



Property Owners' Association, Inc.

1856 SW Newport Isles Blvd., Port St. Lucie, FL 34953 ~ Phone: 772.345.1642 ~ Fax: 772.345.1662

Board of Directors Meeting April 25, 2022

Minutes

- I. **Call to Order:** The meeting was called to order by Michele Lee Longerbeam at 7:07pm.
- II. **Roll Call:** Directors present in person: Michele Lee Longerbeam: *President*, Michael Joie: *Vice-President*, Joe Clark: *Treasurer*. Directors **not present** were Michael Rivera: *Secretary*, Stefan Obel: *Director*. A quorum was confirmed. Advantage Property Management was represented by John Kiechle. 25 residents in attendance.
- III. **Approval of Minutes:** The Board reviewed Minutes from the 2/23/22, Board of Directors' Meeting. Joe Clark made a motion, 2nd by Michael Joie to approve the minutes for February 23rd, 2022, except the trash fines. All in favor. The motion carried. Michele Lee Longerbeam explained the trash fines presented in the February 23rd, 2022 meeting were retracted unanimously by the Board of Directors due to Waste Pro not picking up the trash on time.
- IV. **Treasurer's Report:** Joe Clark presented the Financial Statements for January 2022, February 2022, and March 2022. Joe Clark made a motion 2nd by Michael Joie to approve the January 2022, February 2022, and March 2022 Financial Statements as presented. All in favor. The motion carried.
- V. **Manager's Report:** John Kiechle gave the Manager's Report. Joe Clark made a motion, 2nd by Michael Joie to approve the manager's report. All in favor. The motion carried.

New Business:

- I. **Levy Fines for Violations:** Joe Clark made a motion 2nd by Michael Joie to levy fines for property, parking, and traffic hawk violations as presented to the board per occurrence. All in favor. The motion carried. Fines are as follows:

Property Violations

Address	Violation	Fine Amount
2145 Cape Cod	Trash cans visible from street	\$25.00
2198 Cape Cod	Trash cans visible from street	\$25.00
2198 Cape Cod	Trash cans visible from street	\$25.00
2214 Cape Cod	Sunken pavers	\$50.00
2942 Chatham	Trash cans visible from street	\$25.00
1868 Jamesport	Rust stains on home	\$333.33
1975 Jamesport	Dirty Roof	\$333.33
1983 Jamesport	Trash cans visible from street	\$25.00
1997 Marblehead	Trash cans visible from street	\$25.00
2042 Marblehead	Trash cans visible from street	\$25.00
2061 Marblehead	Weeds in driveway	\$150.00
2061 Marblehead	Lawn needs water & fertilizer	\$150.00
2061 Marblehead	Weeds in lawn	\$150.00
2097 Marblehead	Weeds in plant beds	\$1,000.00 (3rd)
2097 Marblehead	Weeds in driveway & walkway	\$500.00 (2nd)
2205 Marshfield	Trash cans visible from street	\$25.00
2254 Marshfield	Trash cans visible from street	\$25.00
2390 Marshfield	Trash cans visible from street	\$25.00
2390 Marshfield	Trash cans visible from street	\$25.00 (different day)
2627 Marshfield	Trash cans visible from street	\$25.00
1771 Newport	Trash cans visible from street	\$25.00
1787 Newport	Weeds in driveway	\$75.00
1819 Newport	Dirty Roof	\$133.33
1934 Newport	Trash cans visible from street	\$25.00
1951 Newport	Trash cans visible from street	\$25.00
2048 Newport	Trash cans visible from street	\$25.00
2083 Newport	Weeds in Driveway	\$75.00
2158 Newport	Trash cans visible in street	\$25.00
2165 Newport	Trash cans visible from street	\$25.00
2242 Newport	Mulch/stone needed in plant beds	\$333.33
2242 Newport	Lawn needs to be watered	\$333.33
2242 Newport	Weeds in lawn	\$333.33
2242 Newport	Garage door needs to be closed when not in use	\$333.33

2252 Newport	Dirty Roof	\$133.33
2256 Newport	Inoperable Vehicle in driveway	\$166.66
1988 Providence	Dirty Roof	\$133.33
2211 Rockport	Trash cans visible from street	\$25.00
2251 Rockport	Trashcans visible from street	\$25.00

Parking Violations

Address	Violation	Amount
1684 SW Jamesport	Blocking sidewalk	\$50.00
1856 SW Jamesport	Parked on street overnight	\$50.00
1966 SW Jamesport	Parked on street overnight	\$50.00
1966 SW Jamesport	Parked on street overnight	\$50.00
1966 SW Jamesport	Parked on street overnight	\$50.00
2014 SW Jamesport	Parked on street overnight	\$50.00
2925 SW Chatham	Parked on street overnight	\$50.00
2227 SW Portsmouth	Parked on street overnight	\$50.00
1957 SW Providence	Trailer in driveway/blocking sidewalk	\$50.00
1957 SW Providence	Parked on street overnight	\$50.00
1977 SW Providence	Parked on street	\$50.00
2001 SW Providence	Parked on street overnight	\$50.00
2921 SW Cedar Dunes	Parked on street overnight	\$50.00
2934 SW Cedar Dunes	Parked in handicap spot	\$100.00
2934 SW Cedar Dunes	Parked in handicapped spot	\$100.00
2934 SW Cedar Dunes	Parked in handicapped spot	\$100.00
2934 SW Cedar Dunes	Parked in handicapped spot	\$100.00
2938 SW Cedar Dunes	Commercial vehicle in driveway	\$50.00
1898 SW Newport Isles	Blocking sidewalk	\$50.00
1919 SW Newport Isles	Parked in street overnight	\$50.00
2031 SW Newport Isles	Parked on street overnight	\$50.00
2039 SW Newport Isles	Blocking sidewalk	\$50.00
2060 SW Newport Isles	Commercial vehicle parked in driveway	\$50.00
2094 SW Newport Isles	Parked on grass	\$50.00
2150 SW Newport Isles	Parked on street overnight	\$50.00
2193 SW Newport Isles	Parked on grass	\$50.00
2202 SW Newport Isles	Parked in handicap sport	\$50.00

2209 SW Newport Isles	Blocking sidewalk	\$50.00
2279 SW Newport Isles	Blocking sidewalk	\$50.00
2306 SW Newport Isles	Parked on street overnight	\$50.00
2205 SW Rockport	Parked on street overnight	\$50.00
2205 SW Rockport	Parked on street overnight	\$100.00
2205 SW Rockport	Parked on street overnight	\$100.00
2205 SW Rockport	Parked on street overnight	\$100.00
2235 SW Rockport	Parked on street overnight	\$50.00
2235 SW Rockport	Parked on street overnight	\$100.00
2251 SW Rockport	Parked on street overnight	\$50.00
2205 SW Marshfield	Parked on street overnight	\$50.00
2262 SW Marshfield	Parked on street overnight	\$50.00
2350 SW Marshfield	Parked in handicap spot	\$50.00
2378 SW Marshfield	Parked on street overnight	\$50.00
2378 SW Marshfield	Parked on street overnight	\$50.00
2552 SW Marshfield	Parked on street overnight	\$50.00
2615 SW Marshfield	Parked on street overnight	\$50.00
1993 SW Marblehead	Parked on street overnight	\$50.00
2007 SW Marblehead	Blocking sidewalk	\$50.00
2054 SW Marblehead	Parked on street overnight	\$50.00
2117 SW Marblehead	Parked on street overnight	\$50.00

Traffic Hawk Violations

Address	Violation	Fine
2924 Cape Breton Dr	Speeding 34 in a 25 mph	(G) Warning
2924 Cape Breton Dr	Speeding 35 in a 25 mph	(G) Warning
2931 Cape Breton Dr	Speeding 35 in a 25 mph	(G) Warning
2035 Cape Cod Dr	Speeding 28 in a 20 mph	\$25
2109 Cape Cod Dr	Speeding 33 in a 20 mph	\$25
2109 Cape Cod Dr	Speeding 31 in a 20 mph	\$50
2124 Cape Cod Dr	Speeding 33 in a 25 mph	\$25
2129 Cape Cod Dr	Speeding 32 in a 25 mph	(G) Warning
2129 Cape Cod Dr	Speeding 31 in a 20 mph	\$25
2130 Cape Cod Dr	Speeding 28 in a 20 mph	\$25
2142 Cape Cod Dr	Speeding 27 in a 20 mph	\$25
2145 Cape Cod Dr	Speeding 26 in a 20 mph	\$25
2149 Cape Cod Dr	Speeding 32 in a 25 mph	\$25
2149 Cape Cod Dr	Speeding 34 in a 25 mph	\$50
2149 Cape Cod Dr	Speeding 33 in a 20 mph	\$100

2149 Cape Cod Dr	Speeding 33 in a 20 mph	\$100
2150 Cape Cod Dr	Speeding 26 in a 20 mph	\$25
2158 Cape Cod Dr	Speeding 36 in a 20 mph	\$25
2161 Cape Cod Dr	Speeding 32 in a 25 mph	\$25
2161 Cape Cod Dr	Speeding 28 in a 20 mph	\$50
2161 Cape Cod Dr	Speeding 29 in a 20 mph	\$100
2162 Cape Cod Dr	Speeding 32 in a 25 mph	\$25
2162 Cape Cod Dr	Speeding 32 in a 25 mph	\$50
2162 Cape Cod Dr	Speeding 27 in a 20 mph	\$100
2165 Cape Cod Dr	Speeding 26 in a 20 mph	\$25
2165 Cape Cod Dr	Speeding 29 in a 20 mph	\$50
2174 Cape Cod Dr	Speeding 30 in a 20 mph	\$25
2177 Cape Cod Dr	Speeding 34 in a 25 mph	\$25
2177 Cape Cod Dr	Speeding 28 in a 20 mph	\$100
2177 Cape Cod Dr	Speeding 29 in a 20 mph	\$100
2198 Cape Cod Dr	Speeding 32 in a 25 mph	\$25
2198 Cape Cod Dr	Speeding 32 in a 25 mph	\$50
2198 Cape Cod Dr	Speeding 34 in a 25 mph	\$100
2198 Cape Cod Dr	Speeding 26 in a 20 mph	\$100
2210 Cape Cod Dr	Speeding 26 in a 20 mph	\$25
2210 Cape Cod Dr	Speeding 28 in a 20 mph	\$50
2210 Cape Cod Dr	Speeding 27 in a 20 mph	\$100
2218 Cape Cod Dr	Speeding 26 in a 20 mph	\$25
2218 Cape Cod Dr	Speeding 27 in a 20 mph	\$50
2218 Cape Cod Dr	Speeding 29 in a 20 mph	\$100
2222 Cape Cod Dr	Speeding 33 in a 24 mph	\$25
2235 Cape Cod Dr	Speeding 34 in a 25 mph	\$25
2235 Cape Cod Dr	Speeding 28 in a 20 mph	\$50
2235 Cape Cod Dr	Speeding 28 in a 20 mph	\$100
2235 Cape Cod Dr	Speeding 28 in a 20 mph	\$100
2247 Cape Cod Dr	Speeding 26 in a 20 mph	(G) Warning
2251 Cape Cod Dr	Speeding 29 in a 20 mph	\$25
2251 Cape Cod Dr	Speeding 28 in a 20 mph	\$50
2883 Cedar Dunes Dr	Speeding 32 in a 25 mph	(G) Warning
2883 Cedar Dunes Dr	Speeding 33 in a 25 mph	\$25
2910 Cedar Dunes Dr	Speeding 32 in a 25 mph	(G) Warning
2910 Cedar Dunes Dr	Speeding 33 in a 25 mph	(G) Warning
2913 Cedar Dunes Dr	Speeding 33 in a 25 mph	(G) Warning
2913 Cedar Dunes Dr	Speeding 26 in a 20 mph	\$25
2921 Cedar Dunes Dr	Speeding 27 in a 20 mph	\$25
2922 Cedar Dunes Dr	Speeding 32 in a 25 mph	\$25
2922 Cedar Dunes Dr	Speeding 27 in a 20 mph	\$25
2922 Cedar Dunes Dr	Speeding 27 in a 20 mph	\$50
2922 Cedar Dunes Dr	Speeding 26 in a 20 mph	\$50

2929 Cedar Dunes Dr	Speeding 34 in a 25 mph	\$25
2933 Cedar Dunes Dr	Speeding 32 in a 25 mph	\$25
2933 Cedar Dunes Dr	Speeding 32 in a 25 mph	\$50
2933 Cedar Dunes Dr	Speeding 27 in a 20 mph	(G) Warning
2933 Cedar Dunes Dr	Speeding 27 in a 20 mph	(G) Warning
2934 Cedar Dunes Dr	Speeding 27 in a 20 mph	\$25
2934 Cedar Dunes Dr	Speeding 27 in a 20 mph	\$50
2941 Cedar Dunes Dr	Speeding 26 in a 20 mph	\$25
2949 Cedar Dunes Dr	Speeding 32 in a 20 mph	\$25
1800 Jamesport	Speeding 32 in a 25 mph	\$25
1879 Jamesport	Speeding 33 in a 25 mph	\$25
1879 Jamesport	Speeding 31 in a 25 mph	\$25
1879 Jamesport	Speeding 33 in a 25 mph	\$50
1923 Jamesport	Speeding 36 in a 25 mph	\$25
1943 Jamesport	Speeding 31 in a 25 mph	(G) Warning
1944 Jamesport	Speeding 32 in a 25 mph	\$25
1944 Jamesport	Speeding 31 in a 25 mph	\$25
1956 Jamesport	Speeding 33 in a 25 mph	\$25
1964 Jamesport	Speeding 38 in a 25 mph	\$25
1964 Jamesport	Speeding 34 in a 25 mph	\$50
1964 Jamesport	Speeding 34 in a 25 mph	\$100
1964 Jamesport	Speeding 35 in a 25 mph	\$100
1964 Jamesport	Speeding 32 in a 25 mph	\$100
1964 Jamesport	Speeding 33 in a 25 mph	\$100
1964 Jamesport	Speeding 32 in a 25 mph	(G) Warning
1964 Jamesport	Speeding 33 in a 25 mph	(G) Warning
1964 Jamesport	Speeding 33 in a 25 mph	(G) Warning
1966 Jamesport	Speeding 31 in a 25 mph	\$25
1966 Jamesport	Speeding 31 in a 25 mph	\$50
1966 Jamesport	Speeding 31 in a 25 mph	\$100
1994 Jamesport	Speeding 31 in a 25 mph	\$25
1995 Jamesport	Speeding 26 in a 20 mph	\$25
1998 Jamesport	Speeding 32 in a 25 mph	\$25
1999 Jamesport	Speeding 33 in a 25 mph	\$25
1999 Jamesport	Speeding 33 in a 25 mph	\$50
2006 Jamesport	Speeding 32 in a 25 mph	\$25
2014 Jamesport	Speeding 32 in a 25 mph	\$25
2024 Marblehead	Speeding 31 in a 25 mph	\$25
2061 Marblehead	Speeding 32 in a 25 mph	\$25
2096 Marblehead	Speeding 33 in a 25 mph	(G) Warning
2096 Marblehead	Speeding 32 in a 25 mph	(G) Warning
2209 Marshfield	Speeding 35 in a 25 mph	\$25
2213 Marshfield	Speeding 33 in a 25 mph	(G) Warning
2218 Marshfield	Speeding 32 in a 25 mph	(G) Warning

2221 Marshfield	Speeding 35 in a 25 mph	\$25
2221 Marshfield	Speeding 38 in a 25 mph	\$50
2242 Marshfield	Speeding 33 in a 25 mph	(G) Warning
2242 Marshfield	Speeding 33 in a 25 mph	(G) Warning
2242 Marshfield	Speeding 35 in a 25 mph	(G) Warning
2242 Marshfield	Speeding 33 in a 25 mph	(G) Warning
2242 Marshfield	Speeding 36 in a 25 mph	(G) Warning
2346 Marshfield	Speeding 32 in a 25 mph	\$25
2346 Marshfield	Speeding 33 in a 25 mph	\$50
2422 Marshfield	Speeding 36 in a 25 mph	(G) Warning
2556 Marshfield	Speeding 31 in a 20 mph	\$25
2571 Marshfield	Speeding 29 in a 20 mph	\$25
2579 Marshfield	Speeding 26 in a 20 mph	\$25
2579 Marshfield	Speeding 33 in a 20 mph	(G) Warning
2579 Marshfield	Speeding 32 in a 25 mph	\$50
2583 Marshfield	Speeding 26 in a 20 mph	\$25
2615 Marshfield	Speeding 32 in a 20 mph	\$25
2615 Marshfield	Speeding 33 in a 20 mph	\$50
2615 Marshfield	Speeding 29 in a 20 mph	\$100
2615 Marshfield	Speeding 32 in a 25 mph	\$100
2615 Marshfield	Speeding 29 in a 20 mph	\$25
2615 Marshfield	Speeding 28 in a 20 mph	\$50
2619 Marshfield	Speeding 36 in a 25 mph	\$25
2619 Marshfield	Speeding 27 in a 20 mph	\$50
2619 Marshfield	Speeding 28 in a 20 mph	\$100
2619 Marshfield	Speeding 27 in a 20 mph	\$100
2619 Marshfield	Speeding 27 in a 20 mph	\$100
2619 Marshfield	Speeding 26 in a 20 mph	\$100
1898 NPI Blvd	Speeding 32 in a 25 mph	\$25
1939 NPI Blvd	Speeding 40 in a 20 mph	\$25
1939 NPI Blvd	Speeding 34 in a 25 mph	\$50
1939 NPI Blvd	Speeding 33 in a 25 mph	\$100
1950 NPI Blvd	Speeding 32 in a 25 mph	\$25
1950 NPI Blvd	Speeding 32 in a 25 mph	\$50
1951 NPI Blvd	Speeding 36 in a 25 mph	\$25
1951 NPI Blvd	Speeding 32 in a 25 mph	\$50
1951 NPI Blvd	Speeding 41 in a 25 mph	\$100
1951 NPI Blvd	Speeding 33 in a 25 mph	\$100
1951 NPI Blvd	Speeding 32 in a 25 mph	\$100
1951 NPI Blvd	Speeding 32 in a 25 mph	\$100
1951 NPI Blvd	Speeding 34 in a 25 mph	\$100
1951 NPI Blvd	Speeding 31 in a 25 mph	\$100
1951 NPI Blvd	Speeding 32 in a 25 mph	\$100
2007 NPI Blvd	Speeding 34 in a 25 mph	\$25

2007 NPI Blvd	Speeding 32 in a 25 mph	\$50
2016 NPI Blvd	Speeding 32 in a 25 mph	\$25
2016 NPI Blvd	Speeding 31 in a 25 mph	\$50
2016 NPI Blvd	Speeding 31 in a 25 mph	\$100
2036 NPI Blvd	Speeding 34 in a 25 mph	\$25
2043 NPI Blvd	Speeding 35 in a 25 mph	(G) Warning
2044 NPI Blvd	Speeding 34 in a 25 mph	\$25
2044 NPI Blvd	Speeding 31 in a 25 mph	\$50
2052 NPI Blvd	Speeding 33 in a 25 mph	\$25
2052 NPI Blvd	Speeding 33 in a 25 mph	\$50
2060 NPI Blvd	Speeding 33 in a 25 mph	\$25
2075 NPI Blvd	Speeding 34 in a 25 mph	\$25
2082 NPI Blvd	Speeding 34 in a 25 mph	\$25
2086 NPI Blvd	Speeding 31 in a 25 mph	\$25
2118 NPI Blvd	Speeding 33 in a 25 mph	\$25
2118 NPI Blvd	Speeding 33 in a 25 mph	\$25
2118 NPI Blvd	Speeding 31 in a 25 mph	\$25
2131 NPI Blvd	Speeding 32 in a 25 mph	\$25
2131 NPI Blvd	Speeding 33 in a 25 mph	\$50
2131 NPI Blvd	Speeding 32 in a 25 mph	\$100
2137 NPI Blvd	Speeding 36 in a 25 mph	\$25
2137 NPI Blvd	Speeding 32 in a 25 mph	\$50
2142 NPI Blvd	Speeding 32 in a 25 mph	(G) Warning
2142 NPI Blvd	Speeding 40 in a 25 mph	(G) Warning
2321 NPI Blvd	Speeding 32 in a 25 mph	\$25
2202 Portsmouth	Speeding 33 in a 25 mph	\$50
1945 Providence	Speeding 32 in a 25 mph	\$25
1948 Providence	Speeding 32 in a 25 mph	\$25
1949 Providence	Speeding 32 in a 25 mph	\$25
1952 Providence	Speeding 42 in a 25 mph	\$25
1965 Providence	Speeding 32 in a 25 mph	(G) Warning
1968 Providence	Speeding 31 in a 25 mph	(G) Warning
1968 Providence	Speeding 32 in a 25 mph	(G) Warning
1977 Providence	Speeding 32 in a 25 mph	\$25
2026 Providence	Speeding 33 in a 25 mph	(G) Warning
2026 Providence	Speeding 31 in a 25 mph	\$25
2030 Providence	Speeding 36 in a 25 mph	(G) Warning
2049 Providence	Speeding 31 in a 25 mph	\$50
2054 Providence	Speeding 36 in a 25 mph	\$25
2058 Providence	Speeding 31 in a 25 mph	\$25
2211 Rockport	Speeding 32 in a 25 mph	\$25
2222 Rockport	Speeding 34 in a 25 mph	\$25
2222 Rockport	Speeding 35 in a 25 mph	\$50
2250 Rockport	Speeding 32 in a 25 mph	\$25

2250 Rockport	Speeding 32 in a 25 mph	\$50
2251 Rockport	Speeding 32 in a 25 mph	(G) Warning
2251 Rockport	Speeding 33 in a 25 mph	(G) Warning

II. Ratify Previously Approved Fines 2/23/2022: Michele Lee Longerbeam spoke regarding the Board of Director’s need to ratify the previously approved trash fines from the February 23rd, 2022, BOD meeting. This was due to the trash collection problem in Port Saint Lucie. The BOD unanimously approved waiving the trash fines via online vote on 3/9/22. Michael Joie made a motion, 2nd by Joe Clark to ratify the trash fines presented at the February 23rd, 2022, Board of Directors Meeting and to accept it as official record in the Minutes. All in favor. The motion carried.

III. Ratify Insurance: Michele Lee Longerbeam spoke regarding the Newport Isle’s 2021-2022 insurance policies that were due in April of 2022. With no quorum reached for the March 30, 2022, Annual Meeting, an online vote was taken by the Board of Directors to approve the proposed 2022-2023 insurance policies. The motion carried. All five Board of Directors signed a Board of Directors Motion Form to approve the new policies for record keeping in the office.

There was discussion on updating the restricted dog list. Michele Lee Longerbeam said the old insurance policy restricted ten types of dog breeds; the new insurance policy does not have a dog restriction list. Discussion ensued. Joe Clark made a motion, 2nd by Michael Joie to restrict only the dog breeds listed in the Declaration of Covenants, Restrictions, and Easements of Newport Isles. All in favor. The motion carried.

Old Business:

I. Single Family Roofs: The Board of Directors discussed homes in Newport Isles having metal roofs installed that did not match the house color. Michele Lee Longerbeam mentioned the need for a metal roof color chart to be created for each paint scheme in Newport Isles. Discussion ensued. Michele Lee Longerbeam made a motion, 2nd by Joe Clark for the ACB Committee to meet and determine matching metal roof colors for each paint scheme available to Newport Isles. All in favor. The motion carried.

II. Easter Egg Hunt: Michele Lee Longerbeam thanked all the volunteers for making the 2022 Easter Egg Hunt such a success. There was positive feedback from the residents at the event who enjoyed the photo booth, costume characters, and the Mr. Softee Ice Cream truck.

III. Community Trash Pickup: Michele Lee Longerbeam thanked the residents, maintenance staff, and office staff who participated in the community trash pickup. It was the lowest amount trash collected to-date since the Community Trash Pickup started years ago.

IV. Townhome Committee Spokesman: Jacqueline Guerrero thanked the Board of Directors and Management for supporting the Townhome Committee for the past year. She also discussed the goals of the Committee and the working relationship with the Board of Directors.

Owners Forum:

Zita Mirabile: Discussed dedicating a playground, plaque, bench, or an event to David Keen.

Michele Lee Longerbeam mentioned she was already in active talks with the family regarding a Celebration of Life event in July and naming the park by the townhomes after their son, David. Joe Clark made a motion, 2nd by Michele Lee Longerbeam to name the park near the townhomes the David Keene Memorial Park and have the Association participate in an annual Celebration of Life Event. All in favor. The motion carried.

Adjournment: With no further business to discuss, Michele Lee Longerbeam made a motion, 2nd by Joe Clark to adjourn the meeting at 7:47pm. All in favor. The motion carried.

Minutes approved on 7/27/22