

Portofino Shores
Architectural Control Board (ACB)
Meeting Minutes of February 22, 2022

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

5730 Sterling Lake Dr. (Screen Room)

Application to Install a 16' by 40' Screen Room at back of house. Screen room to have a new poured concrete slab, 3" Elite insulated composite roof system, white framing, charcoal screening, 2 screen doors, 24" kick plate, and 3 fan beams. Contractor: Higgins Brothers Construction, Port St. Lucie – 772-203-3490.

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 B. Steininger to approve. Support by Lucas. Motion carried unanimously.

6003 Arlington Way (Paint House)

Application to Paint House and Trim using existing color Scheme #9. Front door to be painted in Black Bean (SW6006). Contractor: S & C Power Washing and Painting, Fort Pierce – 772-672-2544.

Note About Painting and Paint Colors: *Surfaces painted in the House color must be repainted in House color. Surfaces painted in Trim color must be repainted in Trim color.* House and Trim Paint Colors Matching the Approved Colors for Portofino Shores are No Longer Available by Using 'SW', 'CW' or 'HC' numbers due to pigment variations. The Sherwin-Williams stores at 3400 43rd Ave. in Vero Beach and 2014 S US Hwy 1 in Fort Pierce have CORRECTED FORMULATIONS by SCHEME NUMBER that exactly match the Approved Colors. Sample book available at Clubhouse Office. Homeowners are responsible for House and Trim Colors Matching the Approved Colors.

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.

5520 Spanish River Rd. (3-Part Application: Patio Stones, Replace 2 Foxtails, Plant a Jatropha Tree)

Applications to 1.) Install a 9' 4" by 8' cobble stone patio at rear doors using pre-made 16" x 16" x 2" four-cobble Tan/Sand colored concrete patio stone as shown; 2.) remove & replace 2 dying/dead foxtail palms along sidewalk; 3.) plant one Dwarf Jatropha tree (or similar depending on availability) as shown on attached survey. Owner doing all work.

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 about Plants and Trees: All trees and plants must be planted within a bed covered in colored wood mulch or most natural landscape stone that is not white in color maintaining a uniform look within the community. Trees may not be planted closer than 5 feet from any property line. Plant beds may extend to side and rear property line(s) however, hedges or plants may be planted no closer than 18 inches from any property line.

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.

6301 Spring Lake Terrace (Landscaping)

Application to cover the white rock previously placed in plant beds and tree rings with natural river rock. Owner doing the work.

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

5726 Sterling Lake Dr. (Landscaping)

Application to Remove TWO diseased maple trees. 1 from back yard and 1 from front. Vegetation removal Permit #20220134 attached. Contractor: Omar's Lawn Services, Fort Pierce.

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 Lucas to approve. Support by B. Steininger. Motion carried unanimously.

5705 Spanish River Rd. (Landscaping)

Application to Remove and Replace all plants at left front of house due to a fungus. Replacement plants to include Croton, Cordyline, Begonias and Persian Shield as shown on attached drawing. Bed to be covered in brown or black rubber mulch nuggets. Owner doing the work. The ACB suggests using a weed mat under the ground cover to limit unwanted weeds, etc. **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 D. Steininger to approve. Support by Lucas. Motion carried unanimously.

5503 Place Lake Dr. (Paint House)

Application to paint house using existing color scheme #1. Owner doing the work.

Note About Painting and Paint Colors:

Surfaces painted in the House color must be repainted in House color.

Surfaces painted in Trim color must be repainted in Trim color.

House and Trim Paint Colors Matching the Approved Colors for Portofino Shores are No Longer Available by Using 'SW', 'CW' or 'HC' numbers due to pigment variations. The Sherwin-Williams stores at 3400 43rd Ave. in Vero Beach and 2014 S US Hwy1 in Fort Pierce have CORRECTED FORMULATIONS by SCHEME NUMBER that exactly match the Approved Colors. Sample book available at Clubhouse Office. Homeowners are responsible for House and Trim Colors Matching the Approved Colors.

Door Colors: Approved alternative door colors are listed using Color Name and 'SW' numbers.

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

Next Regular Scheduled Meeting: Tuesday, March 8, 2022

(6 Applications, 9 Modifications)