

Southport on the Bay

Bonita Springs, Florida

Minutes of a Meeting of the Board of Directors **Southport on the Bay** **Held on October 21, 2010**

A Board of Directors meeting of Southport on the Bay was held on, Thursday October 21, 2010 at Southport Gate House.

DIRECTORS PRESENT:

Dr. James Fountain	President
Lorraine Andrews	Treasurer
Kevin Yankow	Director
Christopher Hawley	Secretary

DIRECTORS ABSENT: Louis Rago Vice President

ALSO PRESENT: Gloria Norman R & P Property Management
John Scola ARB

CALL TO ORDER

Noting that a quorum was established, the meeting was called to order at 3:15 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 June 17 with corrections by Jim Fountain was made by Kevin seconded by Chris and the vote unanimous

MANAGERS REPORT

Given by Gloria Norman

Liens and Foreclosures; The following is a list of the activity for liens and foreclosures Lot 57-foreclosure, Lot 58- lien to attorney, Lot 94- foreclosure.

Member complaints to Board

Complaint made that residents in Lot 72, 206 Topanga (owner Turcinovic) are letting dogs run loose in the vacant lots adjacent to the house and waste is not being picked up and neighborhood children are getting into it when playing. Also, it has been noted that

there is potentially a renter in the unit that has not been approved by the board. A letter to address these issues will be sent by Gloria.

Letter was sent to Lot 17, 66 Southport Cove(owner Griffith) regarding the plywood on window. Plywood was replaced by tape and plastic. Owner is awaiting the arrival of new window. This will be tabled until next meeting to see if compliance was carried out.

Lot 91,187 Topanga, (owner Sherman Brown) complained that his palm watering reimbursement was inadequate. He has been sent in the amount of \$ 150.00. Board member Kevin Yankow had email correspondence with him making him understand that all of us are experiencing higher bills because of the palm project. His reimbursement was to pay only for the water that he is supplying to the palms on the vacant lots adjacent to his house. It was suggested that similar reimbursements be offered to Canfields at 175 Topanga and Jaffes at 204 San Mateo as both are watering numerous palms not on their property.

Lot 18, 64 Southport Cove (owner Olah) demand for construction deposit. There is a legal dispute between the owner and the leasee over all issues including encroachment of the home over the lot line into the wet lands area. The leasee has left the property and it is empty at this time. The Board feels that the attorneys involved should be notified that the Board feels the refund should not be issued until the completion of the work is satisfied or the owners put in a construction deposit to replace the one put up by the leasee. Also, a letter to the owner will be sent notifying him that the exterior condition of the residence needs to be brought into order since it is unsightly, unsafe, and not meeting community Covenant standards. There may be restrictions on this due to the legal dispute, but at least the Boards duty is to enforce Covenant standards on the house's appearance and it is incumbent on the owners of record to repair the exterior of this house. ARB member Tom Lawrence knows more details about the situation but did not attend today's meeting.

Lot 25, 212 Southport Cove (owner Meckstroth) demand for construction deposit. The ARB feels the work has been completed and the refund should be released.

Lot 100, 207 Topanga (owner Tom Leonard) has also sent information regarding the fact that a palm in his area is leaning and need to be addressed. Also there is a trunk in a lot by him that needs to be removed. Wolverine landscaping will be notified and informed about two dead palms needing to be replaced. Tom Leonard is at Lot 100, 207 Topanga . Also, there is a coconut palm log on the ground between lot 73 and 74 (200 Topanga) that needs to be picked up by Wolverine.

The Board also feels that a letter should be sent to all residents reminding them again of the importance of the cleanup of animals in the community in all areas including the vacant lots. Also, information regarding leases reiterating that rentals can only be made 3 times a year with a minimum of 60 days each and must be approved by the Board of Directors. Owners should be obligated to make sure renters are given and sign a copy of the rules and regulations of the Association. Gloria suggested that a newsletter be sent

with the first notice of the Annual meeting. Lorraine will help to get this arranged with Gloria. The letter needs to be done and with the first notice to the mail room no later than November 15th. This along with the sticker application will be sent at that time.

The Annual Meeting will be Saturday, January 29, 2011 at the Barefoot Boat Club located at 5025 Bonita Beach Road at 10:00 a.m. First Notice of the Annual Meeting was discussed and will be going out shortly.

Treasurers Report

Lorraine had explained all the issues at the Budget Adoption of the finances, but did note that the water bills were more in line at this time and gave John Scola that as of the August bill, the electric for the street lights had not changed.

Master Association

There has not been a meeting since early in the year and with the arrival of the president next week one should be imminent- Jim and Lorraine would like to participate in this meeting due to the information regarding the large amount of increase from the Master for the fees for the coming year.

Web Page

It was noted that the contact information for Louis Rago has not been placed into the web page as yet and needs to be done. Lorraine will take care of this as well as placing the newsletter to be done into the site.

Physical Infrastructure

Irrigation Controls

There is a module control needed for the controller behind the Southport sign. Chris Anderson of Alternative Maintenance is to put in place tomorrow. The irrigation areas on Topanga will maintain the battery operated systems. A new controller box has been placed for irrigation of the preserve frontage on Southport Cove.

Gate and Arc

The area is looking great and congratulations to the ARB were made.

Aerators and Lake Systems

Lake 4 has had the breakers replaced to take care of the problem. The lights at Lake 1 need to be replaced and has not been needed to do so since their inception. All fountain pumps are now out of warranty. John Dickerson of Aquavision is to be addressing the maintenance of these areas and has not charged for over a year. A quarterly inspection of these areas should be done and it was indicated that Mr. Dickerson did so, but we were never invoiced for this service. The pump situation will need to be addressed by the new Board next year.

Gate : Ongoing gate maintenance and recent repairs

A problem occurred again with the exit gate a couple of weeks ago after it was hit again, causing the system to keep opening and closing. Two bids were obtained for the repair

and Dr. Fountain advised Gloria to have New IQ make the necessary repairs. They were cheaper and also had taken care of the other problem that had occurred earlier in the year. It was discussed that one company should be addressing all of the gate needs and a unanimous decision was made by the Board to change the Gate company including all tele-entry information to New IQ. Also, Jim requested that Greg be contacted to see if the exit gate could close and open a little more quickly. Gloria will notify Greg of the decision and the repair. She will have him submit a contract stating all of his services and fees.

Lot 54 Drainage Issue- now finished and successful.

Royal Palm project

2 dead palms are reported at vacant lot 30, 206 Topanga, Jaffe and Lot 67, 81 Southport Cove, Ross.. It may be due to insufficient watering by the residents and the subject of reimbursement for the irrigation used should be implemented for this family and the following:

\$150.00 checks given to Canfield, Schmit, and Jaffe along with a letter from the board indicating their thanks for their assistance with the Palm project in watering the vacant lot areas. Gloria and Lorraine will notify Vicki of this project.

Front Gate Status

The Board indicated their approval of the front gate appearance with the landscaping and flowers that were placed by the ARB.

Luster Lawn terminated

A termination letter was sent to Luster Lawn and a contract with Wolverine was presented by Jim Fountain to maintain for record. They became our contracted landscape company as of August 1, 2010 and contract will renew annually unless terminated by either party.

Future Projects

John Scola noted that the ARB would like to put in some flowers and small pygmy plantings by the wetlands, which will not go over the \$500 spending limit. The wetlands indicated are the landscaped areas fronting our preserves on Southport Cove and Topanga.

ARB Report

No new construction reported.

Construction Deposits to be repaid

Lot 25, 212 Southport Cove-Meckstroth approved and reimbursement should be sent approved to Lot 37,207 San Mateo-Klassen, remodel completed and reimbursement should be sent approved to Ms. Klassen.

Construction Breakdown- \$ 27,500

Jim Fountain noted that there seems to be a large amount of construction deposit monies in the financials and would like Vicki to provide a list of these, when they were placed and why they are still there. This way, the ARB can be provided with the information and find out who still needs to be reimbursed and what projects may be ongoing and beyond their scheduled termination dates.

Insurance Summary

Lorraine noted that the Umbrella policy was increased to 5 million to cover any additional needs. All of the others are within the necessary limits for the Board.

The information received regarding the physical plant insurance was found that the premium would be \$3950 with a \$5000 deductible that would not cover hail, storms or flood. Based upon this information a motion was made by Chris seconded by Kevin and a vote unanimous not to purchase this insurance.

Street Ownership

Kevin is still awaiting information on the status of this and will be striving to receive updates. He should have more information by the next meeting.

Contract Reviews:

All contracts entered into by the Association should be reviewed and addressed by the Board and should be ongoing with each new Board. A motion was made by Kevin seconded by Chris and the vote unanimous for all contracts to be reviewed annually when the new Board is installed in February.

New Business: none.

Next Meeting:

The next meeting is scheduled for Monday, December 6 at 3:00 p.m. This date is tentative and subject to change.

ADJOURNMENT

With no further business to conduct, a motion was made by Kevin Yankow and seconded by Lorraine Andrews to adjourn the meeting at 4:55 p.m.