Page 1

Portofino Shores Minutes of Meeting of 9/9/2010

The meeting was called to order by President Mayur Patel at 7:40 PM. Present were President

Mayur Patel; Steffi Rohr, Treasurer; and Barbara Nazar, Secretary.

READING OF THE MINUTES: A motion was made by Mayur Patel to accept the minutes of the

meeting; Steffi Rohr seconded. All in favor. Motion passed.

SECRETARY’S REPORT: Steffi stated that she has not made a complete analysis as yet. We are not doing bad with the financials. We will have to discuss further as far as our Reserve Account. We will have to put some money into that. She thinks for this year we will have to make up about $57,000-

$58,000. We should have $315,721+ as of November 2009, according to the study that we had done for Portofino Shores. To make up for this year, we would need about $56,506. Steffi feels that it would not be a good idea to increase our monthly dues.

 As of this date, the Operating Account has $93,190; the Sweep account has $252,599; and the Reserve account, $97,407. We will be starting with the Budget soon. We will have to consider different amounts because of the change in the cost of our services.

PRESIDENT’S REPORT: Regarding the two lift stations, occasionally these alarms go off and we have to have someone from the County to turn it off. We now have a key for the alarm. If the alarm goes off while you are on duty, we are to get the key from the guardhouse and we will turn off the alarm.

Regarding the berries incident on Spanish River on Sunday, September 5, 2010, the police officers had told us that we could not process the person for trespassing as it was not our property. As it turns out, the decision that the police made was not accurate. Our property includes both sides of the sidewalk; therefore, the person that was picking the berries, was trespassing. We are asking our Community to be aware that this is happening and ask that they would call the Gatehouse who will call the police for us. Mayur has written a letter for Hugh Healy, Fred DiSisto, John Gaydosh and Barbara Nazar, authorizing them to act on behalf of the Association to issue a formal trespass warning to any unauthorized persons who have entered the Association grounds without permission.

Mayur is making a “Nuisance Form” letter which will be sent to violators because of an incident on

Sunday, September 5, 2010. A resident was verbally abusive to one of our volunteers on security duty that night. The resident’s car was parked on the sidewalk, refused to remove it, and verbally abused the volunteer. Our volunteers are there to keep our community safe, and a conduct such as what occurred, will not be tolerated.

Mayur was approached by a homeowner regarding improper behavior by one of our contractors. He asked that homeowners should report all incidents on a timely basis to the office or a Board member. It

does not have to be in writing.

ARCHITECTUAL REVIEW BOARD. Fred DiSisto reported on his applications for the month. He had six

applications, two of which he had to deny because the applications were incomplete. He will have a

meeting on September 15, 2010. The ARB will be changing the form to make it clearer to the Residents.

The form will be given to the Board for approval. This will not be an amendment to the Docs.

Page 2

PORTOFINO SHORES MINUTES OF MEETING OF 9/9/2010

CLUBHOUSE COMMITTEE: Alice Schmitz reported on a variety of events for our Clubhouse.

We had an enjoyable Labor Day Barbecue with 25 residents attending.

Water Aerobics was held on Tuesday night and Zumba resumes next Monday night.

We held our first Quilting Meeting this morning. It was managed by Nancy Ranks.

This group plans on meeting on a monthly basis.

There is a Teen Talk Shop scheduled for this Saturday, September 11, 2010 at 4 PM.

Flu Shots will be given at the Clubhouse on 9/23 and 9/25, 2010 from 10 AM to 2 PM

Our Semi-Annual Garage Sale will be held on 10/2/2010.

On Saturday, 10/23/2010 there will be our “first ever” Auction and Dinner. Our auctioneer is a Portofino resident, Heath Ogle, who will be volunteering his talents for the evening. We need

donations – suggestions are collectibles, wall hangings, and decorative items for the home. We cannot accept clothing or small kitchen utensils. More than donations, we need attendees with lots of money to make the auction a success!!! Proceeds will go to our fund for a large screen TV for the clubhouse.

APPEALS COMMITTEE: Hank Schmitz said that he has seen violation letters sent to residents who do not mulch the area around the trees in the common area. Hank said that there is nothing in the DOCS regarding requirements for this mulching, but we are sending out violation letters. Fred DiSisto said that when we took over the Board from Prime Home, that the DOCS say that the area is to be kept as was given to us. Fred will make it clear that one or more certain ground covers are allowable. The ARB has to follow up on this to clarify this situation.

SECURITY COMMITTEE: John Gaydosh wanted us to be aware of a report that someone on a bicycle has knocked on resident’s doors, but when the residents get to the door, there is no one there. He stipulated that Residents must call 911 and not the Guardhouse. The Guardhouse is not Security. They are Gate Access only. Mayur said that we will broadcast a message regarding Security.

Mayur read the new proposed “amendments to the Docs” to the audience. All were approved by the

Audience with the exception that we have to get clarification on two items which we would like to read as follows:

**Article IX/General Restrictive Covenants/Section 10/Pets, Livestock and Poultry**

**“Dogs and cats which are household pets shall be confined to a leash whenever they are outside of the owner’s/resident’s property. Notwithstanding the foregoing, dangerous breeds of dogs (such as pit bulls) shall be prohibited on the Properties. “The determination of a dangerous breed shall be in the sole discretion of the Board of Directors”.**

**Section 12. Commercial Trucks, Trailers, Campers and Boats (Except as provided below)……boats and boat trailers may only be stored in garages, except that non-motorized watercraft (12) feet or less in length may be parked on the Lot, provided that the watercraft is not visible from the street, adjacent lots or across any Lakes.**

**Article XV**

**General Provisions**

**Section 5. Amendment**

***Clarification is required from our lawyers as to the percentage of members required for the total vote for these proposed changes of the Association (from 75% to 51%). Presently we have a large number of homeowners not entitled to vote due to money owed to our association, their homes being in foreclosure and/or are bank-owned.***

***We would also like to have Criminal Background checks done on***

***Home owners, the same as renters. We will clarify with the attorneys if this can be done and be part of these upcoming amendments to our Declaration.***

Mayur said that he wanted to create a new proposal for the basketball situation. Barbara Nazar had originally voted for the basketball stands to be removed from the driveways to the side of the homes and out of sight when not in use, a regulation that is in existence now. However, because of personally visiting the sites of the basketball stands, she says that she has more of an understanding for the kids and their problem with moving the stands. Therefore, she would like to see the rule changed also. Mayur is going to make up a proposal, giving two options – keep the stand up by the garage when not in use, or pouring a concrete block in the back of the homeowner’s house to make a basketball court. This will be addressed at the next meeting.

Barbara Nazar motioned for the meeting to be adjourned at 10:20 PM. Mayur seconded. All in favor.

Respectfully submitted,

Barbara Nazar

Secretary