

**PORTRAITS HOA**  
**Budget - Board Meeting Minutes**  
**11-12-2024**

Attending:

Mark Gerwig, Scott Hoch, Elsie Florido

Management: Melissa Georgianna

Only one homeowner was in attendance.

Meeting called to order at 6:47 PM by Elsie Florido.

Quorum of the Board was present.

Scott Hoch reads the minutes from meeting held on October 3<sup>rd</sup>, 2024

Motion made by Elsie Florido to approve the minutes from October 3, 2024. Mark Gerwig 2nds the motion Scott Hoch approves. Motion passed.

Review and discussion of proposed budget.

Motion made by Elsie Florido to approve the 2025 proposed budget. Motion 2<sup>nd</sup> by Mark Gerwig. Scott Hoch approves, Elise Herman sent in a proxy to cast her vote. Motion passed.

Regarding ARB request to install underground generators – reminder to add to the form that they must get a permit from the City of Pembroke Pines to install.

Pool keys request for more than one key per household – Board will keep the current rule of only one key per household. Nothing will change regarding the pool key.

Grey barrel tile roof – Board agrees that the grey barrel tile roof looks fine.

Motion made by Mark Gerwig to ratify the pool repair. Motion 2<sup>nd</sup> by Scott Hoch. Elsie Florido agrees. Motion passed.

Motion to adjourn @ 7:27 PM