

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 January 11, 2017 at 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 about 4 members

1. Call to Order

President Mike Knepper called the meeting to order at 3:30 p.m.

2. Proof of Notice

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

3. Establishing a Quorum

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

4. Approval of Previous Minutes

John Grega motioned to waive the reading and accept the November 9, 2016 minutes as presented. Seconded by Steven Lubinski, the motion passed with all in favor.

John Grega motioned to waive the reading and accept the November 18, 2016 Budget Adoption minutes as presented. Seconded by Steven Lubinski, the motion passed with all in favor.

John Grega motioned to waive the reading and accept the November 18, 2016 Organizational minutes as presented. Seconded by Steven Lubinski, the motion passed with all in favor.

5. President's Report

None.

6. Treasurer's/Financial Report

Steven Lubinski reviewed the financials. A mulch charge will be moved from operating to reserves.

7. Landscaping Report

Mike Knepper reported that 10518 needs to have a gutter drain buried and sod needs to be replaced. He will speak to Rodgers about breaking of sprinkler heads by mowing and fertilization equipment, grub control application and timing and dead grass at 10543.

8. Social Report

A committee of 10 people met to finalize the 2017 schedule. A notice will be posted about upcoming dinner.

9. Old Business

- Just Like New Sidewalk and Street Gutter Power washing
Ken Casey reported the sidewalk/gutter washing is completed. It is planned to schedule in early November in future years.
- WJ Johnson Live Oak Management Plan Update
A draft report received on January 11, 2017. There is a dead tree and the end of Bella Vista needing removal. John Grega advised that he will discuss with the Master Association to see if they will pay for its removal. The proposed new Maintenance Agreement with the CDD and the Master Association may allow the Street Associations reimbursement up to \$2500 for upkeep of CDD property with approval from the Master Association. However the proposed new Maintenance Agreement is still not approved by the CDD or the Master Association.
- Mailbox Status
Steve Lubinski will contact vendors that repair/replace mailboxes for estimates to have the community updated at one time.

10. New Business

- Roof Gutter and Drainage Problem in the Community
Mike Knepper reported that he has been in contact with Bob Gephardt and will get clarification of proposals at the President's meeting on January 12, 2017.

11. Board Member Requests

None.

12. Owner Comments

None.

13. Next BOD Meeting Date

The date of the next Board meeting is February 14, 2017 at 3 pm in the Magnolia Room at Pelican Preserve Town Center, 10561 Veneto Drive, Fort Myers, Florida 33913.

14. Adjournment

With no other business to come before the Board, a motion was made by John Grega and seconded by Mike Knepper to adjourn. The motion was unanimously approved to adjourn the meeting at 4:55 p.m.

Respectfully submitted,

Kenneth Casey, CAM
Property Manager