

PORTOFINO AT SUN CITY CENTER  
FT. MYERS PROPERTY OWNER'S  
ASSOCIATION, INC.

A Corporation Not for-Profit

NOTICE OF

BOARD OF DIRECTOR MEETING

NOTICE IS HEREBY GIVEN that the board of directors of the Portofino  
at Sun City Owners Association, Inc. will  
meet to discuss business of the Association.

APPROVED MINUTES FROM 02-15-22 MEETING

DATE: 15 February 2022

TIME: 3:00 pm

LOCATION: The Grega Home 10520 Bella Vista Dr.

1. Call to order : 3:00 pm, Mike K
2. Proof of notice: Milt
3. Establish Quorum: Mike K., Milt S., John G., Nancy F., Craig M.
4. Approval of Prior Meeting Minutes: Vesta has not supplied prior minutes
5. President's Report:
  - Vesta Mgt. Co. to be replace by Schoo Mgt. Co., Port Marsha Dennison to be our new CAM
  - Roof cleaning letters coming from the Master
  - Portofino Board does not intend to have it's own covenant enforcement policy Rodger's Landscaping is now taking over Tempco Lawn Applications
6. Treasurer's Report/Financial Report: December's Report show aprox
  - \$47,000.00 on hand.
  - January and February bills approximately \$12,000.00
  - Current Balance Available: Aprox. \$35,000.00
7. New Business:
  - John Grega made a motion to approve Schoo Mgt. as our new management company. Nancy was the 2nd on the motion. All approved and passed.
  - Milt recommended a work session to highlight and reformat our current covenants.
  - Marsha (Schoo CAM) recommended not to pay March 2022 HOA dues to Vesta by Auto Pay. She will send out an announcement on how to pay our March dues.
  - Mike to verify who our insurance broker is
8. Old Business:
  - John reports golf club will not address Delaney yard issue.
  - Portofino HOA Policy for Applications for Design Review will be sent out to owners for review and comment prior to HOA Board consideration.

- Sandy Burr asks for clarification on downspout color scheme to add bronze downspouts to the approved color list. Mike to follow up with Vesta Mgr. (Tanigowa) for all old records.

9. Owners comments:

- Lynn Sweat states Vesta owes her money from HOA dues, Marsha to research
- Delaney's state dissatisfaction with the HOA Board position regarding their backyard condition with vegetation and water issues. The Board provides the same maintenance as to the other yards, not more. Owner states he was aware at time of purchase that the property had lawn dampness issues.

10. Next Meeting Date and Adjournment: March 15, 2022 at 9:00 A M. Location is card room B , Town Center.

Milt motioned for adjournment and John was the second, all approved.