

**Portofino at Sun City Center**  
**Ft. Myers Property Owners Association, Inc.**  
A Corporation Not-For-Profit

**BOARD OF DIRECTORS MEETING**

**MINUTES**

The Board of Directors Meeting was held on March 12, 2020 at the Sun City Center, Fort Myers, FL 33913.

Board Members Present:     Mike Knepper, President  
                                      Steven Lubinski, Treasurer  
                                      Milt Sick, Director  
                                      Sandi Foley, Vesta Property Services

Board Members Absent:     Craig Massey, Vice President  
                                      William Cornell, Secretary

1. Call to Order:

President Mike Knepper called the meeting to order at 11:00 a.m.

2 Proof of Notice:

Milt Sick confirmed posting the meeting notice in accordance with Florida Statutes and association governing documents.

3 Establishing a Quorum:

Mike Knepper verified that a quorum of the Board was present.

4 Approval of Previous Minutes:

Milt Sick moved to accept the minutes of the February 20, 2020 meeting with the correction of the removal of \$50,000 in case of an emergency and changing to \$50,000 on hand and also to correct Craig Massey's last name.

5 President's Report:

Mike Knepper said that the CDD is looking at apportionment. We now pay 8% of the total and it may go to 10%.

They are experimenting with rumble strips.

There is no update on the golf course purchase. The community is working on maintaining the course.

Mike will write a note to people with dirty roofs, a general letter not mentioning any names.

6 Treasurer's/Financial Report:

Steven Lubinski stated we will be over budget because of mulch. Irrigation was down last month.

7. Discussion of Acceptable Gutter and Downspout Colors and Acceptable Roof Colors:

There was a request to change the roof at 10517. It was a question of what the master would approve for roofs, gutters and downspouts. The gutters should be replaced with bronze or brown to match the color of the house. The Board would like to have input in color replacement of the roofs that would be harmonious from red to pastel.

8. Community Roof Cleaning:

Milt Sick organized three people to clean this year.

9. Plantings in front of FPL Boxes:

FPL is putting in a few new boxes. It was suggested that a few small plants be planted.

10. Grass Switch to Zouzia as needed:

Ramiro to look at areas to start Zouzia and other areas to do sod.

11, Owner Comments:

There will be a picnic at the end of the season. We will eliminate commercial food.

12. Next Meeting Date:

The next meeting will be April 16, 2020, time and place to be determined.

13. Adjournment:

Mike Knepper moved to adjourn at 12:05 p.m., seconded by Milt Sick. The motion passed with all in favor.

Respectfully submitted,

Sandi Foley, CAM  
Property Manager