



*Portofino Shores Property Owners Association, Inc*

**Date: Thursday, September 17, 2015**

**Time: 7:30 PM**

**Place: Clubhouse**

**Minutes of the Board of Directors Meeting**

- I. CALL TO ORDER – Jim Tippmann called the meeting to order at 7:42 p.m.
- II. ROLL CALL - Present was Jim Tippmann, President; Beth Delp, Director; present via telephone conference was Frank Egidio, Vice President. Absent was Ron Holmes, Secretary and Al Bishop, Treasurer. Also present was Annmarie Coniglio, Property Manager.
- III. APPROVAL OF MINUTES: **August 13, 2015 – Frank Egidio motioned approval of the minutes; Beth Delp 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

ACB –None.

Appeals – Ron Frantantoni gave a brief update and requested volunteers for the committee.

Entertainment Committee – Alice Schmitz reported that there is an informational meeting about the possibility of a book club planned and noted that a group meets for water aerobics twice a week, headed by Chris Noonan.

Neighborhood Watch – Al Cinkovic gave a brief report.

Screening – None.



## VII. OLD BUSINESS

a. Monuments – Board discussed the feedback from the community, which majority feels the basic design of the monuments should not be changed. After discussions, **Jim Tippmann motioned approval of a shade/trellis feature at bus stop; water feature at guardhouse with enhanced landscaping; enhanced landscaping and additional lighting at front monuments (both at main entrance and at Place Lake) and which will go before the CDD as well; Frank Egidio seconded and the motion carried unanimously.**

b. Preserve Area Planting Project – This is a substantial planting project filling in the gaps in the preserve area, including along Turnpike Feeder Road. **Jim Tippmann motioned approval of the proposal from Arellano Landscaping; Beth Delp seconded and the motion carried unanimously. Jim Tippmann went on to motion approval of \$25,000 for the plant material; \$3,000 for irrigation supplies, etc., if needed; Frank Egidio seconded and the motion carried unanimously.**

## VIII. NEW BUSINESS

a. ACB Guidelines Review (permits, etc.) – Board members discussed the recent requirement of the ACB that building permits be applied for prior to requesting approval from ACB. ACB members in attendance understood and were in agreement that it is not a requirement prior to submitting an application to the ACB.

b. ACB – Hugh Healy Application – After a lengthy discussion regarding the application submitted for driveway widening, **Jim Tippmann motioned to recommend that the owner request approval for the work that he already did and defines the request as being based on his handicap and the ACB needs to approve it. If for any reason the ACB cannot approve it at their next meeting, the BOD will overturn that action of the ACB; Frank Egidio seconded and the motion carried unanimously.**

c. ACB – Screen Enclosure Roof Review - Board recommends that the ACB agree with the County's requirement of three (3") inch roof insulation rather than the Association's four (4") inch roof insulation requirement. **Beth Delp motioned approval; Jim Tippmann seconded and the motion carried unanimously.**



d. Activity Planning at Portofino Shores – Jim Tippmann explained that liability begins when the association collects funds for an event. As a matter of clarification, there is no problem with a group of residents who would like to gather together for exercise, socially, etc.

IX. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,  
Annmarie Coniglio, LCAM