



17-08-30 Meeting Minutes

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

BOD MEETING MINUTES

Wednesday, August 30, 2017

The River Club

502 Veneto Blvd.

North Venice, FL 34275

Call to Order:

The meeting was called to order at 2:02pm by Nancy Spokowski, Board President.

Establishment of Quorum:

Board members Nancy Spokowski was present. Mark Faford participated via speaker phone. Phil Occhino was absent

Proof of Notice of Meeting:

The Notice and Agenda were posted on the Bulletin Board in the Welcome Center Parking Lot and distributed by Blast e-mail to homeowners by Sunstate Management.

Approval of Prior Board Minutes:

MOTION: Nancy Spokowski motioned to waive the reading of the meeting minutes held on June 15, 2017. Mark Faford seconded. All in favor, motion passed.

MOTION: Nancy Spokowski motioned to approve the minutes of the above mentioned meetings. Motion seconded by Mark Faford. All were in favor, motion carried.

Presidents Report:

- Nancy Spokowski announced Brian Rivenbark from Sunstate Management as the new Association manager.
- Nancy Spokowski Stated that Palermo has switched Association banks from Popular to Cadence. We have received a cashier's check from Popular for the balance and have deposited into Cadence Bank.
- Brian Rivenbark announced that the Palermo website is up and running but will need to be fine-tuned in the coming weeks.

Treasurer's Report:



17-08-30 Meeting Minutes

- Mark Faford presented the July 2017 financials – As to the attached corporate documents Mark afford read the balance sheet and income statement from the July 2017 financial statement.

Old Business:

A. Landscape & Irrigation:

- Nancy Spokowski reported that the drip line filters have been cleaned and that new drip filters have been installed. The cost of this work was \$800.00
- WCI did not install irrigation head donuts so the Association contracted Artistree to install donuts to all irrigation heads and this work has been completed.

B. Paver Claim:

- Nancy Spokowski reported that the paver replacement claim with Tri – County is complete. The Association has received the insurance payment of \$5400.00 for the replacement of damaged pavers due to an oil leak form the vehicles used by Tri – County to perform maintenance at Palermo.
- The Association will continue to work with the homeowners who would like to have their pavers replaced.

New Business:

A. Mulch:

- Nancy Spokowski presented Two quotes from Artistree and Ramco for the mulch installation at Palermo. Brief discussion followed regarding the mulch quotes.
- Nancy suggested using the Coco brown mulch, the quote from Ramco is less expensive than Artistree. Nancy recommended awarding the contract to Ramco, Mark Faford agreed.
- A **MOTION** was made by Nancy Spokowski and seconded by Mark Faford to award the mulch contract to Ramco Mulch Solutions. **MOTION PASSED UNANOMOUSLY.**

B. Sod:

- Nancy reported that at the suggestion from the Board and Landscape Committee, Artistree performed a review of all sod conditions and submitted a proposal to get the dying sod replaced. The proposal cost of the sod replacement is \$9,000.00. Lengthy discussion followed regarding the sod.
- The Board agreed that this issue will require further investigation before a decision is made.



17-08-30 Meeting Minutes

C. Insurance:

- Nancy stated that the Association will be changing insurance agents and will be getting a quote for insurance to lower costs. Brian stated that he was informed that there is a narrow market for HOA insurance and that there may not be much of a saving.
- Brian reported that he has submitted a request for a quote to Roberts Insurance.

D. Meeting Schedule:

- Brian reported that the rooms for the upcoming meetings have been reserved.
- Brian explained the process for notification on the budget meetings and the annual meetings.

Adjournment:

With no other business to come before the Board the meeting was adjourned at 2:53pm.

Respectfully submitted,

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

APPROVED:

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

Date: _____