



**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 November 21, 2022**

**Minutes**

- I. **Call to Order:** The meeting was called to order by Michele Lee Longerbeam at 7:10PM.
- II. **Roll Call:** Directors present in person: Michele Lee Longerbeam: President, Joseph Passarelli: Treasurer, Joe Clark: Secretary, Michael Rivera: Director. Directors **not present:** Michael Joie: Vice-President. A quorum was confirmed. Advantage Property Management was represented by John Kiechle. 16 residents in attendance.
- III. **Approval of Minutes:** The Board of Directors review minutes from the 9/26/22, Board of Directors' Meeting. Michael Rivera made motion, 2<sup>nd</sup> by Joe Clark to approve the minutes for September 26th, 2022. All in favor. The motion carried.
- IV. **Treasurer's Report:** Joseph Passarelli presents the Financial Statement as of September 30, 2022. Joe Clark made motion, 2<sup>nd</sup> by Michael Rivera to accept the September Financial Statement as presented. All in favor. The motion carried. Joseph Passarelli presents the Financial Statement as of October 31, 2022. Joe Clark made motion, 2<sup>nd</sup> by Michael Rivera to accept the October Financial Statement as presented. All in favor. The motion carried.
- V. **Manager's Report:** John Kiechle gives the Manager's Report. Joe Clark made motion, 2<sup>nd</sup> by Michael Rivera to accept the Manager's Report. All in favor. The motion carried.

## New Business:

- I. **Levy Fines for Violations:** Michele Lee Longerbeam made motion 2<sup>nd</sup> by Michele Joe Clark to levy fines for property, garbage, parking, and traffic hawk violations as presented to the board per occurrence. All in favor. The motion carried. Fines are as follows:

### Property Fines

<b>Address</b>	<b>Violation</b>	<b>Fine Amount</b>
2882 Cape Breton	Dirty roof	\$333.33
2942 Chatham	Dirty roof	\$333.33
1907 Exeter	Trash cans visible from street	\$25
1918 Exeter	Rust stains on exterior of home	\$333.33
1918 Exeter	Pressure clean driveway/sidewalk	\$500.00
1918 Exeter	Dirty roof	\$167.00
1918 Exeter	Mulch/stone needed in plant beds	\$167.00
1922 Exeter	Trash cans visible from street	\$25
1680 Jamesport	Trash cans visible from street	\$25
1744 Jamesport	Trash cans visible from street	\$25
1748 Jamesport	Trash cans visible from street	\$25
1820 Jamesport	Trash cans visible from street	\$25
1824 Jamesport	Trash cans visible from street	\$25
1827 Jamesport	Trash cans visible from street	\$25
1834 Jamesport	Dirty roof	\$333.33
1836 Jamesport	Dirty roof	\$333.33
1851 Jamesport	Dirty roof	\$333.33
1904 Jamesport	Trash cans visible from street	\$25
1904 Jamesport	Trash cans visible from street	\$25
1907 Jamesport	Trash cans visible from street	\$25
1920 Jamesport	Trash out too early	\$25
1924 Jamesport	Trash cans visible from street	\$25
1952 Jamesport	Trash cans visible from street	\$25
1952 Jamesport	Trash cans visible from street	\$25
1983 Jamesport	Mulch/stone needed in plant beds	\$333.33
2010 Jamesport	Trim palm trees	\$333.33
2088 Marblehead	Mulch/stone needed in plant beds	\$300.00
2101 Marblehead	Trash cans visible from street	\$25

1755 Newport	Trash cans visible from street	\$25
1766 Newport	Trash cans visible from street	\$25
1759 Newport	Trash cans visible from street	\$25
1774 Newport	Dirty roof	\$333.33
1787 Newport	Dirty roof	\$333.33
1814 Newport	Dirty roof	\$333.33
1831 Newport	Trash cans visible from street	\$25
1831 Newport	Trash out too early	\$25
1831 Newport	Trash cans visible from street	\$25
1871 Newport	Trash cans visible from street	\$25
1883 Newport	Trash cans visible from street	\$25
1906 Newport	Mulch/stone needed in plant beds	\$300.00
1915 Newport	Mulch/stone needed in plant beds	\$300.00
1938 Newport	Trash cans visible from street	\$25
1938 Newport	Trash out too early	\$25
1938 Newport	Trash out too early	\$25
1938 Newport	Trash out too early	\$25
1938 Newport	Trash out too early	\$25
1938 Newport	Trash out too early	\$25
1942 Newport	Trash cans visible from street	\$25
1943 Newport	Mulch/stone needed in plant beds	\$300.00
1963 Newport	Mulch/stone needed in plant beds	\$300.00
1963 Newport	Tiles missing from roof	\$300.00
1968 Newport	Trash out too early	\$25
2016 Newport	Trash cans visible from street	\$25
2052 Newport	Trash cans visible from street	\$25
2094 Newport	Dirty roof	\$333.33
2095 Newport	Trash cans visible from street	\$25
2103 Newport	Dirty roof	\$333.33
2170 Newport	Trash cans visible from street	\$25
2189 Newport	Trash out too early	\$25
2193 Newport	Trash cans visible from street	\$25
2242 Newport	Trash out too early	\$25
2248 Newport	Trash cans visible from street	\$25
2248 Newport	Trash cans visible from street	\$25
2321 Newport	Dirty roof	\$333.33
1941 Providence	Dirty roof	\$333.33
1957 Providence	Trash cans visible from street	\$25
1980 Providence	Weeds in driveway	\$133.33
2017 Providence	Trash out too early	\$25
2057 Providence	Trash cans visible from street	\$25

### Garbage Fines

<b>Address</b>	<b>Violation</b>	<b>Fine</b>
2919 Cape Breton	Trash bin left out	\$25
2101 Cape Cod	Trash bin left out	\$25
2101 Cape Cod	Trash bin left out	\$25
2138 Cape Cod	Trash bin left out	\$25
2145 Cape Cod	Trash bin left out	\$25
2165 Cape Cod	Trash bin left out	\$25
2181 Cape Cod	Trash bin left out	\$25
2181 Cape Cod	Trash bin left out	\$25
2194 Cape Cod	Trash bin left out	\$25
2214 Cape Cod	Trash bin left out	\$25
2214 Cape Cod	Trash bin left out	\$25
2243 Cape Cod	Trash bin left out	\$25
2251 Cape Cod	Trash bin left out	\$25
2906 Cedar Dunes	Trash bin left out	\$25
2942 Cedar Dunes	Trash bin left out	\$25
2919 Chatham	Household Debris	\$25
2919 Chatham	Household Debris	\$25
2925 Chatham	Trash bin left out	\$25
2937 Chatham	Trash bin left out	\$25
2942 Chatham	Trash bin left out	\$25
1906 Exeter	Trash bin left out	\$25
1927 Exeter	Trash bin left out	\$25
1930 Exeter	Trash bin left out	\$25
1930 Exeter	Trash bin left out	\$25
1795 Jamesport	Trash bin left out	\$25
1795 Jamesport	Trash bin left out	\$25
1799 Jamesport	Trash bin left out	\$25
1839 Jamesport	Trash bin left out	\$25
1863 Jamesport	Trash bin left out	\$25
1863 Jamesport	Trash bin left out	\$25
1879 Jamesport	Trash bin left out	\$25
1907 Jamesport	Trash bin left out	\$25
1931 Jamesport	Trash bin left out	\$25
1936 Jamesport	Trash bin left out	\$25
1939 Jamesport	Trash bin left out	\$25
1944 Jamesport	Trash bin left out	\$25
1944 Jamesport	Trash bin left out	\$25
1947 Jamesport	Trash bin left out	\$25
1956 Jamesport	Furniture out on curb	\$25
1956 Jamesport	Furniture out on curb	\$25

1970 Jamesport	Chairs & debris left out	\$25
1971 Jamesport	Trash bin left out	\$25
1983 Jamesport	Couch & debris left out	\$25
1983 Jamesport	Couch & debris left out	\$25
2003 Jamesport	Trash bin left out	\$25
2003 Jamesport	Trash bin left out	\$25
1985 Marblehead	Trash bin left out	\$25
2069 Marblehead	Trash bin left out	\$25
2069 Marblehead	Trash bin left out	\$25
2217 Marshfield	Trash bin left out	\$25
2238 Marshfield	Trash bin left out	\$25
2253 Marshfield	Trash bin left out	\$25
2262 Marshfield	Trash bin left out	\$25
2346 Marshfield	Trash bin left out	\$25
2350 Marshfield	Trash bin left out	\$25
2358 Marshfield	Trash bin left out	\$25
2582 Marshfield	Trash bin left out	\$25
2586 Marshfield	Trash bin left out	\$25
2586 Marshfield	Trash bin left out	\$25
1685 Newport	Trash bin left out	\$25
1763 Newport	Trash bin left out	\$25
1815 Newport	Trash bin left out	\$25
1815 Newport	Trash bin left out	\$25
1819 Newport	Trash bin left out	\$25
1819 Newport	Trash bin left out	\$25
1822 Newport	Trash bin left out	\$25
1822 Newport	Trash bin left out	\$25
1826 Newport	Trash bin left out	\$25
1826 Newport	Trash bin left out	\$25
1835 Newport	Trash bin left out	\$25
1959 Newport	Trash bin left out	\$25
1963 Newport	Trash bin left out	\$25
1995 Newport	Trash bin left out	\$25
2016 Newport	Trash bin left out	\$25
2019 Newport	Trash bin left out	\$25
2019 Newport	Trash bin left out	\$25
2060 Newport	Table & chairs left out	\$25
2063 Newport	Couch & debris	\$25
2082 Newport	Trash bin left out	\$25
2082 Newport	Trash bin left out	\$25
2090 Newport	Trash bin left out	\$25
2090 Newport	Trash bin left out	\$25
2090 Newport	Trash bin left out	\$25
2094 Newport	Trash bin left out	\$25
2094 Newport	Trash bin left out	\$25

2103 Newport	Trash bin left out	\$25
2130 Newport	Trash bin left out	\$25
2130 Newport	Trash bin left out	\$25
2131 Newport	Trash bin left out	\$25
2133 Newport	Trash bin left out	\$25
2137 Newport	Trash bin left out	\$25
2137 Newport	Trash bin left out	\$25
2141 Newport	Trash bin left out	\$25
2146 Newport	Trash bin left out	\$25
2146 Newport	Trash bin left out	\$25
2153 Newport	Trash bin left out	\$25
2154 Newport	Trash bin left out	\$25
2162 Newport	Trash bin left out	\$25
2162 Newport	Trash bin left out	\$25
2170 Newport	Trash bin left out	\$25
2170 Newport	Trash bin left out	\$25
2222 Newport	Trash bin left out	\$25
2242 Newport	Trash bin left out	\$25
2245 Newport	Trash bin left out	\$25
2248 Newport	Trash bin left out	\$25
2252 Newport	Trash bin left out	\$25
2260 Newport	Trash bin left out	\$25
2264 Newport	Trash bin left out	\$25
2268 Newport	Trash bin left out	\$25
2283 Newport	Trash bin left out	\$25
2330 Newport	Computer equip left out	\$25
2330 Newport	Computer equip left out	\$25
2919 Newport	Stools & Debris left out	\$25
1957 Providence	Trash bin left out	\$25
1981 Providence	Trash bin left out	\$25
1984 Providence	Trash bin left out	\$25
1989 Providence	Trash bin left out	\$25
2005 Providence	Trash bin left out	\$25
2009 Providence	Trash bin left out	\$25
2018 Providence	Trash bin left out	\$25
2066 Providence	Trash left on curb	\$25
2202 Rockport	Trash bin left out	\$25

### Parking Fines

Address	Fine	Amount
2931 Chatham	Parked on street overnight	\$50
2931 Chatham	Parked on street overnight	\$100
2931 Chatham	Parked on street overnight	\$50

2942 Chatham	Parked on street overnight	\$50
1808 Jamesport	Parked on street overnight	\$50
1819 Jamesport	Blocking sidewalk	\$50
1820 Jamesport	Blocking sidewalk	\$50
1908 Jamesport	Parked on street overnight	\$50
1939 Jamesport	Parked on street overnight	\$50
1964 Jamesport	Parked on front lawn	\$50
1971 Jamesport	Parked on street overnight	\$50
1971 Jamesport	Parked on street overnight	\$50
1971 Jamesport	Parked on street overnight	\$100
1985 Marblehead	Parked on street overnight	\$50
1993 Marblehead	Parked on street overnight	\$50
2042 Marblehead	Parked on street overnight	\$50
2096 Marblehead	Parked on street overnight	\$50
2117 Marblehead	Parked on street overnight	\$50
2350 Marshfield	Parked in handicap	\$100
2201 Marshfield	Parked on street overnight	\$50
2254 Marshfield	Parked in handicap	\$100
2254 Marshfield	Parked in handicap	\$100
2570 Marshfield	Commercial Vehicle in driveway	\$50
1875 Newport	Commercial vehicle in driveway	\$50
1919 Newport	Parked on street overnight	\$50
2044 Newport	Parked on street overnight	\$50
2264 Newport	Parked on grass	\$50
2283 Newport	Parked on grass	\$50
1964 Providence	Blocking sidewalk	\$50
1964 Providence	Trailer in driveway overnight	\$50
1984 Providence	Parked on street overnight	\$50
1996 Providence	Parked on street overnight	\$50
2054 Providence	Parked on street overnight	\$50
2054 Providence	Parked on street overnight	\$100

### Traffic Hawk Fines

<b>Address</b>	<b>Violation</b>	<b>Fine</b>
2882 Cape Breton	Speeding 34 in a 25 mph	\$25
2918 Cape Breton	Speeding 35 in a 25 mph	\$25
2918 Cape Breton	Speeding 31 in a 25 mph	\$50
2129 Cape Cod	Speeding 26 in a 20 mph	\$25
2129 Cape Cod	Speeding 28 in a 20 mph	\$50
2129 Cape Cod	Speeding 31 in a 25 mph	\$100
2149 Cape Cod	Speeding 26 in a 20 mph	\$25



2169 Cape Cod	Speeding 27 in a 20 mph	\$25
2181 Cape Cod	Speeding 32 in a 25 mph	(G) Warning
2181 Cape Cod	Speeding 26 in a 20 mph	\$100
2181 Cape Cod	Speeding 30 in a 20 mph	\$100
2226 Cape Cod	Speeding 28 in a 20 mph	\$25
2235 Cape Cod	Speeding 28 in a 20 mph	\$25
2251 Cape Cod	Speeding 31 in a 20 mph	\$25
2921 Cedar Dunes	Speeding 26 in a 20 mph	\$25
2924 Cedar Dunes	Speeding 28 in a 20 mph	\$25
2926 Cedar Dunes	Speeding 27 in a 20 mph	\$50
2926 Cedar Dunes	Speeding 27 in a 20 mph	\$100
2926 Cedar Dunes	Speeding 31 in a 25 mph	\$100
2926 Cedar Dunes	Speeding 31 in a 25 mph	\$100
2933 Cedar Dunes	Speeding 33 in a 20 mph	(G) Warning
2933 Cedar Dunes	Speeding 28 in a 20 mph	\$(G) Warning
2945 Cedar Dunes	Speeding 27 in a 20 mph	\$25
1910 Exeter Ct	Speeding 26 in a 20 mph	\$25
1839 Jamesport	Speeding 31 in a 25 mph	(G) Warning
1868 Jamesport	Speeding 31 in a 25 mph	\$25
1908 Jamesport	Speeding 31 un a 25 mph	(G) Warning
1936 Jamesport	Speeding 31 in a 25 mph	\$25
1947 Jamesport	Speeding 32 in a 25 mph	(G) Warning
1970 Jamesport	Speeding 31 in a 25 mph	\$25
1970 Jamesport	Speeding 31 in a 25 mph	\$50
1998 Jamesport	Speeding 33 in a 25 mph	\$25
2010 Jamesport	Speeding 34 in a 25 mph	\$25
1981 Marblehead	Speeding 31 in a 25 mph	\$25
2030 Marblehead	Speeding 32 in a 25 mph	\$25
2113 Marblehead	Speeding 31 in a 25 mph	\$25
2233 Marshfield	Speeding 31 in a 25 mph	\$25
2238 Marshfield	Speeding 31 in a 25 mph	\$100
2254 Marshfield	Speeding 31 in a 25 mph	\$25
2254 Marshfield	Speeding 38 in a 25 mph	\$50
2254 Marshfield	Speeding 34 in a 25 mph	\$100
2254 Marshfield	Speeding 33 in a 25 mph	\$100
2257 Marshfield	Speeding 31 in a 25 mph	\$25
2370 Marshfield	Speeding 35 in a 25 mph	(G) Warning
2582 Marshfield	Speeding 31 in a 25 mph	\$100
2582 Marshfield	Speeding 31 in a 25 mph	\$100
2582 Marshfield	Speeding 31 in a 25 mph	\$100
2582 Marshfield	Speeding 27 in a 20 mph	\$100
2582 Marshfield	Speeding 29 in a 20 mph	\$100
2582 Marshfield	Speeding 28 in a 20 mph	\$100
2582 Marshfield	Speeding 34 in a 25 mph	\$100
2583 Marshfield	Speeding 27 in a 20 mph	\$25



1938 Newport	Speeding 31 in a 25 mph	\$25
1959 Newport	Speeding 31 in a 25 mph	\$25
2044 Newport	Speeding 33 in a 25 mph	\$25
2118 Newport	Speeding 35 in a 25 mph	(G) Warning
2131 Newport	Speeding 32 in a 25 mph	\$25
2137 Newport	Speeding 31 in a 25 mph	\$50
2142 Newport	Speeding 32 in a 25 mph	\$25
2245 Newport	Speeding 32 in a 25 mph	\$25
2268 Newport	Speeding 32 in a 25 mph	\$25
2326 Newport	Speeding 31 in a 25 mph	\$25
2218 Portsmouth	Speeding 35 in a 25 mph	\$25
1956 Providence	Speeding 31 in a 25 mph	\$25
1965 Providence	Speeding 35 in a 25 mph	\$25
1989 Providence	Speeding 32 in a 25 mph	\$25
1989 Providence	Speeding 32 in a 25 mph	\$50
2001 Providence	Speeding 31 in a 25 mph	(G)Warning
2001 Providence	Speeding 31 in a 25 mph	(G) Warning
2001 Providence	Speeding 31 in a 25 mph	(G) Warning
2017 Providence	Speeding 31 in a 25 mph	\$25
2021 Providence	Speeding 31 in a 25 mph	\$25
2029 Providence	Speeding 35 in a 25 mph	\$25
2030 Providence	Speeding 33 in a 25 mph	(G) Warning
2066 Providence	Speeding 31 in a 25 mph	\$50
2223 Rockport	Speeding 32 in a 25 mph	\$25
2242 Rockport	Speeding 31 in a 25 mph	\$50

**II. Pool Cabana Replacement:** Michele Lee Longerbeam discusses the large rip in the kiddie pool cabana cover and the multiple holes in one of the cabanas covers in the large pool. The Board of Directors review the proposal from Premier Awnings of Treasure Coast, Inc. for replacement of one, two, or three cabana covers and discuss the pros and cons to replacing two versus all three. The difference in color with two new covers next to a current cover is mentioned. After more discussion, Joe Passarelli made a motion, 2<sup>nd</sup> by Joe Clark to accept the proposal from Premier Awnings of Treasure Coast, Inc. for cover replacement of all three cabanas. All in favor. The motion carried.

## **Old Business:**

**I. Clubhouse:** The Board of Directors are presented with three bids for painting the interior of the clubhouse. After discussion, Joe Clark made a motion, 2<sup>nd</sup> by

Michael Rivera to accept M.E.S. Painting's bid for interior painting. All in favor. The motion carried.

Michele Lee Longerbeam mentions at the last Board of Directors meeting, three bids were submitted for a mix of roll down and accordion shutters but there was a request for pictures from each company, so it was tabled to the next meeting. The Board of Directors review the bids and pictures. Discussion ensued between the Board and the residents in attendance. Joe Clark made a motion, 2<sup>nd</sup> by Michael Rivera to accept First Alert Hurricane Shutters Windows & Wholesale's bid for roll down and accordion shutters that match the clubhouse but dependent upon the cost to connect the roll down shutters electrically. All in favor. The motion carried.

**II. Events:** Michele Lee Longerbeam thanks Gail Porter, Vinesha Clark, and Jim Voigt for volunteering to serve food at the Halloween Party. Michele Lee Longerbeam announces the upcoming scheduled events at Newport Isles and asks residents in attendance to see the office if they wish to volunteer. The upcoming events are:

-Food Truck Invasion rescheduled to Wednesday, November 30th, 2022, from 5PM-8PM

-Christmas Parade – December 17, 2022, at 7PM

-Christmas Party – December 18, 2022, from 4PM-7PM

**III. Ratify:** A unanimous consent form was signed by the Board of Directors to disband the Townhome Committee. Joe Clark made motion, 2<sup>nd</sup> by Michael Rivera to accept the Townhome Committee Disbandment as official record into the minutes. All in favor. The motion carried.

### **Owners Forum:**

ACB Application Review – Daniel Echarren - 2197 Rockport Road: Submitted ACB Application that was denied by the ACB Committee for review by the Board of Directors. Joe Clark made motion 2<sup>nd</sup> by Michael Rivera to reverse the ACB Committee's decision and approve the application as presented. All in favor. The motion carried.

**Adjournment:** With no further business to discuss, Michele Lee Longerbeam made a motion, 2<sup>nd</sup> by Joe Clark to adjourn the meeting at 7:53PM. All in favor. The motion carried.

Minutes approved on 3/20/23