

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 June 28, 2017 at Milt Sick's home, 10546 Bella Vista Drive, Ft. Myers, FL 33913.

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

Others Present: Kenneth Casey, Vesta Property Services (speakerphone) and 1 member

1. Call to Order

President Mike Knepper called the meeting to order at 9:02 a.m.

2. Proof of Notice

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

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

5. President's Report

None.

6. Treasurer's/Financial Report

Steven Lubinski reported the association is essentially on budget. There will be about \$35,000 in equity remaining after proposed expenses.

7. Landscaping Report

Milt Sick reported discussing sod replacement with Ramiro Rodgers; Palm cutting and other bushes have been trimmed. Any sprinkler problem at the sign needs to be reported to Castle.

8. Social Report

There will be Drinks in the Driveway on July 18, 2017.

9. Old Business

- WJ Johnson Live Oak Management Plan Update
On return this fall, will look for location of replacement trees.

- Mailbox Discussion Update
Ken Casey reported the 50% down payment (\$3,733.85) has been made.
- Ponds / Gutters Update
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
Seal Coating has been completed. Seven driveways show some kind of mark where a vehicle drove on it. Only 1 or two might need to be cleaned, as most are very faint mark. The rains have reduced the number with marks considerably.

10. New Business

- Discussion and vote on spending up to \$16,000 on providing in ground drainage for homes not on a pond
John Grega motioned to contribute up to \$16,520 for complete underground drainage of all 50 homes in Portofino, which includes underground drainage of homes not on a pond. Seconded by Steven Lubinski, the motion passed with Mike Knepper, John Grega, and Steven Lubinski in favor. Milt Sick was opposed.
- Discussion and vote on reimbursement to owners of expenses for prior mailbox repair & upkeep
John Grega motioned to reimburse 10521 Bella Vista Drive for mailbox in the amount of \$150.00. Seconded by Steven Lubinski, the motion passed with Mike Knepper, John Grega, and Steven Lubinski in favor. Milt Sick was opposed.

11. Board Member Requests

None.

12. Owner Comments

None.

13. Next BOD Meeting Date

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

14. Adjournment

Steven Lubinski motioned to adjourn at 9:57 a.m. Seconded by John Grega, the motion passed with all in favor.

Respectfully submitted,

Kenneth Casey, CAM
Property Manager