MINUTES

PORTRAITS HOMEOWNERS ASSOCIATION

Board Meeting — September 1, 2026

ROLL CALL **2/105 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 minutes from the August 4, 2026 meeting were presented by President Elise Herman.

A motion to approve the minutes as presented was made by Elsie Florido, Vice President.
The motion was seconded by Scott Hoch, Secretary.
The minutes were approved unanimously.

NEW BUSINESS

MOTIONS:

A motion to ratify the expenditure of $4,550 to repair a leak at the pool, including repairs to the main drain and skimmer, was made by Elise Herman, President.
The motion was seconded by Scott Hoch, Secretary.
The motion passed unanimously.

A motion to accept a bid of $650 from Snippity Snips to remove the palm trees from the NW 7th Street Cul de Sac and the dead palm at the pool entrance was made by Scott Hoch, Secretary.
The motion was seconded by Elsie Florido, Vice President.
The motion passed unanimously.

A motion to replace the pool hedge with Clusia by Agility Landscaping, provided the cost does not exceed $1,050, was made by Elise Herman, President.
The motion was seconded by Elsie Florido, Vice President.
The motion passed unanimously.

A motion was made by Elise Herman, President, to present a $100 gift as a token of appreciation to Pascual Alejo for his 33 years of service to the Association. The motion was seconded by Mark Gerwig, Treasurer. The motion was approved unanimously.

ADJOURNMENT

A motion to adjourn the meeting was made by Elise Herman, President.
The motion was seconded by Elsie Florido, Vice President.
Approved unanimously. The meeting was adjourned at 8:17 p.m.