

PORTOFINO AT PELICAN PRESERVE PROPERTY OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

November 10, 2025

Approved

Call to Order: Mike Knepper called the meeting to order at 3:38 p.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.

Approve or Waive Minutes of Previous Board Meeting: John made a motion to approve the minutes of the previous Board of Directors meeting, held on October 17, 2025, seconded by Karen. **Motion carried (4-0).**

New Business

- a. **Nomination of Directors Titles/Positions:** John motioned to keep all board positions the same, seconded by Karen. Motion carried (4-0).
- b. **Approval of the 2025-26 Budget:** Tony motioned to approve the 2025-26 proposed budget, seconded by Karen. Motion carried (4-0).
- c. **New Paint colors for exterior doors and shutters:** Karen reported that the colors were chosen to match the association.
- d. **Landscaping:** Tony motioned to terminate Rodgers landscaping and hire Greatview, seconded by John. Motion carried. Some items in the contract will need to be negotiated, they will also need to provide a monthly landscaping schedule.

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

Adjournment: With no further business to discuss, Mike made a motion to adjourn, Karen seconded, and the meeting adjourned at 4:10 p.m.

Respectfully submitted,

Sisi Rodriguez, LCAM

Administrative Assistant