



Dear Neighbors!

I hope the entry into spring has you refreshed and looking forward to an amazing year here in Myrtle Beach! We definitely saw a mass of visitors during spring break and while it has settled down a little bit, we will, of course, see the typical influx come Memorial Day. It's been a bit since my last HOA update, and while our BOD minutes are (almost) always posted on portofinomb.com, a bit of additional information between the lines can be helpful. Topics below are things we have been working on or completed along with some helpful info. As always, if you would like to provide input into needs or anything at all, please reach out to us directly - contact info below. Also, the board meeting dates/times are posted on the website and are available for owners to witness.

To contact the Board of Directors and or Management Team:

Office: 843.315.1756 Direct Line to Team Leader: 843.839.2873 or email portofinovillas62@gmail.com

Facebook groups:

- **Owners:** <https://www.facebook.com/groups/portofinohoa>
- **Residents:** <https://www.facebook.com/groups/portofinoresident>

- **Information Needed - As per the master deed, there are two scenarios we need you to advise us. Please send a PDF copy to the above listed email.**
 - **Renters - your rental contracts are required to be on records with the HOA.**
 - **Pets - please advise of any animals in the units (type and weight).**

- **In Progress:**
 - **ARCs - Thank you for continuing to submit ARCs appropriately through the AppFolio system. We have been working to optimize the process to be able to get responses more quickly. But please advise if you aren't seeing something in a timely manner. By the way, did you know there is a mobile app available? Feel free to utilize it if desired.**
 - **Renters - Owners, you are our point of contact and any happenings all the property will be advised directly by email (through the one listed in the AppFolio system). Please be sure to pass on any appropriate information to renters as necessary.**



- *And let's all be considerate of each other. Our units are close to each other and we should generally be respectful of each other's space.*
- *Spectrum - You may have seen the Spectrum trucks hanging around. We are experiencing a high rate of QoS (quality of service) issues. We have this escalated and will continue to monitor as they look to resolve. Please advise if you continue to have issues.*
- *Termites - We should have a new termite contractor established shortly. We will advise you if there is a need during their visit due to access reasons.*
- *Pressure washing - While we will plan to do this annually, we are aware that has not been the case to date and the back of 904 is looking pretty bad. We are getting quotes and will get this addressed as soon as possible. We were waiting for the completion of the primary pollen season.*
- *Drain extensions - we will be adding one length of drain extensions to the downspouts in the front of our units to push the water off of the cement and into the landscaping. If you want to extend those into the center drainage area, please submit an ARC.*
- *Insurance - Quotes are in play and we are working to get this closed as soon as possible. We are also considering ways to allow for quarterly or monthly payments for those who may need that option since we don't have an assessment credit available as we did last year.*
- *Perimeter security - MANY of us have had issues here with stolen items (vehicles, packages, etc.), loitering, as well as walk-throughs because of our location. We are acutely aware any solution for this will require a vote by the owners as well as a special assessment. To that end, it makes sense for us to come to you with a plan and talk through concerns and adjust as needed. Here's some initial considerations that are focused on fiscal responsibility while supporting aesthetics:*
 - *Black aluminum 6' fencing along 62nd and Tindal (this will be located on the inside of the landscaping due to easement requirements and property lines).*
 - *An exit only slider gate (black aluminum) on 62nd (required since there is no room for entrance requirements). This means that all traffic will need to enter from Tindal after install takes place. A consideration here for manual-only if costs are too high as it will only be needed for exceptions but preference is this would be a usable exit gate.*
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- *A person gate (access controlled) will also be installed on either end to allow persons within the property to enter/exit.*
- *Entry / exit aluminum or arm gates off Tindal with appropriate access control.*
- *Considerations are primarily related to our security posture, but we will provide options that might decrease costs*
- **Completed**
 - *HTC - Many owners received letters requesting access to the easements to bury their wires.*
 - *This has been handled and, as you may have seen, HTC did wire burial along the easement on Tindal the week of 4/12.*
 - *NOTE: Please remember that all areas outside of our specific units are considered common (or limited common) and under the final authority of Portofino Villas, LLC (managed by your BOD). We appreciate being advised of any such notices and will take any necessary action.*
 - *Gutters - We have FINALLY (apologies for all the delays) resolved the gutter issues, and have ensured that we have warranty and follow-up capabilities. But as there were many options floated, I thought it valuable for y'all to be aware of the why behind the decisions.*
 - *NOTE: The cost to purchase and install gutters is between \$8/ft to \$10/ft for material and labor. The BOD considers our fiscal responsibilities a priority and adding an addition \$6500 cost to this project was undesirable. We were able to complete this project with current monies available not requiring any further assessments to owners.*
 - *As we looked at the seam problems, we had long conversations with the various project bidders on their recommendations. We found out quickly there were installation problems inhibiting our ability to actually replace the current gutters (and likely also why they were installed in 60'(ish) sections. So, we instead option to have custom "couplers" made and installed to eliminate the risk. Along with a warranty, these are much more aesthetically pleasing than the original install and will address any of our concerns. Please let us know if you see any issues with these points.*
 - *We added 2nd story gutters in the front to manage the water damage being caused by the water fall onto the first level roof material.*



- *We added gutter guards in the back of 904 where appropriate to block foliage drop-off from trees.*
- *Landscaping - We have a new landscaper in Zip. We hope that their eye for detail will be a bit better as we were having many issues with lack of care from Elliots. Please advise if you have any concerns.*
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- *Palm Trees - This project was completed early this year. The four dead palm trees have been replaced and all others properly trimmed, fertilized, and treated. Please let us know if you see any issues with any of our palms or other landscaping. We will continue to look to ways to improve the look of our areas and are open to any considerations you may have.*

As always, if you have any questions or concerns, don't hesitate to reach out. Have an amazing day!

Your board,

Brad Eck

David Jordan

Blaine Massey