



## **Property Owners Association, Inc.**

### **Meeting Minutes**

**Thursday, March 20, 2014**

#### **BOARD MEMBERS PRESENT:**

**President:** Jim Tippmann  
**Vice President:** Frank Egidio  
**Treasurer:** Brent Norman  
**Secretary:** Debbe Pariseau  
**Director:** Al Bishop

#### **BOARD MEMBERS ABSENT:**

None

#### **POA REPRESENTATION:**

**Interim Manager:** Gail Logan

The meeting was called to order by President Jim Tippmann at 7:30 PM.

**Reading of the Minutes:** *Frank Egidio motioned to accept the minutes of February 20, 2014. Al Bishop seconded it. All were in favor. Motion passed.*

#### **Report of Officers:**

*Jim Tippmann, President:* Jim has requested the guard to track a white truck for 5/6 more days. He advised that speeding is on a downward trend as Jan, Feb, March were very bad months. He will have management check into camera's and adding stop signs.

*Frank Egidio, Vice President:* Frank reported regarding the speeding within the community.

*Al Bishop, Director:* Al had no report at this time.

*Brent Norman, Treasurer:* Brent reported that financials are good. He reported that the community has increased in value from 2 years ago and listings now are reasonable and in good shape.

*Debbe Pariseau, Secretary:* Debbe had no report at this time.

*Manager's Report: Gail, Interim Property Manager:*



- a) New Manager: new manager, AnnMarie Coniglio will start on April 3<sup>rd</sup>.
- b) Pool Monitor: Marisha resigned and need some direction on what type of level of support is needed at the pool. Last year it was authorized to pay for more pool hour supervision, is that still needed? This is being researched.
- c) Violations: No violation letters will be emailed will continue as previously set up.

### **Reports of Committees:**

#### *ACB:*

Al Bishop reported that many apps have been coming into the committee. Al stated the ACB is appreciative of the process being followed.

#### *Appeals:*

No report. One fine was reviewed regarding one home; the appeal was accepted and rescinded.

#### *Clubhouse:*

No one was present to give a report. Discussion ensued regarding members being asked to be removed from the committee. Currently there are 12 members, more activities are needed and more volunteers to participate. Jim Tippmann advised he would work on and get new involvement.

#### *Neighborhood Watch/Patrol:*

No report.

#### *Screening:*

Lina Fodor reported 9 new sales, 5 new leases and 9 lease renewals this past month. The Board will address changes for the renters' package, providing proof that there are receipts contained within the documentation.

## **NEW BUSINESS**

### **A. Owner Email Authorization**

An email authorization form was presented to the Board for obtaining owner's permission to utilize their email address as a tool for communications.

*Jim Tippmann made the motion to put in place the permission slip to obtain permission to utilize owner's email addresses for future communications within the community. Frank Egidio seconded the motion. All were in favor. Motion passed.*



## **B. Fitness Center Cycle**

A new cycle needs to be obtained for the Fitness Center. Quotes were provided to the Board for review.

*Jim Tippmann made the motion to purchase the commercial R70 Vision Recumbent Cycle from Commercial Fitness Products. Brent Norman seconded the motion. All were in favor. Motion passed.*

## **C. Extended Warranty on pool heat pumps (4)**

Aqua Cal provided an extended Labor Warranty regarding the pool heat pumps.

*Brent Norman moved to not purchase the extended warranty for the pool heat pumps. Debbe Pariseau seconded the motion. All were in favor. Motion passed.*

## **OLD BUSINESS**

### **A. ACB Guidelines Revisions**

A revised ACD Guideline packet was provided to the Board for review.

*Jim Tippmann made the motion to approve the revisions as submitted. Frank Egidio seconded the motion. All were in favor. Motion passed.*

### **B. Amendments to Documents/Proxy Vote**

Concerns were expressed regarding the wording of the proxy that was prepared to be sent out to the owners.

*Jim Tippmann made the motion to approve as written except to have Al Bishop work with our Attorney's to change and update the fertilization wording. Frank Egidio seconded the motion. All were in favor. Motion passed.*

### **C. Community Fencing**

Jim advised that a survey needs to be completed in order to update it with the decision on where we want to place the fence.

*Jim Tippmann made the motion to investigate the cost of the survey, get a committee in place, and begin the process. Debbe Pariseau seconded the motion. All were in favor. Motion passed.*

### **D. Association Website – Contract and Photo Shoot**

Website committee continues to work on the development of the website. Photo Shoot scheduled for 3.26; 3.27; 3.28.



**E. Front Entrance Monuments**

Tabled until April.

**ADJOURNMENT**

*Jim Tippmann made the motion to adjourn the meeting at 9:19 pm. Frank Egidio seconded the motion. All were in favor. Meeting was adjourned.*

**Respectfully Submitted By:**

*Deborah J Pariseau*

**Portofino Shores Board of Directors Secretary**