

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 March 2, 2017 at the Mike Knepper's Lanai, 9925 Bella Vista Court, Ft. Myers, FL 33913

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

Others Present: Paul Klens, WJ Johnson
Kenneth Casey, Vesta Property Services and about 2 members

1. Call to Order

President Mike Knepper called the meeting to order at 3:07 p.m.

2. Proof of Notice

Milt Sick verified the notice was posted in accordance with the Home Owners Association documents and Florida Statutes.

3. Establishing a Quorum

Kenneth Casey 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 23, 2017 minutes with all mention of the Ponds Committee corrected to the Ponds Work Group and the correct spelling of Geppart name is Geppert. Seconded by Steven Lubinski, the motion passed with all in favor.

5. President's Report

None.

6. Treasurer's/Financial Report

Steven Lubinski requested the payables be emailed to him for approval.

7. Landscaping Report

None.

8. Social Report

Milt Sick confirmed that the Social Committee had spent about \$30 of the budgeted \$350 in 2017.

9. Old Business

- WJ Johnson Live Oak Management Plan Update
Paul Klens, landscape architect and certified arborist, answered questions and presented his study to the board for over an hour. Mr. Klens had walked Portofino with Mike Knepper for an hour before the meeting to evaluate each live oak as to its condition. Two oaks were found to have begun either upheaving a sidewalk or a sewer cleanout with expectation of sewer pipe damage. Mike Knepper motioned that those two homeowners be approved by this board for removal of those two trees after application to the master association committee. Steve Lubinski seconded, the motion passed with all in favor. After extensive discussion, no decision was reached as to HOA or homeowner responsibility to pay for this removal.

Paul Klens recommended pruning all trees and planting replacement trees in those specific yards where there is space to plant, with the homeowner's approval. He will obtain a bid from Anchor Tree Pruning for the trimming. Mr. Klens' report of his overall evaluation will be posted on the Portofino website.

- Mailbox Discussion Update
The Board discussed two ways to have the mailboxes reflect uniformity of color and state of repair:
 - 1) Have the association take responsibility for repair and uniformity throughout the community.
 - 2) Use Pelican Preserve ARB process for inspection and subsequent follow-up. The Board will research their documents for authority. Steve Lubinski will get another quote for mailbox repair. Milt Sick will send an email blast.

10. New Business
None.

11. Board Member Requests
None.

12. Owner Comments
None.

13. Next BOD Meeting Date
The date of the next Board meeting is March 23, 2017 at 3 pm in the Magnolia Room at Pelican Preserve Town Center, 10561 Veneto Drive, Fort Myers, Florida 33913 (if possible).

14. Adjournment
With no other business to come before the Board, a motion was made by Mike Knepper and seconded by John Grega to adjourn. The motion was unanimously approved to adjourn the meeting at 4:56 p.m.

Respectfully submitted,

Kenneth Casey, CAM
Property Manager