

Southport on the Bay

Bonita Springs, Florida

Minutes of a Board Meeting of the Membership

Southport on the Bay

Held on March 15, 2010

A Board of Directors meeting of the Membership of Southport on the Bay was held on, Monday, March 15, 2010 at Southport Boat House.

DIRECTORS PRESENT:

Dr. James Fountain	President
Lorraine Andrews	Treasurer
Louis Rago	Director
Christopher Hawley	Director

DIRECTORS ABSENT: Kevin Yankow Vice President

ALSO PRESENT: Gloria Norman, R & P Property Management

CALL TO ORDER

Noting that a quorum was established, the meeting was called to order at 3:01 p.m.

PROOF OF NOTICE

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

REVIEW OF MINUTES

A motion to approve the minutes from February 18, 2010 was made by Lorraine seconded by Louis Rago and the vote unanimous

MANAGER'S REPORT

A. Annual Delinquencies- there are several lots that have received their final notice letters: Lot #'s 31, 58, 88, 70 and two foreclosures still remaining with no further information which are: Lot # 94 and 57. Lot # 50 has a check that was returned and another is forthcoming.

No member complaints have been noted.

Letters were sent out and a confirmation was brought to the meeting.

TREASURER'S REPORT- Lorraine Andrews

A. Asset Distribution- There will be asset distribution changes coming. \$100,000 will be moved to 5/3 Bank this week. Some may be put into savings or into CD's, 4 at \$25,000 each. Expenses look good for now.

COMMITTEE REPORTS

Master Association- Jim Fountain

The Annual Master Association meeting was on February 11. The February financials of the Master Association appear to show approximately \$200,000 of debt. Barefoot Beach Boulevard has been transferred by the POA to the Master.. There will be another meeting on March 25 which Lorraine will attend to see if she can ascertain what caused the deficit and get particulars for the next Board meeting which will be Tuesday April 21, 2010 at 3:00 p.m.

Web Page- Lorraine

Lorraine sent a copy of a picture of the newest Board Member, Louis Rago to Bill Zwicker, the webmaster, and will be putting together a newsletter regarding the trees to send out through the website and a letter will be constructed by Gloria of R & P to mail as well.

PHYSICAL INFRASTRUCTURE- Chris Hawley

A. Irrigation Controllers- Carlos of Lusterlawn repaired the controller at the gate and is to repair some of the other irrigation timers which were malfunctioning at \$180.00 each. Chris will authorize Carlos to do the work

B. Gate Repair- taken care of by Dr. Fountain

C. Fountain repair in Lake #3 status- Completed. A question was raised as to whether Aquavision was doing the necessary maintenance warranty work to the fountains since there are no bills presented for this work. There is to be a quarterly inspection done and to date, no bills were received for 2009. Louis Rago suggested that a maintenance schedule be obtained from John Dickerson and find out exactly what and when these should be done. Chris will be addressing this with them and ask for paperwork indicating each time these are accomplished for our records.

D. Lake Status- All of the Lakes look good. The algae from Lake #4 is now gone.

E. Pump aerator maintenance status- Chris Hawley

Chris will be obtaining the contracts from Kevin to monitor and find out which are under warranty and what they cover.

LANDSCAPING- Louis Rago

A. Coconut Palm Status- and Palm Damage- Report from Mike of Greenway landscaping

The Board asked what had caused the problem with the Coconut palms since over 40 are either dead or in some kind of shock. Mike stated that the cold snap caused this problem and the fact that more are still showing signs is because the weather has not been constant, therefore causing more damage. His suggestion was to wait about a month or so to see if some of the sickly ones will come back and at that time fertilize. He will re-assess the status of the trees in a few weeks and has a report for the next Board meeting. Discussion as to what to do and when was entered by the Board and a motion by Louis Rago was to have the present confirmed dead trees cut back and leave a 1 ½' stump for later easier removal, seconded by Jim Fountain and the vote unanimous. Mike at Greenway will give a proposal on the cost and Louis Rago will give this information to the Board.

CHRISTMAS DECORATIONS: - Chris Hawley

Dr. Fountain talked to Chris regarding the installation and removal of the Christmas decorations and told him that while it will be Chris's responsibility, Jim will be more than happy to assist him.

ARB REPORT-Louis Rago

The new ARB board has not met as yet, still waiting for all to be available. No representative has been established as the liaison to the Board, so for now Louis will be the designated person.

OLD BUSINESS

A. ARB voting formula

Discussion was made regarding the voting formula for the ARB since there is a husband and wife on the Board. The rules and documents state for any decision made there can only be one vote per lot. There are now 5 members but there will be only 4 votes that will be acceptable and if there is a deadlock the vote will go to the Board of Directors for a final decision. A motion was made to accept the decision to have one vote per household by Louis, seconded by Chris and the vote was unanimous. Louis will communicate this decision to the ARB.

B. Southport License Tags

At this time, there is a box of tags in the shed to distribute if anyone wants one. The decision to have new tags made is tabled for another time.

C. Dog waste letter sent

The letter was distributed by R & P and no further complaints have come in.

D. Exotic Removal: Lot 90- Hood- Louis will check with Bill Whittingham on the status of the payment

E. Exotic Removal Lot 51- Hawkins- The lady had paid for the removal in November, and this has now been done. .

F. Realtor Sign Violations:

Open House- Letters were sent by R & P and phone calls made to take care of the problem

Sales- Letters and phone calls made by Gloria to take care of the problem.

NEW BUSINESS

A. Kayak/Canoe Launch for Southport (Kathy Ross 3/06/10)

A request of the construction of a launch for Kayak and Canoes was present by Kathy Ross to the Board for consideration. After discussion the Board requested that a letter be sent by Gloria to let Ms. Ross know that, at this time, the Board does not feel that there is enough common interest in the community to justify, the time, expense of planning, siting, permitting, bidding, construction oversight, and maintenance. Future and ongoing potential liability and insurance are also factors. If enough community interest could be shown, the Board would be happy to consider a proposal in the future.

B. Thomas Lawrence for Lot 43 (54 Southport Cove)

Thomas Lawrence presented a proposal to the Board regarding a drainage issue that is occurring at Lot 54 Southport Cove. He presented his information regarding the repair of this problem in detail with a proposal of the work he would do and a price of \$6,456.40 (see attached) After his departure discussion was made by the Board as to what should be done regarding this problem, stating that there are other areas in the Association with similar issues. The Board has decided to get further input from Griffith Paving, and potentially other contractors before awarding any contract. Gloria will send a letter to Mr. Lawrence informing him of this decision.

NEXT MEETING DATE

The next meeting date will be Tuesday, April 21, 2010 at 3:00 p.m. at the Southport Gatehouse.

With no further business to conduct a motion to adjourn was made by Chris Hawley, seconded by Louis Rago at 5:05 p.m.