

MINUTES
PORTRAITS HOMEOWNERS ASSOCIATION
Association Meeting
April 7, 2026

ROLL CALL

4/105 Homeowners Present

Elise Herman President
Elsie Florido Vice President
Mark Gerwig Treasurer
Scott Hoch Secretary
Melissa Georgiana, Property Manager

CALL TO ORDER

The meeting was called to order at 6:45 P.M. by President, Elise Herman

READING OF THE MINUTES

The reading of the Annual Meeting was done by Scott Hoch, Secretary

A motion to accept the minutes as read was made by Elsie Florido, Vice President

2nd motion to accept the minutes as read was made by Mark Gerwig, Treasurer. ‘

Approved Unanimously.

The reading of the Organizational Meeting on January 6, 2026 was done by Scott Hoch, Secretary.

A motion to accept the minutes as read was made by Mark Gerwig, Treasurer,

A 2nd motion to accept the minutes as read was made by Elsie Florido, Vice President.

Approved Unanimously

The reading of the minutes of the Board Meeting on March 3, 2026 was done by Scott Hoch, Secretary.

A motion to accept the minutes was made by Mark Gerwig, Treasurer,

2nd motion to accept the minutes as read was made by Elsie Florido, Vice President.

Approved Unanimously

MOTION

Motion to update Architectural guidelines to be updated: underlined sections are the updates:

Brick Pavers, Stamped Concrete, or look-alike pavers must be the same size as the existing driveways in the Community. Asphalt or gravel is not permitted. Color may be the same as the roof color, or a warm, natural tan-and-light-brown blend with subtle gray shading. Samples must be provided prior to ARB review and approval.

A Motion to update the Architectural Guidelines was made by Elise Herman, President

2nd Motion to update the Architectural Guidelines was made by Mark Gerwig, Treasurer

Approved Unanimously

ADJOURNMENT A motion was made by Elise Herman, President to adjourn the meeting

2nd motion to adjourn the meeting was made by Elsie Florido, Vice President

Approved unanimously Meeting was adjourned at 7:35 p.m.