



Portofino Shores Property Owners Association, Inc

Date: Thursday, March 24, 2016

Time: 7:00 PM

MINUTES OF BOARD OF DIRECTORS MEETING

- I. CALL TO ORDER – Jim Tippmann called the meeting to order at 7:06 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: **February 18, 2016. Frank Egidio motioned approval of the minutes; Ron Holmes 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 gave a brief report.
 - Appeals – Sharon Broschart gave a brief report.
 - Entertainment Committee – Alice Schmitz gave a brief report.
 - Neighborhood Watch – Frank Egidio noted that he has been advised by Al Cinkovic that the digital speed detecting sign will be available to Portofino in approximately three weeks.
 - Screening – Frank Egidio reported that there have been 5 lease renewals, 4 sales and 4 leases processed since March 1, 2016.



VII. OLD BUSINESS

5517 Spanish River Rd. – ACB Application – Fence – Jim Tippmann gave an introduction stating that he has visited the property and spoke with the homeowner, as did other board members about the situation and suggestions on how to resolve this such as installing a five foot open-style fence along the rear property line. After lengthy discussions, **Beth Delp motioned to allow the fence to stay as it is since there was a misunderstanding on both sides and if, in the future, another property owner makes application to install a fence on only the sides of the property, it would be up to the ACB to approve or deny it; Frank Egidio seconded. Motion failed 2-3 with Jim Tippmann, Al Bishop and Ron Holmes against.** After further discussions, **Jim Tippmann motioned that the Board is recommending that the homeowner go back to the ACB with an application to enclose the entire backyard with a five foot open-style fence along the rear property line and that if additional time is needed to install the fence (12 months), the ACB find it acceptable and approve said application; Ron Holmes seconded. The motion carried 4-0, with Beth Delp abstaining.**

VIII. NEW BUSINESS

a. Review and approval of Comcast as telephone provider for office and guardhouse – After review of the proposal **Beth Delp motioned approval; Al Bishop seconded and the motion carried unanimously.**

b. Review and approval of purchase of Power Tower for fitness center – After review **Jim Tippmann motioned approval conditioned upon allocating space in the fitness center; Al Bishop seconded and the motion carried unanimously.**

c. Review of acoustic sound absorption products – Beth Delp introduced this item explaining that acoustic engineers have suggested that the alcoves in the ceiling be filled with sound absorbing “pillows” and that sound absorbing fabric and/or art prints be installed (sporadically) on the walls around the room. After discussions **Jim Tippmann motioned to table this item as the Board would like more information; Frank Egidio seconded and the motion carried unanimously.**

d. 6028 Santa Margarito Drive – Appeal of ACB Denial – Jim Tippmann gave a brief introduction stating that the homeowner had installed a four foot fence at the rear of their lake lot property (where currently the requirement is five foot). After discussions, **Jim Tippmann motioned that since the Board will probably revisit the rule of four foot v. five foot fencing on lake lot properties, this appeal should be tabled until the Board has made a decision on the fence height requirements; Frank Egidio seconded and the motion carried unanimously.**



e. Review of Construction Bid Documents – Front Entrance Monuments – Since the documents were not received until today, the Board would like a few days to review them. **Jim Tippmann motion that the Board reviews the documents and provides to Debbe and Annmarie any questions/comments so the project can move forward; Al Bishop seconded and the motion carried unanimously.**

IX. ADJOURNMENT/OPEN DISCUSSION

There being no further business to discuss, the meeting adjourned at 9:05 p.m.

Respectfully submitted,
Annmarie Coniglio, LCAM