

Venetia Community Association, Inc.

A Corporation Not-for-Profit
c/o Sunstate Management Group, Inc.
228 Ponce de Leon Ave, Venice, FL 34286
Phone – 941-870-4920

Minutes of the Board of Directors Meeting January 25, 2021 at 9:00 a.m.

Call to Order - The Meeting was called to order at 9:00 am by President Ann Viel.

Proof of Notice - The meeting was posted in accordance with the By-laws of the Association and Florida statute 720.

Determination of a quorum – A quorum was established with the following Directors present: President; Ann Viel, Vice President; Mary Jane Apicello, Treasurer; Mary Eve, Secretary; Cindy Beckley, Director; Art Apicello, Director; Bill Reiter and Director; Donna DeLuca. Also present was Brian Rivenbark and Lindsey Rhoades from Sunstate Management Group.

Minutes – MOTION made by Mary Jane Apicello and seconded by Art Apicello to approve the minutes of the December 14, 2020 meeting as presented. Motion passed unanimously.

Presidents Report – Ann Viel gave her report. She asked that Mary Eve report on the nominating committee. Ann Viel and Art Apicello are running again – there are two positions available. No one has stepped up to be on the Board of Directors. The Board will be composed of five this year, until the Board decides to appoint.

Ann Viel thanked the over 200 people that have returned their survey. Cindy Beckley and Donna DeLuca have stepped up to tally all of the data.

Treasurers Report – Attached to these corporate records, Mary Eve gave the report. **MOTION** made by Cindy Beckley and seconded by Mary Jane Apicello to accept the treasurers report as presented.

MOTION made by Mary Eve and seconded by Mary Jane Apicello to transfer money from matured CD at Bank United into a Money Market account at Bank United paying .10 % Motion passed unanimously.

Committee Reports –

- **Citizens Patrol** – Norm Hotz gave the report. He presented the committees speed proposal plan. **MOTION** made by Donna DeLuca and seconded by Mary Jane Apicello to have the proposal looked at by an attorney before any further action is taken. Motion passed unanimously.
- **Communications** – Joe Holler reported that he is resigning from the handing out of the hard copy of the directory.
- **Finance Committee** – Mary Eve reported, and Roger DiNiscia gave a presentation about a planning committee. **MOTION** made by Mary Eve and seconded by Mary Jane Apicello to accept the proposed planning committee as presented to the Board today and it be a free-standing committee. Motion passed unanimously.
- **Infrastructure Report** – Bill Crocker gave the report.
- **Insurance** – Nothing to report at this time.

- **Welcome** – Donna DeLuca gave the report. There were 44 closings in 2020.
- **Amenities** – Jim Irr gave the report. **MOTION** made by Mary Jane Apicello and seconded by Cindy Beckley to have Donna DeLuca take over as chair of the amenities committee
- **Environmental** – Mary Lou Holler gave the report.
- **Landscaping** – Kevin Hanley gave the report.
 - o **Proposals**
 - **Median at Corso Venetia – MOTION** made by Mary Eve and seconded by Mary Jane Apicello to accept the expenditure of \$4,875 to replace the current landscaping on the median at Corso Venetia with sod. Mary Eve voted in favor, the other board members did not. Motion does not carry.
 - **Upgrading of the landscaping at the Venetia sign on 41 - \$1390. MOTION** made by Mary Eve and seconded by Cindy Beckley to accept this proposal. Motion passed unanimously.
 - **Irrigation at Bocce Courts - MOTION** made by Mary Eve and seconded by Cindy Beckley to accept the proposal to adjust the irrigation at the bocce courts for a cost of \$770. Motion passed unanimously.
 - **Preserve Cutback – MOTION** made by Cindy Beckley and seconded by Mary Eve to accept the proposal in the amount of \$375 to cut back the preserve on Natale (145 linear feet). Motion passed unanimously.
 - **Irrigation Controller at Woodmere Park Blvd. - MOTION** made by Cindy Beckley and seconded by Mary Jane Apicello to accept to proposal in the amount of \$1000 to replace the irrigation controller and rewire all stations on the controller at the entrance at Woodmere Park Blvd.
 - **Sod at butterfly park - MOTION** made by Mary Jane and seconded by Cindy Beckley to accept the bid in the amount of \$780 to install 650 square feet of St. Augustine sod at the Butterfly Park on Bella Terra Drive. Motion passed unanimously.
- **Sidewalk** – Brian Rivenbark read the report in George Hrisoulis' absence.
- **Tree and Gutters** – Dave Bakula gave the report. Extensive discussion was had. \$51, 621. The recommendation from the committee is to remove 40 trees at the cost of \$51,621 with Artistree. **MOTION** made by Mary Jane Apicello and seconded by Donna DeLuca to approve the bid in the amount of \$51, 621. Motion carries, Cindy Beckley voted against. Ann Viel asked that Dave Bakula get the complete list of trees and the full contract before Ann will sign the proposal.

Changes in Committee – Finance – remove Peter Easton.

MOTION made by Cindy Beckley and seconded by Mary Jane Apicello to accept all committee reports and any volunteer changes as given – Motion passed unanimously.

Sub-Association Reports

- **VNAOne** – Norm reported that it has been quiet.
- **Villa Paradiso** – Brian reported. The annual meeting is on January 27th.
- **Villa Vivaci** – No report.
- **Casa di Amici** – Russ Henze reported – the annual meeting is today at 1:00 pm.

Management Report – Brian will be getting a start date for the pressure washing today, and will report it to the Board.

New Business

- None.

Unfinished Business

- None.

Owner Comments

- None.

Next Meeting – February 22, 2021 at 9 am.

MOTION made by Cindy Beckley and seconded by Mary Eve to adjourn the meeting. Motion passed unanimously.

Meeting was adjourned at 11:49 am.

Respectfully submitted,
Lindsey Rhoades/LCAM, for
Brian Rivenbark/LCAM, for
The Venetia Community Association Board of Directors

Amenities committee report to VCA board

1. With seasonal residents returning to Venetia, requested access to the Fitness Room has increased two-fold. As of Jan 1st, we no longer assigned times to use the room, but we still request that residents ask for access to the room and abide by all other guidelines, especially wearing of masks, and keeping occupancy to 3 or less.
2. 4 new Pool heaters were installed a week ago along with a new spa heater. Everything was up and running by Wednesday Jan 13th.
3. Bocce Demo Days were a big success with over 60 people signed up to play on leagues or open play mon thru Fridays at 10:30.
4. New schedule for Pickleball and Tennis has been posted at the courts. Pickleball has started a separate Ladies group for new residents and beginners.
4. Clubhouse remains Closed as the 7 day moving average positivity rate in Florida remains well over 10%.
5. Clubhouse was power washed the week of jan 10th
6. Community powerwashing of pavers, common areas etc will be completed by the end of January. Brian Please confirm they were starting the week of 1/25
7. Resident Tom Gamble has volunteered to blow off the tennis pickleball courts and bocce courts in the mornings.
8. Our Cleaning Contractor Reliable is blowing off the pool deck and straightening furniture every morning starting this month at an increased cost of \$120/mo. They remove palm fronds and leave them on the grass for landscaping to take care of

Submitted 1/22/2021

Jim Irr

VENETIA COMMUNITY ASSOCIATION
CIVILIAN PATROL

SPEED LIMIT ENFORCEMENT PROPOSAL RECOMMENDATIONS

As requested at by the Community Association Board the Civilian Patrol would like to make the following suggestions to the Board for their support and approval.

It is the belief of the Civilian Patrol that the following measures will best serve the its efforts on behalf of the community towards hopefully limiting if not curtailing this very dangerous problem.

1. **Radar Gun:** approval for use to come from the VCA board.
The device will only be used by CP members who have been trained in the proper usage. Device to be calibrated by the Sheriff's Department or State Police as required.
2. **Surveillance:** *Conducted by two persons to ensure accuracy.*
3. **First time offenders:** *a letter to be sent from the Management Company.*
4. **Repeat (second) offense:** *a second letter informing owner of the potential fining and/ or suspension of amenities privileges.*
5. **Final (third) offense,** *owner will be fined \$50.00 per incident and all clubhouse amenity access suspended for period of 30 days.
Owner will be informed of right to a hearing before the Board and their peers at which an independent volunteer committee will determine if the fine is to assessed.
Any fine obligated to be paid that is not paid will lead to additional fees. Unpaid fines totaling over \$1,000. will be subject to a lien being place on the property.*
6. **Contractors and Guests:** *owners are responsible for their contractors and visitors. Board has the option to ban a company from doing business in the community, subject to a hearing similar to that of a fined owner.*
7. **Implementation:** *If adopted by the Board all phases will take effect January 15, 2021.*
8. **Assessment:** *After six month the Civilian Patrol and the Board will carefully examine the impact of this program. If indeed it is working, we have succeeded. If not other alternatives will be brought to the Board for further consideration.*

Environmental Report January 25 2021

On January 7th Liz Rocque from Solitude Lake Management was on property to address 3 issues. A preserve replant project that has been monitored by Sarasota county and two tree overhang situations were investigated.

In addition to the regular spraying schedule, a baby tears outbreak on pond 8 was also addressed. Pond 17 also underwent limited remediation. The continual spraying of pads on pond 7 is ongoing. A question about the fountain in pond 5 was referred to the Villa Association .

The beginning of the dry season will require assessments for sump remediations. These are required by SWFWMD to insure proper water flow between the 43 water features that are located throughout Venetia.

Respectively, for the enviro committee

Dave Bakula

VCA FINANCE COMMITTEE
PROPOSED PLANNING COMMITTEE

January 2021

Venetia is a community with property assets exceeding \$250,000,000 that includes the value of homes and common facilities. The protection of these assets is essential to maintain both property values and optimal living conditions for our neighbors and property owners. Although the condition and maintenance of common facilities is the responsibility of the entire community, the Board of Directors has the sole responsibility to authorize funding to ensure that expenditures for these purposes are adequately met.

There is in place a budget preparation system utilizing community member functional committees. The functional committees (which have been active only for the past four years) generate recommendations for funding individual budget items which then proceed through the Finance Committee the purpose of which is to “*analyze expenditures to ensure they are reasonable and recommend possible alternatives*” and then on to the Board of Directors for ultimate approval. Once approved individual budget items (or projects) are administered and managed by the appropriate functional committee. The Board of Directors adopts a one-year expense budget.

But there is no means of coordinating the efforts of individual committees. For example, several committee report issues that were raised at the December Board meeting could be addressed in a forum of committee participants where diverse interests can be melded into a unified solution.

These same issues raised also demonstrate the need to establish a planning view beyond the one-year spending plan. The resolution of diverse interests can be better achieved if there was in place a mechanism to develop a broader and longer-term view of goals and objectives.

PROPOSED PLANNING COMMITTEE

It is, therefore, proposed that a Planning Committee be established for the purpose of providing such a mechanism. The overall mission of the Planning Committee is:

1. To provide long term perspective as part of the budget approval process.
2. To coordinate efforts among functional committees and provide a means of communication among committees.
3. To report recommendations to the Finance Committee.

A long-term perspective is a 10-20-year look into the future in broad but comprehensive terms. The long-term plan provides the basis for a more detailed 5-year capital and expense funding plan.

MEMBERSHIP

In order to accomplish the intended objectives, the Planning Committee participants should reflect a cross section of interests. It is, therefore proposed that the Committee membership consist of:

VCA Board President (ex officio)
Chair (or designee) of each functional committee
Chair (or designee) of Finance Committee
One other Finance Committee member
The VCA Board Treasurer

THE PROCESS

A four-step process is envisioned as follows:

1. Functional committees develop a master plan for its components and project future projects and costs; for the annual expenditure budget individual budget item requests (budget briefs) are prepared and submitted to the Planning Committee.
2. The Planning Committee coordinates the functional committee plans to ensure consistency and eliminate conflicts and prepares a 5-year expenditure plan and budget briefs for referral to the Finance Committee.
3. The Finance Committee “adopts” a 5-year capital budget and recommends the annual expenditure budget plan to the VCA Board. The budget process includes both revenue and expenses.
4. The VCA Board reviews proposed budget expenditure requests and adopts an annual budget.

The above implies a top-down sequential path. But the process allows for a particular issue to originate at any level. For example, changes in strategy or costs might require reexamination at the Planning Committee or Functional Committee level as noted above in the case of the committee issues raised at the December VCA meeting.

CONCLUSION

The establishment of a Planning Committee fills a void now existing in the budget planning process. Filling this void will allow for a more comprehensive and broadly represented decision making system that will have a beneficial effect on our entire community.

January 2021 Infastruture Report

This report is for the period from Dec.10th & January 23rd.

Checked Pond Fountain at the Woodmere Entrance that was not running. Found problem & repaired. Checked North Falls at the Jacaranda Entrance that was not running. Problem was a dead short in motor, shut down power and called repair co. to pull under water pump & submit repair estimate. Installed water proof outlet with GFI in the Bocce Ball Courts area to supply power for blowing & vaccuming the courts.

Repaired outlet on bottom of parking lot lightpost where new plantings were installed S.W. section.

Installed new bulbs in (2) parking lot lights at Clubhouse.

Replaced unrepairable lockset in pedestraian gate at Woodmere Entrance & aligned gate for proper operation. Also checked out gates at the Jacaranda Entrance for proper operation. All OK now.

Reinstalled Drop Arm on on operator at Jacaranda Exit right side, that someone had knocked off and kept going.

Repaired stucco on front of Clubhouse, not painted yet, waiting for paint. Cleaned spider webs from cameras around Clubhouse. Checked out timer on lights in fountain in Butterfly Park. Reset OK now.

Checked out swing gate at visitor entrance at Jacaranda Entrance. Gate not closing, Checked all contacts & connections. OK now

Replaced bad photo cell on streetlight by 5047 Bella Terra Dr. also lightpost leaning badly. Adjusted post to upright position. Checked all drop arms for loose bolts. All OK now.

Committee worked a total of 73 hrs. during the Month of January

Submitted by Bill C.

Venetia Community Association Insurance Committee Report for January 2021

Nothing to Report.

Respectfully submitted,

George Hrisoulis

Committee Chairperson

1/21/2021

Landscaping Committee Report

January 25, 2021

Hello All,

Please see the attached Proposals for Board Approval.

The Landscape Committee met Jan. 14th to discuss the status with Westcoast and current needs etc. Although there have been some bumps in the road which we certainly anticipated we all felt that things were and are working out. We had shared with Kevin Greene the below. We did meet with Kevin on the 21st to further discuss with him and look at the problem area behind 4250 Via Del Villetti, we will have a request for the board next month in this area. Kevin is working on a solution and proposal. They will be doing the street cleaning very soon, but we also discussed the best approach to this. We will be looking into a weekly street cleaning only during the season. Sounds like it will not be too costly. Kevin was able to recommend a person. They will be starting the already approved proposals next week.

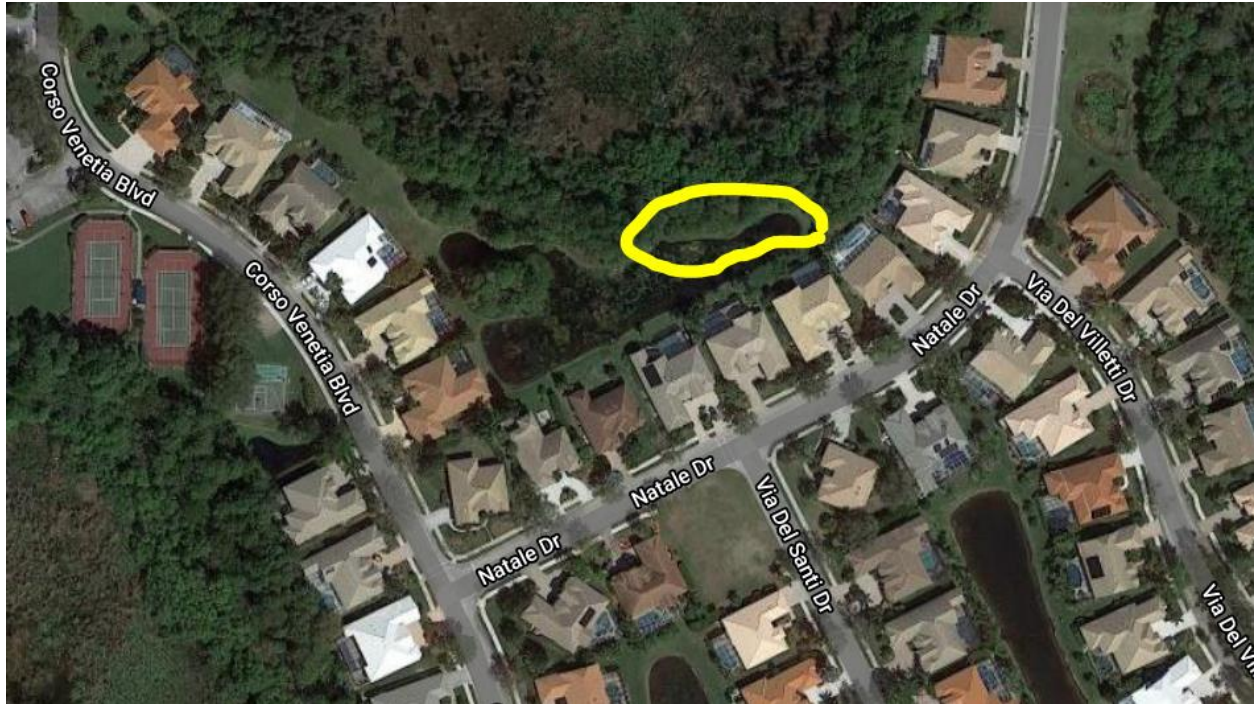
1. *We would like to setup out monthly walkthrough with you for the 21st since you will be at the tennis courts etc.*
2. *We notice a decent amount of garbage lingering around the grounds and was hoping you can emphasize to the crew to pickup when they are here.*
3. *In our contract we have 2 times per year the sweep or vacuum up the streets, we feel after everything has technically fell of this should be done. Looking for your advice on this one.*
4. *We discussed when to mulch as well, we thought Sept. or Oct. Is this in line with your thoughts.*
5. *Can you give us an idea when all the approved proposals will be started? Sooner the better of course.*
6. *Also we need a proposal ASAP for the median on Corso Venetia to be replaced with just St Augustine, not sure if the irrigation is sufficient as well. It looks like bad.*

PROPOSALS FOR APPROVAL:

- 1) Median Corso Venetia
 - a. This median has been on the Landscaping agenda for quite some time. It looks horrible.
 - b. We decided the best and most cost-effective thing to do is just replace it all with sod. The irrigation is going to support this, needs some repairs.
- 2) Venetia Sign and Other
 - a. You will see in the pictures in the proposal that its much needed.
- 3) Irrigation for Bocce Ball courts
 - a. Please see proposal.
- 4) Preserve Cutback Natale – Picture below
 - a. Please see proposal.
- 5) Replace the irrigation controller and rewire all stations on the controller at the entrance at Woodmere Park Boulevard
 - a. Please see proposal.

- 6) Sod Replacement Butterfly Park
a. Please see proposal.

NOTE: Landscape Committee ---- PLEASE CHIME IN IF THERE IS ANYTHING ELSE OR YOU SEE SOMETHING WRONG!!! THANK YOU!



Venetia Community Association Sidewalk Committee Report for January 2021

Sidewalk repair Identification is currently underway for 2021. Sidewalk scouts have already finished Identifying nineteen area repairs on Corso Venetia Blvd, and two areas on Natale Drive. Some of those areas on both streets have been marked with caution tape. All will be marked when we receive our next shipment of caution tape.

Respectfully submitted,

George Hrisoulis

Committee Chairperson

1/21/2021

TREASURER REPORT
DECEMBER 31, 2020

Total Liabilities & Equity:
\$1,425,189.47

Total Reserves:
\$950,052.96

Total Expenses for December:
\$126,903.99 over budget \$28,916.58
YTD Expenses:
\$1,397,617.75 over budget \$82,313.75 * See below for explanation

Administration Expenses for December:
\$7,949.72 under budget \$276.44
YTD Expenses:
\$95,198.82 under budget \$3,515.18

Grounds Expenses for December:
\$14,307.12 under budget \$18,693.77
YTD Expenses:
\$428,903.77 over budget \$32,897.77 (Berm Trimming of \$43,000.00)

Maintenance Expenses for December:
\$50,819.25 over budget \$47,060.91
YTD Expenses:
\$106,967.73 over budget \$61,867.73 *See below for explanation

Pool & Recreation Expenses for December:
\$2,251.67 under budget \$706.66
YTD Expenses:
\$34,032.90 under budget \$1,467.10

Utilities Expenses for December:
\$50,218.29 over budget \$529.20
YTD Expenses:
\$588,817.52 under budget \$7,451.48

Accounts Receivable:

As of 12/31.2020 the outstanding balance is \$2,144.25. 1 homeowner had not paid 4th quarter fees which has since been paid. As reported in November, we had two homeowners sent to our Attorney for collection. Since that report, one homeowner has paid in full leaving a balance of \$1,442.97 owed by one homeowner. There are currently three homeowners who owe a total of \$96.15 in late fees.

*The Board voted to transfer a total of \$73,000 from the equity fund to cover the additional costs of tree trimming and sidewalk repair expenses. This amount was put into the income portion of

the budget resulting in a net deficit of \$8,276.52 for the year 2020 before a formal audit is completed.

Submitted By,
Mary Eve, Treasurer

Tree & Gutter Committee Report

1/25/21

The six gutter repairs that was approved by the Board at the October Meeting have been completed. Howell Concrete and Land Service finished the repairs in the last few days of December.

The Committee has been in touch with a number Tree Service Companies and has obtained quotations from six of them. Those quotations are included with this report. Four of the six companies submitted complete quotations covering all aspects of the project. The four include AborX, Lamb, Simply Trees and Westcoast.

The Committee recommends that Simply Trees be awarded the contract. The contract has one open end and that is the cost of repairing the irrigation where needed. We have asked that they cap that cost at \$2500.00 and they have verbally agreed to that request. That brings the total amount of their quotation to \$53,306.27. This is the lowest bid from companies that submitted complete quotations.

If approved by the Board we also ask for consideration of adding six more trees to the count. The addition of six trees would add approximately \$9500.00 which would bring the total cost to approximately \$62,806.27. That would be within our budget of \$65,000.00.

Shown below are the locations of the proposed additional trees;

Corso 4253-4259

Del Santi 4309-4311

Del Villetti 4250-4254 4266-4270 4370-4374

Nizza 4327-4331

If the above proposed additions are approved we suggest that the Board make and approve a motion that the cost not exceed \$63,500.00.

Should the Board be in a good spending mood and have an interest in saving the Community money in future sidewalk and gutter repairs then please consider adding the following six locations to all of the above;

Corso 4228-4234 4277-4281 4289-4293

Del Villetti 4346-4350 4398-4402

Nizza 4347-4351

This would add approximately another \$9,500.00.

Listed below is a quick look at the cost of the three options;

34 Trees as quoted by Simply Trees \$53,306.27

40 Trees approximately \$63,500.00

46 Trees approximately \$73,000.00

Simply Trees are in a position to start the project by the middle of February, which is what the Committee is recommending, and completing it within one week. We think that their completion date is too ambitious but we would be happy if it got completed within two weeks.

Tree & gutter Committee Chairman

George Sperry

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Welcome Committee Report

VCA Board Meeting - January 25, 2021

For the year 2020, there have been 44 closings. Of those, there were 30 home closings, 4 Villas and 10 Condo closings. Since my last report in December, there have been 14 new closings.

As of January 2021, we officially have 1 closing.

Fobs continue to be done remotely by Donna DeLuca.

Since this January 2021, we have delivered 5 Welcome bags. We are in the process of delivering more as the new residents who are not currently here, arrive and contact us.

Submitted 1-20-2021

By Mary Hrisoulis