



Portofino Shores Property Owners Association, Inc

Date: Thursday, February 18, 2016
Time: 7:00 PM

MINUTES OF BOARD OF DIRECTORS MEETING

- I. CALL TO ORDER – Jim Tippmann called the meeting to order at 7:12 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 21, 2016. Frank Egidio motioned approval of the minutes; Al Bishop seconded and the motion carried unanimously.**
- IV. REPORT OF OFFICERS– Jim Tippmann spoke briefly about the issue of unauthorized tenants residing in some of the homes. Management is working with the Board to identify and rectify these issues.
- V. MANAGER’S REPORT – Annmarie Coniglio gave the Manager’s Report.
- VI. REPORT OF COMMITTEES
 - ACB – Al Bishop gave a brief report.
 - Appeals – Sharon Broschart gave a brief report.
 - Entertainment Committee – Alice Schmitz gave a brief report.
 - Neighborhood Watch – Al Cinkovic gave a brief report reminding residents of the K-9 demonstration by the St. Lucie County Sheriff’s Office scheduled for July 19. More detailed information will be provided as the date draws nearer.
 - Screening – Frank Egidio reported that there have been 8 lease renewals, 5 sales and 4 leases processed since the last Board meeting in January.



VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

a. 5828 Spanish River Road – ACB Application – Tree Removal - A brief introduction of this application was given with Susi Pelo, member of the ACB, discussing concerns members of the ACB had with this application as it relates to the size of the trees to be removed. The ACB would prefer that a professional be hired to remove the trees noted on the application so as to limit liability to the Association. After discussions with the Association Counsel, the ACB is requesting the homeowners execute a waiver. Homeowners agreed. Chris Noonan, homeowner, expressed her displeasure with the ACB as described in her letter of complaint submitted to the Board of Directors. After discussions, **Jim Tippmann motioned the balance of this situation be handled by the ACB; Frank Egidio seconded and the motion carried unanimously.**

b. 5517 Spanish River Road – Al Bishop gave a brief description of this item. Mr. and Mrs. Blunt, homeowners, addressed the Board. Conditional approval was given by the ACB to install a fence that would enclose the yard. Homeowners advised the Board that they indicated on the application that they would be enclosing only the sides. There were discussions between Board members and homeowners about how to rectify this situation as ACB approved the application based on the entire backyard being fenced in. **After a lengthy discussion, Jim Tippmann motioned to table this item until the next Board meeting to allow the Board members to further review their options; Beth Delp seconded and the motion carried unanimously.**

IX. ADJOURNMENT/OPEN DISCUSSION

There being no further business to discuss, the meeting adjourned at 8:30 p.m.

Respectfully submitted,
Annmarie Coniglio, LCAM