

Palermo at Venetian Golf & River Club

Property Owners Association (POA)

Welcome to the Neighborhood

On behalf of the Palermo Property Owners Association, we welcome you to our neighborhood. The Palermo neighborhood begins at 310 Padova Way & comprises 78 homes on Padova Way & Sevilla Place.

We are one of 12 neighborhoods in the Venetian Golf and River Club (VGRC) that account for 840 of the 1377 homes here. The respective “Neighborhood Associations” were set up, among other reasons, to accommodate residents who wanted a hassle-free experience, at least concerning landscaping.

WCI, the developer who built the Palermo neighborhood established our POA in September, 2014, although it was several more years before the POA was turned over to be run by the residents. Approximately 85% of our budget (and, therefore your dues, currently \$499/quarter) pays for landscaping services through Bloomings Landscaping Company.

Having lived here for many years and worked with several different landscaping companies, we have come to know what to expect. And that is, the concept of “good, better, best”. As the saying goes, you get what you pay for. Collectively, we are paying for good/better landscaping services, not personal gardeners. Our landscaping services include mowing, trimming, annual mulch application and repairs to the irrigation system. These services are scheduled regularly on the same day of the week, with the same crew providing the same quality of service. In addition to the consistent streetscape in the neighborhood, this approach also mitigates the noise and traffic that would result from potentially 78 different landscape companies. Several members have opted to supplement the POA provided services with extra weeding, fertilizer applications, etc., which you are welcome to do should you choose to.

Another 8% of our budget goes for administrative services, provided by Sunstate Management Company (whose separate welcome letter you also received). Sunstate receives and pays our bills, handles our mailings, service requests and other management/administrative tasks. They also maintain our website: mypalermohoa.com. Our website is full of historical and current information such as newsletters, POA documents, financial info, meeting minutes, contact info, etc.

There are 3 other organizations in the VGRC. Because of your property ownership in the VGRC, you are automatically members of and pay taxes/assessments to the first 2

Palermo at Venetian Golf & River Club
Property Owners Association (POA)

organizations listed below. The third has a very nominal fee to join. For further information than provided below, go to the last page of your Community Directory.

Palermo at Venetian Golf & River Club Property Owners Association (POA)

- 1) The Venetian Community Development District (VCDD) owns and manages a large part of your community including the River Club. The VCDD is responsible for maintenance of the common area, landscaping, lakes, wetlands, streets, sidewalks, entry fountains, mailboxes, post lights and the front gate house. As part of your real estate taxes, the VCDD imposes a non-ad valorem assessment. Their field manager is located at the River Club. For more information, go to www.venetiancdd.org.
- 2) The VGRC Property Owners Association (POA) or Master Association is responsible for upholding the Venetian's deed restrictions and regulations along with the committees created for that purpose, including: the Architectural Control & the Rules committees. Your POA dues pay for, among other things, basic cable & internet services provided to every home in the community through Comcast. The Property Manager & POA office are located in the Tennis Pro Shop @ the River Club. For more information, go to www.grandmanors.com.
- 3) The VGRC Community Association (VGRCCA) is a voluntary membership association of owners founded in 2008. It was formed as an advocacy group to address issues outside of our community which may impact residents. VGRCCA representatives have appeared before the City of Venice Planning Commission and the Venice City Council. They have interfaced with other City/Council officials, business leaders and developers concerning land development projects as well as other issues outside the Venetian. The CA conducts a wide range of educational seminars to enhance the quality of life here at the Venetian, such as CPR training and "Tips for Personal Safety." They created the Hurricane Readiness Team (HRT) which communicates with residents regarding hurricane preparation, etc. They sponsor community-minded projects such as Bike-O-Rama, Shredfest/Junkfest, Laurel Road Cleanup and the placement of flags throughout the community on 3 national holidays. For more information go to www.vgrcca.org.

As always, whether you are a homeowner or renter, full-time or snowbird, we look forward to assisting you in any way possible in transitioning to our Palermo community.

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

Palermo at Venetian Golf & River Club
Property Owners Association (POA)

John Ramistella, Member at Large, palermo.vgrc.director@gmail.com