

Date: Thursday, September 19, 2019
Time: 7:30 PM
Place: Waterstone Grand (4002 Waterstone Way)

President's Report – Roll call, Establishment of Quorum of Directors, Call to order. Discuss proper procedure and conduct for meeting. Introduce guest(s). Any guest speakers or presenters may be allowed to have the floor after Secretary's Report. Chair may re-arrange agenda items to accommodate any presenters or vendor guests for example. *Announcement - Please silence or turn off cell phones during the meeting*

Secretary's Report – Approval of Prior Meeting Minutes. Ensure meeting sign-in sheet

Treasurer's Report – Presentation of Financial Statements & Report

Management Report – Violations Report, Board Concerns & Issues

On Site Assistant Report (Craig)

- General Gate & Security Camera Report & Update
- Overnight Street parking
- Domex Estimate
- Other

Committee Reports

1. **Welcoming Committee**
2. **Architectural Control Committee (ACC)** – expansion of driveways idea
3. **Grievance Committee** – held on the 3rd Thursday of each month at 7:00 PM
4. **Community Crime Watch**

Unfinished / Old Business

- AMPM Contract Renewal
- Meeting Notices on Bulletin Board (at least 48 hours in advance) – FS 720.303(2)(c)
- Board member eligibility, annual meetings, filling vacant positions – Attorney to discuss

New Business

- On Site Manager / Concierge Pay Review - Normal Operations, Inc.
- Pergola Repair Estimates
- Sidewalk Cleaning
- Pavement Resurfacing at Portofino Bay Entrance only
- Landscape Project – Entrance & Circle Park
- FPL Light Upgrades Update (LED Light Installation and Installation of new lamp posts in courtyard area)
- Security Camera Equipment Repairs/Upgrades Update
- Halloween Party
- Feedback on Front Entrance Painting Project
- 2020 Preliminary budget discussion – planning, process, etc. For review in November
- Resident Appeal for Fine Assessments and / or Fees

Schedule Next Meeting – November 21, 2019 (2020 Budget Meeting)

Open Forum

Adjournment (by Motion)