

Southport on the Bay

Bonita Springs, Florida

Minutes of a Meeting of the Board of Directors **Southport on the Bay** **Held on December 6, 2010**

A Board of Directors meeting of Southport on the Bay was held on, Monday, December 6, 2010 at Southport Gate House.

DIRECTORS PRESENT:

Dr. James Fountain	President
Lorraine Andrews	Treasurer
Kevin Yankow	Director

DIRECTORS ABSENT:

Louis Rago	Vice President
Christopher Hawley	Secretary

ALSO PRESENT:

Gloria Norman	R & P Property Management
John Scola	ARB representative
George Joeckel	Owner

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 October 21 with corrections by Jim Fountain was made by Kevin seconded by Lorraine 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

Lot 76, 196 Topanga (Green) requested assistance on the water bill for his property, due to the extensive amount. Kevin Yankow spoke with Mr. Green and it was noted that all 5 of the stations on his sprinklers were running. A suggestion to John Scola was made to contact the landscaper and try to achieve a balance on the difference, since only 2 stations should have been running at that time. A request for a copy of the water bill was made as well.

Lot 76, 206 Topanga (Turcinovic), second notice letter was sent regarding the existence of person or persons residing in home illegally. Jim asked that a final letter be sent indicating that the owner needs to supply us with the information regarding the residents, clarifying their position and a rental application be done. Gloria will send letter again and also to the occupant of the residence, Kathy Vlahovic.

A newsletter will be sent to each homeowner along with the second notice of the annual meeting addressing issues such as renter information, dog clean up. Lorraine will complete this and send to Gloria before the mailing is due, which will be needed before December 20th which is the deadline for the candidate sheets and a ballot mail out will be needed for this meeting.

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 sent out and posted. The candidate sheets are needed to be sent by no later than December 20th. There are 2 seats open on the Board and there will be an election.

Treasurers Report

Lorraine brought the attention to the increase from the Master Association of an additional \$189 per door bringing the total to \$909.00 per door. This increase was not made available when the budget was prepared and it now represents 40% of the total budget of the Association. General reserves or surplus have covered this in the past. There are now three categories of reserves in the budget; General, paving and painting which covers the mailboxes.

Construction deposits were reviewed and the following refunds will be made per the Board of Directors with approval from the ARB that construction had been completed;

Lot 61, 69 Southport Cove, to Lisa Browning, former owner of \$2500.00

Lot 43, 54 Southport Cove to Mike Rotkovich, owner of \$2500.00

Lot 72, 206 Topanga Drive to Branko Turcinovic, owner of \$2500.00

Lot 103, 213 Topanga Drive to Robert Borg, owner of \$2500.00

Lot 21, 224 Malibu Cove to John Phillips, owner of \$2500.00

Gloria will present check requests to Vicki the bookkeeper for payment and she will verify that these are in fact due.

Master Association

Jim attended a meeting and received a copy of the breakdown of the Master association fees which will be attached to this set of minutes. The annual Master Association dues are now up to \$909.00 per door which represents 40% of our Southport budget. By law, they are capped at \$1000.00 annually. We have seen increases of 15 to 20% per year over the last three years because of Barefoot Beach Boulevard beautification and guardhouse renovation-reconstruction. The largest part of their budget remains security costs and maintenance of the Boulevard and paying off the loans that were taken out to do the work. After 2011 the loans should be paid off, but the Master will still have no reserves for repairs in the future. Therefore, it is unlikely that Southport can expect any major decreases in our Master Association Dues for next 2 to 3 years if ever. Our Master Association representative will continue to attend the Master Association meetings and keep our Board informed of any changes or news.

Web Page

It was noted that the contact information for Louis Rago has been placed into the web page . Minutes will be sent by Gloria to Bill Zwicker for input. Jim noted that the secretary of the Board should be made the liaison for the web page for the future.

Physical Infrastructure

Jim had some information to relay to Chris per Kevin regarding the aerator in Lake 3 is out. Also the lake 4 fountain seems to be running continuously. The street light in front 79 Southport Cove is out and after several trips from FPL to ascertain that there is no power coming to the light post, Jim is having the electrician from Mabry electric make the repair and try to find out what caused the problem for a possible back charge.

A proposal was presented from New IQ for the gate for maintenance. A monthly charge of \$150.00 to service and maintain the gates quarterly and after discussion a motion was made by Jim to accept the proposal, seconded by Kevin and the vote unanimous.

ARB Report

No new construction reported. Construction deposits were approved by the Board in the Treasurer report.

Street Ownership

Kevin reported that progress is being made with regard to the paperwork. The President, Jim Fountain, has signed a complaint to obtain quiet title of the streets from Southport Ventures (a now defunct company) and the publication of this paperwork will be made in the Naples daily news showing a suit by Southport on the Bay. The Judge reviewing this paperwork should give default judgment within 20 days and this should be done within the next 3-4 months. The fees incurred for this procedure are estimated to be approximately \$6,000 total.

Payment of Greenway for exotic removal

The Board wishes to have a letter sent to each of the owners who have not paid their fees to Greenway asking for payment to Southport along with a copy of the invoice. Gloria will take care of this. To avoid this confusion for the next cutting, Lorraine will obtain pricing for this and a different approach will be made in securing payment.

Apology from Board

The Board wished to apologize to Gloria for the behavior of John Scola. After discussion, a motion was made by Jim to remove John Scola from the ARB, seconded by Kevin Yankow and the vote unanimous. Jim asked that a letter be sent to John regarding this information and to the rest of the ARB notifying them of the change.

Next Meeting:

The next meeting will be the Annual, Saturday, January 29th at 10:00 a.m.

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.