PORTOFINO AT PELICAN PRESERVE PROPERTY OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING
October 17, 2025
Approved

Call to Order: Mike Knepper called the meeting to order at 9:00 a.m.

Establish a Quorum. Present were Directors Anthony (Tony) D'Andrea, John Grega, Karen Sick and Mike Knepper. Also present were Community Association Manager, Marsha Dennison and Sisi Rodriguez and 7 Residents.

Approve or Waive Minutes of Previous Board Meeting: Karen made a motion to approve the minutes of the previous Board of Directors meeting, held on March 25, 2025, seconded by Tony. **Motion carried (4-0)**.

Old Business: The mailboxes were done and they look good.

New Business

a. **Overview of Budget Items:** Marsha provided copies of the draft budget to the board with notes on the line items that needed to be discussed. Karen motioned to raise the 2026 quarterly dues to $700 to have enough money in the budget to address landscaping issues, seconded by John. Motion Carried (4-0). The Oak tree trimming will be deferred in 2026, date to be determined. Landscaping and increase is that we'll place additional funds in contingency for the tower replacement but if it fails we'll need to potentially assess owners. Estimated cost of replacement is $20-25k.
b. **Turf Problems:** The board discussed lawn issues like poor irrigation in some areas and many weeds growing on the lawns. Marsha will be getting bids from other landscaping companies as well as putting in some service tickets with the current company to address some issues brought up at the meeting. The Portofino pedestal will eventually need to be replaced because they no longer make parts to fix this one, this is an ongoing issue for all association within Pelican.

-Tony mentioned that the CDD has discussion of the sidewalk cleaning on their agendas again.
- The CDD engineer evaluated the streets in pelican and Portofino's came back as looking fine. The board would like to have some areas of the pavement and sidewalk looked at that need attention, such as patching the surroundings of the islands and resealing in 2026 which will make it 4 years since the last application. Marsha will get a vendor out for this.

Community Input: All residents' questions and comments were addressed by the board.

Adjournment: With no further business to discuss, John made a motion to adjourn, Karen seconded, and the meeting adjourned at 10:16 a.m.

Respectfully submitted,
Sisi Rodriguez, LCAM
Administrative Assistant