

# 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 February 28, 2018 at the Card Room (moved from the Magnolia Room), Pelican Preserve Town Center, Fort Myers, FL 33913.

Board Members Present: Mike Knepper, President  
John Grega, Vice President  
William Cornell, Secretary  
Steven Lubinski, Treasurer  
Milt Sick, Director

Others Present: Kenneth Casey, Vesta Property Services and 1 owner

1. Call to Order

President Mike Knepper called the meeting to order at 9:00 a.m.

2. Proof of Notice

Milt Sick confirmed the posting of 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

William Cornell motioned to waive the reading and accept the January 25, 2018 as submitted. Seconded by Mike Knepper, the motion passed with all in favor.

5. President's Report

Mike Knepper reported meeting that irrigation time has been cut from 20 minutes to 14 minutes. There has been salt-water intrusion into one well (also has a bad pump) which required it to be shut down. With the start time late in the evening, many owners do not know if the irrigation did run or did not run.

Mike Knepper motioned that the irrigation start time be set much earlier in the evening. Seconded by William Cornell, the motion passed with all in favor.

6. Treasurer's/Financial Report

Steven Lubinski noted that the January 31, 2018 financials show the association has \$43,200 in operating fund and \$4,800 in the reserve account.

7. Landscaping Report

None.

8. Social Report

Milt Sick noted 30 had signed up for the March dinner and another social committee meeting is coming up soon.

9. Old Business

a. Ponds / Gutters Update

John Grega reported that the project will begin next week and ten (10) owners have opted out. They will not have drainage installed. He noted that the marking for the gas line must not be removed.

b. Discussion of irrigation Issues and Monitoring

Discussed in President's report previously.

10. New Business

a. Oak tree policy reaffirmed with current trimming as needed

Mike Knepper read from the master association paragraph 7.34 the following excerpt:

"No trees shall be removed except the diseased and dead trees needing to be removed to promote the growth of other landscaping or for safety reasons and such removal maybe conditioned upon replacement of removed trees."

Mike Knepper motioned to reaffirm maintaining oak and other street trees. Seconded by William Cornell, the motion passed with all in favor.

b. Homeowner replacement of storm lost plants and trees not on the street

The consensus was the Portofino Board defers to the Master Association.

c. Crabgrass, Zoysia, Bermuda and buffalo grasses and future sod or not needs

Mike Knepper reported the repair of a dead sod area at 10504 Bella Vista Drive would have the fill dirt paid by the association and the sod by the owner. He also reported that the Zoysia is an excellent grass for sunny area and plugs work well.

d. Tree in the cul-de-sac circle on BV Drive

John Grega will contact the CDD and request one Bismarck Palm be planted of 10' to 12' in height rather than two palms.

11. Board Member Requests

None.

12. Owner Comments

None.

13. Next BOD Meeting Date

The date of the next Board meeting is set for the Card Room on March 27, 2018 at 9 a.m.

14. Adjournment

William Cornell motioned to adjourn at 10:10 a.m. Seconded by Steve Lubinski, the motion passed with all in favor.

Respectfully submitted,

Kenneth Casey, CAM  
Property Manager