

November 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 November 6, 2017 a Board meeting was held.

Palermo Website: We are pleased to announce that our new web site is now up and running. The link to the web site is: www.mypalermohoa.com/ You will see the Association's financial information, budget, Board minutes, Board meeting schedule, newsletters, and other pertinent information posted here. Further, click on **Contact SMG** to report an issue. Using this work order form is the most efficient way to get service.

Palermo Financial Status: At the Board meeting an unaudited balance sheet and income statement of Palermo through September 30, 2017 was distributed and discussed by Mark Faford, Treasurer and Secretary. Mark indicated that, as of the balance sheet date, the Association had \$77,163 of cash on hand, for the most part due to the timing of quarterly collections and the fact that some of the expenses payable, such as mulching and insurance, are due and payable in the latter part of the calendar year. Mark reported that collections as of the reporting date from all homeowners have been fully paid. From an expense perspective, Mark reported that, at present, expenses incurred have been substantially less than those budgeted, due to timing, and also due to the fact that the new landscaper is costing the Association less than the prior vendor, and the new management firm, which commenced services in August, is also costing the Association less than the prior firm. The year-end results should show a surplus, depending on the amount of funds expended for sod replacement before year end (See **Landscaping**, below.) The Palermo financial statements as of September 30, 2017 can be found on the Palermo Web Site. (See **Palermo Website**, above).

2018 Budget: At the Board Meeting Mark Faford, Treasurer and Secretary, presented the proposed 2018 Palermo Budget. Mark pointed out that he was pleased to be able to present a budget with no increase from 2017, with quarterly fees remaining flat at \$465 per quarter. Mark discussed the savings in various service expenses that were obtained in 2017 through hiring of a new landscaping firm (with a two-year fixed price), hiring of a new management firm (with a two-year fixed price) and reduced mulch costs. These savings have allowed for a budget to be provided for potential sod replacement (See **Landscaping**, below), as well as Contingency for any other initiatives or unknowns that the Association faces. The 2018 approved budget can be found on the Palermo website. (See **Palermo Website**, above.)

Palermo Documents (Declaration, Articles of Incorporation, By-Laws): The Board has noticed a few instances of inconsistencies in the various Palermo documents. Therefore, we would like to form a document review committee to identify all such problems, so that steps can be taken to amend the various documents. If any

homeowner, preferably someone with a legal or paralegal background, is willing to volunteer for a document review committee, please email Nancy Spokowski by November 17, 2017.

Landscaping: ArtisTree Landscape commenced services to the community effective March 1. The Landscape Committee and Board have been actively involved, along with Sunstate, in monitoring ArtisTree's work and providing feedback on areas needing improvement. Homeowners were recently sent a survey soliciting comments on ArtisTree's performance to frame the six-month review discussion with ArtisTree held in October. Thank you to the 13% of homeowners that responded to the survey. Your comments (without attribution) were provided to ArtisTree and discussed in detail at the October meeting attended by all members of the Landscape Committee, Brian Rivenbark, Nancy Spokowski, and Pedro Mares and Bill Walters from ArtisTree.

Presently, the focus of the Board and the Landscape Committee has been on improving those lawns that show signs of stress, likely due to fungus damage or initially poor sod/lack of a good soil base. A first step is to obtain soil samples to guide us in determining how to enhance lush grass growth. The next step will be to select a few properties for the resodding of bad areas to ensure the new sod "takes," before extensive Association monies are spent. Assuming the "test" new sodding is effective, additional future resodding will be planned for the future. Prior to any resodding of select lawn areas, the impacted homeowners will be notified and instructions for any required monitoring or care will be provided.

Note, for any homes recently purchased from the developer, Lennar, please be aware that after expiration of the developer warranty period (90 days on shrubs, one year on trees), homeowners are responsible for replacement of all dead shrubs and trees. If you have any dead shrubs it is suggested that you arrange for replacement so that our neighborhood continues to look well cared for. Further, there is a 90-day warranty on sod, so it is important that you report any sod issues to Lennar, so that Lennar can remedy the sod issues as well.

Irrigation: The VG&RC CDD is the responsible party for deciding whether homes are permitted one or two watering cycles per week. Since June, only one watering per week has been allowed. At some point during the Winter it is expected that a second weekly watering will be allowed.

All homes are outfitted with an Irrigation Control Box that is programmed with the date and time that the home's lawn and shrubs are to be watered based on the last digit of the home's address and the CDD's permitted schedule. The Irrigation schedule can be found on www.venetianpoa.com. Watering outside of this schedule may result in fines imposed by the POA to the homeowner (the fines are not imposed to the Association or the landscaper).

The Palermo Association has decided to leave all Irrigation Control Boxes unlocked, so that homeowners can help in their obligations regarding Irrigation Controls. Note that

our landscaper will perform a Wet Check once per month for each home and will be deployed to fix any irrigation problem reported by a homeowner to Sunstate. That said, in between Wet Checks, each homeowner must take personal responsibility to ensure there is power to their Irrigation Control Box and to notice and report any indications of malfunctions, including dying grass and shrubs. Both ArtisTree and the homeowner have a role in ensuring the Irrigation Control Boxes function, but ultimately the homeowner is potentially fined for watering at unauthorized times.

See the attached, **Rules and Regulations regarding Palermo Irrigation Control Boxes.**

Pets: We have recently received a few complaints about proper pet control in the neighborhood. Please be reminded that the VG&RC POA's rules regarding pets include – "Pets must be on a leash at all times and under control of the owner when outside the confines of the Home or Lanai. Anyone walking a dog or pet is required to immediately remove pet droppings deposited by the animal, and to carry a bag or other means to do so. Pets may not be left unattended on the Lanai or tied outside of the Home." Regardless of your comfort level of your control over your pet, please adhere to these rules and please be respectful of your neighbors by ensuring your pet does not wander far from you onto a neighbor's lawn or planting beds.

Palermo's Annual Meeting will be held on Tuesday, December 5th at 1 p.m. (please excuse the typo in the President's letter recently sent out that included an incorrect date for the meeting) at the River Club. The meeting requires a quorum of 26 homes, either in attendance, or attendance by proxy, in order to conduct business. Please make every effort to provide your proxy, which was mailed to you, to a neighbor to bring, or to Nancy Spokowski, or to Sunstate, if you are unable to attend the Annual Meeting. If you have misplaced your proxy, please contact Brian or Jo-Ann of Sunstate to get a replacement.

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

Board:

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Brian Rivenbark (brian@sunstatemanagment.com) (941-870-4920)

Jo-Ann Finnell (joann@sunstatemanagement.com) (941-870-4920)

Rules and Regulations regarding Palermo Irrigation Control Boxes

There are two types of Irrigation Control Boxes used in our neighborhood – the Pro-C Controller and the Hunter X-Core. Operating Manuals for each can be found on the Palermo Website (www.mypalermohoa.com)

- 1) Homeowners are responsible for ensuring there is power to the Irrigation Control Box at all times. The Association is not responsible for checking Irrigation Control Boxes daily to see if there has been a blown circuit or power outage at any particular home. It is suggested that homeowners or their surrogate (home watch person or neighbor) look at the Irrigation Control Box weekly to ensure it is ON. To check if the Irrigation Control Box has power feeding to it, open the box found on the exterior of your home (usually on the garage side), you will see a square plastic window, if not ON this window will appear empty. If the Irrigation Control Box is not ON, homeowner, or their surrogate, is responsible for identifying the power issue and flipping the GFI/circuit breaker (generally located in the garage/yellow light in middle means GFI tripped) to restore power. Look at the face of the Irrigation Control Box again, after restoring power to it. After restoring power please report that you have done so to the Association's management company, so that the Association is aware that there was a power problem that has been rectified and so that the date and time information can be checked by the landscaping firm during their next Wet Check.
- 2) Next, turn the knob you see on the face of the Irrigation Control Box from Run to Set Current Date Time. If the YEAR shown is other than 2017 (or the current year), report this issue to the Association's management company ASAP. This condition means the control settings have DEFAULTED and irrigation will NOT work properly until fixed.
- 3) Homeowners may NOT reprogram the watering schedule programmed into the Irrigation Control Box, other than date, time, hour on their irrigation clocks. If homeowners view an issue with the programmed date or time or programmed watering schedule, they should report the matter immediately to the Association's management company.
- 4) Homeowners may carry out their own Wet Check only during the Wet Check times permitted by the CDD, and if any aberrations are found, the problem should be reported to the Association's management company ASAP. The landscaping firm will do a Wet Check at each home once per month, but one month without watering could result in significant issues.
- 5) Homeowners should report any physical evidence of dying grass or bushes to the Association's management company as soon as viewed, as this may indicate a

watering issue. Further, you likely will see evidence of watering the morning after your scheduled early morning watering. If you fail to see evidence of watering please report this issue to the Association's management company ASAP. Note that in addition to the CDD deciding whether to allow one or two waterings per week for each property, whenever there is a rain event that results in more than 1 inch of rain, the main pumps are turned off at the direction of the CDD, so that watering does not occur the subsequent evening/morning.

- 6) Be aware that irrigation outside of the allowed hours set by the CDD is not permitted and that the homeowner is the fined party, not the landscaper, or the Association. Warnings in writing are given by the VG&RC POA and if any homeowner receives a letter of irrigation violation, please report the situation immediately to the Association's management company, so that your Irrigation Control Box can be checked by the landscaping firm.