

Dear Portofino Villas Owners,

The Special Owner Meeting was held on Wednesday, July 8, 2026 at 5:30 PM. Quorum was achieved with 6 owners present in person and 8 owners represented by proxy.

The vote on the special assessment for the perimeter security fence project was **12 yes and 2 no**.

The Board conducted the meeting and each Board member cast their individual vote as an owner, consistent with the process available to all owners under the governing documents. The data and information presented during the process was gathered and shared in accordance with the same standards applied to all owners.

Minutes from the meeting will be posted on the HOA website at portofinomb.com.

Next Steps the Board will now proceed with the following:

- Finalize financing with the lender
- Issue the formal special assessment notification to owners
- Once financing and notifications are complete, schedule the installation

The Board appreciates the participation of owners who attended in person, submitted proxies, and engaged throughout this process. We remain committed to following the procedures outlined in the Master Deed and Bylaws and encourage all owners to bring forward ideas or proposals they believe would benefit the community. All such suggestions will be reviewed and considered seriously by the Board.

If you have any questions, please contact Billy Rivera at Semper Fi Property Management (843-839-2873).

Respectfully,

Brad Eck, President David Jordan, Treasurer Blaine Massey, Secretary
Board of Directors Portofino Villas 62nd Ave HOA