

Portofino Shores
Architectural Control Board (ACB)
Meeting Minutes of April 26, 2022

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

5652 Spanish River Rd. (Rooftop Solar System) Owner attended

Application to install an 11.56 kW, 34 Panel, Photovoltaic Solar System on rooftop as indicated in attachments. Proposed solar array shows that no panels face Place Lake Dr. Electrical disconnect panel to be set outside next to meter. Any wires not run through the attic will be within exterior conduit that must be painted to match the house body or trim color it is attached against. Contractor: Ensolar USA, LLC, Tampa, FL – (833) 786-6749.

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 Pariseau

This application is conditionally APPROVED unanimously

5514 Place Lake Dr. (Roof Tile Replacement) Owner attended

Application to Remove and Replace existing Tuscan concrete roofing tile using Boral, Style: Villa 900, Color: Gold Dust. Contractor: Expert Roofing Services LLC, Port St. Lucie – 772-800-8897.

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.

Note: Liability Insurance Certificate provided expired 4-11-22 AND Liability Limits are very low.

ACB requires a valid Liability Certificate prior to any work and noted the low limits to owner on 4-27-22.

5759 Sunberry Circle (Paint House) Owner did not attend

Application to Paint House and Trim CHANGING from color Scheme #4 to color Scheme #8.

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.

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.

6266 Arlington Way (Paver Patio) Owner did not attend

Application to install a 15 ft. by 20 ft. patio slab and build a screen room over it at rear of home. Screen room to have Elite Insulated Aluminum Roof System. Screen room to have one screen door, a 16" aluminum kickplate, one fan beam, gutter, & downspouts, white framing and charcoal screening. Contractor: A Quality Construction, Fort Pierce – 772-343-0805.

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 B. Steininger. Motion carried unanimously.

5549 Spanish River Rd. (Replace Rear Slider Door) Owner did not attend

UPDATE ONLY - Received 4-21-22

Modification to a previously approved application to remove and replace the existing rear slider door. Door to now be Impact Rated, White Interior & Exterior with Grids in a colonial pattern. No other modifications to the original conditional approval.

Next Regular Scheduled Meeting: Tuesday, May 10, 2022 at 7:00 p.m.

(4 Applications, 1 Modification)