

MIDPORT PLACE 1 CONDOMINIUM ASSOCIATION  
1509 SE Royal Green Circle, Port St Lucie, 34952  
Telephone: 772-337-4482 Email: midportplace1@comcast.net

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS**

MEETING HELD: November 1, 2021  
10:00 AM  
Association Clubhouse

MEETING CALLED TO ORDER at 10:02am

PRESENT WERE: Mike Rocco, Marge Malatesta, Janet Colangelo and Ed Berzenski. Absent: Cindy Brown

PROOF OF NOTICE: posted on October 29, 2021, at 10am at clubhouse, information stations and website.

FINANACIAL REPORT: waived reading as September financials were yet to be made available from Advantage Property management.

**NEW BUSINESS:**

- A Motion by Mike Rocco to accept contract with Mario's Painting and Restoration for work to be performed on structural damages to buildings O and U. Contract for \$41,785.00. Motion seconded by Ed Berzenski with all others in favor.
- A Motion by Ed Berzenski to accept contract with CSM Engineering for work to be performed on structural damages to building O and U. Contract for \$7500.00. Motion seconded by Mike Rocco with all others in favor.
- Motion by Mike Rocco to move Reserve Interest in the amount of \$ 16,159.71(balance as of August 31, 2021) to Roofing Reserve for use towards payment for new roofs. Motion seconded by Marge Malatesta with all others in favor.
- Motion by Marge Malatesta to accept amended rules to be mailed to owners for 30-day review. Statement from owner Julius Bell about adding a rule about abuse of wildlife and Board agreed to add a rule. Motion seconded by Janet Colangelo with all others in favor.
- Discussion about the associations right in suspending pool amenities for violations or arrears in maintenance fees.
- Open forum discussion: maintenance man replacement, extra tenants in units, visitor revving his car when driving thru parking area.

ADJOURNMENT: at approximately 11:25am on motion by Ed Berzenski, seconded by Janet Colangelo with all others in favor.

Respectfully submitted by Robert Padovano, LCAM