

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 June 28, 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. Michael Jalberd joined at 10:30. Also present was Brian Rivenbark and Lynn Priest from Sunstate Management Group.

Minutes – MOTION made by Mary Eve and seconded by Art Apicello to approve the minutes of the May 26, 2021 meeting as amended. **Motion passed unanimously.**

Presidents Report – Ann Viel gave her report. Cindy Beckley reviewed process to add new homeowners to the directory. Issues were discussed.

Treasurers Report – As attached to these corporate records, Mary Eve gave the report from the May 2021 financials. **MOTION** made by Art Apicello and seconded by Cindy Beckley to accept the Treasurers report as presented. **Motion passed unanimously.**

Committee Reports –

Several committees reported resignations. Ann Viel suggested one motion to approve all resignations. **MOTION** made by Cindy Beckley and seconded by Art Apicello to accept all resignations and one addition as follows:

Finance Committee – William Meckling resigned
Amenities Committee – Michael Melchiondo resigned
Environmental Committee – Russ Henze resigned
Amenities Committee – Dusty Campbell added

- **Communications** – Norm Hotz gave the report. Discussion held about Facebook page.
- **Finance Committee** -Jennifer Smouse gave the report
- **Planning Committee** – no report
- **Infrastructure Committee** – Bill Crocker reported. 3 Proposals submitted to replace 2 electrical panels. **MOTION** to accept Synergy proposal of \$1,895.00 made by Art Apicello, seconded by Mary Eve. **Motion passed unanimously.** **MOTION** to approve proposal by Sunstate Gate -

proposal for \$18,925.00 which will come out of reserves - gate operator arms of swing gates at Jacaranda Entrance - made by Art Apicello, seconded by Cindy Beckley. **MOTION passed unanimously.** **MOTION** made by Art Apicello and seconded by Mary Eve to hire WET cost of \$2,334.00 to replace control panel of floating fountain. **Motion passed unanimously.** Bill submitted a proposal for a maintenance contract to maintain all fountains. Brian reported that Living Waters will be submitting a quote this week also. This will be tabled until all quotes are submitted. Details of maintenance was discussed.

- **Insurance** – no report
- **Welcome** – Mary Hrisoulis gave report. Discussion was held regarding directory listing for new residents. Ann Viel suggested a written procedure for communication to new residents. Discussion was had about gate codes, clickers and fobs and how to simplify the process for new residents.
- **Landscaping** – Kevin Hanley gave the report. Three proposals from West Coast Landscaping submitted by Kevin. **MOTION** made by Maryjane Apicello and seconded by Cindy Beckly to discuss the following proposals. (1) Replace plantings \$870 for area near sports courts. **Motion passed unanimously.** **Motion** to approve expenditure made by Maryjane Adpicello and seconded by Mary Eve for Clubhouse area \$6,000.00. **Motion passed unanimously.** (3) **Motion** made by Cindy Beckly, seconded by Mary Eve to approve expenditure for landscaping on South East area of Jacaranda and Englewood Blvd. \$975 **Motion passed unanimously**
- **Amenities** – Donna DeLuca gave the report. Donna presented proposal by Symbiont to remove and haul away existing filters and replace with Cartridge filters. **MOTION** made by Mary Eve to accept Symbiont Service proposal for cartridge filters \$5,811.00 and seconded by Art Apicello. **Motion passed unanimously.**
- **Environmental** – George Sperry gave the report.
- **Tree and Gutter Report** –George Sperry gave the report.
- **Sidewalk Committee** – Brian Rivenbark gave the report. Sidewalk repairs proposal submitted by Will Howell for \$38,150. 2 more quotes are expected.
- **ADHOC Road Committee** – Mary Eve and George Sperry reported. **MOTION** made by MaryJane Apicello and seconded by Cindy Beckley to change committee name from ADHOC Committee to Road Committee. **Motion passed unanimously.** **Motion** made by Cindy and seconded by Maryjane Apicello to accept George Sperry as chair and new members as listed. **Motion passed unanimously.**
- **Citizens Patrol** – Norman Hotz gave the report.

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

Sub-Association Reports

- **VNA One** – Norm Hotz reported.
- **Villa Paradiso** – Jan Weis reported. **Motion** made by Cindy Beckley seconded by MaryJane Apicello to maintain the landscaping contract for the triangular area turning from Vitale into Villa Paradiso. **Motion passed unanimously.** **MOTION** made by Cindy Beckley and seconded by Mary Eve for VCA to share electrical expenses of \$100 per month to Villa Paradiso for electricity to run pump on two outside ponds for 41 Waterfall. **Motion passed unanimously.**
- **Villa Vivaci** – Ann Viel read a report from Harry Vogel.
- **Casa di Amici** – Jennifer Smouse reported. Getting bids for pressure washing garage roofs.
- **Management Report** – Brian Rivenbark reported.

New Business

None

Unfinished Business

- None.

Owner Comments

Question was asked about reserve study that was done and suggested 5 years until the road work needed to be completed. Why are we getting quotes to do it now if its only been 2-3 years since the study was completed.

George Hrisoulis asked if the sidewalks at the butterfly garden were included in the asphalt quote since they are also asphalt and not cement.

Resident asked if it was possible to ask West Coast to clear tennis courts of pine needles and other debris.

Next Meeting – July 26, 2021 at 9 am.

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

Meeting was adjourned at 11:48 am.

Respectfully submitted,

Lynn Priest-Administrator, for
Brian Rivenbark/LCAM, for
The Venetia Community Association Board of Director

DRAFT

VCA Finance Committee
Minutes of Meeting June 8, 2021

The meeting was called to order via Zoom by Chairwoman Jennifer Smouse. Attending were Jim Chmielak, Roger DeNiscia Sr, Bill Mechling, Mary Eve, Jim Chmielak and Cindy Beckley. VCA President Ann Viel was also in attendance.

Jennifer announced that the next CD to mature on July 11, 2021, in the amount of \$235,297.86 as of 4/30/21, is at Bank Ozark at the rate of point 9 percent. It was suggested that Mary Eve contact Betsy Liniger at Sunstate to see what her recommendation might be after contacting the bank as an existing customer.

Roger reported on the Planning Committee update. Each committee chair prepared a Draft Master Plan to provide background framework working toward the 2022 VCA budget requests. His hope is to anticipate future expenditures and he spoke about including all operating costs for budget consideration. He explained about repetitive operating expenditures and noted that some expenses are not definable. It was also noted that reserve accounts need to be included in the budget process.

Ann stated that capital expenditures over a certain dollar amount would be included in reserve accounts. She also spoke about a new line item for the 2022 budget that she will ask to be ratified by the VCA Board of Directors at the June 28, 2021 meeting for an on-call maintenance professional contract recommended by Sunstate for the work that cannot be done by the Infrastructure Committee volunteers.

Jennifer asked if there were any major expenses anticipated in the next six months and it was noted that there is a sidewalk repair contract, a waterfall maintenance contract and possibly a new entry gate system being considered. The entry gate system will probably be a 2022 expense.

The following timeline was amended for preparation of 2022 Budget:

July 31, 2021 – Budget templates due from each planning committee member

August 10, 2021 – Finance Committee meeting to collate Planning Committee templates into first draft of budget

August 25, 2021 – First draft of 2022 Budget to Sunstate Mgmt for inclusion in VCA Board Packets

August 30, 2021 - VCA Board Meeting to review first draft 2022 Budget

September 14, 2021 – Work session for 2022 Budget with Betsy at Sunstate and Finance Committee to fine-tune first draft budget

September 22, 2021 - Final draft of 2022 Budget to Sunstate Mgmt for inclusion in VCA Board Packets

September 27, 2021 – VCA Board Meeting to approve Final Draft 2022 Budget

October 1, 2021 – Mailing of 2022 Budget to Venetia residents

October 25, 2021 VCA Board Meeting to approve 2022 Budget

The next meeting of this committee will be held on July 13, 2021 at 11am via Zoom. Jim asked if the meeting could be held in person at the clubhouse. Ann suggested that we should see how the VCA Board meeting goes at the clubhouse on June 28 before making that decision. Jennifer will check to see if our date and time is available at the clubhouse, and if it is, she asked Jim to arrange for the Zoom camera to be available for those committee members who are away for the summer.

Jennifer asked if anyone had any other agenda items. Hearing none, a motion was made by Jim and seconded by Cindy, and voted unanimously to adjourn at 12:10 pm.

Respectfully submitted,
Cindy Beckley
Recording Secretary

Howell Concrete & Land Service Inc.
Po. Box 607
Englewood, FL 34295
(941) 468-2944
Office@hclsi.com
www.hclsi.com

5/30/21

Sunstate Management
228 Ponce De Leon Ave.
Venice, FL 34285

Location: Jacaranda West
Venice, FL 34293
ATTN: Michelle

Maintenance Proposal

We propose to provide the following concrete repair services:

Removal and replacement of damaged concrete sidewalk. Locations have been provided by the association.

- (1) Corso Venetia : 16 Sections
- (2) Natale Dr. : 3 Sections
- (3) Gaeta : 6 Sections
- (4) Via San Tomaso : 1 Section
- (5) Via Del Santi : 5 Sections
- (6) Sintina : 2 Sections
- (7) Borghese : 1 Section
- (8) Via Del Villetti : 33 Sections
- (9) Bella Terra : 7
- (10) Villa Vivacci : 1 Section

Total Estimated Linear Feet: 743
Sqft: 3715

Saw cut removal sections

Remove damaged Sidewalk Sections

Remove Roots As Needed or As Conditions Permit.

Form, pour, and finish each sidewalk section as needed.

Transport and disposal of concrete debris into a local recycling facility.

Transport and disposal of root debris into a local yard waste facility.

- Please note: It is the customers responsibility to have any privately installed underground items located and marked. This includes but is not limited to ; irrigation, lighting, drainage, security, pet fencing etc. We will not be held responsible for damage to unlocated underground items.

*****Irrigation systems may require modifications and or repairs due to root removal. It is the customers responsibility to have irrigation system repaired or modified as needed. Please sign X_____*****

*Please note that a 50% deposit will be required to schedule, mobilize, and secure materials as needed. Total final price may vary depending on actual linear feet replaced.

Total: \$38,150.00

Acceptance of Proposal

By signing below, you hereby agree to the above specifications and payment arrangements as noted above. Alterations or deviations from the above proposal involving any extra work will require a signed change order, and will become an extra charge over and above the original proposal. Any unpaid balance remaining 15 days past the date of completion will incur late fees. Unpaid balances past 15 days will be charged a finance fee of 2.5% per month. Should any collection action be necessary, you hereby agree to be responsible for any and all costs and fees associated with this process.

Date of Acceptance: _____ Sign and Return

Signature: _____

Thank You for Your Consideration

Will Howell

President

Howell Concrete & Land Service Inc.

Prices Valid For 30 Days

SUNSTATE GATE INC

1811 ENGLEWOOD RD.
ENGLEWOOD FL.
34223

Estimate

Date	Estimate #
6/16/2021	11494391

Name / Address
VENETIA COMMUNITY/SUNSTATE MANAG CO PO BOX 18809 SRQ 34276

Project

Description	Qty	Rate	Total
VIKING F-1 PAD MOUNT OPERATORS, 5- YEAR WARRANTY BATTERY B ACK UP INCLUDED	4	3,850.00	15,400.00
ALUMINUM PEDESTALS FABRICATED TO MOUNT OPERATOR OFF OF GROUND	4	295.00	1,180.00
LABOR TO INSTALL ABOVE NOTED TO PROPER WORKING ORDER, UTILIZING ALL ELECTRICAL, SAFETY AND RECEIVERS/REMOTES	1	2,345.00	2,345.00
		Total	\$18,925.00



Installation Quote

Date	6/7/2021	Quote #	24472
Florida State Recycling ID #FLR000176651 Florida State Electrical Lic #EC13005554			

Bill To:	Customer Contact	Ship To
Venetia Community 4350 Natale Drive Venice, FL 34293		Venetia Community 4401 Corso Venetian Blvd. Venice, FL 34293
	Customer Phone	
	Bill Cell # 941-525-7	

P.O. No.	Terms	Rep	JOB NAME
	50% Down	CSNEW	

Line #	Product or Service Description	Quantity	Total
	SERVICE CALL - Replace 125A Service, New Breakers and lower Strap	1	0.00T
	Product - 1 service box, (1) 125A main and (3) 20A Breakers, 5' +/- Strap,	1	0.00T
	Labor	8	0.00T
	Electrical Service Meter Box	1	0.00T
	Labor	4	0.00
	*FPL WILL REQUIRE INSPECTION BEFORE RECONNECTION		0.00
	Permit Fee	1	0.00T
	*ANY ADDITIONAL ELECTRICAL WORK NEEDED ON EXISTING SYSTEM TO BE BILLED TIME AND MATERIALS	1	
	*ANY UNEXPECTED DAMAGE TO LANDSCAPING OR IRRIGATION DUE TO TRENCHING AND INSTALLATION TO BE REPAIRED BY OTHERS		
	LIGHTING PACKAGE	1	1,771.76T

LEGAL NOTICE FOR ACCEPTANCE OF CONTRACTS/QUOTATIONS:

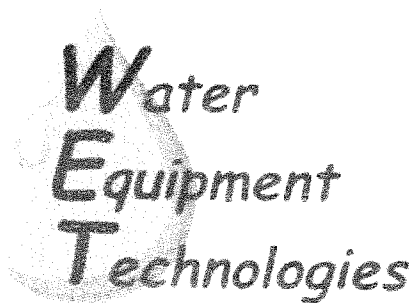
This shall be considered a binding contract of sale when accepted and signed by an Authorized Agent of the above listed Buyer. Paying by credit card, Buyer hereby authorizes Synergy Lighting to bill charges to the credit card provided below. Deposits payments if required must be received before product or work will commence. Payment is expected according to terms. Late payments will result in a \$29.95 per month fee, plus 1.5% (18% APR) interest per month until paid in full. In the event the buyer fails to pay as stipulated in this agreement and in the event it becomes necessary to have an attorney make demand for payment, the Buyer agrees to pay reasonable Attorney's Fees and other collection costs incurred by the Company (Seller) of their assigns. This agreement, and the rights and obligations of the parties thereto, shall be constructed under and in accordance with the laws of the State of Florida and the parties agree that proper venue shall be Manatee County, Florida.

Subtotal	\$1,771.76
Sales Tax (7.0%)	\$124.02
Total	\$1,895.78
Deposit Req:	

Approval: _____ Title: _____ Date: _____

Thank you for allowing us to provide you this quote. Quote Remains valid for 90 days from issue date.

Synergy Lighting, Inc. 6015 28th St. East Unit A Bradenton, FL 34203 941-756-4844 F:941-756-4866



of Southwest Florida LLC

**State of Florida Certified Plumbing Contractor
#CFC1429137
451 Interstate Court - Sarasota, FL 34240
Phone 941-232-4629 FAX 941-371-5151
Email: wettec@verizon.net**

June 18, 2021

Venetia Community
Attn: Bill Crocker
RE: Floating Fountain

We are pleased to quote on the following services and materials

Field service to furnish and install new control panel for existing floating fountain, wire up and test

Your Cost ----- \$ 2334.29

Price does not include sales tax

Terms: Net 10 days

Delivery: 1-2 weeks after receipt of order

Prices good for 30 days.

Please do not hesitate to contact us with any questions you may have.

Thank You

A handwritten signature in black ink, appearing to read "H. H. Morgan III", written over a horizontal line.

H. H. (Tom) Morgan III
(941) 232-4629

By signing and returning a copy of this contract, you are agreeing to all of the above terms and conditions

Company

Signature

Printed Name

Date



of Southwest Florida LLC

**State of Florida Certified Plumbing Contractor
#CFC037177**

3270 Village Lane - Sarasota, FL 34235

Phone 941-232-4629 FAX 941-379-6820

Email: wettec@verizon.net

May 24, 2021

Venetia Homes

Attn: Brian

We are pleased to offer this proposal for the (3)waterfall pump stations at your facility. The following breakdown of work to be performed with each visit to ensure the equipment is operating properly is submitted for your review.

Monthly checks include

- Check incoming voltage and record
- Check motor amps and record
- Check meg readings at 500 volt and record
- Check all connections for loose wires and hot spots
- Check motor temperature and record where applicable
- Check motor hours and record where applicable
- Check piping for leaks
- Check out lights for proper operation where applicable
- Clean and inspect intake screens with brush
- Check for excessive vibrations
- Check for excessive noise
- Check seal for leaks where applicable
- Check out sump pump where applicable
- Clean floor (remove water to sump with squidgy) where applicable

\$ 380.00per monthly service

Quarterly service to include

- All standard Monthly checks listed above
- Pull submersible pumps and tubes from lake disassemble inspect and pressure wash
Note any issues, reassemble, and reinstall

\$ 950.00 per quarterly service

Total annual Contract price for all services in 1 year period \$6840.00

EXCLUSIONS: Service calls, pulling pumps, electrical problems, (lightning, power surges, brown outs, etc.), parts, pump or control panel repairs, , or any other materials, equipment. In case of emergencies, we may call for assistance from outside trades to make repairs, correct electrical problems or other problems. The cost for other trade services will be passed on to the customer and is not included in this proposal.

PAYMENT: Invoiced monthly, payment due net ten (10) days.



of Southwest Florida LLC

Venetia Homes

Page 2

If you have any questions or if I can be of any further assistance, please do not hesitate to contact me

Sincerely,

A handwritten signature in blue ink, appearing to be "Tom Morgan III", written over a horizontal line.

H H "Tom" Morgan III

This contract is for 1 year from start of service and will be automatically renewed for 1 additional year without written cancellation from either party. This contract can be cancelled at any time by either party with 30 day written notice.

PROPOSAL ACCEPTANCE B Please sign and return one (1) complete copy.

FOR: _____
Company Name

BY: _____
Signature Authorized Agent Print Name

DATE: _____

Visits to start in _____
Month/Year

Person(s) to contact in case of emergency (work and after normal working hours)

NAME: _____ Phone No. () _____ - _____

By signing this document, you are agreeing to all the above terms and conditions.

June 2021 Infrastructure Report

This report is for the period of 5/17/2021 thru 6/23/2021

5/17 - Reinstalled entrance drop arm that was knocked off by resident at the Woodmere Entrance.

5/19 – Installed new LED light strip in drop arm that was damaged on 5/17

5/23 – Replaced the same drop arm that was hit again and smashed beyond repair by persons unknown.

5/24 – Replaced drive belt that was also damaged on same drop arm.

5/25 – Completed necessary repairs to streetlight near 4122 Bella Pasque in Villa Vivaci. Repaired 3 potholes in roadways. Repaired outside shower in pool area at clubhouse, had to replace valve assembly.

5/29 – Incoming Gate on night mode not operating properly and would not open after 8:00 PM. Had to bypass computer link so drop arm could operate. Called service on Monday.

6/1 – Replaced bad bulb in streetlight near 4340 Via Dell Santi. Repaired 2 pot holes in roadways. Treated fountain in Butterfly Park for mineral buildup in pump and pipe lines. Relamped and repaired outside corner motion lights on Clubhouse.

6/7 – Freed up jammed food disposal unit in clubhouse kitchen.

6/8 – Replaced bad bulb in streetlight near 4331 Nizza Court in Villa Paradiso. Removed broken and leaking ball valve on plumbing pipe lines on Butterfly Park Fountain System and repiped.

6/12 – Checked water level in ponds at Woodmere Entrance and found level low. Notified persons responsible for those wells of the condition.

6/14 – Reinstalled drop arm at Woodmere Exit left side that was hit by persons unknown early morning. No major damage just breakaway nuts.

6/15 – Repaired Hudson Valve on make up water in Fountain at Butterfly Park that wasn't shutting off.

6/27 – Installed No Trustpassing Sign at Woodmere Entrance between sidewalk and North Pond. Replaced bulb in parking lot lightpost at Clubhouse. Checked out the three sump pumps on the other side of the berm on Via Dell Veletti, all three are in proper working order.

Committee worked a total of 68 hrs. in the period mentioned above.

I will be submitting quotes on 4 projects at this meeting.

Submitted by Bill Crocker



WESTCOAST

LANDSCAPE & LAWNS

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

June 23, 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:

Install landscaping at the area southeast of the intersection of Jacaranda and Englewood Blvd.

Install 11, 3-gallon size, Ixora 'Nora Grant'

Install 300 sq. ft. of St. Augustine Sod.

Irrigation adjustments for new plantings.

Existing area to receive new landscaping.



Remove Texas Sage, add
Ixora 'Nora Grant'

Add sod to this area.

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 **\$975.00 (Nine hundred seventy five 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



WESTCOAST

LANDSCAPE & LAWNS

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

May 16, 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



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SCOPE:

Install landscaping around the tennis court area.

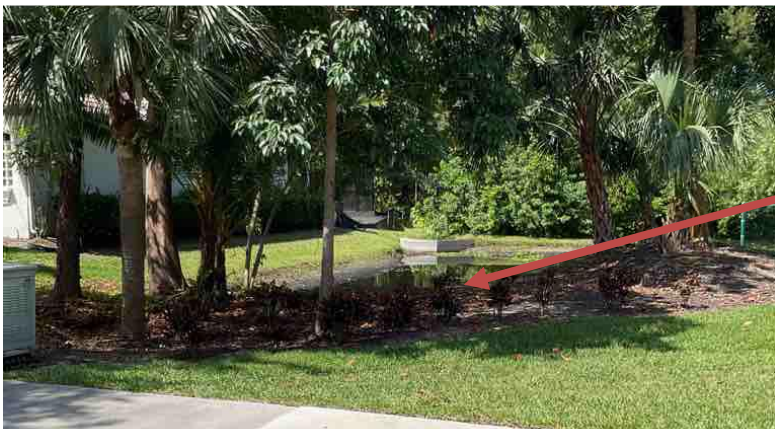
Remove Red Fountain grasses and install 20 Dwarf Red Hibiscus, 3-gallon size.

Install 7 Philodendron Selloum, 3-gallon size

Mulch new plantings.



Remove existing Red Fountain grass. Install 20 Dwarf Red Hibiscus, 3-gallon size.



Install 7 Philodendron Selloum, 3-gallon size.

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 **\$870.00 (Eight hundred seventy 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



WESTCOAST

LANDSCAPE & LAWNS

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

May 28, 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:

Remove failing juniper from existing landscape.

Install 13 Variegated Ginger 7-gallon size.

Install 36 Variegated Dwarf Arboricola 'Trinette' 3-gallon size.

Install 78 Green Island Ficus 3-gallon size.

Install 13 Croton 'Mammy' 3-gallon size.

Install 36 seasonal annuals 4"-6" size.

Adjust irrigation for new plants.

Mulch all new plants.



Add 7 Variegated Ginger 7-gallon size behind the sign.

Add 5 Croton 'Mammy' 3-gallon size to both sides of the sign.

Add 18 seasonal annuals 4"-6" size to area in front of sign.



Remove existing Juniper.

Install 36 Dwarf Variegated
Arboricola 3-gallon size.

Install 42 Green Island Ficus 3-
gallon size.



Remove failing Juniper.

Install 36 Green Island Ficus 3-
gallon size.



Install 6 Variegated Ginger 7-gallon size to area behind sign.

Install 5 Croton Mammy' 3-gallon size to right side of sign and 3 to the left side.

Add 18 seasonal annuals 4"-6" size to area in front of sign.

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 **\$6,000.00 (Six thousand 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

LANDSCAPE COMMITTEE REPORT

The landscape committee met twice this month on 6/9/21 and 6/17/21 with Kevin Greene for a walkthrough.

Topics Discussed:

1. Dead Bushed on Berm off Via Del Villetti Dr. behind lake that we planted earlier this year which are warrantied and will be replaced. Watering will again be vital.
2. Berm Irrigation evaluation and quote on revamping and optimizing the system. There are a number of old non-working systems that should be taken out. It's just a mess. We are expecting a quote by next board meeting.
3. Bushes along the entrance gate of Woodmere that were planted by previous landscape company. Kevin Greene said this was the wrong choice of planting due to shade, being overtaken by weeds.
 - a. Kevin G. said they will try to get them to take by cutting them down low. This will give them a chance to get the nutrients needed to survive, and of course getting the weeds out. Otherwise it is recommended to replant another type of bush.
4. Woodmere Median to front, finishing what was done last year by previous landscaper down to front entrance. Quote expected for next board meeting.
5. Texas sage on Jacaranda entrance. Requested quote to removed and replace with other options.
 - a. Kevin will give us their recommend options and quote. We suggested tying it in with the heliconia etc. with color etc.
6. Mulching – Best to mulch in Oct. (planned) so it has less chance of washing away. However, they are going to do a dusting of certain areas to freshen them up and help with weed prevention etc.

Status of last report:

1. Heliconia Trimming – **COMPLETE**
2. Palm Tree Trimming Quote – Received first proposal and we are in the process of negotiation and fine tuning. They are sharpening their pencil on this one.
3. Berm Trimming – Underway and expected to be completed this week.
 - a. Concerns have been brought to our attention on trimmings and clean up. Clean up was intended after all trimmed but the message was relayed that this is unacceptable and needs to be done in the progression of trimming. Trimmings are left too long and start to kill grass and prevent future growth.
4. Ends of entrances or Bullnose – **COMPLETE**

PROPOSALS ATTACHED FOR APPROVAL:

1. Venetia Landscape Area Near Sports Courts
2. Venetia Landscape Clubhouse Area

3. Venetia Landscape Island Bed at Intersection of Jacaranda and Englewood Blvd

Additional Notes:

We also have proposals for perimeter of Jacaranda and preserve trimming. Landscape Committee is evaluating and in further discussion on details with Kevin Greene. Hope to have request for approval at next board meeting.

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

Kind Regards,
Kevin

Kevin Hanley
Venetia (VCA) Landscaping Chair
Cell: (941) 223-4759
VenetiaLandscaping@gmail.com

Ad Hoc Road Committee

Members of the committee met on June 18, 2021. Present were Mary Audlin, Jim Cannata, Mary Eve, Tanya Henze, George Sperry, and Jan Weis. Absent was Dick Seals who was out of town.

The first order of business was to select a new chairperson for the committee because Mary Eve as a Board Member can not be a chair. George Sperry willingly agreed to become the new chairperson.

George brought the new members up to date on the history of the roads and the activities the committee has been doing since being formed. George was able to answer the questions from new members.

At this time we would like the name changed from Ad Hoc to Road Committee because we are now a full working committee.

After a lengthy discussion, the Committee decided to have a target date of 2022 to pave the roads within Venetia. We would like to have the Boards approval to investigate the possibility of hiring an outside Engineer for the purposes outlined in the April 1, 2021 report.

The Committee recognizes the importance and impact this project will have on the entire Community. We are prepared to investigate the financing required, the absolute importance of transparency with the community, and the necessity for communication to Venetia residents. We are confident with the current structure of the Committee we can reach these goals.

Mary Eve

Symbiont Service Corp.

Go Green • Go GeoThermal

4372 North Access Road, Englewood, Florida 34224
941.474.9306 • 800.881.4328 • Fax 941.473.9306
GeoThermalFlorida.com • Info@SymbiontService.com

Pool Heating • Air Conditioning

"One Company, One Call, Complete Comfort!"



POOL/SPA HEATING/COOLING PROPOSAL

Lic #: CAC035549 • EC0002946
CBC1258380 • CPC1456477

Proposal Submitted To:

enetia Community Assn. Inc.
c o Sunstate Assn. M mt. roup Inc.
0 Marquesas Circle # 0
Sarasota L

Job Name:

Date: **May 0**

enetia Community Assn.
0 Corso enetia Blvd
enice L

We hereby submit specifications and estimates for:

Pentair Cartridge Filters

 Pentair CCP 0 Clean and Clear Plus Cartridge Filters

Includes: Remove and haul away existing filters
Move plumbing to back side of filters
Balancing of filters

Complete mechanical installation
Local permits additional as required.

 .00

Manufacturer's Warranty:

One year Symbiont Service Corp. all parts and labor on the installation.
Two year all parts and labor manufacturer's warranty on the Pool filter.

All work done to code. All current discounts and promotions have been applied.

The labor, material and equipment required for this job will be furnished by **Symbiont Service Corporation ("Symbiont")** for a total of:
five thousand eight hundred eleven dollars and no 00 .00
Balance upon Completion

Any alteration or deviation from the above scope of work involving extra costs will become an extra charge in addition to the quoted price based on time and materials pricing. Our workers are fully covered by Workmen's Compensation insurance. This contract consists of this proposal as well as the terms and conditions, all documents and exhibits referenced therein and the Limited Workmanship Warranty, all of which are hereby incorporated by reference. This proposal will be subject to withdrawal if not accepted within 30 days. Please make checks payable to "Symbiont Service Corporation".

I A E READ AND UNDERSTAND THIS PROPOSAL THE TERMS AND CONDITIONS AND ALL DOCUMENTS AND EXHIBITS REFERENCED THEREIN AND AGREE TO BE BOUND BY THEIR TERMS.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. Symbiont is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be performed.

Customer: _____
(print name)

Signature: _____

Date: _____

Respectfully submitted,

S YMBIONT SERVICE CORPORATION

By: David Balcer

**TREASURER REPORT
MAY 31, 2021**

Total Liabilities & Equity:
\$1,435,424.40

Reserve Accounts:
\$993,188.01

Total Expenses:
\$77,981.56, under budget \$19,677.37
YTD under budget \$16,269.25

Administration Expenses:
\$7,717.79, under budget \$790.55
YTD under budget \$814.72

Grounds Expenses:
\$13,750.98, under budget \$14,790.70
YTD under budget \$3,473.44

Maintenance Expense:
\$2,005.12 under budget \$4,736.54
YTD under budget \$10,093.63
There have been no sidewalk or gutter expenses as of this date.

Pool & Recreation Expenses:
\$3,886.57 over budget \$503.23
YTD under budget \$1,895.47

Utilities Expenses:
\$50,344.69 over \$214.94
YTD over budget \$417.84

Accounts Receivable: \$9,573.99 11 homeowners have not paid 2nd quarter fees. As of 6/16, 7 homeowners are delinquent, 2 of which are being handled by the Attorney.

Submitted By,
Mary Eve, Treasurer

Tree and Gutter Committee Report 6/28/21

All of the trees that were planted this year look like they are going to survive. Hopefully we will get some rain which will give them added support.

We had hoped to submit a list of gutters that are in need of repair at this meeting. The lack of rain has made it difficult to come up with a good list. We will, therefore, submit a list to the Board at the next Board Meeting.

No other items to report.

Tree and Gutter Committee Chairman

George Sperry

Welcome Committee Report
VCA Board Meeting - June 28, 2021

Since last month's report we have had 3 new residents to Venetia. We have delivered 3 welcome bags. We still wait for owners to contact us when they return from their northern residences. All remains the same with Donna DeLuca activating fobs once forms completed.

Submitted 6-22-2021

By Mary Hrisoulis