



Property Owners Association, Inc.

Meeting Minutes

Thursday, November 20, 2014

BOARD MEMBERS PRESENT:

President: Jim Tippmann

Vice President: Frank Egidio

Director: Brent Norman

Secretary: Debbe Pariseau

Treasurer: Al Bishop

BOARD MEMBERS ABSENT:

None

POA REPRESENTATION:

Manager: Annmarie Coniglio

Pinnacle: Gail

The meeting was called to order by President Jim Tippmann at 7:32 PM.

Approval of the Minutes: *Frank Egidio motioned to accept the minutes of October 1, 2014. Al Bishop, Debbe Pariseau, Jim Tippman, Frank Egidio approved, Brent Norman abstained. The motion carried.*

Report of Officers:

Jim Tippmann, President: Jim had no report.

Frank Egidio, Vice President: Frank reported his offense to the reference to his wife in Brent's second letter sent to the community.

Al Bishop, Treasurer: Al had no report at this time.

Brent Norman, Director: Brent requested feedback on his October 10th letter. Brent Norman moved to discuss his letter as an agenda item. Motion failed due to lack of support. Jim Tippman suggested this be a discussion under open discussion.

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

Manager's Report: Annmarie Property Manager:

- a) New equipment and TV's were installed in fitness center
- b) New shrubs and annual planting were added to the clubhouse and guard shack
- c) Interior painting of club house continues and the carpets have been cleaned
- d) New light has been installed at rear gate
- e) Second notice to annual meeting sent out



- f) Meet and greet scheduled for 12.1.14
- g) Holiday decorations are being put up
- h) Holiday party being planned

Reports of Committees:

ACB:

Al Bishop reported currently apps are low and it is rare. Please bring in any new requests for approval.

Al Bishop moved to appoint Bob Steininger to the ACB board. Frank Egidio seconded. All in favor, the motion carried.

Appeals:

Ron Frantantoni reported seeing the same repeat offenders, disregard for following the rules.

Neighborhood Watch/Patrol:

Al Cinkovic was absent and Steve Pariseau reported volunteers were needed.

Screening:

Joy Camino reported 3 new sales, 9 new leases, 6 lease renewals.

OLD BUSINESS

A. Front Entrance Monuments

Annmarie has reached out to electrical contractor regarding the monument lightening. She wants to update the look and correct the lightening.

Jim Tippman moved to have Annmarie talk to contractors to get complete information, costs and capture the requirements to develop a scope of work to put out to bid. Debbe Pariseau second. Al Bishop, Debbe Pariseau, Jim Tippman, Frank Egidio were in favor, Brent Norman abstained. The motion carried.

NEW BUSINESS

A. 2015 Budget:

Discussions ensued regarding an operational and capital expense budget. The budget being approved in this meeting only applied to the yearly operational budget. Budget information is posted in the board outside the Clubhouse.



Debbe Pariseau moved to accept the 2015 Budget as presented. Al Bishop seconded. Brent obtained, all remaining were in favor. Motion passed.

B. Screening Committee Members:

Screening Committee ratification of members was presented: Joann Camino, Franke Egidio, Carl Ferrara, Shirley Ross, Donna Steininger.

Jim Tippman moved, Debbe Pariseau seconded. Al Bishop, Debbe Pariseau, Jim Tippman, Frank Egidio were in favor, Brent Norman abstained. The motion carried.

C. Ratifications of renewal of Hoover Pumping Systems contract:

Ratification of the yearly renewal of the maintenance for the irrigation from Hoover Pumping Systems contract term 11.1.14 – 10.31.15.

Frank Egidio moved to accept the Hoover Pumping Systems contract. Brent Norman seconded. All in favor. The motion carried.

D. Approval of Pinnacle Association Management's contract:

Only change in contract costs or pricing was due to payroll.

All Bishop moved to approve the Pinnacle Association Management contract. Frank Egidio seconded. Al Bishop, Debbe Pariseau, Jim Tippman, Frank Egidio were in favor, Brent Norman abstained. The motion carried.

E. 2014 Audit Proposals:

Annual Financial Audit proposals were received from Kmetz-Nuttall-Elwell-Graham, PLLC., and Hafer & Company.

Brent Norman moved to accept the 2014 Audit Proposal from Kmetz-Nuttall-Elwell-Graham, PLLC. Debbe Pariseau seconded. All in favor, the motion carried.

F. Insurance Renewals:

Yearly Insurance renewal from Jones/Lott Insurance Services for the insurance package, umbrella and directors & officers policy for Portofino Shores.

Jim Tippman moved to ratify the expenditure for the renewal of the insurance for Jones/Lott Insurance Services, and for POA to schedule a tickler next year in order to obtain quotes for review. Brent Norman seconded. All in favor, motion carried.

G. Approval of Rules & Regulations:

This was an organized compilation of past actions of the board, no approval is necessary.



H. Review of Perimeter Fence bids:

Quotes were received from Culpepper & Terpening, Inc; A Great Fence and Stuart Fence Company, Inc. for a 6 foot black powder coated chain link fence to be installed.

Brent Norman moved to accept the \$50,159.60 quote from The Great Fence and proceed with this first phase of perimeter fencing; requested to be finished in a 60 day time period. Frank Egidio seconded. All were in favor. The motion carried.

43 individuals attended.

ADJOURNMENT

Jim Tippman made the motion to adjourn the meeting at 9:14 pm. Brent Norman seconded the motion. All were in favor, the meeting was adjourned.

Respectfully Submitted By:

Deborah J Pariseau

Portofino Shores Board of Directors Secretary