

PORTOFINO SHORES
NOVEMBER 11, 2010 BOARD MEETING MINUTES
REVISION

Board members present: Mayur Patel, Frank Egidio, Nancy Ranks, Steffi Rohr

Absent: Barbara Nazar

Meeting called to order at 7:30pm. Mayur introduced Mark May from Fountain Properties, who spoke to the board about a program he has in which he purchases foreclosed properties from the association and works to get the back due funds to the association. The board will take his program under advisement.

Mayur stated that a special meeting was held on Monday the 8th at Bayshore with Bayshore, the Board and US Security. Purpose was to establish a procedure for weekend and night emergencies, as prior to this there was some confusion on who and where to call in after hour emergencies.

Steffi gave treasurers report, stated that in order to bring the reserves up to where they need to be, the board should move \$62k from the sweep account to the reserves.

New Business: Frank stated he was looking into prices for a fountain in the big lake. He should have prices by next meeting.

Mayur talked about putting card readers at the clubhouse to allow greater access to the building. After discussion, Frank motioned to table until further information and prices could be obtained. Nancy seconded the motion. All in favor.

Mayur talked about the possibility of installing bar code reader at entrance. After discussion, a motion made by Nancy to table until further information and prices could be obtained. Frank seconded motion. All in favor.

Steffi stated she would like to have a Doc amendment that would allow us to run criminal background checks on buyers. At present time we only do this on renters. Frank made motion to go ahead and have attorney draw up language, motion seconded by Nancy. Motion passed

Mayur stated he would like to have doc's changed to state that all trash must be placed in a hard container not just trash bags. After discussion Mayur made motion to have attorney draw up wording. Motion seconded by Steffi, motion passed 3 to 1, Nancy dissenting vote.

Mayur talked about renting the clubhouse, instructed the board to have any questions or thoughts about this e-mailed to him by Friday, he will compile and bring to next meeting.

Motion by Steffi to start making tele-broadcasts to owners about cleaning their roofs, but no violation action would take place until Feb. Mayur stated he would like property manager to have a list of violators for the first meeting in Jan. Nancy seconded the motion. Motion passed.

Gym machine. Mayur stated that he would like to have all the specs for the various products on a spread sheet for next meeting. This item tabled.

Cundiff letter. This owner was fined for a lease violation. The appeals committee upheld the fine. In order to re-rent her home, Mrs. Cundiff paid the fine now she wanted the money returned due to her claim of "unknowing the rules" After discussion, Nancy made motion to not return the funds. Frank seconded. Motion passed.

Harvey's letter. Harvey gave a brief summation of his letter which included some ideas for cost cutting. It was decided that this item would be tabled until next meeting for full discussion.

Pool Monitor. It was discussed that a pt employee be hired to watch the pool from April thru Sept. This person could possibly also do the clubhouse cleaning.

Motion by Steffi to pursue this action, second by Nancy. Motion passed

Office Hours. Mayur discussed and made a motion that the business office be open seven days a week. After discussion, the majority of the board did not agree with this idea, Mayur dropped the item.

Steffi discussed and made a motion that buyers be made to have a national criminal background check submitted prior to approving any purchase and document wording be changed/added to cover this. Motion second by Frank. Motion passed.

Mayur discussed and made a motion that the documents wording regarding trash containers be changed to reflect that trash must be placed in a hard trash receptacle, ie: a trash can, not just trash bags. Motion seconded by Nancy. Motion passed.

The following items were dropped with no discussion: Go Daddy account, Rental deposits taken in advance to replace flooring.

Fred DiSisto stated that he was going to have a “get together” on Friday night, 11-12-2010, for homeowners, at the clubhouse. All were invited to attend as long as they were homeowners—no relatives or guests. Fred stated he was on “patrol” that night, so he would be able to lock up the clubhouse when the event was over and he would clean up the clubhouse before leaving. No objection from the board was raised on this event.

Motion to adjourn by Frank, second by Nancy. Motion passed. Meeting adjourned at 9:20pm.

