

## February 2017 Palermo Newsletter

The Palermo Board of Directors wishes to provide its owners with a brief update of material activities occurring within our Association that were discussed at the recent Board Meeting.

**Board Meeting:** On February 7, 2017 the first Board Meeting following the January 7<sup>th</sup> Organizational Meeting was held.

**Palermo Financial Status:** At the Board Meeting the unaudited financial statements of Palermo through December 31, 2016 were distributed and discussed by Mark Faford, Treasurer and Secretary (these can be found on the Palermo web site). It was reported that collections as of last week from all homeowners have been fully paid, including those due as of Q1-2017, except for three homeowners who paid the incorrect 2017 sum due and one homeowner with an outstanding late fee. It is expected these small discrepancies will be cleared shortly. Further, due to WCI's obligation to pay any deficit prior to the community transition to homeowner control on December 7<sup>th</sup>, it is expected that the actual net operating income for the 2016 calendar year will stand at break even. Revenues and expenses for 2016 were substantially below budget due to the fact that the budget was based on the operation of the full buildout of 78 homes. Although January's financials are not yet in hand, the Board is confident that the community is operating with a positive cash flow at this time.

**Neighborhood Update:** At this point six remaining lots are being built out in the Palermo neighborhood at which time the buildout will be completed. Shawna Frank reported that WCI plans to pave the roadways and complete the plantings and closure of the construction entrance by the end of May. Welcome to our newest neighbors:

<b>Richard and Sandra Brusca</b>	<b>445 Padova</b>
<b>Mark and Sharon Kreighbaum</b>	<b>451 Padova</b>
<b>Tami and Gene Gray</b>	<b>457 Padova</b>
<b>Peter Barenbregge</b>	<b>475 Padova</b>
<b>Carol Stern and Stacy Silkworth</b>	<b>500 Padova</b>

**Landscaper Update:** ArtisTree Landscape will commence services to Palermo effective March 1, 2017. Prior to this date, Harry Wildman, Chairman of the Landscape Committee, and Phil Occhino, Board VP, will be carrying out a complete walk through of the property with ArtisTree so that any questions and instructions can be conveyed. The Board will provide a further update to homeowners in the next few weeks regarding protocol for reporting landscape issues going forward. Meanwhile, if there are any landscaping matters that you would like brought to the attention of Harry and Phil, for them to view during this initial walk through, please email Phil Occhino ([pocchino@gmail.com](mailto:pocchino@gmail.com)) as soon as possible.

**\*\*\*We are seeking at least one other interested homeowner to participate on the Landscape Committee, to work with Harry and the Board. Preference would be for a full time resident, who can be available during the summer months that Harry is back north, but any interest in participating in this important role in our community would be appreciated.\*\*\***

**Oak Tree Update:** The POA has met with the Sarasota County Environmental Protection Agency and as a result it has been determined that Oak trees and Cabbage Palms are protected for seven years from the date of issuance of each home's Certificate of Occupancy and can only be relocated within the bounds of

each lot, but not replaced, without a Tree Permit (ACC approval is still required). Removal of these trees and replacement with an alternative tree is only allowed with a Tree Permit that will only be issued under very limited circumstances, such as proof that such tree has already caused damage to the utilities. Any homeowner seeking a Tree Permit is advised to first call the County, so that the \$215 filing fee is not wasted. Removal without a County Tree Permit could result in a fine and a requirement for replanting of a larger Oak tree than the one removed. For these reasons, the Board is no longer pursuing quoting the price of bulk removal and replacement. Note that the POA is still pursuing further advice of an attorney on this matter and the Palermo Board will continue to keep homeowners updated of any change in this situation.

**Transition Audit:** WCI has hired an auditor to conduct the Transition Audit to ensure that all sums due/ from WCI to the Association as of the date of transition of the Community to the homeowners are audited. This audit is paid for by WCI and should be completed in March.

**Damaged Pavers:** The Board is continuing to follow up on this issue. Several months ago Tri-County's landscaping equipment damaged several homes' driveway and walkway pavers with dripping oil. Tri-County placed a claim with their insurer based on an inspection they performed in connection with Castle Group. Now that the claims process is further along, the Board is seeking some legal input on whether it has any legal authority in this matter, as the damaged property is not Association property. Once this question is resolved, next steps will be announced to all homeowners.

**Backflow Preventers:** Each home in Palermo contains a backflow preventer (those ugly pipes that stick up in an upside down "U" shape on your front lawn). These are required to be certified every two years by the City and County, which involves hiring a plumber certified to do this work who will issue a certificate. Some other neighborhoods in Venetian have obtained bulk pricing (at the homeowner's cost) to carry out such an inspection. The Board is looking into this matter to understand the rules and regulations and to determine if this is something that the Board can be helpful in coordinating for the homeowners. More to come.

**Other in Process Board Initiatives:**

- Further follow up on Palermo Insurance Coverage and Costs to ascertain if economies are possible
- Drafting of a New Homeowner Welcome Letter
- Drafting a more easy to use instruction guide for gaining access to the Palermo Web Site <https://palermoportal.gridsystems.net/Page/2> where valuable information on the community's financials, budget, your account, Palermo Articles of Incorporation, etc. can be found.

Timing of the next Board Meeting is yet to be scheduled. 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](mailto:sfrank@castlegroup.com)) who will distribute your message accordingly.

**The Palermo Board of Directors**  
**Nancy Spokowski -- Phil Occhino -- Mark Faford**