



18-10-01 Meeting Minutes

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

BOD MEETING MINUTES

Monday October 1, 2018

The River Club

502 Veneto Blvd.

North Venice, FL 34275

Call to Order:

The meeting was called to order at 1:04pm by Nancy Spokowski, Board President.

Establishment of Quorum:

Board members Nancy Spokowski & Mark Faford were present. Phil Occhino was present via telephone

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 meeting minutes held on May 11, 2018. Mark Faford seconded. All in favor, motion passed.

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

Treasurer's Report:

- Mark Faford presented and reviewed the balance sheet and income statement from the August 2018 financial statement.
- The Budget meeting will be scheduled in November

New Business:

- Insurance renewal: Mark reported that there was a 17% increase in the Association insurance for the next year to approximately \$4,600.00
- Irrigation head update: Nancy reported that the expense for the repair and replacement of the irrigation heads have gone up significantly. The Association asked to keep the heads that



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were being replaced to see what was wrong with them. Most of the heads were damaged due to silt build up inside the head. Brief discussion followed.

- Lennar Common Area Turnover: Nancy reported that Lennar currently owns the common area surrounding the lakes and the preserves adjacent to the Palermo homes. This common area is ultimately to be transferred to the VCDD, but the transfer cannot occur until the VCDD is satisfied that a punch list they have prepared has been addressed. Further, Lennar has discovered that WCI did not comply with the City of Venice approval for the homes built in Palermo, as they did not plant the required trees. Lennar is working with the City on this matter and a Town Hall meeting will be held for Palermo homeowners on November 5th and 5 p.m. to further describe this issue and the possible solution to Palermo homeowners. Brief discussion followed
- Nancy also reported that Lennar has hired Brightview to maintain the areas around the lakes and the preserves on an interim basis. Nancy stated that if any homeowner is not happy with the service from Brightview then they should contact Lennar. Brief discussion followed.

Old Business:

- Sod Replacement: Nancy reported that the Board received a proposal from a vendor to do the sod replacement work over the summer. This vendor decided that they did not want to do the work so they declined and backed out. The Board has found another vendor who will do the work. The Board has been in contact with Artistree to make sure they do not mow the new sod.
- The mulch for 2018 is scheduled to be installed starting October 29th and each house is to get 150 cubic ft. of mulch. Any extra mulch ordered by the homeowner will be the financial responsibility of the homeowner. The mulch vendor will deliver the additional mulch requested to that homeowner and put it on their driveway.
- Artistree Performance: The Board requested that a change be made at account manager level from Artistree. The new account manager has improved communication and service has been better.
- The palms that are 15ft. or taller will be trimmed on October 8th weather permitting. Only the dead fronds or fronds touching structure will be trimmed. Lengthy discussion followed.

Adjournment:

With no other business to come before the Board the meeting was adjourned at 2:27pm.



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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: _____