



*Portofino Shores Property Owners Association, Inc*

**Date: Thursday, February 26, 2015**

**Time: 7:30 PM**

**Place: Clubhouse**

**Minutes of the Board of Directors Meeting**

- I. CALL TO ORDER - Jim Tippmann called the meeting to order at 7:34 p.m.
- II. ROLL CALL - Present was Jim Tippmann, President; Frank Egidio, Vice President; Ron Holmes, Secretary, Al Bishop, Treasurer and Beth Delp, Director. Also present was Annmarie Coniglio, Property Manager.
- III. APPROVAL OF MINUTES: **January 15, 2015 – Frank Egidio motioned approval of the January 15, 2015 minutes; Beth Delp seconded and the motion carried unanimously.**
- IV. REPORT OF OFFICERS - None.
- V. MANAGER’S REPORT - Annmarie Coniglio gave the Manager’s Report.
- VI. REPORT OF COMMITTEES

ACB – **Al Bishop motioned approval to add Suzie Pelot to the Architectural Control Board; Frank Egidio seconded and the motion carried unanimously.** Al also requested to have an alternate/substitute committee members added. That person will be Carl Ferrare to assure meeting quorum requirements when a member can’t make a meeting. Board members were in agreement but directed Al to handle it within the Committee.

Appeals – Ron Frantantoni gave a brief report and requested volunteers for this Committee.

Neighborhood Watch – Al Cinkovic gave a brief report and requested additional volunteers for the committee.

Screening – Joann Camino gave a brief report - 3 sales; 7 leases and 3 lease renewal applications were reviewed.



Hedge line along front entry was discussed and the Board was questioned if they were going to consider this once again. The pros and cons of having a hedge line installed were also discussed. Board members agreed that having this hedge line included in the monument resurfacing design project would be a good idea.

## VII. OLD BUSINESS

a. Front Monuments – Jim spoke and would like to get some broad scope designs from a few architects. The Board can then review the submitted designs and choose one, but the POA will handle the project. **Jim Tippmann motioned that the Association begin by having some landscape architect firms submit a design package; Frank Egidio seconded and the motion carried unanimously.**

## VIII. NEW BUSINESS

a. Entertainment Committee – Beth Delp distributed hand-outs for Board members to review. The proposed members of this Committee were outlined. **Beth Delp motioned approval of the committee as follows: Alice Schmitz, Chair; Barbra Bishop, Co-Chair; Susan Pelot, Treasurer; Terrea Cinkovic, Secretary; Donna Tanguay, Entertainment and Beth Delp, Activities Director; Jim Tippmann seconded and the motion carried unanimously.**

An entertainment committee budget was discussed. **Beth Delp motioned approval for the Board to accept the budget as written; Frank Egidio seconded and the motion carried unanimously.**

b. Dog park discussion – Beth Delp gave a presentation on a proposed dog park. She spoke of suggested locations, canvassing the neighborhood to see if there was enough interest and the vision for buffer zones around properties that abut the location. **Beth Delp motioned approval to move forward with additional research and approval prior to getting bids. Motion failed for lack of a second.**

**Jim Tippmann motioned approval to move forward with the feasibility of a dog park, canvas more of the Association, etc. Board directed Beth to write up a statement and have the Board members review and agree on the language or suggest any changes, use the Association's tele broadcast system to determine resident's interest or opposition; Al Bishop seconded and the motion carried unanimously.**



c. Leasing policies (Article IX, Section 19) – Frank Egidio noted that according to the Association’s recorded documents, a lease application is required to be submitted thirty days prior to the start of the proposed lease. The Committee will be strictly enforcing this requirement as too many applications are being submitted with very little or no advance notice.

d. Use of drones on common areas (new rule/regulation) – There was a brief discussion of the use of drones on common areas (around pool area, etc.) Since a recent use made several residents uneasy, the proposed new rule is being considered. **Jim Tippmann motioned approval of the new rule; Al Bishop seconded and the motion carried unanimously.**

#### IX. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 9:40 p.m.

Respectfully submitted,  
Annmarie Coniglio, LCAM