



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 September 26, 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, Michael Rivera: Director. Directors **present via phone:** Michael Joie: Vice-President. Directors **not present:** Joe Clark: Secretary. 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 7/27/22, Board of Directors' Meeting. Michael Rivera made motion, 2nd by Joseph Passarelli to approve the minutes for July 27th, 2022. All in favor. The motion carried.
- IV. Treasurer's Report:** Joseph Passarelli presents the Financial Statement as of July 31, 2022. Michele Lee Longerbeam made motion, 2nd by Michael Rivera to accept the July Financial Statement as presented. All in favor. The motion carried. Joseph Passarelli presents the Financial Statement as of August 31, 2022. Michael Rivera made motion, 2nd by Joseph Passarelli to accept the August Financial Statement as presented. All in favor. The motion carried.
- V. Manager's Report:** John Kiechle gives the Manager's Report. Michael Rivera made motion, 2nd by Joseph Passarelli to accept the Manager's Report. All in favor. The motion carried.

New Business:

- I. **Ratify Previously Approved Fines – 8/31/22:** The Board of Directors review fines approved via email on 8/31/2022 to accept as official record into the minutes. Michele Lee Longerbeam made motion, 2nd by Joseph Passarelli to accept approved fines as official record into the minutes. All in favor. The motion carried. Fines are as follows:

Property Fines

Address	Fine	Amount
2930 Chatham	Weeds in driveway	\$470.83
1918 Exeter	Trim palm trees	\$500.00
1918 Exeter	Dirty Roof	\$500.00
1923 Exeter	Trim palm trees	\$333.33
1772 Jamesport	Trim palm trees	\$200.00
1776 Jamesport	House numbers are missing	\$333.33
1895 Jamesport	Trim palm trees	\$333.33
2077 Marblehead	Paint exterior of home	\$333.33
1814 Newport	Mailbox needs to be repaired	\$333.33
1814 Newport	Weeds in driveway	\$333.33
1819 Newport	Dirty roof	\$500.00
1819 Newport	Paint exterior of home	\$566.67
2016 Newport	Bare spots in lawn	\$333.33
2072 Newport	Trim palm trees	\$500.00
2072 Newport	Trim hedges/shrubs	\$500.00
2072 Newport	Paint exterior of home	\$333.33
2072 Newport	Trim oak tree	\$333.33
2166 Newport	Dirty roof	\$333.33
2253 Newport	Trim palm trees	\$333.33
2235 Rockport	Failure to remove pet waste	\$50.00

Parking Fines

Address	Fine	Amount
2886 Cedar Dunes	Parked on street overnight	\$50
2917 Cedar Dunes	Commercial vehicle	\$50
1772 Jamesport	Parked on street overnight	\$50
1795 Jamesport	Parked on street overnight	\$50
1800 Jamesport	Parked on street overnight	\$50
1807 Jamesport	Parked on street overnight	\$50
1839 Jamesport	Parked on street overnight	\$50
1936 Jamesport	Parked on street overnight	\$50
1971 Jamesport	Parked on street overnight	\$50

1975 Jamesport	Parked on street overnight	\$50
1999 Jamesport	Parked on street overnight	\$50
2014 Jamesport	Parked on street overnight	\$50
2013 Marblehead	Parked on street overnight	\$50
2096 Marblehead	Parked on street overnight	\$50
2225 Marshfield	Parked on street overnight	\$50
2245 Marshfield	Parked on street overnight	\$50
2254 Marshfield	Parked on street overnight	\$50
1995 NPI	Parked on grass	\$50
2016 NPI	Parked on street overnight	\$50
2016 NPI	Parked on street overnight	\$50
2031 NPI	Parked on street overnight	\$50
2086 NPI	Parked on street overnight	\$50
2094 NPI	Parked on street overnight	\$50
2118 NPI	Blocking sidewalk	\$50
2202 NPI	Parked on street overnight	\$50
2248 NPI	Blocking sidewalk	\$50
2257 NPI	Parked on street overnight	\$50
2306 NPI	Parked on grass	\$50
2306 NPI	Parked on street overnight	\$50
1957 Providence	Parked on street overnight	\$50
1977 Providence	Parked on street overnight	\$50
1981 Providence	Parked on street overnight	\$50
2001 Providence	Parked on street overnight	\$50
2001 Providence	Parked on street overnight	\$50
2211 Rockport	Parked on street overnight	\$50
2751 Seawatch	Parked on grass	\$50

Traffic Hawk Fines

Address	Fine	Amount
2883 Cape Breton	Speeding 33 in a 25 mph	\$50
2129 Cape Cod	Speeding 31 in a 25 mph	(G) Warning
2142 Cape Cod	Speeding 33 in a 25 mph	(G) Warning
2146 Cape Cod	Speeding 26 in a 20 mph	(G) Warning
2149 Cape Cod	Speeding 27 in a 20 mph	\$100
2149 Cape Cod	Speeding 27 in a 20 mph	\$100
2150 Cape Cod	Speeding 26 in a 20 mph	\$100
2157 Cape Cod	Speeding 35 in a 25 mph	\$25
2158 Cape Cod	Speeding 31 in a 25 mph	\$100
2158 Cape Cod	Speeding 33 in a 25 mph	\$100
2181 Cape Cod	Speeding 31 in a 25 mph	\$100
2235 Cape Cod	Speeding 26 in a 20 mph	(G) Warning
2235 Cape Cod	Speeding 29 in a 20 mph	(G) Warning

2251 Cape Cod	Speeding 26 in a 20 mph	\$100
2895 Cedar Dunes	Speeding 31 in a 25 mph	(G) Warning
2933 Cedar Dunes	Speeding 31 in a 25 mph	(G) Warning
1720 Jamesport	Speeding 35 in a 25 mph	\$25
1884 Jamesport	Speeding 32 in a 25 mph	\$50
1888 Jamesport	Speeding 32 in a 25 mph	(G) Warning
1900 Jamesport	Speeding 33 in a 25 mph	\$100
1919 Jamesport	Speeding 31 in a 25 mph	\$25
1919 Jamesport	Speeding 31 in a 25 mph	\$25
1931 Jamesport	Speeding 33 in a 25 mph	\$50
1944 Jamesport	Speeding 35 in a 25 mph	\$100
1944 Jamesport	Speeding 33 in a 25 mph	\$100
1964 Jamesport	Speeding 31 in a 25 mph	\$50
1964 Jamesport	Speeding 32 in a 25 mph	(G) warning
1982 Jamesport	Speeding 31 in a 25 mph	\$100
1990 Jamesport	Speeding 31 in a 25 mph	\$25
2003 Jamesport	Speeding 32 in a 25 mph	\$50
2014 Jamesport	Speeding 34 in a 25 mph	(G) Warning
2013 Marblehead	Speeding 33 in a 25 mph	(G) Warning
2030 Marblehead	Speeding 31 in a 25 mph	(G) Warning
2065 Marblehead	Speeding 31 in a 25 mph	(G) Warning
2077 Marblehead	Speeding 31 in a 25 mph	\$25
2077 Marblehead	Speeding 32 in a 25 mph	\$50
2081 Marblehead	Speeding 36 in a 25 mph	\$25
2096 Marblehead	Speeding 33 in a 25 mph	(G) Warning
2112 Marblehead	Speeding 35 in a 25 mph	\$25
2218 Marshfield	Speeding 31 in a 25 mph	(G) Warning
2234 Marshfield	Speeding 31 in a 25 mph	\$25
2238 Marshfield	Speeding 31 in a 25 mph	\$25
2238 Marshfield	Speeding 31 in a 25 mph	\$50
2249 Marshfield	Speeding 32 in a 25 mph	\$25
2386 Marshfield	Speeding 31 in a 25 mph	\$25
2582 Marshfield	Speeding 38 in a 25 mph	\$100
2582 Marshfield	Speeding 40 in a 25 mph	\$100
2582 Marshfield	Speeding 34 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 31 in a 25 mph	\$100
1938 NPI	Speeding 31 in a 25 mph	\$25
1971 NPI	Speeding 31 in a 25 mph	\$25
1991 NPI	Speeding 35 in a 25 mph	\$50
1995 NPI	Speeding 31 in a 25 mph	\$25
2015 NPI	Speeding 31 in a 25 mph	\$50
2015 NPI	Speeding 31 in a 25 mph	\$100
2019 NPI	Speeding 31 in a 25 mph	\$25

2026 NPI	Speeding 34 in a 25 mph	(G) Warning
2036 NPI	Speeding 31 in a 25 mph	\$50
2043 NPI	Speeding 36 in a 25 mph	(G) Warning
2052 NPI	Speeding 39 in a 25 mph	(G) Warning
2060 NPI	Speeding 33 in a 25 mph	\$25.00
2137 NPI	Speeding 38 in a 25 mph	\$25
2137 NPI	Speeding 32 in a 25 mph	\$25
2146 NPI	Speeding 32 in a 25 mph	\$25
2146 NPI	Speeding 31 in a 25 mph	\$25
2153 NPI	Speeding 31 in a 25 mph	\$25
2153 NPI	Speeding 32 in a 25 mph	(G)Warning
2154 NPI	Speeding 32 in a 25 mph	\$25
2174 NPI	Speeding 31 in a 25 mph	\$25
2248 NPI	Speeding 27 in a 20 mph	\$25
2252 NPI	Speeding 31 in a 25 mph	\$25
2268 NPI	Speeding 31 in a 25 mph	(G) Warning
2231 Portsmouth	Speeding 32 in a 25 mph	\$25
1972 Providence	Speeding 33 in a 25 mph	(G) Warning
1992 Providence	Speeding 32 in a 25 mph	(G) Warning
1993 Providence	Speeding 34 in a 25 mph	\$25
2021 Providence	Speeding 33 in a 25 mph	\$25
2049 Providence	Speeding 31 in a 25 mph	\$100
2049 Providence	Speeding 31 in a 25 mph	\$100
2210 Rockport	Speeding 31 in a 25 mph	\$25
2222 Rockport	Speeding 36 in a 25 mph	\$100

II. Levy Fines for Violations: Michael Rivera made motion 2nd by Michele Lee Longerbeam 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 Fines

Address	Fine	Amount
2943 Cape Breton	Oil stains in driveway	\$333.33
2949 Cape Breton	Trim palm trees	\$191.66
2949 Cape Breton	Weeds in driveway & walkway	\$287.50
2949 Cape Breton	Pressure clean driveway & walkway	\$191.66
2949 Cape Breton	Weeds in plant beds	\$191.66
1792 Jamesport	Trim palm trees	\$191.66
1796 Jamesport	Repair/replace mailbox	\$287.50

1852 Jamesport	Pressure clean driveway & sidewalk	\$191.66
2061 Marblehead	Trim palm trees	\$262.50
2069 Marblehead	Weeds in driveway	\$175.00
2117 Marblehead	Weeds in driveway	\$175.00
1823 Newport	Weeds in driveway	\$225.00
1871 Newport	Trim palm trees	\$175.00
1875 Newport	Trim palm trees	\$175.00
1875 Newport	Outdoor storage	\$175.00
2016 Newport	Weeds in driveway	\$175.00
2222 Newport	Weeds in plant beds	\$191.66
2242 Newport	Mulch/stone needed in plant beds	\$125.00
2242 Newport	Outdoor storage	\$125.00
2242 Newport	Trim palm trees	\$287.50
2242 Newport	Weeds in plant beds	\$287.50
2245 Newport	Oil stains in driveway	\$191.66
2253 Newport	Weeds in plant beds	\$191.66
2253 Newport	Trim palm trees	\$191.66
2030 Providence	Weeds in driveway	\$191.66

Parking Fines

Address	Fine	Amount
2901 Cedar Dunes	Parked on street overnight	\$50
1927 Exeter	Parked on street overnight	\$50
1725 Jamesport	Blocking sidewalk	\$50
1764 Jamesport	Parked on street overnight	\$50
1908 Jamesport	Blocking sidewalk	\$50
1971 Jamesport	Parked on street overnight	\$50
1971 Jamesport	Parked on street overnight	\$50
2036 Marblehead	Parked on street overnight	\$50
2081 Marblehead	Parked on street overnight	\$50
2213 Marshfield	Parked on street overnight	\$50
2238 Marshfield	Parked on street overnight	\$50
1995 NPI	Parked on street overnight	\$50

2072 NPI	Parked on street overnight	\$50
2150 NPI	Parked on street overnight	\$50
1964 Providence	Parked on grass & blocking sidewalk	\$50
1964 Providence	Blocking sidewalk	\$50

Traffic Hawk Fines

Address	Fine	Amount
2129 Cape Cod	Speeding 31 in a 25 mph	\$25
2129 Cape Cod	Speeding 31 in a 25 mph	\$25
2149 Cape Cod	Speeding 26 in a 20 mph	\$100
2157 Cape Cod	Speeding 29 in a 20 mph	(G) Warning
2158 Cape Cod	Speeding 28 in a 25 mph	(G) Warning
2158 Cape Cod	Speeding 32 in a 25 mph	(G) Warning
2891 Cedar Dunes	Speeding 27 in a 20 mph	\$25
2918 Cedar Dunes	Speeding 28 in a 20 mph	(G) Warning
2926 Cedar Dunes	Speeding 31 in a 20 mph	\$25
2938 Cedar Dunes	Speeding 26 in a 20 mph	\$25
2949 Cedar Dunes	Speeding 27 in a 20 mph	\$25
2949 Cedar Dunes	Speeding 30 in a 20 mph	\$50
1935 Jamesport	Speeding 32 in a 25 mph	\$25
1936 Jamesport	Speeding 31 in a 25 mph	\$25
1964 Jamesport	Speeding 31 in a 25 mph	(G) Warning
1964 Jamesport	Speeding 31 in a 25 mph	(G) Warning
1964 Jamesport	Speeding 32 in a 25 mph	\$25
1971 Jamesport	Speeding 31 in a 25 mph	\$25
2007 Marblehead	Speeding 32 in a 25 mph	\$25
2080 Marblehead	Speeding 31 in a 25 mph	\$25
2081 Marblehead	Speeding 34 in a 25 mph	\$50
2081 Marblehead	Speeding 31 in a 25 mph	(G) Warning
2096 Marblehead	Speeding 31 in a 25 mph	(G) Warning
2112 Marblehead	Speeding 32 in a 25 mph	\$50
2201 Marshfield	Speeding 31 in a 25 mph	\$25
2213 Marshfield	Speeding 32 in a 25 mph	\$25
2238 Marshfield	Speeding 33 in a 25 mph	\$25
2238 Marshfield	Speeding 31 in a 25 mph	\$100
2238 Marshfield	Speeding 32 in a 25 mph	\$50
2254 Marshfield	Speeding 40 in a 25 mph	(G) Warning
2254 Marshfield	Speeding 37 in a 25 mph	(G) Warning
2358 Marshfield	Speeding 34 in a 25 mph	(G) Warning

2582 Marshfield	Speeding 27 in a 20 mph	\$100
2582 Marshfield	Speeding 30 in a 20 mph	\$100
2582 Marshfield	Speeding 33 in a 25 mph	\$100
2582 Marshfield	Speeding 33 in a 25 mph	\$100
1967 NPI	Speeding 35 in a 25 mph	\$25
1995 NPI	Speeding 34 in a 25 mph	\$50
2103 NPI	Speeding 35 in a 25 mph	\$25
2103 NPI	Speeding 31 in a 25 mph	\$50
2107 NPI	Speeding 32 in a 25 mph	\$25
2118 NPI	Speeding 32 in a 25 mph	\$25
2137 NPI	Speeding 32 in 25 mph	(G) Warning
2137 NPI	Speeding 32 in a 25 mph	\$25
2166 NPI	Speeding 28 in a 20 mph	\$25
2190 NPI	Speeding 32 in a 25 mph	\$25
2231 Portsmouth	Speeding 31 in a 25 mph	(G) Warning
1980 Providence	Speeding 32 in a 25 mph	\$25
1984 Providence	Speeding 31 in a 25 mph	\$25
1985 Providence	Speeding 31 in a 25 mph	\$25
2001 Providence	Speeding 33 in a 25 mph	\$25
2054 Providence	Speeding 32 in a 25 mph	(G) Warning
2054 Providence	Speeding 32 in a 25 mph	(G) Warning
2066 Providence	Speeding 31 in a 25 mph	\$25
2202 Rockport	Speeding 33 in a 25 mph	\$25
2242 Rockport	Speeding 31 in a 25 mph	\$25

III. Ratify Holiday Lighting: Michele Lee Longerbeam discusses the approved motion made via email on 8/23/2022 to accept Randy’s Holiday Lighting as the vendor for the holiday lights. She explains the previous contract with Elite Christmas Lighting came to term, so management and board members researched and visited a few Associations to see the results of other holiday companies’ work. There were three bids submitted for review.

Michele Lee Longerbeam made motion, 2nd by Joe Passarelli to accept the bid by Randy’s Holiday Lighting as official record into the minutes. All in favor. The motion carried.

IV. Vending Machines: Michele Lee Longerbeam explains the Association has been approached by several vending machine companies interested in putting snack and beverage machines by the pool areas and allowing the Association another source of revenue. Further discussion ensued on owning machines outright versus using a vending company. Michael Rivera made motion, 2nd by Michele Lee Longerbeam to explore different vending machine companies and options. Michele Lee

Longerbeam, Michael Rivera, and Michael Joie voted to approve the motion with Joseph Passarelli denying. The motion carried.

Old Business:

- I. Amenities:** Michele Lee Longerbeam updates the residents with the basketball/pickleball/shuffleboard project. She states Sports Surfaces is waiting on permit approval for the fencing and lighting. The expected start of the project is mid-November.

Michele Lee Longerbeam asks property manager, John Kiechle to discuss the townhome irrigation. John Kiechle speaks regarding the problems that have recently occurred with the pumps and the reasons for the irrigation being shut off. He explains he has scheduled three companies to come inspect the pumps, provide the life expectancy, and also quote new pumps.

- II. Clubhouse:** Michele Lee Longerbeam brings up the bids that were submitted at the last Board Meeting for impact windows and the pricing not being cost effective. She discusses the motion at the last meeting for Management to obtain bids for roll down/accordion shutters. Three bids were submitted to the Board of Directors for review. Joe Passarelli requests pictures of the roll down shutters and accordion shutters before making any motion. He asks management to provide photos at the next Board of Directors meeting.
- III. Townhome Trees:** Michele Lee Longerbeam discusses the approved motion made in September 2021 to remove hardwood trees in the townhome common areas and in front of the townhome lawns that were not removed in the past. The trees are lifting the pavers and sidewalks and disrupting piping underground. She explains three bids were submitted for review. Discussion ensued on the bids. Joe Passarelli made motion, 2nd by Michael Rivera to accept Green Lawn Svc & Sod Installation, Inc.'s bid for tree removal. All in favor. The motion carried.
- IV. Maintenance Building:** Michele Lee Longerbeam speaks regarding the Portofino Isles CDD Board of Directors no longer wanting to partner with Newport Isles POA on the maintenance building. Michele Lee Longerbeam made motion, 2nd by Michael Rivera for the HOA to pursue the maintenance building on their own. All in favor. The motion carried.

V. **Events:** Michele Lee Longerbeam announces the upcoming scheduled events at Newport Isles. This includes:

Community Trash pickup- Saturday, October 1, 2022, from 8AM-10AM

Halloween Party- Saturday, October 29th from 4PM-7PM

Food Truck Invasion- Friday, November 18th from 5PM-8PM

Owners Forum:

Reconsideration of fine for violation – Dina Kramer -2913 Cedar Dunes: Submitted a letter asking the board to reconsider previously imposed fines. Michele Lee Longerbeam made motion, 2nd by Michael Rivera to leave the fines in place. All in favor. The motion carried.

Adjournment: With no further business to discuss, Michele Lee Longerbeam made a motion, 2nd by Michael Rivera to adjourn the meeting at 7:49PM. All in favor. The motion carried.

Minutes approved on 11/21/22