



Southport on the Bay

Ring in the New Year!

All you have to do is look around you to know that there is a lot that is “new” around Southport. Most obvious are the new roads that transport residents and visitors alike throughout the community. Did you also know Southport has newly refinished mailboxes, a new mechanism on the front gate, new auto stickers, several new residents, and even a new newsletter?

But perhaps the most significant, and long awaited “new” item is the settlement of the 3-1/2 year dispute with the Master Association. Be sure to see the Legal Committee article below for more details. It has been a busy year indeed.

For full-time and part-time residents alike, the names Charley, Francis, Ivan and Jeanne took on a whole new meaning this summer thanks to the most active Atlantic hurricane season in 40 years.

Those who chose to stay behind heard the mandatory evacuation warnings broadcast by the Collier County Sheriff’s Department. They then watched as screen cages were ripped from their foundations, gutters, trim and roof tiles were stripped from structures and trees were blown from their roots. Experiencing sustained winds in excess of 105 miles an hour must be considered a once in a

lifetime opportunity. We sincerely hope that this single opportunity is the only one we get!

Area families chipped in to clean up the debris left by Charley. Special thanks go to the Griffith’s and Redshaw’s.

It has been a busy year on many fronts. The pages that follow will provide the details of the various projects undertaken by the 2004 Board of Directors. They’ve accomplished a great deal in the last 12 months. So the next time you see George Joeckel, Gus Flier, Paul McCullough, Sis Grace, Bill Zwicker or Tom Leonard out an about, stop and say hello ... and thanks.

Lengthy Dispute with Master Ends

The 3-1/2 year dispute between Southport on the Bay and the Barefoot Beach Master Association has been settled, the Legal Committee reports. According to George Joeckel, President of the Southport Board of Directors, “Sis Grace spent this entire

year — and countless hours, negotiating the details of all the changes we made to the By Laws and the resulting financial settlement. She had the approval of the Legal Committee and eventually the Board on the final settlement documents. The entire com-

munity owes her a big thank you for accomplishing this objective.”

Three key issues have been at the core of the dispute which lead to Southport’s withdrawal from the Master Association in March of 2001.

(Continued on page 3)

Inside this issue:

Legal Committee Report	Cover
Road Committee	2
Fountain Update	2
Mailboxes, Etc.	3
Fall Getaway	4
Classified	4

DON'T FORGET!

Southport Annual Meeting

Date: January 22, 2005

Time: 10AM

Place: Barefoot Boat Club

5025 Bonita Beach Road

Bonita Springs, Fl 34134

On the (smooth) Road Again

Take a drive (or walk) through Southport and you can't help but notice that the roads throughout the community have been resurfaced. The process began in the spring of 2004 when the Road Committee realized that it was time to enlist the services of a professional ... after all Southport is built on a mangrove bed, filled with sand dredged from the bay. Not exactly the most stable foundation, but none the less quite typical of the area.

Coastal Engineering was hired for the job. They surveyed the entire community, recorded elevations, prepared detailed drawings and made their recommendations. The bottom line: not only did the road need to be repaved, but curbs needed to be changed for drainage and manholes needed to be lowered. Alas, a larger

task than originally thought.

Once the recommendations were approved, Coastal Engineering obtained three quotes. Community resident John Griffith, owner of Griffith Paving, Inc, was awarded the contract. The decision was based on several factors: one, Griffith was able to start the project immediately with completion promised before December 25th, and second, the company could complete the work "in-house;" both the paving and the curb work would be done by the contractor. And there was an added bonus, the owner of the company personally supervised the entire job. Thanks John!

As with any project of this magnitude there were a few challenges. In some areas of the community drainage remains a issue as individual driveways have sunk below the base road bed.

According to Gus Flier, Chairman of the Road Committee, "This is one of the unfortunately aspects of living in lush, tropical environment. Every effort was made to minimize future drainage issues among the hundreds of feet of roadway in Southport."

Residents will also notice that the speed bumps have been removed. Based on professional advice received it was decided not to replace them. The Board of Directors hopes that residents will adhere to the 15 MPH speed limit throughout Southport. Residents and visitors alike walk and ride bikes on our streets; we have an excellent opportunity to help keep our streets safe while enjoying the new road surface..

The entire project was completed in just 4 days and under budget.

Southport Fountain Up for Discussion

Communities throughout Southwest Florida use fountains to accent the various ponds and lakes scattered across the landscape. For some the purpose is purely aesthetic while in other instances the fountain is used to improve overall water quality by increasing oxygen content and circulation.

Two years ago, Southport residents were surveyed to determine if there

was sufficient interest in having fountains installed in each of the ponds/lakes in the community. At that time, the majority did not want the Association to take on the responsibility. Residents on the body of water just inside the gate however decided to purchase a fountain and to assume the responsibility for the ongoing costs including utilities.

Reviews have been mixed; some resi-

dents like the fountain, others do not, that's human nature. Residents paying for its maintenance and operating expenses feel it is an asset to the entire community and would like Southport to assume the financial responsibility. The topic is slated to be on the agenda at the upcoming Annual Meeting. If you have an opinion on the subject of fountains come to the meeting and be heard.

Please Don't Feed the Ducks! Or the Cats! Or Other Wildlife!

Snowbirds returning to Southport this winter will be greeted by an abundance of another kind of bird – the Muscovy Duck. The population in the community has grown steadily thanks in large part to a very ample food supply, much of which is being provided by area residents. The ducks can become a nuisance and can be quite messy.

Another growing problem within the

neighborhood are feral cats living in and around the construction dumpsters. They too are breeding at an alarming rate. And although the kittens are "cute", these wild animals can pose significant danger to area children and family pets.

One way to help manage the situation is to let nature take its course. Birds and other wildlife will go where there is food, instinctively. If the food supply is reduced they will likely look elsewhere. PLEASE DON'T FEED THE DUCKS, CATS, OR OTHER WILDLIFE!



Small-frost Muscovy

Mailboxes, Etc.

Extensive maintenance of many of the common assets around the community has been completed during the past year according to Southport Board Member Paul McCullough. "Nothing lasts forever in the Florida sun, especially in the coastal areas," McCullough said. "Maintenance of the gate, the security cameras and mailboxes will be an ongoing activity." Here's an update on the progress made during 2004.

Mailboxes

The lawsuit between Southport and the mailbox manufacturer was dropped and a plan for rehabilitation agreed upon. All mailboxes in the community were sandblasted and repainted this summer with Dupont Emeron 333 paint. New numbers were also affixed to each mail box. A team of community residents volunteered to assist in the two-day effort. Additional numbers, door springs, flags and paint are available for future repairs. If your mailbox needs attention, please contact a current

member of the Board to arrange for repair. This will help ensure that the continuity of appearance is maintained.

Southport Gate

Like anything else mechanical or electrical the Southport gate is not maintenance free. The electronic and hydraulic systems dated back to the early 1990's and were in desperate need of a major re-build. The decision was made to replace the mechanism in March/April of 2004 for a total cost of \$5000.00. According to Paul McCullough, "Vehicle strikes, impatient people and the constant opening and closing of the gate is what causes the most stress on the mechanical parts; it's all part of living in a gated community." The cost of maintaining the gate is estimated at \$4000.00 per year.

Loops

Last March the loops (sensors in the road that open the gate) were deemed in need of replacement. The

cost: \$ 400 per loop for five. With the road resurfacing project pending it was decided that replacing the loops before the roads were complete would be too costly. With the completion of the road project the loops have been replaced and are operating normally. The Board extends its apology for any inconvenience that may have been caused.

Security Cameras

A new recorder and multiplex unit have been installed together with new cameras at the remote locations. Conduit was run and the telemetry camera has been hard wired. The unit is producing excellent pictures! Since the cameras were installed, damage to the gate has been significantly reduced. Residents are asked to report any incidents that occur so that the videotape can be saved as documentation of the event.

Dispute with Master Association Settled (continued from Page 1)

The litigation between Collier County and the State of Florida over the Barefoot Beach Guard House was one of the primary issues. During the last 10 years more than \$1 million dollars has been spent in legal fees on this issue alone. In the opinion of the presiding Arbitration Judge handed down in July, the Guard House should remain in its current location and entry to the Barefoot Beach Preserve should not be obstructed during normal park hours.

The second issue driving the dispute concerned certain community assets that should have been owned by the Master Association. These included Barefoot Beach Boulevard, the Gate House and the Guard House. The Club House, tennis courts and boat docks will not be part of the Master

Association.

The third issue involved the distribution of votes among members of the Master Association. The By Laws have been changed to reflect an appropriate distribution of votes among the member communities – Barefoot Beach Club, Bayfront Gardens, Bay-side, the Cottages, Miramar Beach and Tennis Club, POA1, Southport and the Villas.

On the financial side, \$265,000 was owed the Master Association by Southport through the end of 2004. This amount is consistent with the fees paid by other member communities during the same time period. No interest was charged on the amount during the time Southport remained separated from the Master Association.

Eighty-seven percent of the debt has been repaid. The remaining balance, approximately \$32,000 will be paid on a quarterly basis over the next two years. The amount translates into an increase in fees to Southport residents of \$13.00 per door per month. The amount has been included in the 2005 Southport on the Bay budget.

"We are glad it is settled in a way that pulls all the communities together under a fair and equitable Master Association," Joeckel said.

Sis Grace has agreed to serve as the Southport representative to the Master Association for 2005.

Classified

Fall Escape to the Mountains...Avoid hurricanes and the rainy season this year while enjoying autumn color in beautiful Sapphire Valley in Cashiers, North Carolina. Rent a 2-bedroom deluxe townhouse unit located on the Sapphire Mountain golf course for only \$850 for the week of September 30-October 7th. The unit includes a whirlpool bath and king bed in the master bedroom suite, a wood-burning fireplace in the living room, full kitchen, dining room, guest bedroom with twin beds and bathroom



and two decks. Resort attractions include golf, tennis, horseback riding, fishing or boat rentals on Fairfield Lake, health club and recreation center with outdoor pools, Jacuzzi and sauna, and on-site restaurants. Enjoy great restaurants and shopping located nearby in Highlands, Cashiers and Lake Toxaway, and numerous waterfalls and hiking opportunities. Area attractions include the Biltmore House and Great Smoky Mountain Railway. Photos available. Call George or Laura Joeckel, 390-2515 for more information.

Boat Slip for Sale

Unit DS-76 at the Barefoot Boat Club
5025 Bonita Beach Road

Contact John Paximadis

(239) 992-9432

For more information.

Property Management

Frequently we hear from residents that they are not receiving meeting agendas or other mailings regarding Southport. Information is mailed to the address on file. It is the owners responsibility to make sure the information is correct. Simply call R & P Management at (239) 597-4988. They can check the Southport owner directory and make any necessary

Southport on the Bay is published throughout the year by the Southport on the Bay Board of Directors.

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Please send comments, news items, classified information to paximadis@comcast.net

Don't forget to visit our website at www.barefootonthebeach.com/southport
