

Portofino at Sun City Center
Ft. Myers Property Owners Association, Inc.
A Corporation Not-For-Profit

BOARD OF DIRECTORS MEETING

MINUTES

The Board of Directors Meeting was held on December 18, 2019 at Mike Knepper's Lanai, 9925 Bella Vista Court, Fort Myers, FL 33913.

Board Members Present: Mike Knepper, President
 Craig Massey, Director
 Steven Lubinski, Treasurer
 Milt Sick, Director
 Sandi Foley, Vesta Property Services

Absent: Bill Cornell, Secretary

1. Call to Order:

President Mike Knepper called the meeting to order at 9:10 a.m.

2. Proof of Notice:

Milt Sick confirmed posting the meeting notice in accordance with Florida Statutes and association governing documents.

3. Establishing a Quorum:

Mike Knepper verified that a quorum of the Board was present.

4. Approval of Previous Minutes:

Milt Sick moved to waive the reading and accept the November 12, 2019 minutes. Seconded by Steve Lubinski. The motion passed with all in favor.

5. President's Report:

Mike Knepper requested that the Southeast Shredding Bill in the amount of \$10,734.65 be paid. It was suggested that they be hired for next year and see if we can lock in a price. They did a great job.

It seems that Rodgers Landscaping was paid twice and Mike Knepper will check with him as Sandi Foley could not find it in the current check run.

The November financials still are not ready and Mike Knepper will contact James Tanigawa to let him know they are not happy about the accounting with Vesta. He would like him to come to a meeting with the Board.

John Grega has to send in an official resignation notice to Sandi Foley.

Mike Knepper will research his emails and submit costs for the reimbursement for the irrigation repairs.

6. Treasurer's/Financial Report:

Steven Lubinski noted that the November Financials have not been received from Vesta.

7. Use of River Rock or Similar Stones in Borders, Walkways and Other Locations as Well as Larger Stones Within the Beds:

There is a home, 10504, using stones in the front and it was not approved. Owners need to be reminded that all landscape changes to the front of the home need an application that goes to the Board before going to the ARC Master. Mike Knepper will compose it.

8. Rental Notice Procedures:

All rental applications go to the Board first. Sandi Foley to notify Vesta of new procedures.

9. Appointment of Board Member:

Mike Knepper moved to nominate Craig Massey to the Board and Steve Labinski seconded. The motion carried. Sandi Foley will send him a Board Certification form.

11. Next BOD Meeting Date

The date of the next Board meeting is January 15, 2020 at Mike Knepper's home.

12. Adjournment

Steven Lubinski moved to adjourn at 10:17 a.m., seconded by William Cornell. The motion passed with all in favor.

Respectfully submitted,

Sandi Foley, CAM
Property Manager