

PORTOFINO AT SUN CITY CENTER FORT MYERS PROPERTY
OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

June 29, 2023

Approved

Call to Order: Mike Knepper called the meeting to order at **9:03 a.m.**

Establish a Quorum: Present were Directors Beverly Gulan, Mike Knepper and Karen Sick. Also present were Community Association Manager Marsha Dennison, assistant Carolyn DiLieto, and 4 Residents.

Proof of Notice of Meeting: Notice was mailed and emailed on June 15, 2023

Disposal of Minutes of Previous Board Meeting: Karen Sick made a motion to approve the minutes of the previous Board of Directors meeting, held on March 30, 2023, seconded by Mike Knepper. **Motion carried (3-0).**

Old Business: None.

New Business:

Approve or Waive Amendment to Association Documents- Without the votes needed to approve the amendment, the Board agreed to reconvene the meeting for Friday, September 1, 2024, at 9:00 A.M. The location will be determined and the meeting notice will be given forty-eight (48) hours in advance. The vote count at the time of this meeting was 20 for and 1 against the amendment. The Board will send a letter to owners asking for proxy votes to be returned, if they haven't already.

Portofino Paint Color Schemes- Two (2) additional colors to the Portofino color scheme selection, offered exclusively through Sherwin Williams, are a dark green with light green trim, and a dark gray with a lighter gray trim. Beverly Gulan made a motion to approve the new color schemes, seconded by Karen Sick. **The motion carried (3-0).** The color samples will be posted on the owner's portal.

Community Input: All owners' comments and concerns were addressed by the Board.

Adjournment: With no further business to discuss, Mike Knepper made a motion to adjourn and to reconvene on Friday, September 1, 2023 at 9:00 AM, seconded by Beverly Gulan, and the **meeting adjourned at 9:15 a.m.**

Minutes of Board of Directors Meeting

Reconvened – September 1, 2023

Draft

Call to Order: Mike Knepper called the meeting to order at **9:00 a.m.**

Establish a Quorum: Present were Directors Nancy Folks, Beverly Gulan, Mike Knepper and Karen Sick, and John Grega was present via Zoom call. Also present were Marsha Dennison, Carolyn DiLieto, and 6 Residents.

Old Business: The one delinquent account has gone to the attorney and Marsha will send a new notice. Nancy Folks reported the end of July Financials, the Association being in "comfortable shape", and forecasted an eighteen dollar (\$18.00) increase per door, per quarter on the 2024 budget.

New Business:

- A. Proxy Count for Amendment to Association Documents Vote-** The association received 40 votes total, with 38 (of the 33 needed) in favor of the amendment, and 2 not in favor of the amendment. Mike Knepper motioned to approve the amendment to the documents, seconded by Nancy Folks. **The motion carried (5-0)** The following amendment will be added to Article 6 section 6.1, *Notwithstanding anything contained in these covenants or the bylaws of the Neighborhood Association to the contrary, the Board shall have the discretion to determine when, where, how and under what circumstances to replace sod within the community provided such discretion is exercised in good faith and good business judgement*
- B. Exterior House Maintenance-** Nancy Folks suggested gathering information about when some owners' damages from Hurricane Ian will be repaired, as there are some homes with significant damage and no sign of activity to repair. Marsha will send notices to the
- C.** homeowners and gather the information for the Board to decide what the next step will be.
- D. Winter Mulch Application-** Ramiro gave an estimate for \$15,795 for 47 (3-cubic ft) bags per house, and 80 bags for the cul-de-sac and monument area. The question of what the CDD is responsible for was asked and what they have in the budget that may be paid to the association.

Community Input- Residents discussed the bright LED patio lights across the pond at Bellagio, which are ten times brighter than a standard bulb, and what the limitation is, if any, on length of time left on. Someone from KW Management of Pelican Preserve Master Association has contacted one Bellagio homeowner and requested they dim the lights.

Adjournment- With no further business to discuss, Nancy Folks made a motion to adjourn and Karen Sick seconded. The motion carried and the meeting was adjourned at 10:09 AM.

Respectfully submitted,

Carolyn DiLieto

Administrative Assistant