

**PORTOFINO AT PELICAN PRESERVE PROPERTY**  
**OWNERS ASSOCIATION, INC.**

BOARD OF DIRECTORS MEETING

March 30, 2023

*Approved*

**Call to Order:** Mike Knepper called the meeting to order at **1:00 p.m.**

**Establish a Quorum.** Present were Directors Nancy Folks, John Grega, Mike Knepper and Karen Sick. Also present were Marsha Dennison, Community Association Manager, assistant Carolyn DiLieto, and 2 Residents.

**Disposal of Minutes of Previous Board Meeting:** Nancy Folks made a motion to approve the minutes of the previous Board of Directors meeting, held on March 10, 2023, seconded by Karen Sick. **Motion carried (4-0).**

**Old Business:** Mike Knepper confirmed the contract signed with Anchor Tree Services, with no price increase, for the oak trimming, with no start date yet.  
Nancy Folks reported Association cash balance of \$51,100.00

**New Business:**

**Revising Association Documents-** At the previous board meeting it was discussed abandoning the updated draft and looking at the revision again with a reasonable proposal. The Board decided on an addendum to the documents section 6.1, adding *Notwithstanding anything contained in these covenants or the bylaws of the Neighborhood Association to the contrary, the Board shall have the discretion to determine when, where, how and under what circumstances to replace sod within the community provided such discretion is exercised in good faith and good business judgement*, and eliminating ~~*in a consistent manner*~~ from the previous draft. Mike Knepper motioned to approve to amend the documents as drafted, and John Grega seconded. **The motion carried (4-0).** Marsha Dennison will send the request to the attorney, and prepare for the next steps, which will include a mailing and a vote from the homeowners.

**Community Input:**

- Milt Sick informed that losses suffered from Hurricane Ian are tax deductible, after the declaration of Hurricane Ian being a federal emergency.
- Sully Perez will address the issues of the unoccupied house, across from the Sick residence.
- Mike Knepper will ask Ramiro to do the sod at 10523 and will email Jack Goldthwaite that the work will be done and to be mindful about his dogs going on the lawn.

**Adjournment:** With no further business to discuss, Nancy Folks made a motion to adjourn, seconded by John Grega, and the **meeting adjourned at 1:55 p.m.**

Respectfully submitted,

*Carolyn DiLieto*

Administrative Assistant