

Portofino Villas at 62nd Ave HOA

2026 Q2 Board Meeting

June 3, 2026

Held at: Semper Fi Property Management, LLC

Minutes taken by: Blaine Massey, secretary of Portofino Villas at 62nd Ave HOA

- Call to Order on June 3, 2026, at 5:03 pm.
 - Quorum met
- Roll Call
 - All Board of Directors present
 - Brad Eck
 - David Jordan
 - Blaine Massey
 - Billy Rivera on behalf of Semper Fi was also present
- Quorum
 - Quorum was met with all three board of directors present
- HTC easement
 - BOD signed the easement for HTC, but the easement was approved with a preference for an underground easement
- Financials
 - April reports are available, but not May
 - Discussed the substantial difference in the electric bill for both buildings. Working to determine the reason for the large discrepancy
- Collections
 - Three units were in collections
 - Two units have paid
 - One unit remains in the foreclosure process
 - There is one unit going into Tier I collections
 - There is one unit in Tier II collections
- Management report
 - Moore & Moore Insurance approved as the HOA's new insurance company
 - There will be a special assessment to pay the balance of the insurance premiums
- Parking
 - Tow signage is now in place on site to help alleviate issues with people parking on the property who are not residents of the HOA
 - An email was sent out recently about issues with parking over the past couple of months
 - There will be a rules and regulations meeting to address some of these concerns by penalizing those who do not follow community rules
 - Parking passes will be issued to owners
 - There will soon be a fines and violations list to be enacted by the BOD
- Fire Exits
 - We are checking on the fence code with Myrtle Beach
- Landscaping vendor

- The BOD discussed its satisfaction with the newest landscaping vendor
- Pressure washing
 - The approved vendor is awaiting a business license and insurance before being allowed to perform pressure washing on site
- ARCs
 - There are no current outstanding ARC requests
- Common Areas
 - Tow signage is now on site to address wrongful parking
 - Any installation of cameras require ARC approval
 - 3 (resident) plus 1 (visitor) parking passes are allowed per unit
- Towing
 - Semper Fi is an authorized tower
 - The towing company to be used is Quality Towing
 - Call the management company before towing any cars on site
 - Towing is not an after hours emergency
- Common areas and tax bill
 - Need to have common areas deeded to the HOA from the builder or developer
- New business
 - Sent out a letter to owners about reminders
 - There will be a BBQ at 900A on June 8 at 6-7pm to discuss the proposed security fence for the HOA
 - Fencing
 - There will be a special assessment if the security fence proposal is passed
 - No set financing plan as of yet
 - Addendum to the Master Deed
 - The addendum that was made to the Master Deed by the developer shall be posted for everyone's viewing
 - Rules and regulations meeting
 - The HOA requires a rules and regulations meeting in order to establish penalties for violations of any community rules
 - Owners should provide a copy of the Master Deed to renters for compliance with HOA rules
 - Pets
 - There will be a fee scale established through a rules and regulations meeting to address pet concerns
 - HOA BOD meetings
 - There will be a consistent meeting time scheduled going forward for HOA BOD meetings
 - The next one shall take place on Sept 9, 2026 at 5-7pm
 - Following that, there will be another BOD meeting on Dec 9, 2026 at 5-7pm
 - November 14, 2026 at 10am shall be the annual HOA meeting
- Discussions requiring further research

- Discussed relocating the annual HOA meeting to the church across from the HOA
- Discussed amending the Master Deed to disallow rentals for less than a year
- Discussed the fire code
- Discussed establishing a possible committee for parking concerns
- Discussed establishing a neighborhood watch
- Discussed the issue of cameras being installed on or at each unit
- Discussed the original vote for establishing a BOD in Nov of 2025
- Adjourned at 6:27pm on June 3, 2026