

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 February 26, 2019 at Pelican Preserve Town Center, Fort Myers, FL 33913.

Board Members Present: Mike Knepper, President
 John Grega, Vice President
 Steven Lubinski, Treasurer (speakerphone)
 Bill Cornell, Secretary
 Milt Sick, Director

Others Present: Kenneth Casey, Vesta Property Services and about 1 owner

1. Call to Order
President Mike Knepper called the meeting to order at 3:00 p.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
John Grega motioned to waive the reading and accept the February 4,, 2019 minutes as submitted. Seconded by Bill Cornell, the motion passed with all in favor.
5. President's Report
Mike Knepper reported that he and Steve Lubinski met with Paul Klens and forward notes of that meeting to the directors for their direction. Reclaimed water is expected to be supplied by the City of Fort Myers in one to three years; the cost is unknown at this time. Pond Aeration is now Castle Management problem. Lennar will now spend \$15,000 for software for the irrigation system. Covenants committee needs to be involved with the rules enforcement. Mike Knepper will look into the "fines" committee. John Grega noted the golf course is a very expensive purchase; a company that manages golf courses will mostly likely buy it. If the Master buys the Town Center it would be controlled by the Master Association Board, Lennar is expected to sell.
6. Treasurer's/Financial Report
Steve Lubinski noted the association is still on plan. The reserves should be reviewed at the next budget.

7. Landscaping Report

The Board discussed the Paul Klens review which Mike Knepper sent by email. A work meeting was suggested by Milt Sick.

8. Social Report

Milt Sick noted coming up is Drinks in the Driveway March 14, 2019 at Leon & Carole Bilewitz. We have about 30 reservations for the Dine Out. Steve Lubinski volunteered to hold Drinks in the Driveway in April.

9. Old Business

- a. Discussion of irrigation Issues, equipment and repairs, pop-up sprinkler additions
See 10 b.

10. New Business

- a. Ratification of Anchor Tree Trimming - \$1995
John Grega motioned to ratify Anchor Tree trimming for \$1995. Seconded by Bill Cornell, the motion passed with all in favor.

- b. Ratification of Rodgers Irrigation - \$4923
John Grega motioned to approve the Rodgers irrigation proposal for \$4923. Seconded by Bill Cornell, the motion passed with all in favor.

- c. Planning for Future Oak Tree Maintenance
There will be individual discussions.

11. Board Member Requests

None.

12. Owner Comments

None.

13. Next BOD Meeting Date

The date of the next Board meeting is March 19, 2019 at 3:00 p.m.

14. Adjournment

Steve Lubinski motioned to adjourn at 4:09 p.m. Seconded by Bill Cornell, the motion passed with all in favor.

Respectfully submitted,

Kenneth Casey, CAM
Property Manager