

Portofino at Sun City Center Ft. Myers Property Owners Association, Inc.

A Corporation Not-For-Profit

ANNUAL MEMBERS MEETING

MINUTES

The Annual Members Meeting was held on November 28, 2017 at the Magnolia Room, Pelican Preserve Town Center, Ft. Myers, FL 33913.

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

Others Present: Kenneth Casey, Vesta Property Services and 16 members total

1. Call to Order

President Mike Knepper called the meeting to order at 9:01 a.m.

2. Proof Meeting Notice or Waive of Notice

Mike Knepper verified the notice was mailed and posted in accordance with the Home Owners Association documents and Florida Statutes.

3. Certifying of Proxies and Establishing a Quorum

Kenneth Casey reported that a minimum of 1/3 of the membership required to be represented in person or by proxy. With 50 units in the association, a quorum is 17 units.

With 11 units represented in person and 12 proxies, a total of 23 homes are represented. There is a quorum for the meeting to be held.

4. Reading or Disposal of Minutes of Last Members Meeting

Bob Shaffer motioned to wave the reading of November 18, 2016 minutes. Seconded by Paul Fish, the motion passed with all in favor.

5. Unfinished Business

Mike Knepper noted that the ponds drainage project is in process and the Board will supplement the cost to provide those homes not on a pond with proper drainage.

6. New Business

a. Election of Directors

The property manager asked those present three times, if there were any nominations from the floor. Hearing none, the property manager declared nominations closed.

Pursuant to Florida Law, an election of the Directors is not required since the number of persons wishing to run for the Board does not exceed the number of positions to be filled.

The following owners will serve on the Board of Directors:

John Grega (term ends at the 2019 Annual Members Meeting)

Michael Knepper (term ends at the 2019 Annual Members Meeting)

b. Proxy Questions

1) Vote on Rollover of Funds

Should any excess assessments over and above the amounts used for the operation of the association be carried forward and applied to the following year's assessment and not be treated as taxable income in the year of assessment in accordance with Revenue Ruling 70-604?

(Board recommends voting "YES")

23 YES

0 NO

2) Vote on Funding of Reserves

Should the reserves required by §720.303(6)(f), Florida Statutes, be waived for the 2016 fiscal year?

(The Board recommends voting "No")

0 YES

23 NO

Notice required by Fla. Stat. §720.303(6)(f): WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

7. Owner Comments

Carole Brokke thanked the Board for having the mailboxes repaired/replaced; they look great. The sod is showing a lot of weeds and needs some attention.

8. Adjournment

With no other business to come before the Members, a proper motion and second was made. The motion unanimously approved to adjourn the meeting at 9:50 a.m.

Respectfully submitted,

Kenneth Casey, CAM
Property Manager