

**MINUTES OF  
MEETING OF BOARD OF DIRECTORS**

**Date: Thursday, September 27, 2018**

**Time: 7:00pm**

**Place: Clubhouse**

- I. CALL TO ORDER – Jim Grubb called the meeting to order at 7:04 p.m.
- II. ROLL CALL - Present was Jim Grubb, President; Frank Egidio, Vice President; Donna Steininger, Secretary; Sharon Broschart, Treasurer; and, Al Bishop, Director Also present was Annmarie Coniglio, Property Manager.
- III. APPROVAL OF MINUTES: **August 16, 2018 –Frank Egidio motioned approval; Sharon Broschart seconded and the motion carried unanimously.**
- IV. REPORT OF OFFICERS – Jim Grubb gave his President’s Report touching on topics such as the meeting held with US Security Associates, the slower rate of fines (may be because homeowners are taking care to handle violations in a more timely manner), improvements made to landscape and hardscape by homeowners, which only helps in making the community more beautiful; and, that the issue of screening owners will be put on hold for the next few months. It will be taken up when further input is received from homeowners who are still up north and after announcement of scheduled meeting is made.
- V. MANAGER’S REPORT – Annmarie Coniglio gave the Manager’s Report.
- VI. REPORT OF COMMITTEES
  - ACB
  - Appeals
  - Entertainment Committee
  - Neighborhood Watch
  - Screening Committee
- VII. OLD BUSINESS - None.
- VIII. NEW BUSINESS
  - a. Renewal of Maintenance Contract – Hoover Pumping Systems – Jim Grubb introduced this item explaining that Hoover Pumping has been the vendor of choice for the past several years and the Association is pleased with the service. **Frank Egidio motioned approval of the maintenance contract; Sharon Broschart seconded and the motion carried unanimously.**
  - b. Lease Renewal at 6005 Santa Margarito Dr. – After an introduction and brief discussion, **Donna Steininger motioned approval of the lease; Al Bishop seconded and the motion carried unanimously.**

*Portofino Shores Property Owners Association, Inc*

c. Suspension of Use – After a brief introduction by Jim Grubb, **Sharon Broschart motioned approval of the suspension of use for the homeowner listed; Al Bishop seconded and the motion carried unanimously.**

Frank spoke about the website and the realtor currently mentioned there. Other board members explained that the only reason her photos and video are shown on the website is because she developed and executed a marketing strategy which showcases Portofino Shores (she owns the video and photos and therefore there is no way to not let people know she is the owner). It was suggested and agreed that the board talk to the other real estate agents who reside here to see what they can do to provide pictures and video of the same quality for the board's review.

IX. OPEN DISCUSSION - Two members in attendance spoke against the proposal to screen purchasers; and, other Members in attendance spoke about such issues as “suckers” on the trees (will the Association be having them removed?), additional street lights may be needed, any issues related to the lake should be taken care of soon, root pruning and bio barrier should be installed on the other sides of the trees; and, there was a request for more transparency from the Board. There was a comment from a Member complimenting how nice the pool deck looks after it was repaired and repainted.

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

Respectfully submitted,  
Annmarie Coniglio, LCAM