Manager