



11.29.20 Meeting Minutes

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

BOARD BUDGET MEETING MINUTES

Monday November 29, 2021

Via Zoom Video conference

Call to Order:

The meeting was called to order at 10:00 am by, John DiPierro Board President.

Establishment of Quorum:

Board members John DiPierro, Paul Ryan, and Bill Graham were present.

Proof of Notice of Meeting:

The Notice and Agenda were eblasted and posted on the website by Sunstate Management.

Approval of Prior Board Minutes:

A **MOTION** was made by Bill and seconded by Paul to approve the meeting minutes from 12-15-20 Organizational meeting **All in favor, motion passed**

Treasurer's Report:

- As attached to these corporate documents Brian presented and reviewed the balance sheet and income statement from the 2021 October financial statement.

New Business:

- **Discussion and approval of the 2022 draft budget:** Paul presented the proposed 2022 annual budget. Brian explained each line item. Discussion was had regarding the mulch. The question was made to see if it would be beneficial to exclude the mulch from the contract. There was a discussion regarding the Association insurance.
- A **MOTION** was made by John and seconded by Bill to approve the draft 2022 budget as presented. **All in favor, motion passed**
- **Pressure washing sidewalks:** John stated that he would like to see if the community would be interested in pressure washing the sidewalks. Mark Faford stated that the Attorney stated that the Association should not be responsible for the sidewalks. Discussion followed regarding the cleaning of the sidewalks.
- **Install Mulch Twice per Year:** John suggested to have the mulch installed twice per year as this would give the property a fresh look year-round. Brian stated that installing the mulch



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twice per year could be more expensive in the labor cost. The Landscapers could do a “dusting” of the mulch twice per year which would split the amount per home by half each install. Richard Stufft asked if the Association could remove the mulch from the contract and bid it out to save some money. Brian stated that this is done in other communities. John stated that there is one more year left in the Bloomings contract.

Old Business:

- John stated he would like to receive a monthly report for the landscaping issues and a calendar of the services each month. Brian will contact Bloomings to get the monthly calendars and the report.

Adjournment:

With no other business to come before the Board the meeting was adjourned at 10:35AM.

Respectfully submitted,

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

APPROVED:

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

Date: _____