

# 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 August 30, 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. Also present was Brian Rivenbark and Lynn Priest from Sunstate Management Group. Michael Jalbert and Art Apicello were absent from meeting.

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

**Presidents Report** – Ann Viel gave her report. **MOTION** made by Cindy Beckley and seconded by Mary Jane Apicello to accept Richard Mole as a new Board member. **Motion passed unanimously.**

**Treasurers Report** – As attached to these corporate records, Mary Eve gave the report from the July 26th, 2021 financials. **MOTION** made by Cindy Beckley and seconded by Mary Jane Apicello to accept the Treasurers report as presented. **Motion passed unanimously.**

### **Committee Reports –**

**- Communications** – Joe Holler gave the report. Discussion held about Facebook page, currently there are 130 members.

**- Finance Committee** - Jennifer Smouse gave the report. September 15<sup>th</sup> will be the final work session for 2022 budget prior to presentation.

**- Planning Committee** - no report

**- Infrastructure Committee** – Bill Crocker reported. Bill asked for any available volunteers to contact him.

**- Welcome** – Mary Hrisoulis gave the report.

**- Amenities** – Donna Deluca gave the report.

**- Environmental** – Michael Gibson gave the report.

**- Landscaping** – Dick Mole gave the report. Three proposals were presented for palm trimming. #1- Lamb \$6,000 (Flat rate per day quote was submitted) #2 Westcoast \$13,900, #3 MRT \$11,975. Committee recommends Westcoast proposal be approved. **MOTION** to approve Westcoast proposal of \$13,900 made by Cindy Beckley and seconded by Mary Jane Apicello. **Motion passed unanimously.** Elaine Timme recommends the Venetia Preserve cut back proposal submitted by Westcoast for \$1,350 be approved. **MOTION** to accept Westcoast proposal of \$1,350 made by Mary Jane and seconded by Cindy Beckley. **Motion passed unanimously.** Proposal from Westcoast to remove Reclinata palm trees from planter at pool for \$7650. Elaine

Timme recommended that we accept Westcoast proposal for \$7650. **MOTION** made by Mary Jane Apicello and seconded by Mary Eve. **Motion passed unanimously.** Elaine Timme recommended proposal of \$3200 from MRT to clean up fire bush and lilies and reduce size down to 3-4 ft, install St Augustine sod and perform hard cut on Viburnum and Rhododendron and modify irrigation. **MOTION** to accept proposal of \$3200 made by Mary Jane Apicello and seconded by Mary Eve. **Motion passed unanimously**

**Tree and Gutter Report** –George Sperry gave the report. Bids submitted by Magazzeni (\$15,000) and Howell Concrete (\$24,350) for gutter repair. Committee recommends Magazzeni proposal \$15,000 be approved. **Motion** to accept Magazzeni \$15,000 proposal made by Mary Eve and seconded by Cindy Beckley with the amendment that references be received from Magazzeni. **Motion passed unanimously.**

**Sidewalk Committee** – Brian Rivenbark gave the report. Two proposals received for sidewalk repair. Howell concrete (\$38,150.00) and Anderson asphalt (\$81,844.00). Brian recommends the board accept Howell Concrete bid. **MOTION** to accept bid from Howell Concrete made by Mary Jane Apicello and seconded by Cindy Beckley. **Motion passed unanimously.**

**Road Committee** – George Sperry reported

**Citizens Patrol** – Norm Hotz reported

**Social Club** – MaryJane Apicello reported.

**MOTION** made by Cindy Beckley and seconded by Dick Mole to accept all committee reports. **Motion passed unanimously.**

#### **Sub-Association Reports**

- **VNA One** – Norm Hotz reported.
- **Villa Paradiso** – Jan Weis reported.
- **Villa Vivaci** – No report
- **Casa di Amici** – Jennifer Smouse reported.
- **Management Report** – Brian Rivenbark reported

**New Business - None**

**Unfinished Business - None**

**Owner Comments** – Denny asked for a list of any litigation against VCA in the past 5 years and also a list of any pay outs to residents or non-residents in the past 5 years for a trip and fall. Ann Viel explained the legal ramifications of discussing any of the litigation details with the public.

**Next Meeting** – September 27, 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 11:07 am.

Respectfully submitted,

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

The VCA Finance Committee held their monthly meeting via zoom on Tuesday, August 10. The meeting began at 10:10am as there was a small delay with zoom connection.

The following were present at the meeting:

Roger DeNiscia, Jim Chmielak, Mary Eve, Ann Viel, Jennifer Smouse

Absent: Cindy Beckley

The purpose of this meeting was to review the first draft of the 2022 VCA Budget template file that was created by Betsy Liniger using 2022 operating budget line item submissions from various VCA Committee chairs and admin/unassigned budget lines were submitted by Finance Chair Jennifer Smouse.

The Committee reviewed the entire VCA 2022 Operating budget in line item order. Discussions were held about most larger budget line item items and any submissions that were much higher than 2021 budget or projections.

Using the 2022 VCA budget template, a series of changes/refinements to various 2022 operating and reserve budget submissions were made by the committee that resulted in an overall reduction to the first draft of the 2022 budget.

Chair Jennifer Smouse indicated that she will provide Betsy at Sunstate the FC 2022 budget line item adjustments so that 2022 VCA budget model can be updated. Jennifer also redid the 2022 reserve budget analysis file tab to make it tie out to the agreed upon amount requested by the Finance Committee.

There were a couple questions about ponds included in wetlands and Jennifer Smouse sent an email follow up with Mary Lou Holler.

Also Finance Committee still needs to obtain estimated percent 2022 increases from broker for all VCA insurance policies. Brian Rivenbark indicated he has requested that information from VCA broker. Jennifer Smouse calculated a reasonable percentage placeholder for 2022 insurance budget for this 1st draft and those projections will be updated when received from broker.

Next meeting of Finance Committee is Wednesday, Sept 15 at 11am via zoom. At that meeting Betsy Liniger from Sunstate accounting will be attending so that the Finance Committee can finalize the 2022 VCA budget along with the associated changes in quarterly VCA dues for 2022. The final VCA 2022 operating and reserve budget from this Sept 15 FC meeting will be shared with the full VCA Board as part of the September 2021 Finance Committee Report.

A motion was made by Jim Chmielak and seconded by Roger DeNiscia to adjourn the August 10 2021 FC meeting. The meeting was adjourned at 12:17 pm.

This completes my August 2021 report for the VCA Finance Committee.

Regards  
Jennifer Smouse  
Chair, VCA Finance Committee

## **Amenities Report for August 30<sup>th</sup> VCA Board of Directors Meeting**

1. CLUBHOUSE POOL: Pool Filtering: Our new Cartridge Filtering System was installed on Friday Aug 6. Pool filtering improved immediately. Our pool/spa sub committee will meet with Symbiont and/or Grand Choice to address questions on chemical controllers and their functionality and reliability. Jim Irr, Dusty Campbell and Mark Link will coordinate.
2. POOL GATES: One of the pool gate fob readers is still out of service, we are still awaiting parts and a return visit from RSS Security.
3. FITNESS ROOM: We have brought up replacing the CYBEX Machine which is the multi-functional machine in the Fitness Room. We have received multiple quotes and will put together a group to visit a showroom in Sarasota over the next 10 days. Before committing to a replacement unit, the Amenities committee will survey our existing Fitness room users for input on functionality.
4. LANDSCAPING: The sprinkler system and water feeds around the courts is still a problem. A new controller for the well pump has been installed so irrigation lines themselves remains an issue.

We met with the landscape committee on wed august 4<sup>th</sup> regarding the planter area at poolside. We decided on an initial step to clean up the planter and reduce the 14 trunks of the reclinate palm to 5 or 6. Westcoast quoted the work and will be presented during the landscape committee report. We would like the planter work scheduled asap due to the ongoing effect it has on phosphate levels in the pool.

During the meeting we showed the committee the unsightly overgrowth of trees and shrubs along the perimeter of the clubhouse and pool. We asked that a vertical cut be performed up to 12 ft from the sidewalks on the south side all around the back to the sidewalks on the north side. Westcoast quoted the work which will be presented during the Landscape committee report.

A third project was discussed and quoted by Westcoast which was a large landscaping renovation project of the Clubhouse area. This project is large and expensive and requires more input and options.

5. COURTS: The small awnings for the bocce ball benches were removed before Elsa. We will leave them off until Hurricane season is over. Landscaping/sod installation around the bocce court is an open item. We should not have that done until the irrigation system is completely operational.

Submitted 08/24/21 Donna DeLuca – co-chair

# Concrete Sidewalk Proposal

---

**Sunstate Management**

**Brian Rivenbark**

**Project:**

**Venezia Sidewalk Replacement Project**

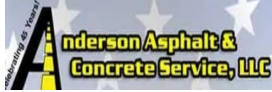
4223 Corso Venetia Blvd  
Venice, FL 34293



John McCann  
Owner

# Service Provider Information

## Company Info



Anderson Asphalt & Concrete Services  
1775 Myrtle St  
Sarasota, Florida 34234

P: 941-266-8046  
F: 941-266-8046

<https://www.andersonasphalt.com>

## Contact Person

John McCann  
Owner

[andersonasphaltconcrete@gmail.com](mailto:andersonasphaltconcrete@gmail.com)

Cell: 941-266-8046  
Office 941-266-8046

# About Us

## We Solve Problems & Make Pavement Maintenance Simple

**Anderson Asphalt & Concrete Services** provides pavement design, maintenance & construction services to the residential, commercial, recreational and industrial markets within a 60-mile radius of providing service to the **Sarasota Florida** and surrounding communities.

***Details, Facts and a Simple***, easy to understand proposal should be the first sign that we understand your needs and issues. Compare this process and proposal to anyone else and you will see that we do not tell you... we show you!

# Proposal: Venezia Sidewalk Replacement Project



## Concrete Repair Single Panel

1. We identified 93 single panel sidewalk panel that will removed, tree roots removed, formed and replaced.
2. All panels will be replaced with 3500 PSI Fiber Mesh reinforced concrete
3. **Barricading:** All areas will be barricaded before, during and after the project. It is the owners responsibility to make sure all barricades remain effective after our crews leave the jobsite.
4. **Excavation:** When saw cutting concrete, there is a paste material that will form. We have included the removal and clean up of this by washing down existing storm drains. In the event that this is not allowed, there may be additional costs.

Total Price: \$31,900.00

## Concrete Repair 2 Panels

1. We identified **46 areas (92 panels)**that requires two consecutive 5x5ft panels to be removed, formed, compacted and replaced with 3500 PSI fiber reinforced concrete
2. **Barricading:** All areas will be barricaded before, during and after the project. It is the owners responsibility to make sure all barricades remain effective after our crews leave the jobsite.
3. **Excavation:** When saw cutting concrete, there is a paste material that will form. We have included the removal and clean up of this by washing down existing storm drains. In the event that this is not allowed, there may be additional costs.

Total Price: \$30,475.00

## Concrete Repair 3 Panels

1. We identified **18 areas that requires three (54 panels) consecutive 5x5ft panels** to be removed, formed, compacted and replaced with 3500 PSI fiber reinforced concrete.
2. **Excavation:** When saw cutting concrete, there is a paste material that will form. We have included the removal and clean up of this by washing down existing storm drains. In the event that this is not allowed, there may be additional costs.
3. **Barricading:** All areas will be barricaded before, during and after the project. It is the owners responsibility to make sure all barricades remain effective after our crews leave the jobsite.

Total Price: \$17,444.00

## Concrete Repair 4 Panels

1. We identified **one area that requires 4 consecutive 5x5ft panels (4)** to be removed, formed, compacted and replaced with 3500 PSI fiber reinforced concrete.
2. **Barricading:** All areas will be barricaded before, during and after the project. It is the owners responsibility to make sure all barricades remain effective after our crews leave the jobsite.
3. **Excavation:** When saw cutting concrete, there is a paste material that will form. We have included the removal and clean up of this by washing down existing storm drains. In the event that this is not allowed, there may be additional costs.

Total Price: \$1,200.00

## Tree root removal

1. We will remove all problematic roots beneath sidewalks at N/C so long as a stump grinder is not required.

Total Price: \$750.00



# Proposal: Venezia Sidewalk Replacement Project

---



## Mobilization fee

1. Mobilization Fee

Total Price: \$75.00

# Price Breakdown: Venezia Sidewalk Replacement Proj



Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on July 25, 2021.

Item	Description	Cost
1.	Concrete Repair Single Panel	\$31,900.00
2.	Concrete Repair 2 Panels	\$30,475.00
3.	Concrete Repair 3 Panels	\$17,444.00
4.	Concrete Repair 4 Panels	\$1,200.00
5.	Tree root removal	\$750.00
6.	Mobilization fee	\$75.00
Total:		\$81,844.00

## Authorization to Proceed & Contract

You are hereby authorized to proceed with the work as identified in this contract. By signing and returning this contract, you are authorized to proceed with the work as stated.

We understand that if any additional work is required different than stated in the this proposal/contract it must be in a new contract or added to this contract.

Please see all attachments for special conditions that may pertain to aspects of this project.

## Payment Terms

We agree to pay the total sum or balance in full 20 days after the completion of work.

I am authorized to approve and sign this project as described in this proposal as well as identified below with our payment terms and options.

Date: \_\_\_\_\_

Brian Rivenbark | Venezia Community Association  
Sunstate Management  
4223 Corso Venetia Blvd  
Venice, FL 34293  
[brian@sunstatemanagement.com](mailto:brian@sunstatemanagement.com)  
O: 941-544-6888

John McCann | Owner  
Anderson Asphalt & Concrete Services  
1775 Myrtle St  
Sarasota, Florida 34234  
E: [andersonasphaltconcrete@gmail.com](mailto:andersonasphaltconcrete@gmail.com)  
C: 941-266-8046  
P: 941-266-8046  
F: 941-266-8046  
<https://www.andersonasphalt.com>

### **For Citizen Patrol**

Basically another quiet month. The only incident we had was a homeless person sleeping on one of the benches near the basketball courts. I received a call shortly after 7AM from Jim Irr who was on his way to the clubhouse that there was either a homeless person or someone who got thrown out of his house sleeping on one of the benches. I thank Jim for the call and the other folks who were out walking who flagged me down on my way over to let me know what they saw.

It definitely appeared to be a homeless person, so the Sheriff's department was notified and a deputy arrived about 15 minutes later. At the department's request I remained nearby. Thanks Jim for hanging out with me and also Nick Moreau. 15 minutes can seem like a long time.

The deputy accompanied the individual out of the neighborhood and he was informed if he returns he would be subject to arrest.

Our area population continues to grow and we can surely use some more volunteers to drive through the community any time of the day. A short training course is required by the Sheriff's department and we can arrange for the to be by Zoom, at the clubhouse of both. There are two people waiting anxiously for some time and we have been holding out for some more before scheduling time with the Sheriff's department.

If you are interested you can call Bill Lillich, Stan Kroll or myself and we can fill you in on more of just what we do as well as what we do not. This is basically to be the eyes and ears for the community.

Norman Hotz

## **Communications Committee Report for August 2021**

The Communications Committee is getting prices on message boards to replace the ones at the Jacaranda and Woodmere exits. This report will be submitted to the Social Club for their next meeting on September 13. Then it will be submitted to the VCA Board for their consideration at the September meeting. The existing posts can be reused and the Infrastructure Committee has agreed to install them.

The new Facebook Group now has 135 members. All Venetia residents are invited to join.

Joe Holler

**VCA Environmental Report**      8/25/21

Things were generally quiet on the Environmental front. All of the ponds have high water, and the temperatures are elevated which supports algae.

**Solitude Lake Management**

- Solitude treated 39 ponds for weeds, grass, and picked up garbage
- 2 ponds were treated for lilies (2,23)
- 10 ponds and sumps were dyed for treatment of algae

On behalf of the Environmental Committee

Mike Gibson

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

8/19/21

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 drainage curb. Locations have been provided by the association.

Bella Terra:	4916~4920 4936~4940	Asphalt
Corso Venetia:	4315~4319 4259~4263	
Cancello Grande:	4565~4571	
Del Villetti:	4246~4250 4303~4307 4370~4374	
Del Santi:	4305~4307	
Nizza Court:	4306~4310	

---

Total Estimated Linear Feet: 282

Saw cut removal sections

Remove damaged curb Sections

Remove roots as needed or as conditions permit.

Form, pour, and finish each curb 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: \$24,350.00

#### 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





# Proposal

**Magazzeni LLC**

1105 Gulf Coast Blvd.  
Venice, FL 34285

Cell: (941) 979-6111  
Email: stidlv@ynhood.com



Proposed Submitted By <b>Venetic Community Association</b>	Job Name <b>2821</b>
Address <b>4300 Corso Venetia Blvd.</b>	Job Location
<b>Venice</b>	Date <b>8-20-21</b>
Phone # <b>573-386-0113</b>	Fax #
	Architect

We hereby submit specifications and estimates for:

Remove Approx. 320 linear ft of existing gutter curbs  
Repair any asphalt as needed  
Remove any roots as needed  
Farm work and prep  
Haul removed concrete to the dump  
Place and Finish Approx 320 sq ft of new gutter curb.  
Remove forms - saw cut control joints  
clean up site

We propose hereby to furnish material and labor -- complete in accordance with the above specifications for the sum of:

\$ 150.00 Dollars

with payments to be made as follows: 50% at start 50% at complete

Any alteration or deviation from above specifications involving extra costs will be associated only upon written order, and all increase in costs always over and above the estimate. All agreements contingent upon action, conditions, or delays beyond our control.

Respectfully submitted,  
*Kevin Magazzeni*  
Note - this proposal may be withdrawn by all at elapsed within days.

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. The fee authorized to do the work as specified. Payments will be made as outlined above.

Signature

Signature

Date of Acceptance

## **August 2021 Infrastructure Report**

This report is for the period of 7/21/2021 thru 8/24/2021

7/22 - Reinstalled drop arm at Jacaranda Entrance that was knocked off and laying on the ground. Started tagging wires in junction box that is rotted away due to weather. Had to manually open gate because gates were locked in night mode.

7/23 – Reinstalled drop arm at Woodmere Exit left side that was laying on the ground.

7/27 – Removed rotted out junction box on visitor kiosk at the Woodmere Entrance. Installed new weather proof junction box and rewired everything.

7/28 – Repaired door lock on south entrance of Clubhouse.

7/31 – Reinstalled drop arm that was knocked off at Woodmere Entrance.

8/3 – Filled in spaces around new junction box with stone pieces and caulking at the Woodmere Kiosk. Repair pot hole on south side of middle island. Replaced photo cell in streetlight on corner of Natale & Woodmere Park Blvd. North side.

8/5 – Reinstalled drop arm that was laying on ground at the Woodmere Resident Entrance again.

8/6 – Replaced bulb in Clubhouse meeting room fan light.

8/9 – Made necessary repairs to Exit drop arm right side at Jacaranda Exit that was staying up. OK now.

8/10 – Realign South Pool Gate to close better. We then removed door from pool area to locker rooms and shaved bottom of door for better clearance, rehung and realigned door. All working good now. Repaired pot hole in roadway at Corso Venetia & Natale. Checked for power problems to irrigation controller near Woodmere Entrance. Checked voltages and connections all okay. Sealed up junction box to keep out water.

8/11 – Watched over W>E>T> Contractor who was performing Quarterly Service on Waterfall Pumps.

8/12 – Pumped down flooded area on the other side of Via Del Velletti Burm near 4255. After pumping down we were able to check out the sump in that area. We found the pump to be burned out. Removed pump and replaced it with new pump.

8/13 – Went back to see if everything was working and found that the new pump had stooped working so we removed it and returned it to Home Depot. They didn't have another so we went to Lowes and got one.

8/14 - We installed that one and a new check valve and necessary piping. All good now.

8/17 – Replaced photo cell in streetlight at 5015 Bella Terra Replaced photo cell in streetlight at 4418 Sintina Court 4520 Straightened up streetlight post at Canello Grande that was hit by car backing up. Checked Fountains at Center Island of Woodmere Entrance make up water had been turned off because of a water leak on Natale Drive. They were bone dry at this time, will check back when they refill. While there we cleaned out the bottom of the basins.

8/21 – Reset some of the community timers after a power outage last night. Replaced motor in one timer that was bad. Found two out of three pumps in Woodmere Fountains not working, probably because of water being turned off for such a long period of time and nobody was advised of problem. We will replace them at our next work session on Tues.

8/24 – Installed 2 new pond pumps in island fountains that burned out do to someone turning off makeup water supply. Fountains ran dry causing pumps to burn out. All tested and adjusted now. We also reset the balance of timers in community because of power outages.

Committee worked a total of 115 hrs. in the period mentioned above.

Submitted by Bill Crocker

MRT of Southwest Florida Lawncare LLC

204 S. Main Avenue, Ste 16  
Lake Placid, FL 33852  
(941) 235-0662  
paula@mrtlawn.net



Estimate

ADDRESS  
Villa Paradiso Neighborhood Association  
Villa Paradiso Association  
c/o Sunstate Assoc. Mgmt. Group  
P. O. Box 18809  
Sarasota, FL 34276

ESTIMATE 2036  
DATE 08/11/2021

P.O. NUMBER SALES REP  
Nizza ct. cul de sac Pedro

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Cut back fire bush to 3'-4'	1	3,200.00	3,200.00
	Install 1200 sq.ft. Of St. Augustine sod			
	Remove existing flax lily			
	Cut back philodendrum and viburnum			
	Modify irrigation for proper coverage			
	Add coco brown mulch to entire bed			
TOTAL				\$3,200.00

Accepted By

Accepted Date



# WESTCOAST

## LANDSCAPE & LAWNS

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

---

**August 16, 2021**

Venetia Landscape Committee  
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**



\_\_\_\_\_

**SCOPE:**

---

### **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 **\$ 1,350.00 (One thousand three hundred fifty 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 Landscape Committee

---

Signature

DATE

---

Signature

DATE





# WESTCOAST

## LANDSCAPE & LAWNS

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

---

**August 16, 2021**

Venetia Landscape Committee  
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 Landscape Committee 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:**

In the planter at the pool behind the clubhouse, remove 8-10 palm trunks from the Reclinata palm tree. Focus on removing the trunks that overhang the water and that crowd out the other trunks. Haul away all debris and blow off site.

## **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 \$ 950.00 (Nine hundred fifty 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 Landscape Committee

\_\_\_\_\_  
Signature

\_\_\_\_\_  
DATE

\_\_\_\_\_  
Signature

\_\_\_\_\_  
DATE

## LANDSCAPE COMMITTEE

1. Palm Tree Proposal – 7/30/21
  - a. We had three proposals for the palm Tree Trimming
  - b. ALL PROPOSALS ARE WITHIN/UNDER BUDGET
    1. Lamb - \$6,000 – We eliminated this contact after a lot of discussion and request because it is very vague and all they would do is verbal commitments. We need to have on paper what is going to be done.
    2. MRT - \$11,975 - Although this is a little cheaper we felt it's in the best interests to keep in under one contract as we would have more leverage in adjustments and not taking steps backward with MRT. MRT before never offered this service and we are not confident they can execute.
    3. Westcoast - \$13,900 – It is our request to the board to approve Westcoast for the pruning and scheduling of the palms to be trimmed. We feel with scheduling that this will work more harmoniously.

**NOTE: It's a 1 time contract and it can be requested next year.**

2. Venetia Clubhouse Preserve Cutback – 8/16/21
  - a. Landscape Committee approved. We request the Board approval.
3. Venetia Reclinata Palm in Clubhouse Planter – 8/16/21
  - a. Please see attached proposal.
  - b. We requested at first the removal of this palm but there is a high probability that doing so can break the planter and cause serious issue. With that this proposal was reviewed and agreed on by Amenities and landscape committees. We ask for board's approval.

### **OTHER NOTE:**

Unfortunately, Kevin Greene had stepped down at Westcoast and we have a new Account Manager Anthony Milam. We are scheduling a meeting to meet with Anthony ASAP to discuss moving forward.

**The dates for the previous proposal installations are:**

**Woodmere Park Blvd Entrance Median Landscape is September 3<sup>rd</sup>.**

**Landscape Installation Along Jacaranda and Englewood Blvd is September 13<sup>th</sup> -17<sup>th</sup>.**

**Requested the start time for Berm Irrigation.**

Have a great day!

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



# QUOTE

**CLIENT:**  
**BRIAN**  
**SUNSTATE MANAGMENT**  
**VENETIA COMMUNITY**

**DATE: 7-28-21**

**PROJECT:**

**TRIM 2 PINEAPPLE PALMS AT CLUBHOUSE**

**TRIM 4 RECLINATA PALMS AT CLUBHOUSE**

**TRIM RECLINATA, PINEAPPLE, WASHINGTONIA**

**PALMS AT JACARANDA ENTRANCE**

**TRIM 6 PALMS AT LIFT STATION**

**TRIM 4 QUEEN PALMS AT BACK GATE**

**TRIM QUEEN PALMS AT BACK ENTRANCE**

**TRIM 10 PALMS ON HILL**

**TOTAL: 6000.00**

## MRT of Southwest Florida Lawncare LLC

204 S. Main Avenue, Ste 16  
Lake Placid, FL 33852  
(941) 235-0662  
paula@mrtlawn.net



## Estimate

### ADDRESS

Venetia Community Association  
c/o Sunstate Assoc. Mgmt Group  
P.O. Box 18809  
Sarasota, FL 34276

ESTIMATE 2041  
DATE 08/13/2021  
EXPIRATION DATE 09/03/2021

P.O. NUMBER  
Palm Pruning

SALES REP  
Pedro

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Woodmare Entrance: 6- pineapple palms 10- wild date Palms 3-queen palms			
	Natale Drive: 12 -queen palms 5- cabbage palms			
	Venetia Club House: 5 -reclinata palms 2- pineapple palms			
	Jacaranda Boulevard : 73-washingtonia Fan Palms 5- senegal date palms 6 -pineapple palms			
	Corso Venetia : 22-washingtonia Fan Palm 24-washingtonia fan palms			
	Corso Venetia and Natale: 8- sable palms 8- washingtonia palms 5- senegal date palms			
	Total cost of project:	1	11,975.00	11,975.00
TOTAL				<b>\$11,975.00</b>

Accepted By





# WESTCOAST

## LANDSCAPE & LAWNS

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

---

July 30, 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:

Prune palms throughout community.

1. Woodmere Park Blvd. Entrance.
  - a. 6- Phoenix canariensis, Pineapple Palm
  - b. 10- Phoenix sylvestris, Wild Date Palm
  - c. 3- Syagrus romanzoffiana, Queen Palm
2. Natale Drive Queen Palms.
  - a. 8- Syagrus romanzoffiana, Queen Palm
3. Natale Drive Royal Palms
  - a. 5- Sabal Palmetto, Cabbage Palm
  - b. 4- Syagrus romanzoffiana, Queen Palm
4. Venetia Clubhouse
  - a. 5- Phoenix recliata, Senegal Date Palm
  - b. 2- Phoenix canariensis, Pineapple Palm
5. Jacaranda Blvd. Entrance
  - a. 73- Washingtonia robusta, Mexican Fan Palms
  - b. 5- Phoenix reclinate, Senegal Date Palm
  - c. 6- Phoenix canariensis, Pineapple Palm
6. Corso Venetia Blvd.
  - a. 22- Washingtonia robusta, Mexican Fan Palm
7. Along Jacaranda and Englewood Blvd.
  - a. 24- Washingtonia robusta, Mexican Fan Palms
8. Butterfly Park
  - a. 8- Sabal palmetto, Cabbage Palm
9. Intersection at Corso Venetia Blvd and Natale Drive
  - a. 8- Sabal palmetto, Cabbage Palm
  - b. 8- Washingtonia robusta, Mexican Fan Palms
  - c. 5- Phoenix reclinate, Senegal Date Palm

Total for all palms

**\$13,900.00**

### **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 **\$13,900.00 (Thirteen thousand 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

Venetia

\_\_\_\_\_  
Signature

\_\_\_\_\_  
DATE

\_\_\_\_\_  
Signature

\_\_\_\_\_  
DATE

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



Treasurer Report  
July 31, 2021

Total Liabilities & Equity:  
\$1,577,502.32

Total Expenses:  
\$135,383.26, under budget \$4,882.17  
YTD:\$777,827.79, under budget \$33,604.06

Total Reserve:  
\$1,018,790.34

Administration Expenses:  
\$7,085.16, under budget \$1,423.18  
YTD: \$57,049.69, under budget \$2,508.61

Grounds Expense:  
\$30,167.66, over budget \$1,625.98  
YTD: \$186,888.51, under budget \$12,903.09

Maintenance Expense:  
\$648.88, under budget \$6,092.78  
YTD: \$31,011.24, under budget \$16,180.46 ( No sidewalk or gutter repairs done so far this year).

Pool & Recreation Expense:  
\$2,606.48, under budget \$776.86  
YTD:\$19,835.86, under budget \$3,847.44

Utilities Expense:  
\$51,988.17, over budget \$1,858.42  
YTD: \$353,305.12, over budget \$2,396.87

Accounts Receivable:  
\$16,951.06, 25 homeowners have not paid 3rd quarter fees. As of 8/24, the total is \$13,667.82. One resident who was working with our attorney has paid in full what was owed. 18 residents still owe 3rd quarter fees.





## Tree and Gutter Committee Report 8/30/21

Members of the committee met with three contractors, who are in the gutter repair business. One of the three, Curb Systems, looked at two locations that needed repairs and decided that they were not interested in offering a quotation.

The two contractors that are interested in the work submitted written quotations and they are included with this report.

Howell Concrete & Land Service quoted \$24,350.

Magazzeni LLC quoted \$15,000.

Certainly the committee recommends that the Board award the project to Magazzeni LLC. Jerry Klingensmith and I went with this contractor to each location so that he could inspect the areas. We also explained what needed to be done.

If the Board awards the project to Magazzeni LLC and we find that the work meets our standard and it is done on a timely basis, then we would like to give him additional locations while staying within our budget.

It is disappointing to see that Westcoast still has not trimmed the remaining oak trees on the roads to twelve feet. Delivery trucks continue to scrape them and tear off branches.

The Shady Lady trees that have been planted during the past three years need some trimming. Members of the committee can probably trim the trees, but we would need a contractor to pick up the trimmings. We would like some discussion on this subject.

ArtisTree replaced the dead Shady Lady tree at 4944-4948 Bella Terra on 2 August.

Tree and Gutter Committee Chairman

George Sperry

**For VNAOne**

Some exciting news to share. We have approved one set of final plans for a home to be constructed on Via Del Villetti. Additionally we approved a set of preliminary plans for another home to be constructed on Sintina Court, the lot adjacent to my house.

No exact start dates on either, one hopefully November.

Both purchasers had visited many of the newer developments in the area, but kept coming back to Venetia. The diversity of the homes, the individual landscaping and the whole visual presentation of the neighborhood is what they were most impressed by.

There has not been much activity as far as sales go, but until late last week there were no homes available. From what I have been told it was sold on the first day it was offered.

Welcome Committee Report  
VCA Board meeting – August 30, 2021

As of last month's report there have been 5 new closings. This makes the total for 2021 at 30 new residents. Many of these new residents come and go in the summer and have not been officially welcomed by the Welcome Committee. I have been in contact with those residents that have had their fobs activated by Donna DeLuca. Many will be returning in October and/or November at which time we will officially welcome them with our Welcome Bags.

Submitted - August 24, 2021

by Mary Hrisoulis