

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

**Date: Thursday, March 19, 2020**

**Time: 7:00pm**

**Place: Clubhouse**

- I. ROLL CALL – Present was Jim Grubb, President; Frank Egidio, Vice President; Karen Erickson, Secretary; Al Bishop, Treasurer; and, Sheritta Johnson, Director. Also present was Annmarie Coniglio, Property Manager.
- II. CALL TO ORDER – Jim called the meeting to order at 7pm.
- III. APPROVAL OF AGENDA – **Karen motioned approval of the agenda; Al seconded and the motion carried unanimously.**
- IV. APPROVAL OF MINUTES – **February 20, 2020 – Frank motioned approval of the minutes; Sheritta seconded and the motion carried unanimously.**
- V. REPORT OF PRESIDENT – Jim gave a summary of his report, which included an announcement of the next meeting of the Community Development District, which is April 7, 2020 at 2:30pm at the clubhouse.
- 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 – **Sheritta motioned approval of the reports; Frank seconded and the motion carried unanimously.**
- IX. UNFINISHED BUSINESS  
  
None.
- X. NEW BUSINESS
  - a. Suspension of Use (Two properties – non-payment of monetary obligation) – After a brief introduction, **Frank motioned approval to suspend the common area use rights of these owners until the debt is collected; Karen seconded and the motion carried unanimously.**
  - b. Trash/Recycle Policy – A policy regarding trash/recycle bins will be adopted by the Board at an upcoming meeting (after the required 14-day notice to the Membership).

*Portofino Shores Property Owners Association, Inc*

- c. Pool Furniture Committee Proposal – Jim explained the suggestion on replacement of pool furniture, to including conversation areas, at a cost of approximately \$31,000 from Sunshine Furniture. One facet of the plan included a shade sail, which will not be approved at this meeting but can be taken up in the future. The committee did get three competitive bids and made their selection based on quality, price and life. **Sheritta motioned approval to accept the pool furniture proposal; Frank seconded \$31,000 and the motion carried unanimously.** Frank commented that the old pool furniture can be sold by the Association.

The board acknowledged and thanked the pool furniture committee: Meg Yonchak, Karen Erickson, Tara Luton, James Darby and Frances Brown.

- d. Fines for Non-compliance (Two properties) – Jim explained that to protect the privacy of the homeowners of these two properties, the names and addresses will not be mentioned.

Situation A - The homeowner was advised of the home needing to be repainted and ACB approval has been received. To date the violation has not been corrected. **Karen motioned approval to apply the next appropriate steps, including fines and suspension of common area use privileges, if the violation is not corrected within the 10-day time period; Jim seconded and the motion carried unanimously.**

Situation B – Rental of a property without receiving association approval and mis-use of barcodes to gain entry. **Frank motioned approval to apply next appropriate steps, including fines for each violation and suspension of common area use privileges; Al seconded and the motion carried unanimously.**

- e. Appeal of ACB Denial – 6262 Arlington Way – Jim explained that the Architectural Control Board, upon their final inspection, denied the exterior repainting of this home due to the fact that trim paint color was painted on surface areas where body paint color should have been painted and vice versa. The homeowners addressed the board with their appeal. After discussions, a vote to uphold the ACB’s denial was held (a “yes” vote will indicate a support of the ACB’s denial and a “no” vote will indicate a support of the homeowner’s appeal):

Frank: No  
Al: Yes  
Sheritta: No  
Karen: No  
Jim: Yes.

The homeowner’s appeal of the ACB’s denial was approved.

XI. MEMBERSHIP COMMENTS

- Leaves in storm drains – homeowners are blowing the leaves in the storm drain. – *Landscape vendor just completed cleaning storm drains of leaves, etc.*

VI. ADJOURNMENT - There being no further business to discuss, the meeting adjourned at 7:40 p.m.

Respectfully submitted,  
Annmarie Coniglio, LCAM