



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

BOARD OF DIRECTORS MEETING MINUTES

October 22nd, 2024

Venetian Golf & River Club

Call to Order:

The meeting was called to order at 4:00pm by, John DiPierro Board President.

Establishment of Quorum:

A Quorum was established of the board of directors with the following Board members present: John DiPierro, Paul Ryan, and Steve Hefler and John Ramistella. Also present was Lauren Wilson from Sunstate Management. Mark Kreighbaum was absent from the meeting.

Proof of Notice of Meeting:

Notice was posted in accordance with FL ST 720 and the association's governing documents.

Approval of Prior Board Minutes:

A **MOTION** was made by John R and seconded by Paul to approve the meeting minutes from the June 4th board meeting as presented. All in favor. **MOTION PASSES** unanimously.

President's Report: John D gave a detailed report on the current business of the association.

Treasurer's Report: Steve gave a detailed report from the association's current Financials.

Management Report: Lauren gave a report to include how to access the new Owners portal by visiting <https://home.sunstatemanagement.com/login> . If you need your login information, please email info@sunstatemanagement.com. Lauren also reported on that the Master association is requesting that if you are planning to lease your unit please provide a copy of the lease to the sub association and the Master association will verify that you are current on your sub association dues prior to granting approval. Lauren also reported on the statutory accounts receivable process that the association follows for past due accounts.

New Business:

Landscaping Proposals: John led a detailed discussion around the performance of the association's current landscaper. A competitive bid was provided by LMP for the board of directors on Landscaping. John R reported things that are being addressed with the current landscaper.



Corporate Transparency Act: A **MOTION** was made by John R and seconded by John D to approve a policy that requires all Board of Directors to submit the required documentation to complete the Corporate Transparency Act filing to the IRS within 30 days of being appointed/elected to the Board of Directors. Failure to comply will result in removal from your position as a Board of Director so the Association does not incur significant fines from the IRS. All in favor. **MOTION PASSES** unanimously.

2025 Proposed Budget: A **MOTION** was made by John R and seconded by Steve to approve the 2025 proposed budget as presented. All in favor. **MOTION PASSES** unanimously.

Old Business: NONE

Owner Comments: Comments were taken by the Board of Directors by present members of the Association.

Adjournment:

With no further business to discuss, John made a **MOTION** to adjourn the meeting at 2:34PM.

Respectfully submitted,

Lauren Wilson MBA, CAM
Sunstate Management