

# Palermo at Venetian Golf & River Club

## Property Owners Association (POA)

### May 2023 Update

Greetings neighbors; take 2!

We hope you are all enjoying the beautiful days we have been having in Florida as summer approaches this year. We also thought you might like an update on a few things regarding the neighborhood. This information was previously emailed, but few people read it. Therefore, we are trying to communicate one more time through US Mail. If this newsletter is not useful, we will not send in the future. If there is other information you want, tell us. Please let us know your honest thoughts. We won't be offended if (the majority of) you don't want these annual updates.

#### **Financial update**

Your POA Board along with our new Sunstate Association Management Group representative, Lauren Wilson, recently attended an insurance workshop to better understand the coverages we have, the necessity for them and the competitiveness of the pricing. As you may have noticed from your own insurance renewals, prices are going up and options are becoming fewer in Florida. It's been reported that many insurers operating here are going under or leaving the state. Per a recent Bloomberg article, "It's not Florida's infamous storms dragging the firms down -- it's a deluge of lawsuits and fraud." According to an analysis published last year by the FL's Office of Insurance Regulation, "More than 76% of all U.S. homeowners' lawsuits against insurance companies in 2019 were opened in Florida, even though less than 8.2% of all homeowners claims nationwide were made here that year..." This may be more info than you wanted, but the point is we should expect an increase in our insurance costs upon renewal this fall.

As our neighborhood ages, irrigation replacement costs are also expected to rise. While we have averaged about \$2500/yr. over the past several years, irrigation equipment is wearing out and the projected costs for 2023 are well over double that amount. Fortunately, we have budgeted for both of these increases in 2023 and have a contingency fund that should adequately handle our projections for this year. Otherwise, our budget appears on track.

#### **Landscape update**

Bloomings Landscape & Turf Management has been providing landscaping services for Palermo for over 3 years now. In Palermo's short 7-year history they are our 3<sup>rd</sup> landscaper. While not perfect, they have been fairly priced, meet their contractual obligations, are reliable and are always willing to work with us to rectify any areas of concern. You should know that our contract/POA documents call for, among other things, "mowing, edging, blowing, weeding, fertilizing, spraying with insecticides, trimming and pruning of hedges and trees..." Bloomings' annual schedule and frequency of service is on our website.

If you have a problem with irrigation or landscaping, please submit a work order here: <https://www.bloomingslandscape.com/service-request-1>. Once you hit the submit button, you should receive a confirmation. Again, with the age of the neighborhood, we are starting to see an increasing number of issues with irrigation; so, it could be up to a week or two before they are able to address your specific issue. Should you experience delays beyond this you can contact Lauren at 941-870-4920 for additional assistance.

Finally, you may have noticed some lush lawns around the neighborhood. That's because these neighbors have added, on their own, a higher level of care/cost to their own properties. Our POA provides a base level of landscaping that is designed to allow our community to look good without paying the much higher shared expense (POA quarterly assessments) of a personal gardener. Of course, you can do this too should you want to.

#### **Other notes of interest**

If you have done anything requiring an ACC application recently, you know there is a new procedure requiring sign-off by our POA before submitting to the ACC. We are removing that step in the process, as we feel it is redundant, delays the applications and is unnecessary. Should there be an issue of increased common expense due to a change in landscaping on an individual's property (by the way, we've never had one) our POA rules allow another remedy (an assessment for that particular property<sup>1</sup>). Please forward future ACC applications directly to the VGRC. They will notify the POA President upon approval.

Next, as the neighborhood ages so do our documents. They were written from a developer's perspective and not necessarily customized for our particular neighborhood. As Palermo has evolved, new neighbors have joined us and we have experienced how our covenants and restrictions actually apply, it has become apparent to us that our practices over the history of the Palermo POA have not necessarily matched our stated rules. For example, our documents state that irrigation costs are to be borne by the POA in one spot and by the property owner in another<sup>2</sup>, yet we have treated them as a common expense since the beginning. In the interests of clarity, consistency and fairness we intend to update any inconsistencies to match our actual historical practices, which essentially means – no change in the way we operate. Of course, you will see the new verbiage once the board discusses and approves it (at an open board meeting, which you will be notified of (according to our POA rules<sup>3</sup>)) and then we as a community vote on it.

As a reminder, most of the Palermo information you might be looking for (e.g. POA documents, past meeting minutes, etc.) is available on our website: <https://www.mypalermohoa.com> Should you wish to contact any of us, please note our updated email addresses below. Wishing you all a great summer!

Sincerely,

Palermo Board of Directors

John DiPierro, [palermo.vgrc.president@gmail.com](mailto:palermo.vgrc.president@gmail.com)

Paul Ryan, [palermo.vgrc.vp@gmail.com](mailto:palermo.vgrc.vp@gmail.com)

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1 Declaration of Covenants and Restrictions for Palermo, Art 8.9, Art 8.10; Exhibit C, Article 6, Sec 7, 8

2 Declaration of Covenants and Restrictions for Palermo, Art 6.2.5 Paragraph 4, Sec 6.2.6

3 Declaration of Covenants and Restrictions for Palermo, Art 6.1; Exhibit C, Article IV, Sec 5, Sec 9, Sec 21(a)