

Portofino at Pelican Preserve Property Owners Association, Inc.

A Corporation Not-For-Profit

Board Meeting Minutes of 2-10-2015

Approved 3/10/15

=====

Board Members Present:

Mike Knepper, President
John Grega, Vice President
Steve Lubinski, Treasurer
William Cornell, Secretary
Robert Shaffer, Director

Board Members Absent:

Others Present:

Patrick Jones, CAM representing the Compass Group

PROOF OF NOTICE: The notice was posted in accordance with the Home Owners Association Florida Statutes.

ESTABLISH QUORUM AND CALL TO ORDER: A quorum of the Board of Directors was present and the meeting was called to order at 4:02 p.m.

PRIOR MEETING MINUTES – Robert Shaffer moved to approve the 1-13-15 meeting minutes as presented. Steve Lubinski seconded the motion. 4 members in favor with John Grega abstaining because he was not present at meeting. Minutes approved.

FINANCIAL REPORT – Steve Lubinski

- Currently the Association is in good financial health and under budget for the year

LANSCAPING

- **Special Assessment meeting minutes** - Pat Jones will find the meeting minutes where the special assessment was approved and find out what was the actual name of the Reserve Assessment category. The Board would like to know when it started
- **Architectural Review Form** – The architectural review form on Compass website is outdated. The belief is that the Master Association has a new form. Pat Jones from compass will get the new form from Pelican Preserve for the Board to review.
- **Live Oaks** – Live oaks are going to become an issue in the future. The Board needs to decide what action they will take regarding the oaks and how they will be addressed....

SOCIAL REPORT

- Mike Knepper reports the Committee is doing well.

OLD BUSINESS

COMPASS WEBSITE

- **Forms** – John Shaffer moved to remove the approved plant list from the website. William Cornell second the motion. All in favor, motion carried. The plant list is attached to the current Master form. Romero has the plant list and will review it and make his recommendations.
- **Website Authorization** – Steve Lubinski moved to authorize Milt Sick to look into other websites that can be used for Portofino. Robert Shaffer seconded the motion. All in favor, motion carried.
- **New Resident Package** – Steve Lubinski reported that the new resident package is complete and he will provide a copy to each of the Board members for review
- **Resident Roster** - The Resident roster currently shows 49 homes and it should show 50. 1 homeowner is missing

NEW BUSINESS

- **Landscape Walkthrough** – The list of plant replacements was provided to the Board (included with Packet) along with Romero's invoice for the replacements. Pat Jones will put together a draft letter that will be sent to the owners informing them of what needs to be done. The Board will review and make changes to this letter before it will be approved for mailing.
- **Master Walkthrough** – John Grega will represent Portofino on the Master Association walk through and John will report the findings or concerns back to the Board.
- **Irrigation** - Bob Shaffer reported that he has received the irrigation run report for the Community and has asked to have Romero clarify the zones and times. The run report does not show how this system runs per address only by zone. Irrigation run days are : North side runs Wednesday and Saturday and the South side runs Tuesday and Friday. The timing has been off due to the irrigation being controlled by an outside vendor not under Portofino control.
- **5 Year Plan – Tabled**
- **Policy for Drinks on the Drive** – People who sponsor Drinks on the Drive are not expected to provide anything other than drinks and popcorn or chip like snacks. The \$250.00 line item on the budget was originally set up for providing stuff for the Annual Meeting.
- **Police Patrol in Neighborhood** – There is a push from the Master Association to have Police Patrol the Pelican Preserve community. People have been complaining of people speeding and running stop signs throughout the community. The Board opposes any Police traffic enforcement in Pelican Preserve.
- **Association Discount on Landscape installs from Romero** – The Board has asked compass to pass along the 10% discount provided on the total landscape bill to all owners. This is to ensure the Association does not so any profit of the Landscape install.

MOTION TO ADJOURN: With no further business to discuss the Board of Directors adjourned the meeting ended at 6:14 pm.