



PALERMO at VENETIAN GOLF & RIVER CLUB PROPERTY OWNERS ASSOCIATION, INC.

BOARD BUDGET MEETING MINUTES

Friday November 17th, 2023

River Club

Call to Order:

The meeting was called to order at 3:00 pm by, John DiPierro Board President.

Establishment of Quorum:

Board members John DiPierro, Paul Ryan, and Steve Hefler were present.

Proof of Notice of Meeting:

The Notice and Agenda were e-blasted and posted on the website by Sunstate Management.

Approval of Prior Board Minutes:

A **MOTION** was made by Steve and seconded by Paul to approve the meeting minutes from 2022 Organizational and 2022 Budget meeting. All in favor. **MOTION PASSES** unanimously.

President's Report:

- John gave a detailed report on open items that affect the association. John detailed the ACC application process that is currently in place and went over the Violations that are currently being issued by the POA to homes that are deemed to be in non-compliance. So far there have not been Palermo homes that have been identified as being in non-compliance to the board of directors knowledge.

New Business:

- **Discussion and approval of the 2024 draft budget:** The board discussed the proposed budget for 2024. A MOTION was made by John and seconded by Steve to accept the 2024 budget with the adjustments proposed by Paul. All in favor. **MOTION PASSES** unanimously.
- **Proposed Amendments:** Discussion was had by the board of directors on some language that needs to be amended in the documents. The board agreed to have John follow up with the Association Attorney to discuss next steps for proposed amendments to the documents for both irrigation and trees.



- **Board Seats:** A **MOTION** was made by Paul and seconded by Steve to establish 2 additional seats to the board of directors for Palermo now having 5 seats for the board of Directors. All in Favor. **MOTION PASSES** unanimously.

Old Business: NONE

Owner Comments: NONE

Adjournment:

With no further business to discuss, John made a MOTION to adjourn the meeting at 4:06PM.

Respectfully submitted,

Lauren Wilson MBA, CAM

Sunstate Management

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