

Southport on the Bay

Bonita Springs, Florida

Minutes of a Meeting of the Board of Directors Southport on the Bay Held on February 22, 2011

A Board of Directors meeting of Southport on the Bay was held on, Tuesday February 22, 2011 at Southport Gate House.

DIRECTORS PRESENT:

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

DIRECTORS ABSENT	Louis Rago	Director
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ALSO PRESENT: Gloria Norman, R & P Property Management

CALL TO ORDER

Noting that a quorum was established, the meeting was called to order at 3:00 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 December 6, 2010 and the Organizational minutes from January 29, 2011 was made by Kevin seconded by Chris and the vote unanimous.

MANAGERS REPORT

Given by Gloria Norman

Liens and Foreclosures

Several units are delinquent in payment and have been sent late notices

Lot 57- no current change of status in foreclosure

Lot 58- lien in progress

Lot 94- no current change of status in foreclosure

Lot 70- notice of possible foreclosure Kevin stated that a surrender of deed in lieu of mortgage is in progress.

Payments for Greenway

Payment has been received from Hood for both lots 89 and 90. A second payment notice has been sent to Jeffrey Jacobson; lot 83 171 Topanga Drive; however one of them is Lot 70- Glassman, 210 Topanga, so this amount has been added to the account for payment. This will become part of the paperwork that will follow with other fees due.

Member complaints to Board 66 Southport Cove Status

Letter was sent to 66 Southport Cove- Griffith, regarding debris on the property and stickers on the windows that were replaced. He was given 30 days for repairs and signed the certified form on February 5. Also it has been noted that there is now plywood covering a portion of his door which is another area of concern. An additional letter will be sent to him regarding this problem

Gate Issue

There was a problem that occurred with the gate on Monday morning, February 21st. It seems that the rover who patrols the property and somehow ran into the Southport Gate, removing it from the hinges. Greg from New IQ was called and went out to inspect the damage. He made the necessary repairs later that day and will be sending an invoice to us which will be forwarded to Barefoot Beach Security for payment.

Refund Lot 52 Construction Deposit of \$5,000.00

Gloria was contacted by Bill Whittingham of the ARB and told that the construction of Lot 52, McKenzie, 47 Southport Cove, was complete and he felt that the return of the deposit can be made. The Board discussed the area of Lot 51, which was to be repaired by Mr. McKenzie. Lorraine made a motion for Ken from Wolverine to review the area and make sure this lot is now in good condition before refunding the deposit, and with this approval to do so, seconded by Kevin and the vote unanimous.

TREASURER REPORT

Lorraine Andrews

There are now 13 lots mowed and one delinquent. There are several fees that are due on owner accounts but this was approximately the same amount as this time last year. Final notices have been sent to the owners for these. The invoice for Wolverine had \$135.00 deducted for water refund and there are additional monies in the budget for the audit that may be necessary for 2012.

MASTER REPORT

James Fountain See attached notes.

There is one area of major concern from the Master meeting with regard to the brick paving of the Boulevard from the end of St. Lucia Lane south to the entrance to the preserve. It seems that the bid to do this work from Paver Pro is in the amount of \$678,568, which would necessitate a special assessment of approximately \$1250-\$1300 per unit. Discussion with the Board and the casting of their vote either pro or con on this project ended with a motion from Kevin to have the votes of the Southport community be cast as a no, seconded by Jim and the vote unanimous. Jim Fountain is the community representative for Southport at the Master meeting and will convey the wishes of the Board at the time of the voting on this issue.

WEB PAGE LIAISON- LORRAINE –

Web page is current.

PHYSICAL INFRASTRUCTURE-CHRIS HAWLEY

Lake Status- Lake #3 fountain needs repair or replacement. Chris has a bid from John at Aquatic Master that involves either repair of pumps or replacement of fountain, with more information to be secured from other vendors which Gloria will supply for Chris to contact. The cost of these will determine what is to be done with this issue.

Street Light @79 Southport Cove

Jim Fountain noted that this has been repaired.

LANDSCAPING; KEVIN YANKOW

The empire grass in the north section of Southport Cove has been planted and is looking nice, there are additional bushes that have been placed behind the sea grapes. Chris has worked on the irrigation in the areas needed. Weeping Hibiscus has been planted and ixoras were replaced in the front areas. The general appearance looks good and it will be monitored to see the job done by Wolverine. The contract is not due to renew until July.

ARB

Re-assignment/additions

At this time, there are 3 members of the ARB; Bill Whittingham, Tom Lawrence and Kim Scola. Discussion was made as to whether additional members should be added to this board and the determination is to keep it as it is for now.

Secretarial Services

There was no representative from the ARB at the meeting and no minutes from their meeting held, but the discussion as to whether they needed a secretary to address the minutes of their meeting. Kim Scola, who is on the ARB volunteered to do them at no charge and Tom Lawrence has a secretary that would take them for a fee of about \$35.00. A motion was made by Jim Fountain to have this information to be tabled until a further date to determine what will be done, seconded by Kevin and the vote unanimous. The Board is requesting that a report from the ARB be presented to them to make sure they are aware of impending issues.

RESIGNATION OF LOUIS RAGO

Paperwork was submitted and accepted by the Board of Directors for the resignation of Louis Rago as director. Kevin Yankow nominated Bill Zwicker to be the replacement, seconded by Chris Hawley and the vote unanimous. Gloria will send a letter to Bill letting him know of the decision.

NEW BUSINESS

Review of Contracts by Board Members

Jim Fountain stated that he felt that the Board should review contracts for the specific areas of expertise each year. Kevin Yankow will review the management contract from R & P; Chris Hawley will review the New IQ contract as a part of the Physical Infrastructure and when a newly appointed person on the board is selected for the Landscape committee, that contract will be reviewed by them. It is currently with Wolverine.

Keys for Southport

Jim had in his possession several sets of keys including a special tele-entry gate opening key. He is giving a set to the main security gate for use in emergencies by them and also New IQ, one set was given to Chris Hawley. Kevin has a set also. Jim felt it was important for full time people to have these. Also, there was an issue with the light at the tele-entry box not being bright enough to read the information at night. Gloria will contact New IQ to see if this can be rectified.

NEXT MEETING DATE

The next meeting date will be Monday, March 21, 2011 at 3:00 p.m. at the Gatehouse.

ADOURNMENT

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.