



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

BOD MEETING MINUTES

Tuesday, February 7, 2017

The River Club

502 Veneto Blvd.

North Venice, FL 34275

Call to Order:

The meeting was called to order at 1:05pm by Nancy Spokowski, Board President.

Establishment of Quorum:

Board members Nancy Spokowski, Phil Occhino & Mark Faford were present. Also present were Shawna Frank and Betty King representing Castle Group.

Proof of Notice of Meeting:

The Notice and Agenda were delivered to the Board members, posted on the Bulletin Board in Welcome Center Parking Lot, mailed to all owners of record, and sent as a Community e-mail blast.

Reading & Approval of January 10, 2017 Board Meeting Minutes:

MOTION: Mark Faford motioned to waive the reading of the meeting minutes. Phil Occhino seconded. All in favor, motion passed. MOTION: Phil Occhino motioned to approve the minutes. Mark Faford seconded. All in favor, motion passed.

President's Report:

Nancy Spokowski gave a brief update on: termination of Tri-County Landscape, execution of Artistree contract, WCI warranty periods, oak tree removal, insurance coverage, creation of welcome letter and website instruction letter, Board newsletter.

Treasurer's Report:

Mark Faford briefly went over the accounts receivable (maintenance fees) and the December 2016 financials. Discussion of year-end tax return and WCI transition audit took place.

Old Business:

- A brief discussion of the paver claims with Tri-County took place.
 - o This discussion brought up the need to start interviewing for legal representation should the Association need it in the future.

New Business:

- Collection policy (late fee policy) discussion took place. MOTION: Mark Faford motioned to change the late fee letter date to the 30th of each month. Phil Occhino seconded. All in favor, motion passed.
- Backflow Inspection discussion took place. Board to research Venice & Sarasota County requirements and look into bulk contract for affected Association homeowners.
- Final roadway covering discussion took place.
- Discussion of whether Palermo documents need to be amended to remove mention of developer.

Adjournment:

With no other business to come before the Board the meeting was adjourned at 2:03pm.

Respectfully submitted,
Shawna Frank
Community Association Manager

APPROVED:



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

Date: 6.15.17