

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 March 29, 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, and Director Roger DeNescia Jr. Also present was Brian Rivenbark and Lindsey Rhoades from Sunstate Management Group.

MOTION made by Cindy Beckley and seconded by Mary Jane Apicello to add the planning committee to the agenda after Insurance Committee and before Welcome Committee. This will be permanently added to the agenda moving forward. Motion passed unanimously.

Minutes – **MOTION** made by Mary Eve and seconded by Art Apicello to approve the minutes of the February 22, 2021 meeting as presented. Motion passed unanimously.

Presidents Report – Ann Viel gave her report. She thanked all of those who stepped up in the few weeks that she was not feeling well due to the virus. If you have taken a Board certification class, please send the certificate to Brian. Please obey all stop signs and speed limit signs. Sunstate to send an eblast regarding this. If you have workmen at your home or villa, please make them put cones, etc. out so that people know they are there when they turn a corner. Someone was hurt at the pool, owners came to his aid. Lastly, the bocce court will be named after the late Bill Cummings.

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

Committee Reports –

- **Tree and Gutter Committee** – The committee oversaw the removal of trees, and there are some issues with some stumps. The committee is meeting with Artistree today. 5011 Bella Terra would like to have trees trimmed at the homeowners expense that are hanging over into his property. **MOTION** made by Mary Eve and seconded by Art Apicello to approve the trimming of the trees at 5011 Bella Terra at the owner's expense. Motion passed unanimously. They would like to ask for the help of the owners who had sod/trees replaced on their property to water twice a week for the next thirty days
- **Communications** – Joe Holler gave the report. The committee would like to have Deb Sauders appointed. **MOTION** made by Cindy Beckley and seconded by Mary Eve to appoint Deb Sauders

to the communications committee. The printed directory will be available sometime in April. The committee does not recommend a dedicated tv channel for the community. **MOTION** made by Cindy Beckley and seconded by Mary Jane to have a dedicated channel for the community with the expenditures outlined in the report. Discussion was had. Some feel this is a “step backwards” and some feel it would be a wonderful way to get news and information out to the community. Motion carries 3-2, Roger and Art voted against; Cindy, Mary Jane and Mary Eve all voted in favor.

- **Finance Committee** – Jennifer Smouse reported. The finance committee meetings will be on the first Tuesday of the month at 1:00 pm. The mission statement was updated – a CD at Centennial is set to renew in April, the committee is going to look into other banks/rates.
- **Infrastructure Report** – Bill Crocker gave the report.
- **Insurance** – The committee is asking the Board to consider an expenditure for additional insurance. **Motion** made by Mary Eve and seconded by Mary Jane Apicello to add this additional insurance to add Gap Insurance at a cost of \$3500 to the policy. Motion does not carry – all voted against.
- **Planning Committee** – Roger DiNiscia Sr. reported. The next meeting will be held on April 15, 2021.
- **Welcome** – Mary Hrisoulis gave the report. Four closings have happened this month – 10 so far this year.
- **Amenities** – Donna DeLuca gave the report. Amenities Committee would like to name the bocce court after Bill Cummings. Something would be incorporated into the existing signage. **MOTION** made by Mary Eve and seconded by Mary Jane to name the bocce ball courts after Bill Cummings. Motion passed unanimously. The pool heaters continue to be an ongoing issue. The committee would like to add Tom Gamble to the committee. **MOTION** made by Cindy Beckley and seconded by Art Apicello to appoint Tom Gamble to the amenities committee (Courts Committee sub Committee). The committee is recommending that the clubhouse be reopened with stipulations. Events would be monitored and limited. **MOTION** made by Mary Eve and seconded by Art Apicello to accept the recommendation of the amenities committee, opening the clubhouse on a limited basis. Discussion was had. No – Cindy Beckley. Yes – Mary Eve, Mary Jane, Art Apicello, Roger DeNescia Jr.. Motion carries 4-1.
- **Environmental** – Mary Lou Holler gave the report. **MOTION** made by Cindy Beckley and seconded by Mary Jane to appoint Michael Gibson to the environmental committee. 4364 Corso Venetia would like to trim some pepper trees behind his home at his expense. **MOTION** made by Cindy Beckley and seconded by Mary Eve to allow 4364 Corso Venetia to remove/trim the trees by his home, at this expense.
- **Landscaping** – Kevin Hanley gave the report. A proposal was presented for a vertical cut along Natale for \$4800 with a \$3500 incentive, bringing the cost to \$1200. **MOTION** made by Cindy Beckley and seconded by Mary Eve to approve this bid at a cost of \$1200 for a vertical cut on Natale. Motion passed unanimously. **MOTION** made by Cindy Beckley and seconded by Mary Jane to reimburse Villa Paradiso \$300 for an irrigation control. Motion passed unanimously.
- **Sidewalk** – George Hrisoulis gave the report. All sidewalk repair areas have been documented – he is currently waiting to meet with a contractor.
- **Citizens Patrol** – Norman Hotz reported in Bill Lillich’s absence. The committee would like to open the clubhouse so that they may get the things they need to keep this committee going.

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

Sub-Association Reports

- **VNAOne** – Norm reported. Two of the lots have sold.
- **Villa Paradiso** – Jan Weis reported. They have been busy with landscaping, etc.
- **Villa Vivaci** – No report.
- **Casa di Amici** – Russ Henze reported – most owners are about to be headed north shortly. Mary Eve and the ad hoc roads committee met with Casa di Amici to review the current status of the roads. The Association is having quite the issue with irrigation but are working toward getting all of the problems remedied.

Management Report –

New Business

- None.

Unfinished Business

- None.

Owner Comments

- None.

Next Meeting – April 26, 2021 at 9 am.

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

Meeting was adjourned at 11:38 am.

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

TREASURER REPORT
FEBRUARY 28, 2021

TOTAL LIABILITIES AND EQUITY:
\$1,442,907.28

TOTAL RESERVE BALANCE:
\$959,461.32

TOTAL EXPENSES:
\$91,099.58, UNDER BUDGET \$6,559.35
YTD UNDER BUDGET \$28,693.27

ADMINISTRATION EXPENSES:
\$7,004.37, UNDER BUDGET \$1,503.97
YTD UNDER BUDGET \$2,066.40

GROUNDS EXPENSES:
\$27,086.78, UNDER BUDGET \$1,454.90
YTD UNDER BUDGET \$15,175.39

MAINTENANCE EXPENSES:
\$3,520.40, UNDER BUDGET \$3,221.26
YTD UNDER BUDGET \$9,558.84

POOL AND RECREATION EXPENSES:
\$2,474.18, UNDER BUDGET \$909.16
YTD UNDER BUDGET \$1,993.84

UTILITIES EXPENSES:
\$50,744.44 OVER BUDGET \$614.69
YTD OVER BUDGET \$270.78

ACCOUNTS RECEIVABLE:
AS OF 2/28/21 THE OUTSTANDING BALANCE IS \$8,443.35. 10 HOMEOWNERS HAD NOT PAID 1ST QUARTER FEES. ONE HOMEOWNER HAS AN OUTSTANDING BALANCE OF \$1,950.97 AND IS BEING HANDLED BY OUR ATTORNEY. A CURRENT REPORT SHOWS A BALANCE OF \$5,741.61, 7 HOMEOWNERS ARE PAST DUE.

Report to VCA Board of Directors for March 29th Meeting

- 1.Pool Filters remain an ongoing issue and we are reviewing this with Symbiont and Grande Choice.
- 2.Gutters being installed on both sides of clubhouse on March 30th
- 3.Fitness Room use is consistent – many of same individuals are on a regular schedule.
- 4.Bocce Courts being used every day, participation in pickleball has increased as well as tennis. The Amenities Committee has made a recommendation to the VCA Board to name the Bocce Courts after Bill Cummings and has received approval to do so. We will take a look at creating signage that compliments the courts.
- 5.Deck Drains installed by the Infrastructure committee are working very well, especially at the outdoor shower area.
- 6.Our clubhouse maintenance company has washed down the clubhouse this past week, washed the windows, treated the pool furniture and treated the pool deck to counter the mold issues we were having.
7. The Amenities Committee would like to add Tom Gamble as a committee member.
- 8.We have discussed the re-opening of the VCA Clubhouse with our committee members. The majority of committee members agree that with approval from the VCA Board we could open the Clubhouse on a restricted basis starting next Monday, April 5th. This gives us time to have another deep clean of the inside of the clubhouse, issue an eblast to the community etc, create necessary signage and collect information on the groups that want to use it.

The COVID-19 vaccine distribution/rollout continues to be successful and there is a marked increase in doses received everyday. In Florida, and in Sarasota County more than 60% of individuals over the age of 65 have received at least their first shots and are already scheduled for their second. If we rely on science and statistics, we are in a much better place than we have been in a year.

Here are our suggestions:

- a. The Clubhouse will be open every day from 6:30am to 10:00pm. The Clubhouse will supply hand sanitizer, spray disinfectant and paper towels in each room.
- b. Occupancy will be limited based on the room. Guidance will state to wear masks and 6ft social distancing will be in effect. We would ask for one point of contact (e.g. Poker, Mahjong, Billiards etc) who will be responsible for ensuring the guidelines are followed and items such as tables, chairs etc are wiped down after use and any trash is removed from the room)
- c. The Card room will be open to residents to play card games, Bridge, Poker, Mahjong etc. No more than 12 people total in the card room, masks required, social distancing guidelines in effect. This means the larger card groups must break out into groups in the foyer and in the card room.
- d. The Meeting room will be open to residents to play billiards. No more than 6 people in that room, masks required, social distancing guidelines in effect. No card games in the meeting room.
- e. The Center Foyer room will be open to residents to have card games or committee meetings. No more than 12 individuals, masks required and 6ft social distancing to be in effect.
- f. Reservations/Scheduling similar to what was in effect in the past, will need to be made to use the Clubhouse, in order to avoid overlapping of people/groups using the room(s).
- g. No Mix and Mingles at this time. No Rental of the Clubhouse for events.
- h. No Board meetings which are open to the community.
- i. Opening the clubhouse will also accommodate the Civilian Patrol group which requires access to the Clubhouse for equipment and record keeping.

If people agree to follow the guidelines then they should be able to use the clubhouse on a limited basis. If they do not agree to following the guidelines or are reluctant to be inside, they can choose not to gather in the clubhouse.

The Amenities Committee will not police the Clubhouse activity. We will supply materials and post guidelines.

Submitted 3/23/21
Donna DeLuca and Jim Irr

Venetia Citizen's Patrol

c/o Suncoast Management Group

PO Box 18809 Sarasota 34276

March 24, 2021

We have no formal report to submit to the Venetia Board. Currently, we have been in the process of reviewing the membership to determine the available active members moving forward. We have conferred with staff assigned to the club house to determine an effective means to instill confidence in providing safety for the residents and facilities that are likely to be returning to more activities in the summer months ahead.

In order to generate more consistent patrol activities, we propose that we revert to a more consistent and formal type of patrolling schedule. This approach will hopefully encourage volunteers to participate more frequently.

And with the hope of reduction in the threat of the Corona Virus, we will respect some of the current limitations on building uses, we will hope to comply with previous openness in use of the Clubhouse. Some of these changes can be implemented with simple planning. An example is the timing of getting the patrol gear, so the we won't need to enter the building during late hours. This can be best simplified by effectively timing the retrieval and return of the gear in the following morning so it will be available to the next member on duty.

Item 3 Additional community information

A community specialist from the Sarasota County Sheriff's office can be available in the future to conduct a training program on improved community safety and reduced crime exposure. If there is sufficient interest, the meeting can be held in the Venetia Clubhouse at a time to be designated later.

Respectfully,

Norman Hotz

Stan Kroll

Bill Lillich

Communications Committee Report for March 2021

The Communications Committee would like to ask the VCA Board to approve the addition of Deb Sauders to the committee. She is semi-retired and has lived part-time/seasonally in Casa Di Amici for two years. She is a communications/marketing professional with experience in print, web and social media. She is also a former professional photographer and would be happy to put her experience to use if there is a need.

The printed directory is in the process of being proofed and should be delivered to Venetia in mid to late April. Cindy Beckley will be the distribution coordinator. Cindy will be seeking volunteers to help with the distribution and will be in contact with those who have volunteered in the past.

Cindy has taken the initiative to look into the establishment of a dedicated TV channel for Venetia residents. It would cost \$1,500 for a modulator to be installed in the clubhouse to give us access to the Comcast cable channel, and a monthly fee of about \$130 with a third-party vendor. Cindy would volunteer to keep the channel updated daily once everything is in place, and Deb Sauders will help her with the graphics for those changing pages that will continue to scroll across the channel 24/7.

The results of the questionnaire that had been sent to the residents were not distributed to the committee. However, we heard that two-thirds of the respondents were in favor of the addition the channel. Even though that may be the case and that the expenditure would be minimal, 3 of 4 members of the Communication Committee do not recommend it. Our opinion that this is outdated technology. It is a waste of money for the community and a waste of time for those involved in maintaining it. Another community, Kings Gate in Nokomis, stopped using this system because they found that their residents did not use it and that they had problems maintaining it.

Joe Holler

Joe Holler

Environmental Report

3/29/21

1. Sump 34 was sprayed for lily pads.
2. A tree issue in Casa Di Amici was determined not to be an issue.
3. An erosion problem at 4334 Corso Venetia is being addressed with an onsite visit from Solitude. Details to follow when it is decided what course of action to take.
4. An erosion problem on pond 7 is also being evaluated by Solitude.
5. A resident of Corso Venetia Blvd is asking to remove some pepper trees and dead trees from an area behind his house, at his expense. Board approval is need for this action.
6. Pond 8 is still being treated for baby tears and other issues.

Mary Lou Holler Co-chair

VCA Finance Committee
Minutes of Meeting March 2, 2021

The meeting was called to order via Zoom by Chairwoman Jennifer Smouse. Attending were Jim Chmielak, Roger DeNiscia Sr, Mary Eve and Cindy Beckley. Absent was Bill Mechling who had a family emergency.

Jennifer reported that there is a prospective new member to our committee, Linda Ranker owns property on Via Del Santi. Jennifer will get in touch with her, as Linda has expressed an interest.

The committee's Mission Statement from February 2020 was reviewed and updated to the following:

The Finance Committee responsibilities are to assist the Treasurer by ensuring the Venetia Community Association remains in a positive financial position, minimize future assessments and review Reserves quarterly. Contact financial institutions periodically to determine FDIC insured investment rates and durations available to Associations. Recommend adequate funding to the Association's Board of Directors of funds for investment for ratification. Ladder investments to provide a availability of funds needed for operations. Review cash flow needs monthly to maximize rate of return and to provide funds for Reserve and designated projects during the year. Gather expense information thru the Planning Committee to create a preliminary bottoms-up budget

Jennifer announced that the next CD to mature on April 15, 2021, in the amount of \$80,753.58 as of 1/31/21, is at Centennial Bank. She asked that the committee be thinking about and researching the best reinvestment options around April 1, 2021 to bring back to the committee at the April 6, 2021 meeting. She suggested each committee member could research their own bank. Jennifer reported that in researching for CDA's finances, she found a six-month CD for point zero two five percent at Iberia Bank, and their Money Market rates are currently at point zero one percent.

Roger reported that the first Planning Committee meeting was held for an orientation last month. There will be a second meeting on March 11, 2021 for the first work session to formulate master plan templates for each committee to begin work on the 2022 VCA budget.

Those templates will be completed by each proponent committee and forwarded on to the Finance Committee by July 31st. The Finance Committee will then have until the August 30, 2021 VCA Board of Director's meeting to prepare a preliminary budget to present to the VCA Board of Directors.

Jennifer asked VCA Treasurer Mary Eve if she was aware of any large expenses coming due for which this committee should be aware, Mary's response was the Artistree tree removal contract that was approved at the January meeting for \$51,621 and the budget amount is \$65,000. Mary also reported that the Sidewalk Committee will be getting bids soon for those repairs and replacement.

It was decided that this committee will meet on the first Tuesday of each month at 1pm via Zoom as meeting are needed. The next meeting of this committee will be held on Tuesday, April 6, 2021 at 1pm via Zoom.

The meeting was adjourned at 2pm.

Respectfully submitted,
Cindy Beckley
Recording Secretary

March 2021 Infrastructure Report

Because of the timing of the VCA Meetings this report is from 2/18/2021 thru 3/23/2021.

Reinstalled Drop Arm on Woodmere Entrance Gate that we found on ground. The lights were not working at this time. All gates that were all open at the Jacaranda Entrance. found control circuit blown. This was possibly caused when the pressure washing was done in that area. Reset breaker to correct problem. Had to clean some mud off safety switches that was splashed up when pressure washing was done.

Reprogrammed Exit drop arm on south side that was not operating properly. Repaired lights on entrance drop arm at Woodmere Entrance. Replaced LED light controller and power supply.

Repaired sagging entrance door on Clubhouse. Cleaned spider webs from security cameras around Clubhouse.

Had to shut down waterfalls at Jacaranda Entrance due to low water condition, we found that irrigation people had disconnected makeup water system. While the falls were off we cleaned intake screens on pump. Worked on intermittent problem on and off for 2 weeks until we found problem on Jacaranda exit drop arms. Repaired same.

Installed 3 French Drains on Pool Deck where water collected after heavy rains.

Had to shut down Waterfalls at the Woodmere Entrance also because of same problem that happened at the Jacaranda Entrance. Water makeup was disconnected by new irrigation people.

Repaired three streetlights on Bella Terra at 4952, 4972 & 5015.

Reset all community timers for daylight savings time.

Restarted and primed all Waterfall Pumps after water level was brought up to proper level. Everything is back to normal now. We also installed a Ball Valve and Union on makeup line for easier access to servicing shut off float valve.

Replaced defective Photo Cell on streetlight just east of lift station on Natale Drive.

Installed 19 new landscape light fixtures around Clubhouse Pool Area Palm trees and 2 in front of Clubhouse.

Installed new shutoff float valve on Jacaranda Waterfalls makeup water system.

Committee worked a total of 168 hrs. during the period mentioned above.

Submitted by Bill Crocker

Venetia Community Association Insurance Committee Report for March 2021

In the past nearly three years VCA has established an Insurance Committee to help oversee and review our community insurance responsibilities. We have learned a great deal since then, and we are proactive in determining what our risks are, and what our insurance responsibilities are to protect our community.

During the year 2020, VCA has been involved in Risk Management with our Insurance agency, and our Insurance Underwriters. On April 21, 2020, our insurance underwriters made a loss control visit to our community.

Survey Objectives:

- Provide an analysis of recent losses.
- Review operations in our community
- Discuss risk management practices in place.
- Identify and analyze potential exposures to loss.
- Review recommendations to reduce risk.
- Complete a physical survey of the property and grounds.

As a result, the remedies are as follows:

- The walking surface to the mailbox Koski at 4450 Bathhouse has been completely replaced.
- A new program has been implemented to ensure that vendor insurance certificates reflect, hold harmless disclaimer, listed as additional insured, liability limits, and current encompassing service dates.
- There is an active sidewalk, and community risk maintenance program in place since April 2019. As a result, 58 area sidewalks have been documented and replaced in 2019. An additional 129 area sidewalks were documented and replaced as of December 2020. This also includes three yellow pedestrian truncated ramp installations.
- As of 12/4/2020 the contract with Will Howell Concrete & Land services has been fulfilled.
- Venetia Community Association has a specific Sidewalk Committee Chairperson, and staff with an annual maintenance budget that continuously monitors our community area sidewalks.

On March 2, 2021, an annual review and renewal of our insurance policies was completed by our insurance agency. As a result, four recommendations were considered. Two of their recommendations were dismissed as adequate or sufficient. The remaining two are Excess Flood Coverage for our Clubhouse due to Federal Flood Cap coverage limited to 500K. This is something we are looking into greater depth currently. The last recommendation is for Legal Defense Gap Coverage. We have done a great deal of research on this coverage, and believe it to be a proactive, cutting edge, and a prudent responsible consideration. Many community associations don't know it exists yet pay 10's of thousands of dollars of legal expenses for non-covered insurance policy defense. The Gap policy is designed to cover possible loopholes in our current liability insurance coverage for non-covered legal defense expenses. There are no deductibles, and unlimited defense expenses. This policy however is limited to ONLY defense expenses. The annual cost of this insurance coverage is \$3,572.00.

It is our recommendation that the VCA Board of Directors, consider the purchase of this additional insurance coverage.

Respectfully submitted,

George Hrisoulis

Insurance Committee Chairperson

03/23/2021



WESTCOAST

LANDSCAPE & LAWNS

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

March 24, 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



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:

Vertical cut preserve along both sides of Natale Drive and haul away debris.

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 **\$4,800.00 (Four thousand eight 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.

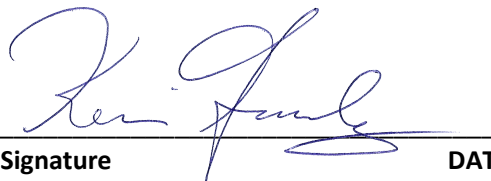
Terms: Owner shall agree to pay interest in the amount of 1.5% per month on all accounts not received within 45 days past due. Further, the Owner shall be responsible for any collection costs incurred by Westcoast in collection of sums past due under this Agreement.

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

Venetia

Signature DATE



Signature DATE 3/24/2021

Landscape Committee Minutes 3/29/2021

Landscape Committee met on 3/22/21 at 4:00 PM.

We have one request for approval from the board. This is a vertical cut for Natale way (Complete Vertical Cut) this has no height restriction which is important. They will cutback high and low as far as they possibly can on both sides. We have the Landscape Enhancement Incentive of \$3,500 that we would apply to this quote essentially making it \$1,200. ATTACHED

Please see the report below. I will discuss on our meeting the status in general, but things are certainly coming together.

Update from Kevin Greene, Westcoast Project Manager Below:

I just wanted to provide you with an update on some of the things we have done in Venetia lately.

1. We are currently in the process of leaf removal. Last Friday we removed several tons of leaves from the Woodmere entrance area. This Friday we will be back to continue to remove leaves from the Jacaranda entrance. We will go up and down every street in the neighborhood as well.
2. We have been working on the irrigation system since we have begun work out there. We are discovering new valves and controllers as we go along. Initially we knew nothing about the system, locations of controllers, wells, valves, and the like. We are now gaining a better understanding of the system as a whole. We will be able to produce to you a map of the system with controller locations and known valve locations that will be very beneficial to Venetia in perpetuity.
3. All landscape projects that were approved have been either started or completed with one exception, the Ixora at the Woodmere entrance. The reason for the delay was that the variety of Ixora, 'Nora Grant', was unavailable for many months. Could have been Covid related or related to the construction boom, in any case, those plants are becoming available, and we will have that project taken care of in a couple of weeks.

Kind Regards,
Kevin Hanley

VCA PLANNING COMMITTEE
MARCH 2021 REPORT
March 18, 2021

The first Planning Committee capital budget work session was held on March 11. There were 13 members in attendance. The Capital Budget timeline was revised to add specific milestone dates for the completion of committee master plans (April 15) and submission of budget item requests to the Finance Committee (July 1). The discussion covered the Master Plan template purpose, content and end products. Jennifer Smouse, Finance Committee Chair, explained that the budget year expenditures resulting from the forecasts of Committee Master Plans will be used as a starting point in the 2022 operating budget process. It was decided the certain non tangible budget item projections such as Insurance, Welcome, Communications, Security and Civilian Patrol need not be presented in the same detail as tangible items. Master Plan drafts are to be completed before the next meeting so that all members have an opportunity to review them. The next meeting is scheduled for April 15 at which each committee will give a short master plan presentation. Subsequent to the meeting the members were notified that Master Plan drafts are to be sent to all Planning Committee members by April 11 and that the reasoning supporting plans needs to be clear. It was also recommended that as many members as possible participate in master plan preparation.

Respectfully submitted,

Roger DeNiscia Sr., Chair

Venetia Community Association Sidewalk Committee Report for March 2021

All community sidewalk repair identification is complete for the year 2021. We are currently waiting to meet with the contractor to define our list of repairs and get a cost estimate.

Respectfully submitted,

George Hrisoulis

Committee Chairperson

3/23/2021

Respectfully submitted,

George Hrisoulis

Committee Chairperson

3/23/2021

Tree and Gutter Committee Report

3/29/21

Since the last Board Meeting the County has issued the permit which allows us to cut down and plant trees. ArtisTree, who was awarded the contract, has now cut down all 40 trees. As of today, 23 March, 8 new Shady Lady trees have been planted and some of the sod has been planted around the catch basins. More stump grinding needs to be done and more trees will be planted later this week.

ArtisTree has done an excellent job in cutting down the trees and cleaning up the cuttings.

We have not been totally happy with the stump grinding .There needs to be more grinding done so we will hold off judgement until it is completed. ArtisTree just advised us that they are going to rent a grinder and do the grinding themselves as they are not happy with their sub contractor.

The new trees are in excellent condition. They are by far the best looking trees that we have planted in the past four years.

There has not been any activity on the gutters. During the next two months we will make a list of the gutters that need the repairs the most and obtain cost information that fits our budget. It will then be submitted to the Board.

Tree and Gutter Committee Chairman

George Sperry

Villa Paradiso Association Request to Split Cost of Irrigation Repairs

The irrigation system installed 20+ years ago was set up with one irrigation company and one complex in mind, Venetia with 4 subdivisions. Problems were easily solved by the one crew. Fast forward 20 years the system is old, outdated, and now has many chiefs trying to solve its problems.

There are 4 wells all connected together that run the irrigation at the Woodmere entrance, Natalie Dr. up to the end of the common ground past the sewer plant, all of Villa Paradiso and the pool area grass.

With MRT, Westcoast and infrastructure all wanting to fix a problem, creates a problem. There are Issue's of electric bills and who fixes what.

I propose the following:

1. Add a second controller at well #3 (left corner of pool at Corso Venetia, that will contain the programming for the pool area and the strip of grass along Natalie Dr. One for each contractor.
2. Add a power switch at wells 1,2,3 to allow power cut off easily at well, no need to get into controller.

Well #2 is Villa Paradiso's, Well #3 is VCA's in terms of electric.

All wells in Villa Paradiso shall be maintained by Paradiso maintenance company only.

Any irrigation issues outside of Villa Paradiso that requires water to be shut off for repairs must be notified to me, Richard Mole.

When the pumps need to be shut off they must be turned back on within 12 hours if not and a disruption to Paradiso, a fee may be incurred. A tag out for power shut down would be perfect to let everyone know that the power is off.

The fee would be if Paradiso's maintenance company had to come in and fix a problem incurred by shutting of water.

This proposal may not be the best solution, but it is reasonable with not a lot of money spent. These suggestions will cost \$600, and I would like the Venetia Community Association to share that cost and reimburse Villa Paradiso \$300

Submitted by Richard Mole
Villa Paradiso Landcape Committee Chairman

Welcome Committee Report

VCA Board Meeting - March 29, 2021

Since the February report we have had 4 new reported closing. We now have a total of 10 new closings for 2021. Fobs are deactivated and once new owners complete forms they are remotely activated by Donna DeLuca. Once forms are returned we contact owners to set up a delivery of Welcome Bags. We've delivered 3 welcome bags and are up to date with all except those who are renting and those who have not returned from their northern residences.

Submitted 3-23-2021

By Mary Hrisoulis