



Portofino Shores Property Owners Association, Inc

MINUTES OF BOARD OF DIRECTORS

Date: Friday, January 27, 2017

Time: 11:00AM

Place: Clubhouse

- I. CALL TO ORDER – Jim Grubb called the meeting to order at 11:00 a.m.
- II. ROLL CALL - Present was Jim Grubb, President; Donna Steininger, Secretary (arrived at 11:15am); Al Bishop Treasurer; and Beth Delp, Director (via telephone). Absent was David Rosenthal, Vice President. Also present was Annmarie Coniglio, Property Manager.
- III. APPROVAL OF MINUTES: **January 17, 2017 – Beth Delp motioned approval of the minutes; Al Bishop seconded and the motion carried unanimously.**

IV. OLD BUSINESS

None.

V. NEW BUSINESS

a. 5669 Spanish River Road – Jim Grubb gave an introduction of this item explaining that after attempts to discuss and come to an agreement with the homeowner of the blue tarp, in shabby condition, that has been on the roof for quite some time, legal advice has been sought. It is agreed that this type of nuisance issue can have a negative effect on home values. Jim Grubb explained the letters that the Association’s counsel has sent to both homeowner and their mortgage holder and a letter demanding pre-suit mediation. At this time, the Board is exploring options of approving levy fines (\$100.00 per day to \$1,000) and suspension of common area use rights.

After discussions, **Al Bishop motioned approval of levying fines of \$100 per day (up to \$1,000) and suspending common area use rights; Beth Delp seconded. Jim Grubb called for a roll call vote as follows: Jim Grubb, yes; Al Bishop, yes; Beth Delp, yes. Motion carried unanimously.**

Jim Grubb also explained that the Board is interested in continuing legal involvement in this matter. **Beth Delp motioned approval of same; Al Bishop seconded and the motion carried unanimously.**



VI. OPEN DISCUSSION

Some questions posed by members in attendance, and addressed by Jim Grubb, was an update on pressure cleaning of the sidewalks and painting of the lettering at the monuments.

VII. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 11:29 a.m.

Respectfully submitted,
Annmarie Coniglio, LCAM