

**MINUTES OF  
MEETING OF BOARD OF DIRECTORS**

**Date: Thursday, November 8, 2018**

**Time: Immediately Following Budget Approval Meeting**

**Place: Clubhouse**

- I. CALL TO ORDER – Jim Grubb called the meeting to order at 7:02 p.m.
- II. ROLL CALL - Present was Jim Grubb, President; Donna Steininger, Secretary; Sharon Broschart, Treasurer; and, . Al Bishop, Director. Also present was Annmarie Coniglio, Property Manager. Absent was Frank Egidio, Vice President.
- III. APPROVAL OF MINUTES – **October 18, 2018 –Al Bishop motioned approval of the minutes; Sharon Broschart seconded and the motion carried unanimously.**
- IV. REPORT OF OFFICERS – Jim Grubb gave a President’s Report, which included in part, the fact that the screening of prospective buyers will be brought before the Membership for a vote and mailed out with the annual meeting documents in December.
- 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. Consideration of allowing additional front door paint colors – Jim Grubb introduced this item explaining that there are additional front door accent colors being suggested for approval. After a brief discussion, **Jim motioned that the Board accept the addition of acceptable door colors and authorize the ACB to consider them as “Approved Front-Door Accent Colors” accepted by the Board of Directors on this date. Clarifications:**
    - **The “Approved Front-Door Accent Colors” are:**
      - **SW 7674 Peppercorn**
      - **SW 6104 Kaffee (approved in 2017 by the Board of Directors)**
      - **Sw7618 Deep Sea Dive**
      - **SW 7587 Antique Red**
      - **SW 7599 Brick Paver**

*Portofino Shores Property Owners Association, Inc*

- SW 6006 Black Bean (approved in 2017 by the Board of Directors)
- SW 2837 Aurora Brown (approved in 2017 by the Board of Directors)
- SW 7602 Indigo Batik
- SW 6180 Oak Moss
- SW 7729 Edamame
- The presently approved trim color of the specific house
- It is recognized that pigment changes may occur over the years, and that the ACB will require the paint color matches to be made as best they can, as the ACB now does on house color, trim color, roof tile color, etc.
- The “Approved Front-Door Accent Colors” are approved only for the front house personal entry door. There is no approval for the use of any of the “Approved Front-Door Accent Colors” for any other outdoor house surface. Specifically, the garage door, back door, house trim, house body, screened enclosure, fence, and all other surfaces other than the front house personal entry door are not authorized for this group of colors.
- This is intended to be a Board of Directors guideline for the ACB and demonstrates the recommended change procedure for all advice to the ACB. It does not change, and is not intended to change, any authority or judgment of the ACB as listed and explained in our Covenants and Rules and Regulations.

**Donna Steininger seconded and the motion carried unanimously.**

Jim thanked the committee: Tara Luton, Sherry Eddy, Donna Tanguay, Ingrid Grubb, James Darby, John Bardsley, and Steve Pariseau for their work in putting these suggested colors together.

b. Fall Flowers – Jim gave a brief introduction explaining that he would like to see the fall flowers planted as it is getting late into the season; and, after a brief discussion, **Jim Grubb motioned approval and authorization of the planting of the fall flowers after a re-negotiation of the proposal. Donna Steininger seconded and the motion carried unanimously.**

IX. OPEN DISCUSSION - Members in attendance discussed briefly the budget and suggested the board seek more Membership input on projects, etc.

X. ADJOURNMENT - There being no further business to discuss, the meeting adjourned at 7:20p.m.

Respectfully submitted,  
Annmarie Coniglio, LCAM