



*Portofino Shores Property Owners Association, Inc*

**Date: Thursday, July 14, 2016**

**Time: 7:00 PM**

**Place: Clubhouse**

**MINUTES OF BOARD OF DIRECTORS MEETING**

- I. CALL TO ORDER – Jim Tippmann called the meeting to order at 7 p.m.
- II. ROLL CALL - Present was Jim Tippmann, President; Al Bishop, Treasurer; Ron Holmes, Secretary; and, Beth Delp, Director. Absent was Frank Egidio, Vice President. Also present was Annmarie Coniglio, Property Manager.
- III. APPROVAL OF MINUTES: **June 16, 2016. Beth Delp motioned approval of the minutes; Al Bishop 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 – Susi Pelot gave a brief report.
  - Appeals –None.
  - Entertainment Committee – Barbara Bishop gave a brief report.
  - Neighborhood Watch – Al Cinkovic gave a brief report.
  - Screening – Annmarie Coniglio reported on behalf of the Committee that there have been 5 lease renewals, 7 sales and 7 new leases processed since the last Board meeting.
- VII. OLD BUSINESS
  - None.



## VIII. NEW BUSINESS

a. Appoint James Grubb to Appeals Committee – After a brief discussion, **Beth Delp motioned approval to appoint James Grubb to the Appeals Committee; Al Bishop seconded and the motion carried unanimously.**

b. Appoint Dana Delp and Timothy Falkiewicz to ACB Committee – **Al Bishop motioned to table this item until the end of the summer** as there is no immediate need for additional committee members at this time; **Ron Holmes seconded and the motion carried unanimously.**

c. Suspension of Use – There are currently three properties that are ninety (90) days or more delinquent in a monetary amount due to the Association. These unit owners will have their use of amenities, including barcodes, suspended. **Jim Tippmann motioned approval; Beth Delp seconded and the motion carried unanimously.**

d. Front Entrance Monuments – There was an in-depth discussion regarding the proposed front entrance monuments project. After some discussion, **Beth Delp motioned approval of the bid from RB Plastering to begin the stucco work on the four monuments immediately; Al Bishop seconded and the motion carried unanimously. Beth Delp motioned to remove the fountain proposal completely; Al Bishop seconded and the motion carried unanimously. Beth Delp motioned to remove the proposal of removing the Magnolia trees and/or relocating any of the trees for the proposed amount of \$7,000; Al Bishop seconded and the motion carried unanimously.**

The discussion of lighting took place and, **Beth Delp motioned that street lighting, not to exceed \$10,000.00, be approved to move forward immediately; Al Bishop seconded and the motion carried unanimously.**

The Board discussed the trellis feature suggestion and would like to see a closed top so that those waiting for the school bus, would have some shelter; **Beth Delp motioned to table this until next month; Al Bishop seconded and the motion carried unanimously.**

Irrigation – Board was in agreement that they don't foresee large irrigation changes. **Beth Delp motioned to table irrigation to next month; Al Bishop seconded and the motion carried unanimously.**



e. Clubhouse Office – A/C

There was a discussion about the inadequate air conditioning in the clubhouse office. A suggested mini-split system can be installed to help aid in keeping the office cooler. **Jim Tippmann motioned approval of this to move forward at a cost of \$3,500 or less; Al Bishop seconded and the motion carried unanimously.**

IX. ADJOURNMENT/OPEN DISCUSSION

There being no further business to discuss, the meeting adjourned at 8:20 p.m.

Respectfully submitted,  
Annmarie Coniglio, LCAM