

**REGULAR MEETING OF THE BOARD OF DIRECTORS OF
PORTOFINO BAY PROPERTY OWNERS ASSOCIATION**

May 16, 2019

The May 2019 meeting of the Portofino Bay Property Owners Association's Board of Directors was held at the Waterstone Grand Clubhouse. The President, Manuel "Manny" Villate, called the meeting to order at 7:40 PM; welcomed everyone and it was determined a quorum was present.

Present from the Board of Directors were Manuel "Manny" Villate, Guetane Morel, and Miguel Chavez. No one was absent.

Also present was Sal of Alton Madison Property Management (AMPM) in addition to other homeowners and guests of the Association.

President / Chair's Report – Manny welcomed the Board of Directors and the homeowners that were present. He noted that AMPM is taking minutes tonight.

Secretary's Report – Motion made by Guetane and seconded by Manny to approve **the March 21, 2019 regular meeting minutes** as presented. Motion passed unanimously by those Directors present.

Treasurer's Report – The March and April 2019 Financial Statements and Report was presented and reviewed. Motion made by Miguel and seconded by Manny to **accept and approve those financial statements and report as presented**. Motion passed unanimously by those Directors present.

Management Report – The AMPM report as well as Community Concerns were presented and discussed included the following:

Craig gave a brief report.

- Cameras are working
- Gates are working
- Basketball park rules to be reinforced by everybody
- Follow up on driveways with unapproved paint and /or colors

Committee Reports

1. Welcoming Committee – There is a standing welcoming committee. It was discussed if the members could give a report or send one if they can't make the meetings. The onsite concierge serves in this capacity in addition to Angelo Papili and Martha Alvarado. AMPM sends out welcoming letters upon receipt of information from Title Companies.
2. Architectural Control Committee –AMPM gave any applications received to Committee for review.
3. Grievance Committee – Meets on the 3rd Thursday of each month at 7:00 PM.
4. Community Crime Watch – No report.

I. Unfinished Business:

Tabled

II. New Business:

A storm water drain cleaning inspection and proposal was presented for review. There were no motions.

Consideration was given to preserving and protecting Association Covenants and Restrictions. Motion made by Guetane and seconded by Manny to preserve and protect the Association Covenants and Restrictions by completing summary notice as required under FS 720.3032. Motion passed unanimously by those Directors present.

It was noted that Manny will be talking to account 0717 about a possible encroaching fence.

A motion was made by Manny and seconded by Guetane that the **next regular meeting would be a Regular Meeting held on Thursday, July 18, 2019 at Waterstone Grand Clubhouse.** Motion passed unanimously by those present.

Resident Appeal for Fees / Fine Assessments

It was noted for the record that no owners had sent correspondence (email, mail, fax, or phone) to management notifying of problems or possible attendance at this meeting.

III. Adjournment

A motion was made by Guetane and seconded by Miguel to adjourn this meeting. Motion passed unanimously by those Directors present. Meeting adjourned at 8:28 PM.

IV. Open Forum

There was a call for an open forum on the floor.

Respectfully submitted,

Manuel Villate, President

Guetane Morel, Secretary