

MINUTES  
PORTRAITS HOMEOWNERS ASSOCIATION  
BOARD Meeting  
**JANUARY 6, 2026**

**ROLL CALL**

**10/105 Homeowners**

**Present**

Elise Herman President  
Elsie Florido Vice President  
Mark Gerwig Treasurer  
Scott Hoch Secretary

**CALL TO ORDER**

The meeting was called to order at 6:49 P.M. by President, Elise Herman

**READING OF THE MINUTES**

The reading of the November 4,2025 meeting minutes was done by Scott Hoch, Secretary

Motion to approve the minutes as read was made by Elise Herman, President

2<sup>nd</sup> Motion to approve the minutes made by Mark Gerwig, Treasurer

Approved Unanimously

**MOTIONS:**

A motion to accept an Xfinity Cable TV Contract for the same rate as today, with contract term for six years at an annual increase rate of 4% was made by Elise Herman President,

2<sup>nd</sup> Motion to approve made by Elsie Florido, Vice President

Approved Unanimously

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

2<sup>nd</sup> motion to adjourn the meeting was made by Elsie Florido, Vice President

Approved unanimously Meeting was adjourned at 7:36 p.m.