



18-03-13 Meeting Minutes

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

**BOD MEETING MINUTES**

Tuesday, March 13, 2018

The River Club

502 Veneto Blvd.

North Venice, FL 34275

**Call to Order:**

The meeting was called to order at 2:00pm by Nancy Spokowski, Board President.

**Establishment of Quorum:**

Board members Nancy Spokowski, Phil Occhino & Mark Faford were present.

**Proof of Notice of Meeting:**

The Notice and Agenda were posted on the Bulletin Board in the Welcome Center Parking Lot and posted on the website by Sunstate Management.

**Approval of Prior Board Minutes:**

**MOTION:** Phil Occhino motioned to waive the reading of the Organizational meeting minutes held on December 5, 2018. Mark Faford seconded. All in favor, motion passed.

**MOTION:** Mark Faford 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 February 2018 financials – As to the attached corporate documents Mark Faford read the balance sheet and income statement from the February 2018 financial statement.
- Mark reported that all of the first quarter Association dues have been collected.
- The Association is having a financial compilation drafted by a CPA. The cost of the compilation is \$750.00

**Old Business:**

- Phil reported that the Artistree performance review came back with positive reviews and only four complaints. There are certain issues that the Board is working on getting corrected and they are roundup leaking onto the grass, weed-whacking issues and the lanai pads not



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getting blown off. Certain homeowners commented on the landscaping. Lengthy discussion followed regarding the landscaping.

- Phil stated that Artistree has specific crews that perform specific tasks so if the mowing crew is out doing the work they will not be the same crew that does the edging or trimming.
- Phil reported that phase one of the sod replacement is complete. There was 3800 sq ft needed for 5 homes. After careful research it was discovered that 3800 Sq Ft of sod would do 13 homes. All of the front and side yards were sodded. Phil thanked Harry and Richard for their help with the sod replacement. Lengthy discussion followed.
- Mark reported that the mulch will be done again this year but in early November. The Association will use Ramco mulch Solutions due to the cost savings provided. Communication regarding the delivery and installation dates will improve this year. The Mulch will remain coco brown in 2018.

**New Business:**

- Nancy reported that there was an incident where two individuals entered the property proceeded to fish in the lakes. The security was called and they then called the police. The individuals left before the police arrived. Nancy reminded the membership to not confront the trespassers and to call the Venice Police non-emergency line. Lengthy discussion followed regarding safety.

**Adjournment:**

With no other business to come before the Board the meeting was adjourned at 3:50pm.

Respectfully submitted,

Brian Rivenbark LCAM  
Sunstate Management  
PALERMO at VENETIAN GOLF & RIVER CLUB PROPERTY OWNERS ASSOCIATION, INC.

APPROVED:

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Nancy Spokowski, President  
PALERMO at VENETIAN GOLF & RIVER CLUB

Date: \_\_\_\_\_



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PROPERTY OWNERS ASSOCIATION, INC.