

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 January 8, 2019 at Mike Knepper's Lanai, 9925 Bella Vista Court, Fort Myers, FL 33913.

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

Others Present: Kenneth Casey, Vesta Property Services and about 5 owners

1. Call to Order
President Mike Knepper called the meeting to order at 10:02 a.m.
2. Proof of Notice
Ken Casey confirmed Milt Sick posted 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 November 28, 2018 minutes as submitted. Seconded by Steven Lubinski, the motion passed with all in favor.
5. President's Report
Mike Knepper reported that his comments would be given in the rest of the discussion.
6. Treasurer's/Financial Report
Steven Lubinski reported the year-end (November 2018 as revised) financial statement shows the association under budget by \$25,108 and cash-on hand at \$60,482. Irrigation repairs have been running higher than budgeted.
7. Landscaping Report
Tabled.
8. Social Report
Milt Sick noted coming up is Drinks in the Driveway in January and February. The Social Budget is in good order.
9. Old Business
 - a. Discussion of irrigation Issues, equipment and repairs

Milt Sick reviewed his notes on Portofino irrigation. Monthly test will help to identify problems, sooner. New pumps are providing much clear water. Mike and Steve will look into gray water.

b. Covenant Enforcement Committee
Tabled.

c. Landscape/Oak Tree Trimming

Bill Cornell motioned to hire landscape architect to trim oak tree. Seconded by John Grega, the motion passed with all in favor.

d. Sidewalk Cleaning and Repair

John Grega motioned to approve Premier Pressure Cleaning quote of \$850.00. Seconded by Bill Cornell, the motion passed with all in favor.

Grinding of sidewalks is not included in the expense.

10. New Business

a. Oak Tree at 10523 Bella Vista Drive

Bill Cornell motioned to approve 10523 Bella Vista Drive to remove his oak tree at his expense. Seconded by Steve Grega, the motion passed with John Grega, Steve Lubinski and Mike Knepper. Bill Cornell and Milt Sick voted against the motion.

Mike Knepper will email 10523 Bella Vista Drive owner and notify the master ACC.

11. Board Member Requests

None.

12. Owner Comments

Per owner request at 10519 Bella Vista Drive for reimbursement drainage reimbursement, John Grega motioned to 10519 Bella Vista Drive for \$1350.00 for owner paid drainage upgrade. Seconded by Bill Cornell, the motion passed with all in favor.

13. Next BOD Meeting Date

The date of the next Board meeting is February 4, 2019 at the conference room above the pool at 3:00 p.m.

14. Adjournment

Bill Cornell motioned to adjourn at 11:36 a.m. Seconded by Steve Lubinski, the motion passed with all in favor.

Respectfully submitted,

Kenneth Casey, CAM
Property Manager