

PORTOFINO AT PELICAN PRESERVE
PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

March 15, 2022

Approved

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

Proof of Notice of Meeting: The notice of and agenda for the meeting were posted on the notification board on site 48+ hours in advance of the meeting; both were also posted on the association website and emailed to owners.

Establish a Quorum. Present were Directors, Mike Knepper, Milt Sick, Nancy Folks, Craig Massey, and John Grega. Also present Community Association Manager, Marsha Dennison, and 15 residents.

Approve or Waive Minutes of Previous Board Meeting: Nancy Folks made a motion to approve the minutes of the previous meeting held on February 15, 2022, seconded by Milt Sick. Motion carried. The board did note that they would like Vesta to provide all of the previous minutes that are missing.

Directors Reports: The following was reported; Mike Knepper discussed the Presidents meeting items – the Sheriff's Department has placed license plate readers throughout Gateway to transmit back to the station, the PPCA has prohibited golf carts on the boardwalk, Fort Myers is not writing enough speeding tickets, and there is a shortage of Homewatch people/companies. – Financials – Nancy Folks discussed the financials and where the association stands.

Old Business: None.

New Business:

- A. Mulch Color and Source:** The board discussed the different options of mulch and what has been noticed throughout Pelican Preserve. An owner will do some research and provide samples and pricing to the board at a later date. A price to distribute by the Rodgers Landscaping will be obtained.
- B. New Application Forms:** Marsha Dennison provided a copy of the purchase and rental applications to the board. One change was requested for the purchase application – to add the pet information line item as there is a Master Association Pet Restriction.
- C. Mailbox Repairs:** The board noted that some owner's mailboxes are in need of a few repairs and paint is overall holding up well. They will be looking into different options for the homeowners.
- D. Internal Procedures**
 - 1. ACC Applications:** The board discussed the process and requirements.
 - 2. Review of Statutory Enforcement Requirements:** The board announced the new process and that the Master Association will be handling enforcement.
- E. Gutter & Downspouts:** The board discussed previous and present gutter and downspout requests and the different results. Nancy Folks motioned Downspouts should match in color the gutter system to which they are attached or be painted to match the body color of the wall to which they are attached, seconded by John Grega. Motion carried (4-1, Mike Knepper being against).

The board also discussed the landscaping and Nancy Folk made a motion for the landscape committee update their landscape report regarding the quality or absence of vegetation from street view only for each home and include the cul-de-sac maintenance needs and submit to the board, seconded by John Grega. Motion carried.

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

Adjournment: With no further business to discuss, Milt Sick made a motion to adjourn, Craig Massey seconded and the meeting adjourned at 10:31 a.m.

Respectfully submitted,

Marsha Dennison

Community Association Manager