

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 April 13, 2017 at 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
Steven Lubinski, Treasurer
Milt Sick, Director

Others Present: Paul Klens, WJ Johnson
Kenneth Casey, Vesta Property Services and 3 members

1. Call to Order

President Mike Knepper called the meeting to order at 4:00 p.m.

2. Proof of Notice

Milt Sick confirmed the posting of meeting notice in accordance with Florida Statutes and association governing documents.

3. Establishing a Quorum

Kenneth Casey verified that a quorum of the Board was present.

4. Approval of Previous Minutes

Mike Knepper motioned to waive the reading and approve the March 23, 2017 minutes as presented. Seconded by Steven Lubinski, the motion passed with all in favor.

5. President's Report

None.

6. Treasurer's/Financial Report

Steven Lubinski reported the association is on budget.

7. Landscaping Report

Mike Knepper reported the Ramiro Rodgers, Mark Eversman and he made a walk around the community at 10 am on Thursday, March 30, 2017. A few individual plants were identified as needing replacement but not enough to merit letters to homeowners.

8. Social Report

The Portofino picnic is on April 23, 2017; same time and place as last year with about 30 expected to attend.

9. Old Business

- WJ Johnson Live Oak Management Plan Update

Paul Klens walked the community and commented that all live oaks after pruning are in good condition. All street live oaks will eventually need to be removed but they need to be maintained as best possible until that time. He provided information on small, medium and larger size trees that can be planted in the appropriate spaces. They can be the generational replacements, if planted several years in advance of removing a live oak and in some cases can bring color into the community. Mr. Klens will send a calculation of the value a tree brings to the community.

Milt Sick motioned to have the six unpruned live oak trees pruned. Steven Lubinski seconded the motion. The motion passed with all in favor.

- Mailbox Discussion Update

Following discussion, Mike Knepper motioned to authorize Milt Sick to proceed with community mailbox repair/replacement to original specification if the project does not exceed \$10,000. Seconded by John Grega. The motion passed with all in favor.

- Gutters

The Ponds Workgroup will provide a quote for every home in the community (in ground drainage pipe, not gutters). The Workgroup will pay the drain cost for those on the pond. The eight or so will not be paid by the Ponds Workgroup. The Board believes this to be a community responsibility. John Grega will put together a formal letter. Steven Lubinski and Milt Sick will get gutter quotes.

- Seal Coating Update

Mike Knepper noted the roadway seal coating is on schedule for May 3rd through May 6th. William Cornell will contact the Post Office re mail delivery during those days. The property manager will send reminder email about one week in advance of the seal coating.

9. New Business

None.

10. Board Member Requests

None.

11. Owner Comments

None.

12. Next BOD Meeting Date

The date of the next Board meeting is to be decided.

13. Adjournment

John Grega motioned to adjourn at 5:45 p.m. Seconded by Steven Lubinski, the motion passed with all in favor.

Respectfully submitted,

Kenneth Casey, CAM
Property Manager