

Palermo Newsletter Update

The newly elected Palermo Board of Directors wishes to provide its owners with a brief update of material activities occurring within our Association.

Board Meeting- After the December 7, 2016 Transition meeting in which the Palermo Association was turned over to homeowner control with the resignation of WCI's Board positions and election of homeowner Board members, a January 10, 2017 Organizational meeting was held with owners at The River Club. The meeting was very well attended and the Minutes will be distributed shortly to all owners by our management company, Castle Group. The three Board positions elected are:

President	Nancy Spokowski
Vice President	Philip Occhino
Treasurer & Secretary	Mark Faford

Landscaper Update – After a thorough review of multiple bids from landscape companies, at the January 10, 2017 Board Meeting, the Board approved the hiring of a new landscaper for Palermo, ArtisTree Landscape, effective March 1, 2017, subject to execution of an acceptable contract and incorporation of verbally agreed to modifications in terms. A cancellation notice was sent to our current landscaping company, Tri-County Landscape SVCS. ArtisTree offered us the best 5-year price and value and the Board received good recommendations by the other association they serve within The Venetian Golf & River Club.

Homeowners should be aware that their Purchase Contracts include certain Limited Warranties, including a 90 day warranty for shrubs and ground cover and a one year warranty for dead trees. It is important that each homeowner still within these warranty periods report any claims related to lawn or bushes/trees to WCI, so that Palermo or the homeowner does not inherit any issues or liabilities. Under the community regulations, replacement of dead trees or bushes will become a homeowner (not Association) obligation beyond the warranty period.

In connection with the turnover of the landscaping contract and to address specific homeowner complaints on grass problems, Harry Wildman (Landscape Committee) and Phil Occhino have begun an inspection of the Palermo neighborhood. To be helpful to new neighbors, Harry and Phil will be inspecting the lawns and plantings for the seven homes that have closed recently (that are still in the 90-day WCI warranty period) to see if there are any warranty issues that should be claimed so the Palermo does not inherit any issues or liabilities. In addition, they will be assessing what is needed to fix ongoing grass problems for several owners whose homes are no longer in their warranty period but have reported a persistent problem with our current landscaper.

The Board would like to express its gratitude to Harry Wildman for his valuable contributions serving as a member of the Landscape Committee. If any other homeowner would like to be a part of the Landscaping Committee, please provide Shawna an indication of your interest.

Oak Tree Update - The POA and the Architectural Control Committee (“ACC”) of The Venetian Golf & River Club are working with the Sarasota County Environmental Protection Agency regarding the unlawful removal of oak trees that are under seven years of age. In particular, this affects relatively new associations like the Palermo. As a result, the ACC has agreed at its January 10, 2017 meeting to suspend approval for replacing any oak trees under seven years of age until this matter is resolved with the proper authorities.

Oil Spill Update – Several months ago it was noted that in using some defective equipment Tri-County unfortunately stained a few driveways and walkways with dripping oil. As a result Tri-County made a claim to their insurer so that the impacted property could be remediated. The claim settlement is close to finalization, so therefore, shortly all Palermo homeowners will receive a survey to ensure all impacted property has been identified and so that remediation can commence. Note that replacement bricks may not precisely match existing bricks due to age and variances in the production lot, and therefore impacted homeowners will be given a choice as to accept the remediation effort or not. Meanwhile, one Palermo homeowner reports success in cleaning the subject bricks with Cleaning Vinegar and a wire brush, so impacted homeowners may want to try this method in lieu of replacement bricks.

Palermo Web Site – Castle Group is responsible for maintaining a web site dedicated to the Palermo association. The web site address is: <https://palermoportal.gridsystems.net/Page/2>

This web site will include monthly financial reports, the current approved Budget, Articles of Incorporation, Declaration of Covenants and Restrictions and eventually a Community Directory. At this time, Castle Group reports only fourteen homeowners have registered to date to be able to access the Palermo web site, so shortly we will distribute instructions to help those that have not registered as of yet.

Our next meeting will be held at 1 p.m. on February 7, 2017 at the River Club; we hope to see you there. We welcome your feedback and encourage volunteerism. If you have any questions or comments, please send them to Shawna Frank of Castle Group (sfrank@castlegroup.com) who will distribute your message accordingly.

The Palermo Board of Directors