

Portofino Shores
Architectural Control Board (ACB)
Meeting Minutes of June 14, 2022

Members Present: Donna Steininger, Larry Lucas, Bob Steininger

5530 Place Lake Dr. (Hedge) Owner did not attend

Application to create a hedge of Podocarpus (approx 20) along property line for privacy. Contractor: Omar Zuniga. **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 about Irrigation:** Prior to beginning any project that involves digging into or covering the ground, homeowners MUST contact and coordinate with the 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 **Subject to owner providing valid Contractor Insurance Certificate.**

Support by B. Steininger Motion carried unanimously.

5620 Sun Valley (Accordion Shutters) Owner attended

Application to Install Accordion Style Shutters at all windows and slider doors as shown on attachment. Shutter color to be Beige. 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 Lucas to approve **Subject to owner providing valid Contractor Insurance Certificate.**

Support by D. Steininger. Motion carried unanimously.

5635 Sunberry Circle (Decorative Post) Owner did not attend

Application to install a decorative post at front of house as shown in attached photo. 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 B. Steininger. Motion carried unanimously.

5701 Spanish River Rd. (Trees) Owner did not attend

Application to plant 2 Italian Cypress trees as shown on attached photo. Owner doing the work.

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.

5701 Spanish River Rd. (Paver Area) Owner did not attend

Application to install 12 ft by 14 ft paver area in back yard as shown on attached photo. Pavers to be a color similar to existing paver driveway. 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.

5759 Sunberry Circle (Tree Removals) Owner did not attend

Application to remove TWO trees from property. County Vegetation Removal Permit #VRP-2205-000126 attached. ****Note:** County Permit indicates THREE trees, 2 cypress & 1 maple. Owner doing the work.

Note about Tree Removals: All stumps from removed trees must be ground down to below grade or excavated and the area(s) covered in sod if within lawn or filled with approved stone or approved mulch if within a plant bed. Owners are encouraged to require that their contractor(s) remove all debris from their property as part of any project.

NOTE: Modification(s) to any part of this Conditional Approval must first be approved by the ACB
Motion by D. Steininger to approve *Subject to owner clarifying removal of TWO or THREE trees.*
Support by Lucas. Motion carried unanimously.

5853 Sunberry Circle (Rooftop Solar) Owner did not attend

Application to install 7.03kw Roof Mounted PV Array using 19 panels as described and shown on attached.

Note: Revised Sales Contract sent by contractor and attached. Contractor: Suncatch Solar LLC, Orlando.

Note about rooftop solar: Any exposed conduit for solar installation must be painted to match the house or trim color on which they are attached.

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.

6100 Santa Margarito Dr. (Painting) Owner did not attend

Application to paint house using existing color scheme #10. Door to remain trim color.

Contractor: S & C Power Washing & Painting, Fort Pierce.

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

6100 Santa Margarito (Accordion Shutters) Owner did not attend

Application to Install Accordion Style Shutters at 10 windows and slider doors as shown on attachment. Shutter color to be Ivory. Contractor: D.V.T Hurricane Shutters, Fort Pierce – 772-466-4575.

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.

6217 Santa Margarito Dr. (Fence) Owner did not attend

Application to install 6 ft white privacy fence to enclose back yard. Fence to have one walk gate on left side of house for access. Contractor: A Great Fence, Port St. Lucie.

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.

Next Regular Scheduled Meeting: Tuesday, June 28, 2022 at 7:00 p.m.