

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 November 7, 2017 at the Magnolia Room, Pelican Preserve Town Center, Fort Myers, FL 33913.

Board Members Present: Mike Knepper, President
John Grega, Vice President
William Cornell, Secretary
Milt Sick, Director

Others Present: Kenneth Casey, Vesta Property Services and 12 members

1. Call to Order

President Mike Knepper called the meeting to order at 3:00 p.m.

2. Proof of Notice

Kenneth Casey confirmed the members were mailed the notice of a Budget Approval meeting per the Association's documents and Florida Statutes. Milt Sick confirmed the posting of meeting notice in accordance with Florida Statutes and association governing documents. In addition, notice was emailed and posted on the association website.

3. Establishing a Quorum

Mike Knepper verified that a quorum of the Board was present.

4. Approval of Previous Minutes

Milt Sick motioned to waive the reading and approve the June 28, 2017 minutes as presented. Seconded by John Grega, the motion passed with all in favor.

John Grega motioned to waive the reading and approve the October 13, 2017 minutes as presented. Seconded by Milt Sick, the motion passed with all in favor.

5. President's Report

None.

6. Treasurer's/Financial Report

None.

7. Landscaping Report

Milt Sick reported on the scope of the Hurricane Irma disaster. Rodgers Landscaping responded as quickly as possible removing downed trees and pruning bushes and followed up with stump grinding and getting back on grass cutting schedule as quickly as possible. Milt thanked Rodgers Landscaping for showing up the next day when the floodwaters were still deep and live electric poles were down.

8. Social Report

Karen Sick reported on the Fiesta Dinner at the end of the year, Drinks in the Driveway on November 16, 2017 and there will be new holiday decorations this year.

9. Old Business

- Ponds / Gutters Update

John Grega noted that all new homes must be built with gutters & downspouts feeding drainage directly in to lake. Tom Freel gave his vies on drainage; John Grega strongly suggested that Tom Freel attend the Ponds Group meeting and make is view known.

10. New Business

- Discussion and Approval of the 2017-2018 Operating and Reserve Budget – Approval of the proposed budget will result in quarterly assessment of \$533.00

John Grega motioned to approve the proposed 2017-2018 Budget as presented. Seconded by Milt Sick, the motion passed with all in favor.

- Hurricane Irma Expenses and Possible Assessment

Mike Knepper motioned to Special Assess members a one-time \$400 each assessment for Hurricane Irma storm damage due on or before February 1, 2018. Seconded by Milt Sick, the motion passed with all in favor.

- 10543 Bella Vista Drive Sod charge of \$280 disputed

Following discussion, Mike Knepper motioned to remove the \$280 charge to the account of 10543 Bella Vista Drive. Seconded by Milt Sick, the motion passed with all in favor.

- Vesta to discontinue Intent to Lien Letter and approval of Vesta \$65 fee for account sent to collections.

John Grega motioned to adopt the Vesta \$65 fee addendum for accounts sent to collections as described in the August 10, 2017 “Intent to Lien Letter - Board Communication”. Seconded by Milt Sick, the motion passed with all in favor.

11. Board Member Requests

Palm tree replacement of live oaks will be considered as appropriate for the location; irrigation work continues; street light replacement has been requested.

12. Owner Comments

None.

13. Next BOD Meeting Date

The date of the next Board meeting is the Board Organizational meeting immediately following the Annual Members meeting on November 28, 2017 at 9 a.m. in the Magnolia Room.

14. Adjournment

Mike Knepper motioned to adjourn at 4:32 p.m. Seconded by Milt Sick, the motion passed with all in favor.

Respectfully submitted,

Kenneth Casey, CAM
Property Manager