



19-01-31 Meeting Minutes

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

BOARD MEETING MINUTES

Thursday January 31, 2019

The River Club

502 Veneto Blvd.

North Venice, FL 34275

Call to Order:

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

Establishment of Quorum:

Board members Tami Timperio, Kitty Stuft & Mark Kreighbaum 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: Mark Kreighbaum motioned to waive the reading of the Organizational meeting minutes held on December 12, 2018. Kitty Stuft seconded. All in favor, motion passed.

MOTION: Mark Kreighbaum motioned to approve the minutes of the above-mentioned meeting. Motion seconded by Kitty Stuft. All were in favor, motion carried.

Treasurer's Report:

- As attached to these corporate documents Mark Kreighbaum presented and reviewed the balance sheet and income statement from the 2018 December Year end financial statement.

Old Business:

- The sod replacement warranty was discussed. 139 Sevilla and 363, 379, 415 and 386 Padova stated they have sod that is brown.
- Tax Filing: Mark stated that the tax information has been given to Ken Kandefer.
- The 2019 Budget will be placed on the website.



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New Business:

- Landscaping RFP: Tami reported that she feels the Board should put the landscape contract to bid. Tami suggested having the all in one service the landscape or possibly dividing the contract out to different services such as fertilizer, mow and irrigation. Brian stated that there could be some finger pointing if three different vendors are used. Tami looked at other communities in Venetian that have similar items and budgets to that of Palermo. Tami stated that she would like to see the quarterly dues come down between 7% and 10%. Mark stated that he is satisfied with the performance of Artistree. Kitty stated that since the new account manager started there has been a big improvement.
- Homeowners discussed with the Board some of there landscape issues and comments. Most of the homeowners stated that they were very satisfied with the state of the landscaping.
- **Motion** was made by Mark and seconded by Kitty to move forward with the RFP for landscaping to go out to bid. **All in favor, motion passed.**
- Tami explained certain areas of the landscaping RFP. One being a landscaping enhancement plan.
- Request to Pressure wash all sidewalks: Mark stated that the Board sought legal counsel. The Attorney stated that the documents do not state that the Association is not responsible for the maintenance of the sidewalks. The home owner is responsible for the cleaning of their area of sidewalk in front of their house. Brian explained how the membership would have to have their documents amended.
- Homeowners commented on the cleaning of the sidewalks. Most of the homeowners were opposed to the Association changing the documents to reflect the Association being responsible for cleaning the sidewalk.
- Block Party: Kitty asked Trish to help have a block party. They requested to have the party at the emergency access area and were approved. The Party is tentatively to be held on Friday March 15th 5:30PM to 8:30PM another date may need to be established. The ideal time is to have the party after daylight savings time but before April 1st. This is planned to be a pot luck dinner.

Homeowner Comments:

- Homeowner stated that some resort communities are having issues with not staying open and was curious if the Venetian was in the same category. Tami stated that it is true that golf clubs are not as viable. Tami gave some examples of golf courses that are going through financial issues and have been sold or will be sold. Tami explained that the turf that was installed is not good with drought and other issues. To install new sod, it will cost around 2 million dollars. Lengthy discussion followed.
- Nancy Spokowski gave an update on the issue with WCI not installing enough trees as according to the official plat. The city agreed to have the additional trees to be planted on



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city property. There will be a public hearing on this issue and the date has not been set but it does require a 30 day public notice.

Adjournment:

With no other business to come before the Board the meeting was adjourned at 3:06 pm.

Respectfully submitted,

Brian Rivenbark LCAM

Sunstate Management

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APPROVED:

Tami Gray, President

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

Date: 4/4/19