

PORTOFINO SHORES MINUTES OF MEETING HELD 05/05/2011

The meeting was called to order at 7:33PM by President Mayur Patel.  
Present at meeting was: President Mayur Patel, Vice President Frank Egidio,  
Treasurer Steffi Rohr; Director Jim Tippmann and Secretary Barbara Nazar.

Motion was made by Jim Tippmann to accept the minutes of 04/14/2011. Frank Egidio seconded. All in favor. Motion passed.

REPORT OF OFFICERS:

President Patel: Comments are further in this meeting.

Vice President Egidio: No new report at this time.

Director Jim Tippmann: Reported on current status of the HVAC. The scope has been sent out to Contractors. We have received only one bid which is 20% under what we have budgeted. Jim will report further at later date.

Treasurer Steffi Rohr: Report as of 05/05/2011

Operating Account	\$ 81,071.00	
Operating Sweep Acct	125,854.36	= Total OP \$ 206,925.36
Pool & Future Repairs	109,486.99	
Rental Security	75,730.00	
Reserve Account	216,970.45	

Rental Security: \$75,730 / \$47,000.00 non-collected security = net \$ 28,730 = 57 rental homes at present. This means that we have approximately 11% rental homes in Portofino Shores.

Since January 2011, we have collected \$ 36,886.27 of money owed to Portofino Shores.

As of today, we are \$ 40,523.08 UNDER BUDGET. However, this amount could differ until all payments are up to date for the month of April. The final statement should be available in another ten days.

COMMITTEE REPORTS:

ARCHITECTURAL REVIEW BOARD: Fred DiSisto reported that there have been few requests and there has been one approved.

CLUBHOUSE COMMITTEE: Steffi Rohr reported that the Zumba class has been discontinued for the summer and will resume on September 19. The cost is \$5.00 per person. There will be a Clubhouse Barbeque on Monday, May 30 at 5 PM. The charge is \$3.00 per person. On April 23rd, we had an Easter Egg Hunt attended by more than 40 kids! Steffi stated that she will be printing the Newsletter very shortly and asked for Volunteers to help with the delivery. Please call or send your newsletter article to Steffi within the next two weeks.

PROPERTY MANAGER: Chuck Anklam reported that the plantings for the preserve has

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been completed. All the irrigation has also been completed. All plantings are being watered according to instructions from Wetlands Management.

Chuck also reported on the Bar-Code program. All computer programs for the system are now working fine. We have about 160 still outstanding.

President Mayur Patel reported that last month we approved purchase from the bank on 6204 Santa Margarito. It is not going well and an extension is needed.

Fred DeSisto mentioned that when residents decide to change certain trees on their property, instead of just chopping them down and leaving them for the garbage company, that they call the office and possibly Portofino can remove the tree and replant and relocate it.

New Business: A. Review and vote on Landscape Bid. Nine companies bid on the renewal contract. Jim Tippmann motioned to accept Valley Crest contingent on Frank Egidio approving the company's work. Barbara Nazar seconded. All in favor. Motion Passed. Jim Tippmann motioned that Valley Crest bill the residents directly. Mayur Patel seconded. All in favor. Motion passed.

B. Institute Bar Code-Gate card distribution policy. Jim Tippmann designed a new "Gate Access Policy and Procedures". Mayur Patel motioned that we accept this policy. Jim Tippmann seconded. All in favor. Motion passed. There was a second motion by Frank Egidio to turn off all Gate Cards as of Monday, May 9, 2011. Jim Tippmann seconded the motion. All in favor. Motion passed. This information will be Broadcasted Friday, May 6, 2011. This Saturday, Mayur Patel and Frank Egidio will be at the office from 9 AM to 12 Noon to do any outstanding bar codes.

C. Pumping Water Into Lake. There has been this request from the residents to use our wells. Jim Tippmann commented on the use of the wells and stated that there will be no net effect in the end; however, Mayur motioned that we do a test for one week. Chuck to measure every day. Frank Egidio seconded. All in favor. Motion passed. After this conversation, it was further discussed and we decided to run the pumps for two weeks. Fred Disisto and Jim Tippmann will discuss the situation after one week to determine if the well will be run for additional time.

D. Salary of maintenance personnel. Barbara Nazar motioned to reconsider salary of our two maintenance men, increase of \$1.00 per hour. Jim Tippmann seconded. All in favor. Motion passed. Regarding Chuck and Peggy's salary, Jim Tippmann made a motion for a 10% increase for each one. Frank Egidio seconded. All in favor. Motion passed.

E. Short Speech from US Coast Guard Member: Ken Carter of the US Coast Guard made a short speech regarding his time in the Guard. The reason for him

doing this is that he is attending college courses in Speech and this is part of his  
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mandatory addendum.

F. Standing Engineering Committee. Hank Schmitz has been the Chairman of this Committee and no action has ever been taken with it. If the Committee is to be reactivated, he would not be able to serve. Jim Tippmann made a motion to dissolve the Committee. Mayur Patel seconded. All in favor. Motion passed.

Motion was made to adjourn the meeting at 8:59 PM by Mayur Patel. Jim Tippmann seconded. All in favor. Motion passed.

Respectfully submitted.

Barbara Nazar  
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