

Portofino Shores
Architectural Control Board (ACB)
Meeting Minutes of February 28, 2023

Members Present: Steve Pariseau, Larry Lucas, Bob Steininger, Donna Steininger, John Bardsley

5733 Sterling Lake Dr. (Privacy Fence)

Application to install 6 foot tall White PVC Privacy Fence to enclose back yard. Fence to have one 5 foot wide access gate located at the left side looking from street as shown on attachment. Owner verified that the new fence and gate will completely enclose back yard. Contractor: Fence Outlet of Melbourne Inc. - 321-802-6480.

Note about Irrigation: Prior to beginning any project that involves digging into or covering the ground, homeowners MUST contact and coordinate with the HOA Office and Staff regarding relocation, addition or elimination of any Irrigation Sprinkler Heads, including not covering any, to continue proper irrigation of lawn.

NOTE: Modification(s) to any part of this Conditional Approval must first be approved by the ACB

Motion by B. Steininger to approve. Support by Bardsley.

Motion carried unanimously.

5644 Spanish River Rd. (Patio and Screen Enclosure)

Application to form and pour a 12 ft by 25 ft concrete slab and build a 12 ft by 25 ft White aluminum screen room with a 3” insulated aluminum roof system. Roof to include gutter, fascia and downspouts; 2 screen doors and a 16” aluminum kickplate, 20/20 screens and 2 fan beams.

Contractor: A Quality Construction, Fort Pierce – 772-489-2464.

Note about Irrigation: Prior to beginning any project that involves digging into or covering the ground, homeowners MUST contact and coordinate with the HOA Office and Staff regarding relocation, addition or elimination of any Irrigation Sprinkler Heads, including not covering any, to continue proper irrigation of lawn.

NOTE: Modification(s) to any part of this Conditional Approval must first be approved by the ACB

Motion by Pariseau to approve Subject to owner providing valid contractor’s license & insurance paperwork.

Support by D. Steininger. Motion carried unanimously.

5522 Place Lake Dr. (House Painting)

Application to paint entire house changing colors from Scheme #7 to Scheme #11. Door to remain Deep Sea Dive. Contractor: S&C Power Washing and Painting, Fort Pierce.

NOTE: Modification(s) to any part of this Conditional Approval must first be approved by the ACB

Motion by D. Steininger to approve. Support by Bardsley. Motion carried unanimously.

5816 Spanish River Rd. (Roof Tile Replacement)

Application to replace existing Tuscan roof tile with Boral Villa 900 Gold Dust tile. This is an ACB approved replacement color for Tuscan. Contractor: On Shore Roofing Specialists, Stuart – 772-283-1505.

NOTE: Modification(s) to any part of this Conditional Approval must first be approved by the ACB

Motion by B. Steininger to approve. Support by Bardsley. Motion carried unanimously.

5549 Spanish River Rd. (Impact Windows)

Application to replace 4 windows at rear of house with impact rated windows as shown in attached documents. 3 windows to be Oriel Style and 1 window a 3-light slider. Contractor: Florida Window and Door, Lake Worth.

NOTE: Modification(s) to any part of this Conditional Approval must first be approved by the ACB

Motion by Pariseau to approve. Support by Bardsley. Motion carried unanimously.

5625 Spanish River Rd. (Pavers)

Application to install pavers across rear of property immediately behind the pool enclosure that will encroach onto the drainage easement by one foot. The CDD has approved this encroachment at their February 7, 2023 meeting. Contractor: Arellano Lawn care Landscaping, Okeechobee.

NOTE: Modification(s) to any part of this Conditional Approval must first be approved by the ACB
Motion by Bardsley to approve. Support by D. Steininger. Motion carried unanimously.

5679 Sunberry Circle. (Entry Door Painting)

Application to paint the entry door in approved color Indigo Batik SW7602. Owner doing the work.

NOTE: Modification(s) to any part of this Conditional Approval must first be approved by the ACB
Motion by Pariseau to approve. Support by B. Steininger. Motion carried unanimously.

5805 Spanish River Rd. (House Painting)

Application to paint entire house in existing color Scheme #6. Door to remain trim color. Contractor: S&C Power Washing and Painting, Fort Pierce.

NOTE: Modification(s) to any part of this Conditional Approval must first be approved by the ACB
Motion by Bardsley to approve. Support by B. Steininger. Motion carried unanimously.

5411 Place Lake Dr. (Rooftop Solar for Electricity) This Supercedes a 12-15-2022 Approval

Application to install a 5.2 KW rooftop solar system using 13 panels to be installed only on the roof facing toward Turnpike Feeder Rd. using SunModo's Top Tile mounting and QRail's Quick Mount PV rail systems. Contractor: Sun-Tec Solar & Roofing, Seminole.

Note about rooftop solar: Solar panels may not be placed facing the street at front of the house. Exposed conduit for solar installations must be painted to match the house or trim color on which they are attached.

NOTE: Modification(s) to any part of this Conditional Approval must first be approved by the ACB
Motion by B. Steininger to approve. Support by Pariseau. Motion carried unanimously.

Next Regular Scheduled Meeting: Tuesday, March 14, 2023 at 7:00 p.m.

(9 Applications)