

Palermo at Venetian Golf & River Club

Property Owners Association (POA)

March 2024 Update

Greetings neighbors. We thought you might be interested in a few updates with respect to our community. First, our Board has grown to 5 people who are willing to serve on your behalf. In 2023, both Mark Kreighbaum and John Ramistella volunteered to join Paul, Steve and me in managing our POA affairs. Feel free to reach out to any one of us should you need to.

Financial Update

Income for 2023 was \$156,307. Our lawn maintenance contract with Bloomings cost \$124,380 plus \$5222 for repairs to irrigation systems throughout Palermo, totaling \$129,602 or 85% of total expenses. Other expenses consisted of: management fees, insurance, accounting, etc. Last year we experienced an excess of \$3,380 which increased our cash on hand to \$23,997. Although our Bloomings contract will increase 5% and other fees are projected to rise in 2024, the Board did not recommend an increase in quarterly payments (currently \$499/quarter). Steve and Paul oversee our finances.

Landscape Update

As you know, Bloomings has been our landscaper for several years now. While not perfect, they have done a good job and are always willing to address any issues we surface. We intend to continue with them through 2024 but will be making a slight change in the way we work with them. Both Mark and John R. will meet with the Bloomings Supervisors regularly to proactively address issues; together they will be inspecting the entire neighborhood every two months. Don't be alarmed if you see these folks walking through your properties (we'll try to give everyone notice before they make their rounds), and they will be wearing bright landscaper clothing for easy identification. We feel this may be a better approach than reacting to problems after they occur. Once again, if you have a service request for Bloomings, please submit it here: <https://www.bloomingslandscape.com/service-request-1>

Leasing Update

The Master Association (Venetian Golf & River Club POA) has imposed a new leasing requirement. It is now required for the Neighborhood Association (Palermo POA) to have a copy of your lease on file with our management company (Sunstate Management) prior to you receiving approval to lease your unit from the Master Association. If you are planning to lease your unit, please send a copy of your executed lease to teammember5@sunstatemanagement.com. An additional requirement is that you must be current on your Palermo POA dues in order for your lease application to be approved. All lease rules and requirements for leasing can be found on the VGRC website.

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Other Notes of Interest

At our annual POA meeting last December the Palermo neighborhood voted on an amendment to remove a requirement that the POA fund “repair or replacement of” certain trees on our individual properties. The amendment was provided to all members prior to the vote. The final vote was 58 “for” and 2 “against,” giving the community the necessary 2/3 majority to adopt the amendment. Now all trees on each of our properties will be treated the same—they are the owner’s responsibility. By the way, this is consistent with the way our POA has historically handled this situation. You can find a copy of the filed amendment (official records instrument #2024021699) on our webpage here:

<https://www.mypalermohoa.com/poa/poa-documents/> (a printed or electronic copy is available at no charge to members upon written request).

Next, recognizing the potentially confusing structure of the Venetian community governance, Steve has put together a welcome letter for new neighbors. We thought you might like to take a look at this as well. You can find it attached to this newsletter. Please let us know if there is any additional information you think our new neighbors might find useful, and we will look at updating future welcome letters.

Finally, it was suggested that we might get more participation in our annual meeting if we change the date to January when more part-time residents were available to attend. As a result, we have scheduled our next annual meeting for January 14, 2025. Along with detailed financial information, landscaping schedules, etc., all of our scheduled meetings can be found on our website.

Have a great Spring!

Sincerely,

Your Board of Directors

John DiPierro, President, palermo.vgrc.president@gmail.com

Paul Ryan, Vice-President, palermo.vgrc.vp@gmail.com

Steve Hefler, Treasurer, palermo.vgrc.treasurer@gmail.com

Mark Kriegbaum, Secretary, palermo.vgrc.secretary@gmail.com

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