

Portofino Shores Architectural Control Board (ACB)

Meeting Minutes of April 25, 2023

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

6009 Spring Lake Terrace (Landscaping) Owner attended

Application to plant about a dozen Jasmine flowering shrubs in the plant beds along each side of the paver walkway to front entry door as indicated on attachments. Photo of plant included. Owner doing the work
Note about Plants and Trees: All trees and plants must be planted within a bed covered with colored wood mulch or 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. Support by D. Steininger.
Motion carried unanimously.

6200 Spring Lake Terrace (Landscaping) Owner did not attend

Application indicating Front hedge – “green buttonwood” to be torn out and replaced with variegated “Arbricola” (trinettes)
Motion by Pariseau to deny this modification due to a lack of information.
Motion carried unanimously.

***Please resubmit with a drawing or marked on a copy of property survey the location(s) where this modification will take place along with type and color of proposed ground cover and provide contractor information - Item 5 on page 1 of application. If owner is doing the work, please indicate on page 1 of application – Item 4.**

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5622 Sunberry Circle (Concrete Pad & Screen Enclosure) Owner did not attend

Application to install a 12 ft. by 13 ft. Screen Enclosure with cement slab as shown on attachments. Location to be at the far right of the house as shown. Color of framing to be White as indicated.
Contractor: A Quality Construction LLC, Fort Pierce – 772-489-2464.
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.

5710 Place Lake Dr. (Painting) Owner did not attend

Application to paint house in existing Color Scheme #2. Owner doing the work.
No color change to front entry door(s).

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 Lucas to approve. Support by D. Steininger.

Motion carried unanimously.

5801 Sunberry Circle (Rooftop Solar for Electricity) Owner did not attend

Application to install a 10.85 KW rooftop solar system using 29 panels to be installed only on the roof. Panels to be attached using L brackets. Wiring to be run within the attic, power equipment and disconnect to be installed next to meter. Contractor: Climatic Solar Corp., Vero Beach – 772-567-3104.

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 Pariseau. Motion carried unanimously.

5601 Spanish River Rd. (Landscaping) in response to a violation letter. Owner did not attend

There is not a proper Application for the project(s). The ACB was not able to determine from the papers and photos provided exactly what the Landscape Plan is nor who would be doing the work. Further, there was no one in attendance to represent the owner at this meeting.

The ACB cannot take any action at this time other than to make a recommendation.

1.) The ACB recommends using the proper Architectural Modification Application Form that is available online at www.portofinoshores.net/Documents.htm and complete it legibly and in its entirety. If more room is needed to describe the plan, attach additional pages WITHOUT sticky notes. Photos are encouraged for reference; 2.) Please provide a representative to attend ACB meetings; 3.) The ACB will ask that HOA Staff hold off on fines until June 15, 2023. This allows for three (3) ACB meetings to resolve this matter. 5/9/23, 5/23/23 & 6/13/23.

Next Regular Scheduled Meeting: Tuesday, May 9, 2023 at 7:00 p.m.

(5 Applications and 1 Recommendation)