



18-05-11 Meeting Minutes

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

BOD MEETING MINUTES

Friday, May 11, 2018

The River Club

502 Veneto Blvd.

North Venice, FL 34275

Call to Order:

The meeting was called to order at 11:30am by Nancy Spokowski, Board President.

Establishment of Quorum:

Board members Nancy Spokowski, Phil Occhino & Mark Faford were present.

Proof of Notice of Meeting:

The Notice and Agenda were posted on the Bulletin Board in the Welcome Center Parking Lot and posted on the website by Sunstate Management.

Approval of Prior Board Minutes:

MOTION: Nancy Spokowski motioned to waive the reading of the Organizational meeting minutes held on December 5, 2018. Phil Occhino 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.

Treasurer's Report:

- Mark Faford presented the April 2018 financials – As to the attached corporate documents Mark Faford read the balance sheet and income statement from the April 2018 financial statement.
- Mark reported that Two Homeowners have not paid their 2nd quarter dues.
- Brief explanation was discussed regarding the application of late fees and interest to past due homeowners.

Old Business:

- Phil reported that there were two walk through's done recently one was done with Pedro from Artistree on April 3rd and it was noted that 31 homes were having issues with sod. The next walk through was done on April 30th at it was noted that there were 38 homes that had sod issues.



18-05-11 Meeting Minutes

- The irrigation heads will need to be changed to a different type of head. The mowing and trimming has improved but the edging remains a problem with areas being missed completely. Fertilization is limited by County ordinance.
- The cost of irrigation repair is the biggest problem, the most recent invoice was over \$600.00. This cost needs to be reduced.
- The next phase in the sod replacement is in process. There are 8 homes with 3800 sq ft scheduled to be sodded. The two quotes were from Artistree at \$4,120.00 and West Bailey at \$2,610.00.
- **A MOTION was made by Phil and seconded by Mark to approve the proposal from West Bailey at \$2610.00 for the sod replacement in Phase II. All in favor, motion passed.**
- A few homeowners stated they were not satisfied with the performance of Artistree. Lengthy discussion followed.
- A homeowner stated that she received a watering violation letter from the Master Assoc. She stated that she was watering with her own water from the house. The Board stated that it was most likely a mistake from the Master Assoc.
- A homeowner stated that he does see Artistree replacing flagged broken irrigation heads and was not happy with their performance. Lengthy discussion followed regarding the overall performance of Artistree.

New Business:

- Mark reported that the two homeowners who have not paid their dues will be assessed a late fee of \$25.00. This late fee will only apply to each quarter they are late not each month. All late fees and interest will be applied 30 past the due date. Mark read from Article 8 of the Palermo CC&R's.
- Brian stated that he has received a quote from Ramco Mulch Solutions for the 2018 mulching. Artistree declined to submit a quote. The quote from Ramco is \$19,810.00 and will be installed in late October or early November. Individual homeowners can order extra mulch at their cost and it will be delivered to their driveway. This year the installation of the mulch will be monitored.
- Nancy presented two tree planting plans one plan is the original tree planting plan and the other is the revised plan from Lennar to the CDD. Lennar owns the common area around the ponds and turnover these areas to the CDD. Currently there are still 366 trees that need to be planted in these areas. The CDD has stated that they are not willing to absorb the cost of maintaining these trees. The City of Venice has denied Lennar the construction bond until the trees are planted according to the original plan. Lennar proposed planting the trees in a city park and paying for the trees and the



18-05-11 Meeting Minutes

installation as well. The proposal has not been approved and another meeting has not been scheduled. Lengthy discussion followed.

Adjournment:

With no other business to come before the Board the meeting was adjourned at 1:27pm.

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: _____