Southport on the Bay
Bonita Springs, Florida

Minutes of a Board Meeting of
Southport on the Bay
Held on April 20, 2010

A Board of Directors meeting of Southport on the Bay was held on, Tuesday April 20, 2010 at Southport Gate House.

DIRECTORS PRESENT:

Dr. James Fountain	President
Kevin Yankow	Vice President
Lorraine Andrews	Treasurer
Louis Rago	Director
Chris Hawley	Director

ALSO PRESENT: Gloria Norman, R & P Property Management , John Scola, representative of the ARB and Ken Pluff, Landscaper

CALL TO ORDER

Noting that a quorum was established, the meeting was called to order at 3:00 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 March 30, 2010 was made by Lorraine, seconded by Chris and the vote unanimous

MANAGERS REPORT; Gloria Norman R & P

Liens have been placed on #31, 58, and 88. While reviewing the homeowner account summary, it has been noted that there are 2 lots with a $33.00 balance. They are Lot 50 and Lot 64. The Board has asked that these fees be forgiven on the balance sheets. Gloria will relay this information to the bookkeeper.

TREASURERS REPORT;
Given by Lorraine Andrews

The money market is being moved out of SunTrust to 5/3 Bank. Assets are being kept under the 250,000 limit for protection.

Lorraine included the report for the replacement project cost for the Royal Palms and asked that it be placed in the minutes for review in the future.

PHYSICAL INFRASTRUCTURE
Given by Chris Hawley

New irrigation controllers are to be replaced by Carlos who stated that a new supply of them had arrived and should be installed by the end of the week. Lake #3 has been cleaned and others will be monitored. There seems to be a great deal of algae build up and possibly a new person may need to be obtained for this work. The street light bulbs were discussed along with the panels within them. It seems that the acrylic panels melt and discolor. All the lights are in need of a cleaning. Also the type of bulb is being addressed as to whether to use regular or florescent bulbs. The newer ones are more energy efficient and have a slight yellow color more indicative of a lantern light. John Scola who is with the ARB stated that he felt they should be refurbished and cleaned. It was determined that a price should be received from Chris Anderson to get a price to clean all of the lights . Jim Fountain made the motion to replace the bulbs and lenses with glass and to clean all lights and get a price for the difference in electricity, Lorraine seconded and it was determined to do some test areas for the results. The vote was unanimous. The palm lights are also in need of replacement in some areas. Chris will be escorted by the Board after the meeting to see where these are located.

LANDSCAPING;
A. Royal Palm project status
Ken Pluff from the landscaping company gave an accounting of the watering process. There was also some concern from the Board as to the fact that some of the trees had only 3 supports and not 4. There was a problem with 2 of the trees falling and the liability was an issue. Ken assured that all of the trees would have 4 supports on them. Kevin Yankow also asked that there be symmetry in the planting as some of the trees were a little smaller than others. Ken will have a new batch of trees coming and will take care of the problem. The watering schedule was discussed and determined for both the summer and after the maturity of these trees. After they are established, 2 times a week will be sufficient. Some of the shrubs may need to be replaced but they are still being monitored. Transplanted plants always have a problem . Ken also addressed the concerns about the trees on vacant lots with the Board. There was a motion by Jim and seconded by Louis Rago to have Ken hook all the new Royals in the neighborhood to the best physcial watering situations unless we have a refusal from the adjacent property owner to hook up.. For the vacant lots, we will talk to the nearest home owner and see if a deal can be worked out to water the palms, charge the vacant lot owner for the water and reimburse the homeowner supplying water the same amount. The vote was unanimous. Bubblers have also been set up for watering of the common trees at the entrance. The Board is pleased with the job Ken has done. Per Louis Rago, he comes with great recommendations and is very responsive to needs. With regard to the Canary Island Date Palm trimming, Ken will get a price to trim this as well. Fertilization also was discussed and it seems that the process is going well with what is being done.

Lou Rago asked if there is a defined blueprint for the flower bed for Carlos from John Scola of the ARB. John stated that it will be balanced with the other area and proper irrigation will be there and addressed since the tree was removed and new vegetation will be there.

ARB

It is noted that the President of the ARB is John Scola with Louis Rago as a liason to the Board of Southport from the ARB. There are some blueprints needed to be obtained from Gus Flier, who was on the ARB until this year.

OLD BUSINESS

Drainage issue 52-54 Southport

Bids were received from four companies and after reviewing these with much discussion, a motion was made to go back to Paver Pro and get further information and for Kevin Yankow to get another bid to Jim Fountain including the drain dropping. These will be obtained and discussed further at the next meeting.

INSURANCE

Lorraine had done some research on the insurance and while the D & O and Liablility had 1,000,000 coverage and Workers Comp had 500,000, she had some concerns about general liability for the Association. She spoke to Gino Littlestone's assistant of OTC and a recommendation of an umbrella policy was made. There is one for $5 Million coverage at a price of $1381.00 per year and one for 10 million for $1645.00 per year. After some discussion, a motion was made by Kevin to have Lorraine explore the coverage of the trees, which if someone or something was hit by the falling palms, would it be covered as well, to pursue this information and if so, place the umbrella for the $10 million in place for one year, seconded by Jim and the vote unanimous.

ADOURNMENT

With no further business to conduct, a motion was made by Kevin Yankow and seconded by Lorraine Andrews to adjourn the meeting at 6:15 p.m.

Next Meeting: Tuesday, 18 May at 3:00 at the Gatehouse.