

Southporter



Volume I Issue III

September 2003

Out and About in the Neighborhood



Christmas Party 13 Dec

Board Meetings - Sept 25th, Oct 23, Nov 20th, Dec 18th—

10 AM Bonita Springs Library—

Annual Meeting 2004 is Saturday- January 10th

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Southport continues to experience unauthorized personnel within our community after work hours (5PM).

We are all aware or should know that work is to cease within the boundaries of Southport at 5 PM on weekdays and Saturdays. No work of any kind is authorized on Sundays or Holidays.

No matter, we continue to experience a volume of strange vehicles after hours. **You can help.** Please inform your lawn service and pool folks of the policy and inform any repair services you might hire for remodeling of the association's rules. We

understand emergency service is necessary from time to time but most of the trucks we see after hours are not emergency situations.

We mentioned earlier that you can help. If work is being accomplished and the time limit is going to be exceeded, call one of the board members and give us particulars. We don't like asking your people to leave the area but we will.

Additional neighbors have been burglarized recently. We pulled the tapes to review vehicles entering after hours (the tape is time stamped) but it is difficult to tell the difference in visitors

or guests who have been invited, unless it's a truck or van with markings. We followed up with a few of these leads and asked the vehicle owners why they were inside the gate after hours. Answers vary but mostly "We didn't know the rules" or "We were just looking around" are typical responses.

Builders are being fined \$250 for work conducted after hours. They clearly know and are made aware of the rules and sign an contract before building starts. We will be requiring an ARB contract for personal projects requiring a building permit.

Is it Neighborhood Watch time ?

Legal Update

This section was removed for sensitivity reasons. As you probably know, our legal committee is in the process of negotiating a settlement with the Master Association.

Message from the President

This has been an interesting year. We continue to build on the limited amount of unimproved lots that remain and re-sales have been strong.

Announcements

Paul McCullough has agreed to fill the unexpired term of George Karambellas on the Board of Directors. George resigned due to personal obligations and family illness.

Dec 13- Christmas Party

Page 3 and 4 is dedicated for "your consideration" of a new project that we need everyone involved in. Our streets and roadways need work. With the thought of trying to avoid throwing good money after bad we have several proposals for your re-

view. The proposal should be self explanatory but we will be discussing this issue at the Annual Board meeting and voting on which plan to implement at that time. This will most likely be the most expansive and expensive project that a Southport Board has undertaken and a majority vote will rule. Plan to be involved.

ARB REPORT

ARB informs us that four new homes are scheduled to be built in the coming months and next year. Add that to the four under construction and only 15 empty lots remain.

Please note: Personal projects require a contract with ARB if a county or city permit is necessary.

LANDSCAPING

A proposal to change the front entryway wall, paint and landscaping theme was conditionally approved and will be paid out of the existing budget. It should be accomplished in the next few weeks.

Look closely and you will notice a new landscape firm working by direction of the Landscape chairman. Our recently retired firm made too many mistakes and many of you have asked why there has been a lack of flowers among the palm trees and front entrance. The ground was not prepared properly. It was not tilled as it should have been. New topsoil was not delivered and mulch was spread without the weeds being killed, so we did not plant flowers just to have them die with the over spray for weeds. Thanks for understanding.

Legal Continued

This section was removed for sensitivity reasons. As you probably know, our legal committee is in the process of negotiating a settlement with the Master Association.



Robbery Again !!!

Almost two months to the day residences of Southport were violated.

Patricia Stevens home was entered via the lanai area and a patio door that was left unlocked. Jewelry was taken.

That happened in July on a Friday evening between 7 pm and 1 am.

Mrs. Colleen Meckstroth's home was entered and two small safes removed. Jewelry was taken. Colleen reports entry was via an unlocked door in the rear of the home. The Muzzonigro home was entered into about the same time frame as the others but we don't have first hand details at this newsletter's printing..

All in all, unlocked doors allowed entry and small items, money and jewelry were the target once again. No strange vehicle had been reported other than a non resident blue camero. We have asked the sheriff's office to patrol more often. We have asked your help in being vigilant, we are open to more suggestions.

You decide—Road repair/replacement options

When you speak of a remodeling project you diligently ask yourself whether you will or can ever recover your outlay of cash. Our investment in our home or property in Southport is substantial. If someone told you that we could do a special project and the result will add 5% value to your home, would that be of interest? If the answer is YES, read on.

Get involved and voice your opinion. We have to repair our roads. The lack of drainage and the settling/ sinking is obvious in several locations. Our asphalt roads have never been sealed and are becoming an eyesore in multiple locations. Consider that just adding another layer of asphalt will add nothing to the aesthetics of the neighborhood nor an accelerated value.

Option II

Another alternative would be a mixture of some pavers and some asphalt.

Pavers would circle the cul-de-sacs at the end of Topanga, Southport Cove and halfway down Malibu Cove and San Mateo Drive where the landscaping forms a circle turn. Each intersection would be laid with pavers. These intersections are located at Southport Cove and Topanga, Southport Cove and San Mateo, San Mateo and Southport Cove. Of course our front entryway would be pavers. A caveat here is to insure we do not disrupt the automatic gate pressure plate for the outbound traffic.

As you approached the intersections a walkway boarder would be laid that is slightly higher than the en-

OPTION # 1 — To replace the present road with multi colored Pavers thru out. The old road bed would be removed. New base material added, raising and crowning many areas, installing additional drainage culverts and engineering the sewer covers to blend in on a level basis with the road bed. The new apron would accelerate drainage and form the lateral foundation to prevent shifting of pavers..

Expensive- Yes, Financial program- Yes, Equity enhancer- Yes, Long term fix -Yes.

Initial bids indicate \$5700.00 dollars per lot on a one time basis, or \$7200.00 dollars over 15 years financed (\$40.00/mo) However, interest rates are rising and this figure will most likely vary.

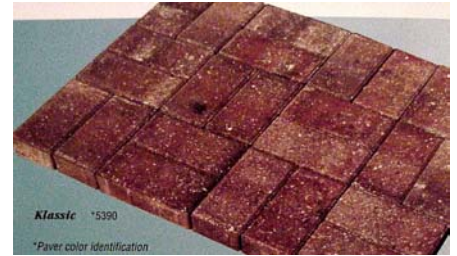
Drive around Naples and view for yourself what the visual effect could be. The suggested paver is called the Klassic and is shown adjacent.

closed pavers acting as a speed reducer without the eyesore of yellow speed bumps. Witness for yourselves, with a drive around town, a variety of patterns, layouts, boarders, highlights and custom work. Of course the more intricate the work, the higher the price. The initial bids for option two would cost approximately half of option one. Complete Information at the Annual meeting. Plan to Be There!

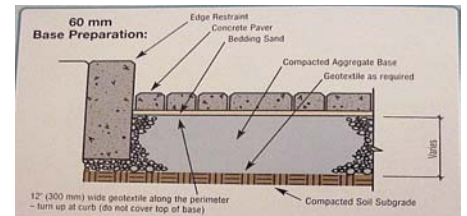
Estimated cost includes engineering to solve drainage problems and adds several more drainage culverts. It includes crowning and grading of roadbeds to solve the manhole cover problem.

The positive aspects of option two are: It will enhance the neighborhood at a reduced cost. Raised paver boarders at every intersection will slow traffic.

Varied in color this brick will dissipate oil, tar, and other stains.



Additional colors and can easily be used to highlight intersections, crosswalks, and make circles stand out. The process and preparation for laying these pavers is comprehensive as the diagram shows and could solve some present problems. Speed bumps could be eliminated.



Pavers at the our entryway and intersections will be a tasteful touch and an overall cost reduction.

The negative aspects are: The mess made by asphalt until cured. The mess made to personal driveways by tracking asphalt.

Both Option One and Option Two are both above the budgeted resources. It will have to be financed or necessitate a one time assessment to pay in full.

Many Southport homeowners changed their personal driveways and walks to pavers. They have done so for a good reason. Maintenance is reduced and curb appeal is enhanced. Property values increase by approximately twice the cost of paver installation.

Page Four continued.

Many southwest Florida communities have chosen to upgrade their roads. Any real estate agent will confirm that upscale buyers like pavers and why not, there is nothing to dislike. Value for your dollar is the bottom line. We want your opinion and direction. Attend the Annual Meeting!

Option #3 :

Our roads are over 11 years old. Repair and replacement is not something we can avoid.

. They have sunken and dipped and have been abused. As homes have been built the drainage problems have increased. No longer will the lots, which were lower than the roads when the development started, gather and drain away the excessive water. The streets and the limited retention pond drain units cannot handle the flow, especially in areas where the initial engineering did not take into account that everything in Florida sinks and settles over time.

Look at manhole entryways which are 6 to 10 inches higher than the surrounding asphalt. This is a hazard that must be corrected.

Preliminary bids indicate a cost of approximately \$ 88,000.00 dollars to resurface, but there is a catch twenty two.

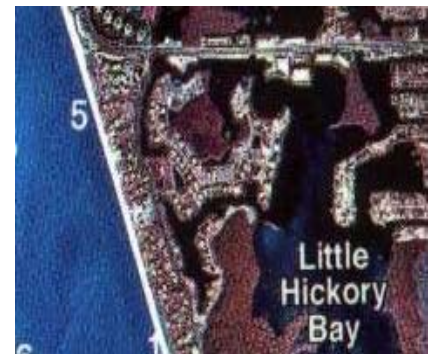
The initial bid was not specific on engineering, placement of additional drains, sloping the road bed where needed, and road bed preparation. We would never contract for road work without those answers, but at this time, we feel this bid price to be low. Blacktop offers many challenges and to be properly cared for it needs to be sealed and attended to every three years. That maintenance alone can mean hundreds of thousands over thirty years. (IE: life expectancy for the pavers).

Some folks will say wait for the building to stop but we have no timetable for that to occur. In 1990 our forefathers had a build out clause in the language of the bylaws and covenants. Every lot was to be built on within five years.

That was forgiven somewhere along the line and presently we do not have the faintest idea when the last house will be built. Our roads cannot wait indefinitely.

Will asphalt be a mess. Definitely. Will asphalt improve the value of your home, not likely. Will asphalt solve some of the problems we have such as speed bumps, not likely. Is it still an option, Yes.

You decide: should we “ bite the bullet “ and do it right ?



We are not asking for a formal vote at this time. We will do that at the Annual Meeting which takes place in January 2004. For now, we would like to take a poll to obtain a feel for your preference. Again, THIS IS NOT A VOTE —So what is your preference, —Let us know. Thank you, The Southport on the Bay Board of Directors Add any comments you feel appropriate. The Board.

Detach and send to: **Mr. Gus Flier**, Director : 109 St Eustacius Lane, Barefoot Beach 34134 or Fax 239-495 2213

Clip and Send—Your “Opinion” Counts

Option #1 Our preference is to do ALL the roads within Southport in Pavers.

_____ Yes _____ No
_____ One time charge
_____ Finance monthly
(paid with annual dues)

Please include comments

Option #2 Our preference is to use pavers at circles, intersections, front entry.

_____ Yes _____ No
_____ One time charge
_____ Finance monthly
(paid with annual dues)

Please include comments.

Option #3 Our preference is to repair drainage, build up road and repave with asphalt.

_____ Yes
Name _____
Lot # _____

I plan to be at the Annual meeting.

Yes____ **No** _____