

PORTOFINO AT PELICAN PRESERVE PROPERTY
OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

November 15, 2022

Approved

Call to Order: Nancy Folks called the meeting to order at 9:51 a.m.

Establish a Quorum. Present were Directors Nancy Folks, Beverly Gulan, John Grega and Mike Knepper (via phone). Also present were Community Association Manager, Marsha Dennison, Assistant Carolyn DiLieto, and 22 Residents.

Approve or Waive Minutes of Previous Board Meeting: Nancy Folks made a motion to approve the minutes of the previous Board of Directors meeting, held on August 4, 2022, seconded by John Grega. **Motion carried.**

Old Business: A Homeowner, Michael Archer of 10501 Bella Vista Drive, inquired about an update regarding his landscaping issue and why details of such were not included in meeting minutes. Marsha Dennison explained the requirements regarding minutes and informed the Board that a request for information was sent on two different occasions of which Mr. Archer has not yet provided. Therefore, no more action can be done until the information has been received.

New Business:

- **Review and approve the 2023 Budget-** Nancy Folks made a motion to approve the 2023 budget as presented. Beverly Gulan seconded, and **the motion carried.** The 2023 Budget was adopted with quarterly fees of \$595.00 per Homeowner. The Board will discuss levying a special assessment to cover Hurricane Ian recovery costs, which Homeowners may get reimbursed for under Loss Assessment in their own Homeowner's insurance policy.
- **Nomination of Directors' Titles/Positions-** Nancy made a motion for John Grega to fill the Vice President position, and Beverly Gulan to fill the Director's position, and John Grega seconded. **The motion carried.**
- John Grega motioned to appoint Karen Sick to the Board of Directors, as Secretary, Nancy Folks seconded and **the motion carried.** **The 2023 Board of Directors is: President Mike Knepper, Vice President John Grega, Treasurer Nancy Folks, Secretary Karen Sick, and Director Beverly Gulan.**

Community Input: All residents questions and comments were addressed by the board.

Adjournment: With no further business to discuss, John Grega made a motion to adjourn, Nancy Folks seconded and the **meeting adjourned at 10:06 a.m.**

Respectfully submitted,

Carolyn DiLieto

Community Association Manager Assistant