



22-12-1 Meeting Minutes

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

**2022 ANNUAL MEETING MINUTES**

Thursday, December 1, 2022

**Call to Order:**

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

**Establishment of Quorum:**

There was a quorum of the membership with 31 homeowners present or via proxy, 26 member votes are required.

**Proof of Notice of Meeting:**

The Notice and Agenda were emailed and distributed by mail to homeowners by Sunstate Management as per statute 720 requirements at least 14 days in advance.

**Approval of Prior Annual Minutes:**

**MOTION:** Carol Stern motioned to waive the reading of the Annual meeting minutes held on December 7<sup>th</sup> 2021 . Stephen seconded. All in favor, motion passed.

**Election of Directors:**

There are 3 open positions on the board. Steve Hefler has volunteered to be on the Board of Directors. Steve was appointed by acclamation. John Dipierro and Paul Ryan will remain for one more year. Brian stated that if there are any volunteers to please contact him to be appointed to the Board in the future.

**Treasurer's Report:**

- As attached to these corporate documents. Paul reported the October 2022 financials The landscaping was discussed. John reported that the Board should look at competitive bids in the near future. John stated that one of the main issues with Bloomings is the trimming. John presented a small sign in Spanish to let the crew know not to trim. The landscaping was discussed at length. The issues from the comcast cable installation was discussed. This included cut irrigation, water lines and sewer lines. Discussion followed regarding preserves and the cleanup of the preserve areas.

**Presidents Report: None**

- John reported that The Budget was passed in November and the quarterly dues will increase at \$499 per quarter.
- The vote for the surplus carryover passed with 31 yes and 0 no votes

**Adjournment:**

With no other business to come before the Board the meeting was adjourned at 2:29pm.

Respectfully submitted,

Brian Rivenbark LCAMSunstate  
Management

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