

## Porto Cima Townhome POA Board of Directors Meeting

August 27, 2016

Bill Manion, president, called meeting to order at 9:00 a.m. Quorum present.

Board Members present: Bill Manion, Lee Eise, Marti Eagan, Lynn Diggs, Fred Miller. Also present: Todd Nelson, Nelson Land Management.

### LANDSCAPE COMMITTEE:

Recommendations from Landscape Committee meeting held August 19, 2016.

Budget two additional mowing per year, one early spring and one late fall, at \$2350. Ea . This will occur on a "if needed" basis.

Further recommendations include weed control at \$1900. And each neighborhood budget to include a line item of "Curb Appeal".

Shrub trimming 4 times per year.

M/2<sup>nd</sup>/A Three year contract with Nelson Lawn Care. The three year extension insures no price increase for specific contracted lawn maintenance, and effects savings of \$7000./year

Each neighborhood with a Landscape Committee rep will work with Nelson on specific areas of concern. Other neighborhoods will be handled by Nelson. "Curb Appeal" will be specific to each neighborhood. The "Curb Appeal" line item will be used by neighborhood for projects developed and with Board approval.

M/2<sup>nd</sup>/A Line item in neighborhood budget and initially funded at \$100. Each. Designed to foster inquiry.

Nelson handed out sample check list using Via Bacino as an example. This model would be used three times per year in meeting with Landscape Committee.

### BUDGET:

Discussion regarding quarterly increase of assessments. Although the documents permit an increase of 5% per year, it was the consensus a 2% increase, except 10<sup>th</sup> Green which needs a 5% increase, is adequate to meet budget needs and there is no increase necessary for purpose of building reserves (except stated exception).

M/2n/A Assessments increases of 5% for 10<sup>th</sup> Green and 2% all other neighborhoods.

### FALLEN TREE:

Discussion re fallen tree during weather related event. The preferred course would be for owner of property to contact their insurance agent, who would determine line of liability and subrogate if appropriate.

PC Townhome POA will photo and number dead trees and send to Paul Naudet, Club at Porto Cima.

Our POA will request Club @ PC share the expense of a survey of property lines or use their survey information to determine lines. Correspondence attached from Club @ Porto Cima re reasons they would not bear responsibility.

Discussion re helpfulness of having owner email address to reach them quickly in case of damage or other issue with their property.

### NEW BUSINESS:

Approved Peterson request to install hot tub on concrete deck if all normal standards are in compliance.

M/2<sup>nd</sup>/A adjourn at 10:50 a.m.

Next Board meeting will be the Annual Meeting, November -5, 2016 at 9:00 a.m. The Club at Porto Cima.  
All owners are invited and urged to attend.