

PORTOFINO SHORES MINUTES OF MEETING HELD 06/07/2011

The meeting was called to order by President Mayur Patel at 7:34 PM. Present were President Mayur Patel, Vice President Frank Egidio, Secretary Barbara Nazar, Treasurer Steffi Rohr, Director Jim Tippmann.

Motion was made by Jim Tippmann to accept the minutes of 05/05/2011. Frank Egidio seconded. All in favor. Motion passed.

REPORT OF OFFICERS:

President Patel: No report at this time.

Vice President Egidio: No report at this time.

Secretary: No report at this time.

Director Jim Tippmann. His reports will be further into the Agenda.

Treasurer: Report as of 6/7/2011:

Operating Account	\$ 80,053.95
Oper/Sweep Account	134,991.28 = Total Operating \$ 215,045.23
Pool and Future Repairs	\$ 109,568.58
Reserve Account	219,482.18
Rental Security	74,730.00

Money from delinquent accounts received this year as of 6/3/2011 is \$ 66,824.49

There is still a balance of \$388,969.73 that is outstanding on delinquent accounts.

There were 30 homes sold this year of which one was taken over by a bank.

COMMITTEE REPORTS:

ARCHITECTUAL REVIEW BOARD: None at this time.

CLUBHOUSE COMMITTEE: Steffi Rohr reported on the Audio/Visual System Status for the Clubhouse: She has received two estimates. One for \$6670.38 and one for \$6000.20. We have collected \$3510 so far from the ads in our Newsletter.

A large-size TV alone would cost us approximately \$5,000 plus. She will further report on newer developments at a future meeting.

Barbara Nazar advised that a number of residents have been rude to the Monitor. Londa McDermott is new and is going a great job. In the event there is a problem that requires help, Londa will call any one of the Board members to assist her. We are here to provide support and be available if the need arises.

Jim Tippmann motioned that Food is to be allowed under the canopy, with the understanding, of course, that all debris is cleaned up afterwards. There is to be no glass containers whatsoever. Cans and plastic bottles are OK. None of these are to be within ten feet of the pool.

Jim Tippmann motioned to change the Pool Rules. to allow alcohol not including hard liquor, in a can, not within ten feet of the pool to be acceptable. Frank Egidio seconded. Steffi Rohr and Barbara Nazar opposed. Motion carried.

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Jim Tippmann then made a motion to rescind the motion to allow alcohol at the pool. Mayur Patel seconded. All in favor. Motion passed.

NEW BUSINESS:

A. Review A/C repair bills.

Jim Tippmann reported that we received two bids. Both bids do not include a Service Contract. Frank Egidio motioned to accept the lowest bidder. Barbara Nazar seconded. All in favor. Motion Passed. The contract was given to Sea Coast Air for \$12,309.

B. Review Sidewalk Repair Bills

Jim Tippmann reported that the Association specified specific areas of concrete. Mayur Patel motioned to accept the lowest bid with the contingency that the contractor is willing to do additional square footage if any is found at the same price. Frank Egidio seconded. All in favor. Motion passed.

C. Floridan Well - Lake Water Level

Jim Tippmann reported:

1. Existing Condition: It is the opinion of the professionals at SFWMD that the shallow wells are not able to affect the lake level. We can only run those pumps so many hours per week and they lower the water table as they pump to fill the lake, that is controlled by the water table.

2. Floridan Well: We can submit a request to install a Floridan well and it would most likely be approved. This would be able to be used only to replenish the water pumped out of the lake for irrigation. The wells cost between \$125K to \$150K and are able to provide substantial volumes of water but can not necessarily fix the aesthetic issues with the lake.

3. Reclaim Water: St. Lucy County Utilities has agreed to submit a request to the County Board of Commissioners to revamp the waste water plant across Turnpike Feeder Road from Portofino Shores. In that case, they would be able to provide reclaim water to us.

D. Terry Edwards Cable Proposal

Mayur Patel made a motion to accept the proposal and hand it over to the new Board. Frank Egidio seconded. All in favor. Motion passed.

Chuck Anklam, Property Manager, reported that Brent Montgomery, Wetlands Mgmt., applied a very strong herbicide into the lake to kill the vegetation growing. Instructions on the label stated not to use the water for a period of seven days. Brent feels that other products with the same instructions have been clear to be used in five days. He will monitor the water and advise us when we can irrigate again.

Terry Edwards spoke for the record that he felt that when the Board has bids on various projects, preference should be given to the residents within Portofino Shores

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over outside contractors.

Hugh Healy spoke for the record that the previous Board had instituted billing of the lawn contract through the Association so that when the bill was not paid to the contractor, the Contractor would stop cutting. Then Portofino could do the cut and lien the owner. Jim Tippmann explained that there is no difference in the outcome of the procedure now because if the resident does not pay Valley Crest, then they stop cutting, Portofino will do the cut and we will bill the account and still be able to lien the property. This way, Valley Crest has to now do all the bookkeeping and all paper work.

Mayur Patel made a motion at 9:14PM to adjourn. Jim Tippmann seconded. All in favor. Motion passed.

Sincerely,

Barbara Nazar
Secretary

contractors.