

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 May 29, 2020 at 9925 Bella Vista Court, Ft. Myers, FL 33913.

Board Members Present: Mike Knepper, President
 Milt Sick, Director
 Craig Massey, Vice President
 William Cornell, Secretary
 Sandi Foley – CAM represented Vesta – via telephone

1. Call to Order:

President Mike Knepper called the meeting to order at 10:03 a.m.

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 Previous Minutes:

William Cornell moved to accept the minutes of the March 12, 2020 meeting and Craig Massey seconded. The motion carried.

5 President's Report:

Mike Knepper said that there were two pool requests but the Board has not had any input from the Master Board regarding ACC requests. There are also conflicts between the Master documents and the Association documents that need to be rectified.

Steven Lubinski has passed away and Mike Knepper gave a short memorial in his name.

6 Treasurer's/Financial Report:

Mike Knepper gave the treasurer's report. The operating cash balance is currently \$65,118.61 and the reserve balance is \$3,075.53. We will be over budget because of last year's mulch cost being paid this year.. Mulch will be scheduled this year on November 11th and will also be paid from this year's budget. The palm tree expense is under budget and the oak tree expense is in line.

Milt Sick moved to approve palm tree trimming in the amount of \$4,968.00 and William Cornell seconded. The motion carried.

Removing or not continuing to fund the sod reserve will be considered at the annual meeting.

7. Root Grinding and Sod Replacement per Proposal about 4.5 K:

There is money in the oak tree budget to handle the grinding of the roots and cover with sod. Ramero will do it. There are 14 addresses that need to have roots ground. Milt Sick moved to approve the root grinding and William Cornell seconded. The motion carried.

8. Removal of Tree at 10525:

There was a request by the owner for removal of a tree because of root damage to the sidewalk and potential damage to the water meter and associated supply lines to residence.

The owner advised that his newly constructed sidewalk was having the pavers lifted by a major root traversing under the sidewalk. The board advised that a root barrier could be installed alongside the sidewalk to resolve the issue. The board also discussed making root barrier requirement part of any future Architectural Review application where root damage could damage surrounding structures.

On the Water Meter issue, the owner advised that the water meter was being modified for remote readings and the person doing the work had concerns about roots showing up in the water meter enclosure. There was no evidence of roots causing issues with supply lines at this point in time.

Milt Sick moved to table pending a request to have our arborist assess the situation and make a recommendation. William Cornell seconded. The motion carried.

9. Discussion of Zozyia Sod:

The discussion was tabled.

10. Issue of Replacement Sod Not In Street View:

Pending further investigation.

11. Review of Paint Colors:

The Paint committee presented pallet colors. Their recommendation for home painting combined old and new colors, retiring some old colors, as presented to the board and to present to the ACC. Milt Sick moved to approve and William Cornell seconded. The motion carried.

12. Next Meeting Date:

The next meeting will be determined.

13. Adjournment:

Mike Knepper moved to adjourn at 11:22 a.m., seconded by Milt Sick. The motion carried.

Respectfully submitted,

Sandi Foley, CAM
Property Manager