

**MINUTES OF THE  
MEETING OF THE BOARD OF DIRECTORS**

**Date: Thursday, February 17, 2022**

**Time: 7:00pm**

**Place: Clubhouse**

I. ROLL CALL – Present was Jim Grubb, President; David Hershberger, Treasurer; and Karen Erickson, Secretary. Absent was Al Bishop, Vice President and Sheritta Johnson, Director. Also present was Annmarie Coniglio, Property Manager.

II. CALL TO ORDER – Jim called the meeting to order at 7:00pm.

There was a moment of silence remembering Frank Egidio who served on the Board of Directors for approximately seven years and almost as long on the Screening Committee. He will be missed.

III. APPROVAL OF AGENDA – **Karen motioned approval of the agenda; David seconded and the motion carried unanimously.**

IV. APPROVAL OF MINUTES – **November 18, 2021 – David motioned approval of the minutes; Karen seconded and the motion carried unanimously.**

V. REPORT OF PRESIDENT – None.

VI. MANAGER’S REPORT – Annmarie gave the Manager’s Report, which was also made available to the Membership.

VII. REPORT OF COMMITTEES – A Report of Committees, in written form, was made available to the Membership.

VIII. APPROVAL OF REPORTS – **David motioned approval of the reports; Karen seconded and the motion carried unanimously.**

IX. UNFINISHED BUSINESS – None.

X. NEW BUSINESS

- a. License Agreement with the CDD (Speed Bumps) – David noted that he has contacted a company regarding the Traffic Hawk and will be coordinating a presentation of the speed control device. This can be used in conjunction with or instead of the installation of speed bumps/humps. After discussion, **Karen motioned approval of the License Agreement (on the assumption that the board decides to put in the speed bumps unless a better option is decided on); David seconded and the motion carried unanimously.**

*Portofino Shores Property Owners Association, Inc*

- b. Appeal (by tenant) of \$200 fine – 5937 Spanish River Rd. – Neither the tenant nor the homeowner was present at the meeting and after board discussion, **Jim motioned to ratify the fine (NOT waive); Karen seconded and the motion carried unanimously.**
- c. Appeal of ACB Denial – 6301 Spring Lake Terrace – Homeowners were present and asked the Board to reverse the denial of the ACB’s decision regarding the white rock they installed at their property. They did not intend to violate the rules, but they did not think prior approval was needed for this type of project and they were unaware that white rock was no longer approved by the ACB. After discussions, **Jim motioned to uphold the ACB’s denial; David seconded and the motion carried unanimously.** Homeowners were asked to submit a new ACB application for whatever change they decide to make.
- d. Suspension of Use (4 properties) – **David motioned approval; Karen seconded and the motion carried unanimously.**
- e. Discussion regarding By-Laws – Karen explained that the By-Laws are outdated as it references the Developer, who is long gone. The Board would like to amend the By-Laws by removing all references to the developer. It will then be on digital format and easier to read. The expense is minimal and it will be done in legislative format (meaning removed wording will be struckthrough and added language will be underlined). Association counsel confirmed that it will take a unanimous vote of the Board of Directors to pass those type of changes. **Jim motioned approval to move forward with this work; David seconded and the motion carried unanimously.**

XI. MEMBERSHIP COMMENTS

The CDD, in the past, has approved reimbursements to owners who have paid for sewer repairs that were the responsibility of the CDD.

The proxy/ballot used at the Annual Meeting is confusing and acted to remove the secret ballot.

Did he CDD have any discussion on rumble strips rather than speed bumps? *Yes, that is one of the things the Board of Directors is considering.*

Many people walk in the road even at night and can be difficult to see. If someone is walking on the road and gets hit and there is a sidewalk, the person walking is responsible. That should be announced to the residents. *Such an announcement will be considered.*

XII. ADJOURNMENT - There being no further business to discuss, the meeting adjourned at 7:30 p.m.

Respectfully submitted,  
Annmarie Coniglio, LCAM