

Portofino Shores
Architectural Control Board (ACB)
Minutes of October 25, 2022

Present: Steve Pariseau, Larry Lucas, Donna Steininger & Bob Steininger

6100 Santa Margarito Dr. (Pool and Enclosure) Resubmit from an earlier denial

Application to install an in-ground pool and screen enclosure at back of house. Pool to be approximately 14 feet by 26 feet in size with a raised 12” spa 5 feet by 7 feet with a 3 foot spillover. Pool deck to be poured concrete with a light textured finish. The screen enclosure will have white framing and charcoal screening and will encompass the entire pool deck as shown on attachments. Contractors: Pools by Greg, Inc., Port St Lucie – 772-337-9713 and Pioneer Screen Co., Inc. II, Port St. Lucie – 772-3404393.

Note about Pool Installations: All excess earth, debris, etc. must be removed from the lot by your contractor. The final grade(s) may not interfere with or change how existing ground water flows. Lake lot pool construction may not place anything within the lakes such as dirt, concrete, rock or plastics. Doing so may result in a fine. Existing grade and drainage into the lakes must be maintained and may not cause future erosion.

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. Support by Pariseau.

Motion carried unanimously.

(The valid contractor’s license for Pools by Greg received and is now attached to the application)

5625 Spanish River Rd. (Paver Walkway)

Application to install a 2 foot wide paver walkway along both sides of the house and connect to a 1 foot wide paver walkway across the back of the pool enclosure. Viewing from the street the left side pavers will begin at the covered paver entry and the right side pavers will begin just ahead of the A/C unit. Color of the pavers to be Adobe to closely match existing paver drive and walkways. Contractor: Arellano Lawn Care Landscaping.

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 B. Steininger to approve. Support by D. Steininger.

Motion carried unanimously.

5646 Sunberry Circle (Tree Removal)

Application to remove a hurricane damaged magnolia tree from front yard. Photos attached showing damage. Owner doing the work.

NOTE: Modification(s) to any part of this Conditional Approval must first be approved by the ACB

Motion by Bardsley to approve *Subject to owner providing a county vegetation removal permit.*

Support by Pariseau.

Motion carried unanimously.

5650 Sunberry Circle (Spa Hot Tub)

Application to install a 6 foot by 6 foot spa hot tub at the rear of house as shown on attached drawing. Spa exterior is redwood, interior is blue, and snap cover is beige. Yard is privacy fenced so spa is not visible outside of fence. Owner doing the work.

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 Bardsley.

Motion carried unanimously.

6120 Santa Margarito Dr. (Rooftop Solar)

Application to install a 15.01 kW Rooftop Solar System consisting of 38 panels. No panels will be installed facing the street. Wires will be run in attic and all electrical equipment will be installed on side of home near utility meters. Contractor: ADT Solar LLC, Mandeville, LA.

Note about rooftop solar: Solar panels may not be placed facing the street at front of the house. Exposed conduit for solar installations 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 Lucas.

Motion carried unanimously.

(A valid certificate of liability insurance for ADT Solar received and is now attached to the application.)

Next Scheduled Meetings:

November 15, 2022 at 7:00 p.m. - No other regular November meetings scheduled

December 13, 2022 at 7:00 p.m. - No other regular December meetings scheduled

(5 Applications)