

**MINUTES OF
MEETING OF BOARD OF DIRECTORS**

Date: Thursday, August 16, 2018

Time: 7:00pm

Place: Clubhouse

- I. CALL TO ORDER – Jim Grubb called the meeting to order at 7:00 p.m.
- II. ROLL CALL - Present was Jim Grubb, President; Frank Egidio, Vice President; Donna Steininger, Secretary; Sharon Broschart, Treasurer; and, Al Bishop, Director Also present was Annmarie Coniglio, Property Manager.
- III. APPROVAL OF MINUTES: **July 19, 2018 –Al Bishop motioned approval; Donna Steininger seconded and the motion carried unanimously. Special Board Meeting of July 26, 2018 – Frank Egidio motioned approval; Sharon Broschart 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 (Attached)
 - ACB
 - Appeals
 - Entertainment Committee
 - Neighborhood Watch
 - Screening Committee
- VII. OLD BUSINESS - None.
- VIII. NEW BUSINESS
 - a. Pool Maintenance Bids – After an introduction by Jim Grubb and a brief discussion, **Sharon Broschart motioned approval of the bid from Agua Vida contingent that their contract be more detailed to specifically identify what is included in their weekly service; Donna Steininger seconded and the motion carried unanimously.**
 - b. Purchase of New Pool Furniture – After an introduction by Jim Grubb and a brief discussion, **Donna Steininger motioned to table this issue; Al Bishop seconded and the motion carried unanimously.**
 - c. 2018 Audit – Hafer & Co. – After an introduction by Jim Grubb and a brief discussion, **Jim Grubb motioned approval of the proposal from Hafer & Co. to provide audit services for 2018; Frank Egidio seconded and the motion carried unanimously.**

Portofino Shores Property Owners Association, Inc

d. Suspension of Use – After a brief introduction by Jim Grubb, **Donna Steininger motioned approval of the suspension of use for the five homeowners listed; Frank Egidio seconded and the motion carried unanimously.**

e. Resolution – Screening New Purchasers – Jim Grubb explained that he will be taking comments from the Membership first for those in attendance who wish to comment on this topic.

There were nine (9) Members in attendance who spoke in opposition to this proposed Resolution for such reasons as: the Board of Directors should not be telling anyone who they can or cannot sell their house to; the Board of Directors will have too much control of an individual's property; a potential buyer is not going to wait 30 days for the board's approval and we will be losing potential buyers; there should be a limit as to how far back in someone's past a background check will affect their potential to purchase a home here; and, as written, the proposed Resolution is too vague, open-ended and gives the Board too much discretion. There were four (4) members in attendance who spoke in favor of this proposed Resolution.

Jim Grubb explained a bit of the background that prompted this Resolution to come about as it seems to several people that this just came up out of the blue. This issue came about earlier in the year from people concerned about the level of crime and asking how "some of these people got to live in the neighborhood to start with." The Board spoke with Association's counsel asking what could be done and what other communities do about this issue; the Board met with the attorney twice and had other communications (phone calls, etc.) and didn't want to bring it to the Membership until it was given the thought and consideration it deserved. It was mailed to all the owners 14 days before this meeting so that they would be afforded the opportunity to review the document and comment on the issue. Jim also noted that until this evening, he heard nothing but favorable feedback on what the Board was trying to accomplish.. He went on to assure that reasonableness will be used and that the Board intends to approve all sale applications unless there is good cause to reject. Similar to tenant applicants, owner applicants will be denied who have a history of violent crime and fraud. The application fee is \$100; the approval process will be no more than rentals...12-14 days maximum. The Board has never taken anywhere near 30 days to review and render a decision on a lease application.

After lengthy discussions and comments, **Jim Grubb motioned to table this issue, but to keep the principle the same and to revise the Resolution to be more specific on issues like fees to be charged (i.e., \$100); limit the credit check to seven (7) years and limit the criminal/background checks to twenty (20) years; Sharon Broschart seconded and the motion carried unanimously.**

IX. OPEN DISCUSSION

No further comments.

X. ADJOURNMENT - There being no further business to discuss, the meeting adjourned at 8:35 p.m.

Respectfully submitted,
Annmarie Coniglio, LCAM