

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 February 22, 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. Also present was Brian Rivenbark and Lindsey Rhoades from Sunstate Management Group.

Minutes – MOTION made by Cindy Beckley and seconded by Art Apicello to approve the minutes of the January 25, 2021 meeting as amended. Motion passed unanimously.

Presidents Report – Ann Viel gave her report. She thanked everyone for attending the annual meeting. The Board of Directors this year – Ann Viel, President; Mary Jane Apicello, VP; Mary Eve, Treasurer; Cindy Beckley, Secretary. Art Apicello is a member at large. She turned it over to Mary Eve. Roger DiNiscia approached Art Apicello and he expressed interest in the Board of Directors. **MOTION** made by Art Apicello and seconded by Cindy Beckley to appoint Roger DiNiscia Jr. to the Board of Directors. Motion passed unanimously. Cindy Beckley spoke to the survey that was sent out. 224 of 643 has been returned. Ann Viel spoke of a fake directory that had been distributed, it is not from the Association, and Brian Rivenbark has sent a cease and desist to the publisher. **MOTION** made by Mary Jane Apicello and seconded by Mary Eve to accept the resignation of Hank Hajdes from the finance committee. Motion passed unanimously. **MOTION** made by Art Apicello and seconded by Mary Jane Apicello to accept Jennifer Smouse as the chairman of the finance committee. Motion passed unanimously. **MOTION** made by Cindy Beckley and seconded by Mary Jane Apicello to accept Roger DiNiscia Sr. as the chair of the planning committee. Motion passed unanimously. Cindy Beckley read a list of all committees, and all chairs of the committees confirmed their members. **MOTION** made by Art Apicello and seconded by Mary Eve to accept all committee members as read by Cindy Beckley. Motion passed unanimously. Ann Viel reminded everyone that if you are walking at dawn/dusk please wear reflective clothing - two residents have almost been hit in the past couple of weeks. She also reminded everyone to pick up after their animals.

Treasurers Report – As 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.

Committee Reports –

- **Communications** – Joe Holler gave the report. Cindy Beckley has agreed to take charge of handing out the physical copies of the directory, but needs someone to take over when she heads north.

- **Finance Committee** – Jennifer Smouse reported. The next meeting will be held on Tuesday, March 2nd at 1pm via zoom. **MOTION** made by Mary Eve and seconded by Cindy Beckley to approve the moving of the matured CD into a money market account paying .5% at Liberty Savings. Motion passed unanimously.
- **Infrastructure Report** – Bill Crocker gave the report. He presented a bid to purchase new landscape lighting fixtures in the clubhouse area. Total is \$2554.02. **MOTION** made by Art Apicello and seconded by Mary Eve to approve this money to come out of line 8150. Motion passed unanimously.
- **Insurance** – Nothing to report at this time.
- **Welcome** – Mary Hrisoulis gave the report. 6 homes have sold so far in 2021. Donna DeLuca is activating Fobs remotely. 5 welcome packets have been delivered.
- **Amenities** – Donna DeLuca gave the report. The committee is meeting the third Monday of the month. Jorge Aguilar has resigned and Jim Irr is now the co-chair.
- **Environmental** – Mary Lou Holler gave the report.
- **Landscaping** – Kevin Hanley gave the report. The placement of 11 trees was discussed. Kevin, Roger, and George to meet to discuss this in the future. There was a proposal to trim the preserve for \$900 and then it will be maintained. **MOTION** made by Cindy Beckley and seconded by Mary Jane to accept the proposal for \$900 for the trimming of the berm, with the money coming from 7650. Motion passed unanimously. Mary Eve asked if any of the work that had been approved last month has begun or what is the timeline. Kevin reported that there have been a lot of irrigation issues that the committee is trying to solve. Discussion was had regarding the trimming of the berm behind Natale that some feel was not done up to par, and not \$375 worth. An email has been set up for any landscaping issues - venetialandscaping@gmail.com. Street sweeping was discussed, Kevin is waiting on a proposal.
- **Sidewalk** – George Hrisoulis gave the report.
- **Tree and Gutters** – George Sperry gave the report. He was asked about the trimming of some oak trees in Villa Paradiso, he feels it should be the responsibility of Villa Paradiso but was not sure. 4270 Via del Villetti – wants to trim some branches behind his home. Ann to get the scope of work.
- **Citizens Patrol** – No report.

MOTION made by Cindy Beckley and seconded by Mary Eve to accept all committee reports. Motion passed unanimously.

Sub-Association Reports – A Presidents round table has been set up for March 3 at 1:00 pm.

- **VNAOne** – Norm reported that it has been quiet, there have been a few sales.
- **Villa Paradiso** – Brian reported. Diane Schmalz has resigned as President, Jan Weis has stepped in. Bob Izzo is the other board member currently. They are working on their landscaping.
- **Villa Vivaci** – Harry Vogel is the president.
- **Casa di Amici** – Russ Henze reported – their monthly meeting is today at 1:00.

Management Report – Brian reported that the pressure washing for both entrances, butterfly park, and all other areas has been complete. He is going to meet with the pressure washer Wednesday for a final inspection. Ann noted that road construction is being done on Jacaranada at night, and they are asking that owners use the Woodmere gate.

New Business

- None.

Unfinished Business

- None.

Owner Comments

- None.

Next Meeting – March 29, 2021 at 9 am.

MOTION made by Mary Jane Apicello and seconded by Art Apicello to adjourn the meeting. Motion passed unanimously.

Meeting was adjourned at 11:35 am.

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

Amenities Committee report to VCA Board of Directors
Feb 16th, 2021

Amenities Committee met on the clubhouse pool deck, Monday Feb 15th

Attendees: Donna DeLuca, Jim Irr, Elaine Timmes, Mark Link, Sharon Boyton, Michael Melchiondo, Edie Reiter, Mary Eve, Joe Bouchard, Eric Barth, Barbara King, Gene Yuskavage

Absent: Marilou Sperry

Jorge Aguilar has formally resigned from the Amenities Committee to dedicate more time to new challenges.

We would like to add new Member Mary Hrisoulis – Mary will co-chair PBall courts

1. The Amenities Committee co-chairs have changed to Donna DeLuca and Jim Irr.
 - a. Pool/Spa - Jim Irr - Chair
 - b. Clubhouse – Donna DeLuca – Edie Reiter – co-chairs
 - c. Courts – Jim Irr and Mary Hrisoulis – co-chairs
2. Bocce is a big success, and Pickleball is growing with a Womens group on Wednesdays, and Tennis player numbers have grown from 2019-2020. Court groups share a split schedule that works well for all.
3. Tom Gamble, one of our seasonal residents now uses a backpack leaf blower to clean the tennis and bocce courts each morning.
3. Jim, Mike, Mark and Sharon continue to share the schedule to do chemical tests of the pool and spa water 4 times/week.
4. New Pool Heaters and a new Geo thermal spa heater were installed in January and running fine after some initial hiccups and adjustments. Yellow pollen is our issue these days.
5. All standard maintenance/inspection programs have been completed
 - Termite
 - Air conditioning
 - Rodent Boxes
 - Fire/Safety
6. Clubhouse remains closed, Fitness Room is on reduced usage and posted guidelines are at courts, fitness room and pool deck.

Submitted 02-16-21
Donna DeLuca

Venetia Citizen's Patrol
c/o Suncoast Management Group
PO Box 18809 Sarasota 34276
February 17, 2021

We have no report to submit to the Venetia Board. Currently we are in the process of reviewing the membership to determine the active membership moving forward. We will forward the updated membership data and inform the Board and support staff to comply with current standards.

A copy of the membership inquiry letter is attached, with hopes for a timely response by our members.

Respectfully,

Bill Lillich
Norman Hotz
Stan Kroll

Communications Committee Report for February 2021

The communications Committee is making preparations for the printed directory. On approximately February 20, SunDown Publishing will be mailing each Venetia resident to ask that they check their contact information on the community website directory and let Bob Germain know if any changes have to be made by March 2.

Bob is starting a process to resolve differences between Website and Sunstate email addresses.

The database of Venetia contact information will be sent to the printer on March 15.

The directories will be delivered to us sometime in April. Some residents have already volunteered to help with the distribution of the directories, however, a volunteer is needed to be in charge of distribution.

Joe Holler

Environmental committee Report 2/22/2021

A tree was removed from the preserve on Borghese Court that was dead and in danger of causing damage to a home there. The tree was removed at the owner's expense and with the approval of the county.

In January and February as per contract, Solitude visited here twice a month.

The last treatment of pond 8 for a nuisance growth of a water plant was on February 4th. At the present time (2/16), we have scheduled an onsite visit with a representative from Solitude on Feb. 19th. Details to follow.

The members of the Environmental committee remain the same at this time. Meetings are held when issues arrive.

Mary Lou Holler co chair

Finance Committee Report

02-22-21

The Liberty savings bank cd renewed January 30th was transferred to Money Market account paying .5% at Liberty savings bank

The Bank United cd renewed January 17th was transferred to Money Market account paying .1% at Bank United

Hank Hadjas has resigned as the Chairperson and Jennifer Smouse has accepted the position as Chairperson of the Finance Committee effective immediately.

The current Finance Committee members are:

Jennifer Smouse

Jim Chmielak

Bill Mechling

Roger DeNiscia Sr.

Mary Eve

Cindy Beckley

February 2021 Infrastructure Report

Painted stucco area that we repaired last week. Also patched damaged ceiling in alcove between pool & restrooms then painted same.

Replaced photo cell and repaired streetlight near 4122 Bella Pasco.

Installed larger downspout on left side of Clubhouse Front Entrance & doubled up downspout on right side. They were not able to handle it properly during heavy rain.

Repaired Mens Room Door at south end of Clubhouse that was sagging.

Replaced bulb in Clubhouse Parking Lot Light, also tried to straighten up a leaning lightpost, it is better now but the concrete base has sagged & we will have to get back to that.

Replaced bulbs and made repairs to 8 landscape lights around pool area.

Installed floor drain in pool deck at outdoor shower area.

Hung new shower curtains in mens & ladies locker rooms

Adjusted front door of Clubhouse.

+

Committee worked a total of 49 ½ hrs. during the month of February.

Submitted by Bill Crocker

P.S> I would like to submit a proposal to the Board for purchase of new landscape light fixtures which I had asked for in the 2021 Budget. The existing fixtures are over 20 years old & becoming impossible to repair because there are no parts available for them.

The Budget was for \$3500.00 but I managed to bring it in for almost \$1,000.00 less.

(Proposal sent Separately)

S2029967-0001_85186.pdf

Open with



Quotation

QUOTE DATE	QUOTE NUMBER
02/12/21	S2029967
CUSTOMER PO#	RELEASE#
LIGHTING	
PLEASE REMIT PAYMENT TO	FRONTIER LIGHTING, INC. 2090 PALMETTO STREET CLEARWATER, FL 33765

QUOTE TO:
VENETIA COMMUNITY ASSOCIATION
5003 BELLA TERRA DRIVE
VENICE, FL 34293

SHIP TO:
VENETIA COMMUNITY ASSOCIATION
5003 BELLA TERRA DRIVE
VENICE, FL 34293

CUSTOMER NUMBER		ORDERED BY		QUOTE DATE	SHIP DATE	TERMS	
21101		MICHELLE THIBEAULT		02/12/21		NET 30 DAYS	
WRITER		SALES PERSON		SHIP VIA			
CHRIS WILSON		CHRIS WILSON		OT OUR TRUCK			
LN	Order Quantity	Id#	Part# / Description			NET PRICE	EXT PRICE
1	40ea	265667	^2-1/2" DIAMETER BLACK CAP WITH 1/2" NPT HUB AND BRASS BUSHING FOR PVC POST			9.45/ea	378.00
2	22ea	248687	^15W 120-277V 3000K BRONZE WET LOCATION RATED CAST ALUMINUM KNUCKLE MOUNT LED BULLET FIXTURE 1539 LUMENS 50,000 HOUR AVERAGE RATED LIFE			43.96/ea	967.12
3	22ea	260348	^30W 100-277V 3000K BRONZE NON-DIMMABLE WET LOCATION RATED 1/2" KNUCKLE MOUNT SMALL LED FLOOD FIXTURE 3404 LUMENS 50,000 HOUR AVERAGE RATED LIFE			54.95/ea	1208.90
4	1ea	5428	*FREE FREIGHT/ FREE SHIPPING CHARGES			0.00/ea	0.00
TAXES NOT INCLUDED							
THIS IS A QUOTATION						Subtotal	2554.02
Prices are firm for 30 days, subject to change without notice after 30 days.						S&H CHGS	0.00
APPLICABLE TAXES EXTRA!							
						Amount Due	2554.02
Page 1 of 1							

Venetia Community Association Insurance Committee Report for February 2021

Nothing to Report.

Respectfully submitted,

George Hrisoulis

Committee Chairperson

2/17/2021

Landscape Committee met on 2/16/21.

- 1) We discuss the Black Olive/Shady Lady planting of approx. 11 trees do to the scheduled oak tree removal. We agreed with Georges idea to put them as a backdrop in front of the lake behind the homes on Sintina. See below picture. **PHOTO A**
- 2) **NEEDS BOARD APPROVAL** - We approved one proposal (Signed off by all) from Westcoast to trim the preserve on common area around a lake behind homes pictured below and the proposal attached. This was supposed to be done for quite some time and rain kept putting it off etc. **PHOTO B**
- 3) Previous Proposal for Corso Venetia Median – Committee decided not to do anything with this area but as Westcoast to rake and remove the debris within the juniper and perimeter.
- 4) Street Sweeping Quote – We should have a quote next week on this. I feel through the discussion with the sweeping company that this could be a viable option. Marrying this with the 2 times per year Westcoast has agreed to I think we may be able to do it with finances in mind.
- 5) Problem area behind 4250 Via Del Villetti – Kevin will have a proposal to me asap, unfortunately it will have to wait another month because they wanted to get the irrigation running properly.
- 6) 4909 Bella Terra – Hedges are dead/missing and unwanted visitors are cutting through etc. – Westcoast is going to plant new hedges, followed up 2/16

Please know that some of the approved project maybe is in a little delay because of irrigation repairs, they come first of course. See below in Kevin's update.

Update from Kevin Greene, Westcoast Project Manager Below:

Just a follow up from when we spoke earlier this week, here is an update of what we have been focused on and what we have planned for the upcoming week(s).

Our irrigation team continues to perform the work identified in the irrigation 1st analysis. While our team was performing the work, they had discovered another irrigation system that controls part of your property near the area of Jacaranda Boulevard and Englewood Boulevard.

They discovered a valve that wasn't part of any system they had knowledge of before and when they opened the valve it watered parts of that area. Our team backtracked the valve to a location of a new controller. We will be updating our records for you so this will now be documented.

Our landscape team was busy working on staking the tops of the young Black Olive trees throughout your community along with replacing select lodge poles for other Black Olive trees.

That team also removed the failing Bottlebrush tree at the clubhouse and removed the stump to the other Bottlebrush tree in that area. While there, the team staked the other two existing Bottlebrush.

We will be planting the two Bottlebrush trees at the clubhouse and the 6 Royal Poincianas once the irrigation issues have been resolved. The irrigation for these areas is necessary to water in and continue to keep the plants hydrated during establishment. The repairs should happen this week and the planting should happen the following week.

Our landscape crew installed several plants along Jacaranda Boulevard and staked several small Jatropha trees as well.

Our Lawn & Ornamental team will be out during the month of February to spot treat for lawn and shrub insect and disease issues as well as spot treatments of broadleaf weeds in turf.

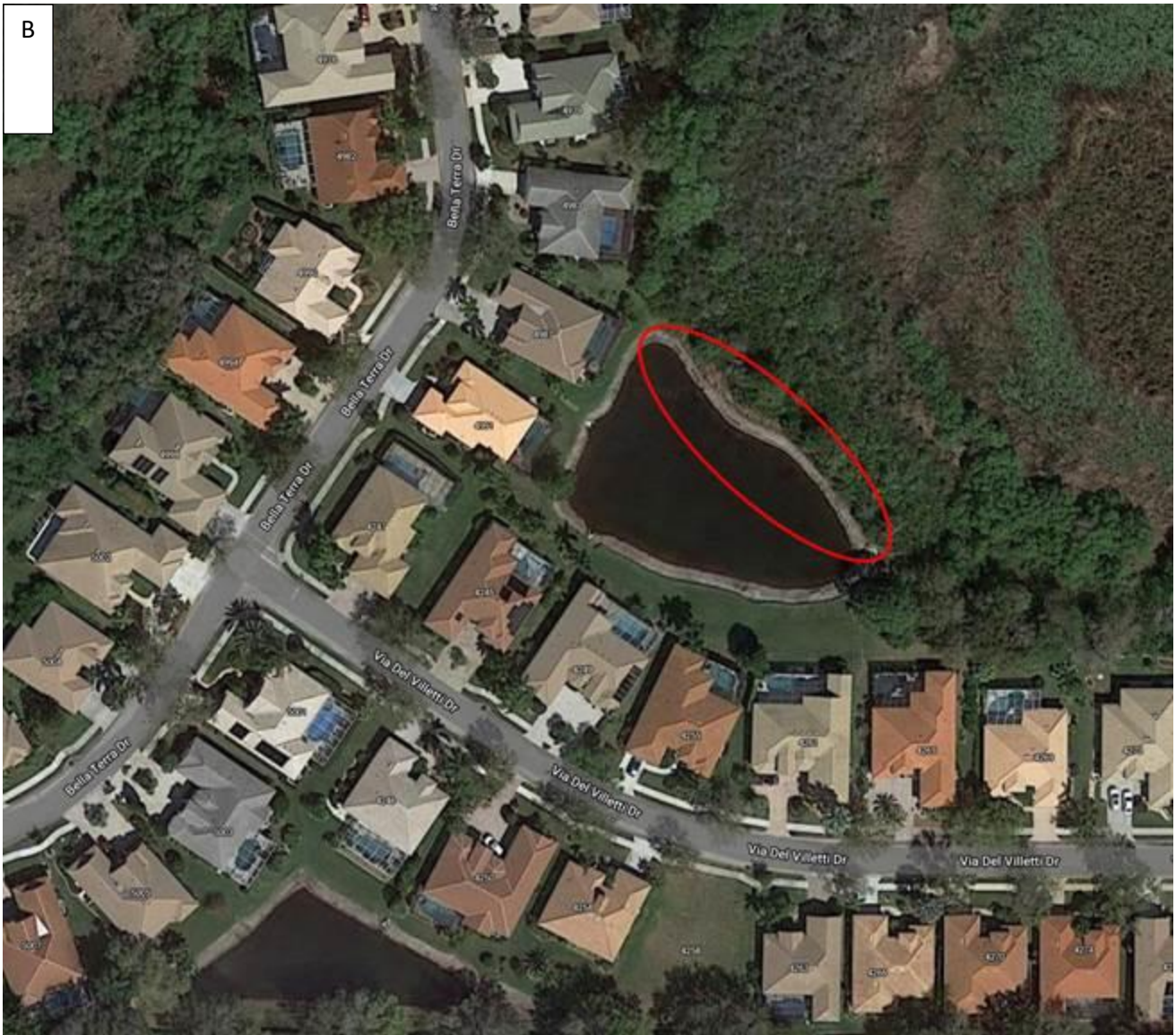
Our mowing crews will be in your community this Monday to perform the mowing, edging, line trimming and blowing as well as roundup applications to weeds in landscape beds.

Our detail crew will be in your community this Friday to prune shrubs and pull large weeds in landscape beds. We have split the detail crew's schedule from one day with two crews to two days with one crew. This will allow for more time on the site.

We will be performing the street leaf removal in the coming week(s) as well as the work defined in the signed proposals we received back from you. I will coordinate the schedules with you once they are established. One thing to note, we are waiting on starting some projects due to irrigation repairs that have been approved but still need to be completed.



B





WESTCOAST

LANDSCAPE & LAWNS

3880 76th Ave Pinellas Park, FL 33781 P - 1-877-707-LAWN W - WESTCOASTLAWNS.COM

February 2, 2021

Venetia
Corso Venetia Blvd
Venice, FL 34293

We appreciate the opportunity to present a Landscape Enhancement Opportunity for your property.

Westcoast Landscape and Lawns is a professional landscape company. We strive to give the best quality care to each individual client.

We feel confident that, given the opportunity, we will meet all your expectations. If you have any questions regarding the following proposal, please do not hesitate to call.

Sincerely,

Kevin Greene
Account Manager
West Coast Landscape & Lawns
941-706-8274

Yes
[Handwritten signatures]

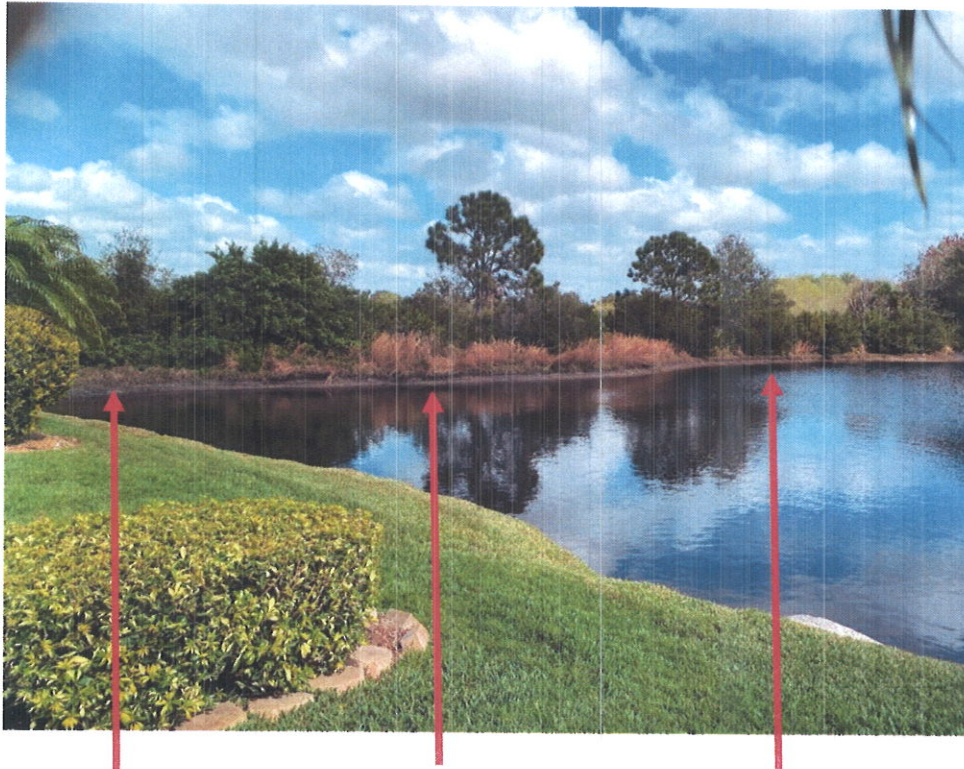


LANDSCAPE CONSTRUCTION AGREEMENT

This service agreement, by and between Venetia hereinafter referred to as the ("Owner") and Westcoast Landscape and Lawns, Inc., who will perform the landscape construction (hereinafter referred to as ("Contractor")) In consideration of the mutual covenants, conditions and agreements attached here to and incorporated herein, and other good and valuable consideration, it is agreed that the landscape construction consists of the following service:

SCOPE:

Clear a 6-foot-wide pathway around pond.



Area to be cleared.

Property Damage

Contractor is not responsible for any damage, including irrigation components, cable lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. Contractor is not responsible for the condition of the landscape due to drought, freeze or storm damage. In the event of any damaged caused, owner and administrative representative of Contractor must allow forty-eight hours for contractor to inspect said damage. Once cause of damage has been established, Contractor shall repair, or at its option pay, for the repair of any damage caused by Contractor's neglect with mutual acceptance. Cost of the repairs performed by others that have been accepted by Contractor shall be billed to contractor directly and will not be deducted from sums owed to the Contractor by Owner.

Catastrophic or Natural Events

Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging etc., may be temporarily halted. Acceptable horticultural practices call for minimal pruning of freeze damaged material until the threat of future freezes has passed. Special clean ups and/or pruning due to storms, freezes, human initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material and disposal fees as per the following list. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this service agreement outlines, all services for the Association and the appropriate compensation to the Contractor will be suspended until such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly. However, the Association is responsible for all services provided up to the date of the catastrophic event.

Severability and Waiver

If any section, subsection, sentence, clause, phrase or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance.

FINANCIAL AGREEMENT

Contractor agrees to install scope of work on the above-mentioned project, in the manner prescribed, for a total contractual number of \$900.00 (Nine hundred dollars). Any additional charges must be pre-approved in writing by Association/Owner. Contractor assumes no liability for damages or consequential damages caused by conditions beyond Contractors control.

Terms: Owner shall agree to pay interest in the amount of 1.5% per month on all accounts not received within 45 days past due. Further, the Owner shall be responsible for any collection costs incurred by Westcoast in collection of sums past due under this Agreement.

Contractor will maintain throughout the term of this Agreement adequate general liability insurance, broad form contractual liability insurance and worker's compensation to meet its legal requirements. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association as an additional insured.

Westcoast Landscape & Lawns

Signature

DATE

Venetia

Signature

DATE

Venetia Community Association Sidewalk Committee Report for February 2021

Sidewalk repair Identification is currently complete on Corso Venetia Blvd, **20** areas have been identified. **2** areas on Natale Drive, **7** areas on Gaeta, **1** on Via San Tomaso, and **6** on Via Del Santi. All have been marked with caution tape. We anticipate the completion of all community sidewalk repair identification to be complete in the next thirty days. Once this process is complete, we will meet with the contractor to define our list of repairs and get a cost estimate.

Please add Beverly Good to our list of Sidewalk Scouts.

Respectfully submitted,

George Hrisoulis

Committee Chairperson

2/17/2021

TREASURER REPORT
January 31, 2021

Total Liabilities Equity:
\$1,550,869.81

Total Reserve Balance:
\$966,111.52

Total Expenses for January:
\$118,131.25, under budget \$22,133.92

Total Administrative for January:
\$7,945.83, under budget \$582.43

Total Grounds for January:
\$14,821.03, under budget \$13,720.49

Total Maintenance for January:
\$404.16, under budget \$6,337.58

Pool & Recreation for January:
\$2,298.58, under budget \$1,084.68

Total Utilities for January:
\$49,785.84, under budget \$343.91

Accounts Receivable:
\$18,159.22. 32 homeowners have not paid 1st quarter dues as of 1/31/21. I have requested an updated report from SunState and will report those numbers at the Board Meeting on Monday.

Submitted By,
Mary Eve, Treasurer

Tree & Gutter Committee Report

2/22/21

The Tree Removal and Planting Project is scheduled to start in the middle of March. The contract with Artistree has been signed by all parties. Brian is working on getting the permit from the County. We will advise the Board when the start date becomes firm.

There are eleven trees that will be planted in locations other than where they were removed from near catch basins. We have put stakes in the ground in the area outside the Natale Gate where we propose to plant them. We encourage the Board Members to look at this area and offer their comments.

I was asked to look at some oak trees in Villa Paradiso. The trees need to be trimmed. It is a policy matter as to what association is responsible for the cost of doing it. This should be discussed at the Board Meeting and I will be happy to contribute my knowledge of the history associated with it.

The members of the Tree and Gutter Committee have agreed to continue to serve and, therefore, the committee will remain the same as currently shown on the community web site.

Tree & Gutter Committee Chairman

George Sperry

Welcome Committee Report

VCA Board Meeting - February 22, 2021

We continue to welcome new residents into our community. As of January, we have had 6 new closings. Donna DeLuca continues to activate fobs remotely. Since our last report we have delivered another 5 Welcome bags.

Submitted 2-16-2021

By Mary Hrisoulis