

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

A Corporation Not-For-Profit

## **ANNUAL MEETING MINUTES**

The Annual Meeting was held on November 9, 2021, in the Lounge of the Town Center, 10561 Veneta Drive, Fort Myers, FL 33913.

Board Members Present:     Mike Knepper- President  
                                      Milt Sick -     Vice President  
                                      Craig Massey- Secretary  
                                      John Grega     -Treasurer

Sandi Foley -     CAM represented Vesta

### **1. Call to Order:**

President Mike Knepper called the meeting to order at 3:15 PM

### **2 Proof of Notice:**

Milt Sick confirmed posting the meeting notice in accordance with Florida Statutes and Association governing documents.

### **3 Establishing a Quorum:**

Mike Knepper verified that a quorum of the Board was present.

### **4. Approval of Prior Annual Meeting Minutes – November 16, 2020:**

Mike Knepper read the minutes from the 2020 annual meeting. Paul Fish moved to approve the minutes and Barbara Radish seconded. The motion carried.

### **5. Presidents Report:**

Mike Knepper discussed the amount of money in the operating account. We have \$49,532 and only a few bills to pay. We are going to try to get some reimbursement from the master association for road repairs made during the sealcoating, we like to do the sealcoating so the We have no proposal to increase assessments this year but will have to look at in 2023, Landscaping only increased 3% this year.

There are some complaints about sod needing to be put in but the homes in question have drainage from the golf course. John Grega will talk to the supervisor to see if they will correct the problem and take care of the sod. He suggested that the owners involved send a comment to him as well.

### **6. Unfinished Business**

The election results were announced, and Mike Knepper, John Grega and Nancy Folks were

voted for a two-year term.

Proxy votes were by hand and proxies of those not in attendance were counted.

- a. Vote of Rollover funds 26 yes
- b. Vote on funding of reserves 26 no

7. Adjournment

John Grega moved to adjourn and Milt Sick seconded. The motion carried and the meeting adjourned at 4:19 PM

## **ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS**

1. The meeting was called to order at 4:20 PM
2. A quorum was present
3. Milt Sick moved to accept the 2021-2022 budget in the amount of \$553 per quarter per owner.
4. The new officers that the board elected are:

Mike Knepper	President
Milt Sick	Vice President
Nancy Folk	Treasurer
Craig Massey	Secretary
John Grega	Director

5. The next board of Directors Meeting will be December 16, 2021, in the Card Room.
6. Milt Sick moved to adjourn, and Craig Massey seconded. The meeting adjourned at 4:30 PM.