

Portofino Shores
Architectural Control Board (ACB)
Meeting Minutes of January 11, 2022

Members Present: Steve Pariseau, Larry Lucas, Bob Steininger, Donna Steininger. Absent: John Bardsley

6144 Santa Margarito Dr. (Impact Windows)

Application to Remove and Replace 14 Windows with Impact Rated Windows as shown in attachments. Windows labeled #1, #9, #10 & #14 to have grids that match existing grids. All replacements to have White framing and Low-e Color #366 (slight Grayish/Green) on exterior. Contractor: New South Window Solutions, West Palm Beach – 561-712-9000.

NOTE: Modification(s) to any part of this Conditional Approval must first be approved by the ACB
Motion by Bob Steininger to approve Support by Lucas. Motion carried unanimously.

5906 Walnut Park Lane (Impact Slider Door)

Application to Remove one Sliding Glass Door and Replace with Impact Rated Sliding Glass Door. Replacement to have White framing and Low-e Color #366 (slight Grayish/Green) on exterior. Contractor: New South Window Solutions, West Palm Beach – 561-712-9000.

NOTE: Modification(s) to any part of this Conditional Approval must first be approved by the ACB
Motion by Pariseau to approve Support by D. Steininger. Motion carried unanimously.

6005 Spring Lake Terrace (Landscaping)

Application to plant Two Sago Palms as shown on attached drawing. Owner doing the work. ACB performed a site visit and found that these are planted approximately 42 inches from the sidewalk. **Note about Irrigation:** Prior to beginning any project involving digging into or covering the ground, homeowner MUST contact and coordinate with HOA Office and Staff regarding relocation, addition or elimination of any Irrigation Sprinkler Heads, including not covering any, to continue proper irrigation of lawn.

NOTE: Modification(s) to any part of this Conditional Approval must first be approved by the ACB
Motion by Donna Steininger to approve provided they have been planted at least 36 inches from the sidewalk. Support by Lucas. Motion carried unanimously.

5725 Sterling Lake Dr. (Retractable Awning)

Application to Install 15 ft by 10 ft Retractable Awning attached to back of house. Owner stated at meeting the awning will have White framing and fabric color to be used is circled on page 6 of 6 of the color samples provided by contractor in an attachment. Contractor: Shade Solutions by JK Studio Designs, Inc., Cocoa. A certificate of liability insurance was provided however a business license was not. This contractor stated in an email that a license is not required. The ACB warned the owner that doing business with an unlicensed contractor would be at his own risk and advised against doing so.

NOTE: Modification(s) to any part of this Conditional Approval must first be approved by the ACB
Motion by Pariseau to approve. Support by B. Steininger. Motion carried unanimously.

5726 Place Lake Dr. (Rain Gutters)

Application to Install Rain Gutters and Downspouts along front and right side of house as shown on proposal. Color to be Eggshell. Contractor: GutterSmith, Fort Pierce – 772-462-3777.

NOTE: Modification(s) to any part of this Conditional Approval must first be approved by the ACB
Motion by Lucas to approve. Support by D. Steininger. Motion carried unanimously.

5622 Sunberry Circle (Accordion Shutter)

Application to Install One Accordion Style HV-1 Hurricane Shutter at the rear slider door. Color of shutter to be Ivory. Contractor: Coastal Shutters and Stuff, Inc., Fort Pierce – 772-461-2116.

NOTE: Modification(s) to any part of this Conditional Approval must first be approved by the ACB Motion by B. Steininger to approve. Support by D. Steininger. Motion carried unanimously.

5431 Place Lake Dr. (Concrete Pads)

Application to Install concrete pads at the two rear screen room access doors as shown on attachments. Pads to have shell surfaces to match the screen room floor.

NOTE: Modification(s) to any part of this Conditional Approval must first be approved by the ACB Motion by Pariseau to approve **subject to the following**: No work may start until contractor license and insurance information is provided. Support by B. Steininger. Motion carried unanimously.

5742 Sunberry Circle (Impact Windows & Doors)

Application to Replace sliding glass door and windows. Includes 17 Impact Windows and 1 Impact Sliding Glass Door. Contractor: Tony Dean Construction, Port St. Lucie.

Motion by Pariseau to Deny this project because the application is incomplete. Support by B. Steininger.

Please resubmit with, at a minimum, the following information for review at a future ACB meeting:

Complete specifications for each window/door that includes locations shown on a drawing with shapes, sizes, outside frame color, grid style and low-e glass color. **Note: Windows that currently have grids must be replaced with grids of the same size, color and style.**

6301 Spring Lake Terrace (Landscaping)

Application to Replace existing mulch with rocks in beds at front of house. Color of rock to be white. Owner doing the work.

Motion by Pariseau to deny this project because white rock may not be used in beds visible from street. Support by D. Steininger

Next Regular Scheduled Meeting: Tuesday, January 25, 2022

(9 Applications)