



PALERMO at VENETIAN GOLF & RIVER CLUB PROPERTY OWNERS ASSOCIATION, INC.

BOD MEETING MINUTES

Thursday, June 15, 2017

The River Club

502 Veneto Blvd.

North Venice, FL 34275

Call to Order:

The meeting was called to order at 2:08pm by Nancy Spokowski, Board President.

Establishment of Quorum:

Board members Nancy Spokowski & Mark Faford were present and Phil Occhino participated via speaker phone.

Proof of Notice of Meeting:

The Notice and Agenda were posted on the Bulletin Board in the Welcome Center Parking Lot and distributed by Blast e-mail to homeowners by The Castle Group.

Approval of Prior Board Minutes:

MOTION: Mark Faford motioned to waive the reading of the meeting minutes held on September 22, 2016, October 13, 2016, February 7, 2017, February 14, 2017, May 2, 2017 and May 23, 2017. Nancy Spokowski seconded. All in favor, motion passed.

MOTION: Nancy Spokowski motioned to approve the minutes of the above mentioned meetings. Motion seconded by Phil Occhino. All were in favor, motion carried.

Treasurer's Report:

- Mark Faford presented the April 2017 financials – balance sheet and income statement. Discussion of year-to-date results with owners occurred.
- MOTION: Mark Faford motioned to approve the April 30, 2017 financials as presented. Motion seconded by Nancy Spokowski. All were in favor, motion carried.

Old Business:

A. Landscape & Irrigation:

- Richard Stufft presented an overview of the watering requirements mandated to Palermo by VG &R, how irrigation boxes work, and cleaning of irrigation filters and sprinkler head nozzles.
- Phil Occhino presented an assessment of ArtisTree Landscaping's performance since the March 1, 2017 hiring and an overview of meeting with senior management of ArtisTree to identify our expectations to improve service.
- Landscaping discussion took place with all owners present.
- Mark Faford presented a list of landscaping projects to be undertaken, including cleaning of drip line filters, installing sprinkler donuts at each home and recently completed irrigation box battery replacement. Funding is available to complete these projects in 2017.
- Mark Faford recognized the valuable landscaping contributions made by Richard and Kitty Stufft as well as Harry Wildman.
- The Board would also like to thank Denise Suchar and Tami Gray who volunteered to join the Landscape Committee.

B. Paver Claim:

- Mark Faford presented an overview of the May 12, 2016 oil spill caused by Tri-County Landscaping's defective equipment.
- Palermo has received a settlement offer from Tri-County's insurance company. The offer requires the Palermo Board to sign a "Release for Property Damage" that would release and discharge Tri-County from any future claims resulting from this oil spill on May 12, 2016.
- The "Release for Property Damage" settlement document was sent to our lawyer for their review.
- All affected Palermo homeowners will need to decide whether they want the damaged pavers replaced or not since any replacement bricks may not appear to be the same coloration as their existing bricks in place.
- Many homeowners have responded to previous survey requests. However, an additional correspondence will be sent to the 37 affected homeowners who have not responded yet.

New Business:

- A. Transition Audit: Nancy Spokowski presented a summary of the mandatory transition audit conducted by WCI's independent auditors for period of January 1, 2016 through December 7, 2016, the date WCI turned over management of Palermo to its homeowners and noted that \$7,990 remains to be paid to the Association by WCI/Lennar.

- B. Management Services: Nancy Spokowski provided update of Board's actions to evaluate best value proposition for providing management services to Palermo homeowners.
- a. Evaluation included responses from five local management companies to the Board's Request For Proposal ("RFP"), interviews with top three management companies and conversations with references provided.

- b. Top three management company candidates offered significant cost savings.

MOTION: Nancy Spokowski motioned to hire Sunstate Association Management Group, Inc. to provide management services to Palermo homeowners effective August 1, 2017. Mark Faford seconded. All were in favor, motion passed.

Adjournment:

With no other business to come before the Board the meeting was adjourned at 3:48pm.

Respectfully submitted,

Mark Faford

Secretary

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APPROVED:

Nancy Spokowski
Nancy Spokowski, President
PALERMO at VENETIAN GOLF & RIVER CLUB
PROPERTY OWNERS ASSOCIATION, INC.

Date: August 30, 2017