

# 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 23, 2016 at the Magnolia Room, Pelican Preserve Town Center, Ft. Myers, FL 33913.

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

Others Present: Kenneth Casey, Sterling Property Services and 2 members

1. Call to Order

President Mike Knepper called the meeting to order at 3:03 p.m.

2. Proof of Notice

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

3. Establishing a Quorum

Kenneth Casey verified that a quorum of the Board was present.

4. Approval of Previous Minutes

Robert Shaffer motioned to waive the reading and accept the January 13, 2016 as presented. Seconded by Steven Lubinski, the motion passed with all in favor.

5. President's Report

Mike Knepper reported the master has approved the removal of seven (7) oak trees. He will forward the Ramiro Rodgers quote to the member of the Board and noted that all owners had signed off on the tree removal. The Ponds Committee believes the Home Owner Associations should pay from the house to the box; the box to the pond would be a master association cost.

6. Treasurer's/Financial Report

Steven Lubinski noted the \$11,500 mulch cost in 2015 but paid in 2016 will be shown as accrued during the 2016 year. The property manager reported that all assessments had been received excepting one where the check had not been yet forwarded by Compass/Sentry and two small delinquency totaling \$30.

7. Landscaping Report  
Robert Schaffer reported that recently the weather was too wet to mow.
8. Social Report  
Mike Sick reported the Social Calendar has been published on the Association website.
9. Old Business  
John Grega reported the city water department is raising the sunken water meter boxes at 10528/10530 Bella Vista Drive.  
The Board discussed a possible house paint color problem; Mike Knepper will investigate and report to the Board.
10. New Business  
The Master Association has not yet completed the ACC changes.  
Master Association security was discussed with emphasis on early morning departures from the community. John Grega will bring up at the Pelican Preserve Advisory Committee and Safety Work Group meeting.
11. Board Member Requests  
None.
12. Owner Comments  
Mike Sick asked about the status of the Sterling Property web page for Portofino. The property manager noted he would find out the status.
13. Next BOD Meeting Date  
The date of the next Board meeting is set for March 29, 2016 at 4 pm in room to be determined at Town Center.
14. Adjournment  
With no other business to come before the Board, a motion was made by Robert Shaffer and seconded by John Grega to adjourn. The motion was unanimously approved to adjourn the meeting at 4:36 p.m.

Respectfully submitted,

Kenneth Casey, CAM  
Property Manager