

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 September 27, 2021 at 9:00 a.m.

Call to Order - The Meeting was called to order at 9:01 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, Directors Dick Mole, Art Apicello and Michael Jalbert. Also present was Brian Rivenbark and Lynn Priest from Sunstate Management Group.

Minutes – MOTION made by Cindy Beckley and seconded by Dick Mole to approve the minutes of the August 30, 2021 meeting. **Motion passed unanimously.**

Presidents Report – Ann Viel gave her report. Discussion was held regarding nominating and voting of Board Directors. Committee member responsibilities were also discussed. Ann Viel went over the importance of strict confidentiality and absolutely no discussion regarding any litigation going on within the community as advised by the Association attorney.

Treasurers Report – As attached to these corporate records, Mary Eve gave the report from the August 31, 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. Joe presented the quote from Visual Products for the new sign board and posts. **MOTION** made by Cindy Beckley and seconded by Mary Jane Apicello to purchase the sign with posts after the first of the year (2022) for price \$1,616.00. Bill Crocker agreed that the Infrastructure committee will be responsible for installing the new posts and removing old sign board. **Motion passed unanimously.**

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- **Finance Committee** - Jennifer Smouse gave the report. Brian Rivenbark explained the process of adopting the budget. **MOTION** made by Mary Eve and seconded by Cindy Beckley to send the proposed budget to the membership. **Motion passed unanimously.**

No questions regarding the proposed budget were presented by the Board.

Russ Henze asked about line item 76.50 concerning the projected dollar amount for landscaping and will it maintain and increase the landscaping standard within the community. Board discussed.

- **Planning Committee** – no report

- **Infrastructure Committee** – Bill Crocker reported. South waterfall will be inspected Monday the 27th or Tuesday the 28th to find out why it is not working at this time.

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

- **Welcome** – Mary Hrisoulis gave the report. Mix and Mingle for all new 2020 and 2021 residents will be held on

Friday, October 29th. Board members were asked to attend.

-Amenities – Donna Deluca gave the report. **MOTION** made by Bill Crocker and seconded by Mary Eve to approve expenditure not to exceed \$2100 for painting inside Clubhouse. Painting will include all trim, woodwork and doors. **Motion passed unanimously.**

-Environmental – Mary Lou Holler gave the report.

-Landscaping – Kevin Hanley gave the report. Issues with West Coast Landscaping were discussed after management change. Meeting with West Coast will be held today.

Tree and Gutter Report – Ann Veil reported. Gutter repair contract will be happening in October

Sidewalk Committee – No report

Road Committee – No report

Citizens Patrol – No report

Social Club – Mary Eve reported. **MOTION** made by Mary Eve and seconded by MaryJane Hirsoulis for expenditure up to \$1000 to replace holiday lights **Motion passed unanimously.**

MOTION made by Art Apicello 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.
- **Villa Vivaci** – Michael Jalbert reported.
- **Casa di Amici** – Russ Henze reported.
- **Management Report** – Brian Rivenbark reported that the Presidents meeting will be on October 6th at 1:00 PM.

New Business - None

Unfinished Business - None

Owner Comments – Donna Deluca asked that the website be updated with the date of the Presidents meeting.

Next Meeting – October 26, 2021 at 9AM.

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

Meeting was adjourned at 10:58 am.

Respectfully submitted,

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

DRAFT

TREASURER REPORT
AUGUST 31, 2021

Total Equity & Liabilities:

\$1,478,016.57

Total Reserve Balance:

\$1,013,310.41

Total Expenses:

\$90,685.41, under budget \$6,973.52

YTD under budget \$40,577.90

Administration Expenses:

\$7,439.76, under budget \$1,068.58

YTD under budget \$3,577.19

Grounds Expenses:

\$28,251.00 under budget \$290.66

YTD under budget \$13,193.77

Maintenance Expenses:

After a correction we had a negative expense of \$691.24

YTD under budget \$23,613.36 which will be used with the approved sidewalk & gutter repair to take place soon.

Pool & Recreation Expenses:

\$2,940.45 under budget \$442.89

YTD under budget \$4,290.33

Utilities Expenses:

\$52,426.70 over budget \$2,296.95

YTD over budget \$4,693.82

Accounts Receivable From Homeowners is \$9,456.63. As of 8/31,11 homeowners had not paid 3rd quarter fees. As of 9/21/21, I am happy to report that amount is \$2,001.46. Two homeowners have not paid 3rd quarter fees. We were able to collect all that was owed from one homeowner who was being handled by our Attorney! Included in the two who have not paid, one is still with our Attorney leaving only one in arrears for 3rd quarter.

Respectfully Submitted,

Mary Eve

Treasurer

Attached please find a pdf copy of the minutes from the Sept 15, 2021 Finance Committee meeting. Also attached is a pdf of the Final Draft 2022 VCA budget file that includes comparisons to 2021 original budget, 2021 latest projections and footnotes that provide explanations for various budget lines.

When the Finance Committee met on Sept 15 via zoom, we reviewed the line item detail VCA draft budget file for 2022 and made our final changes.

I am pleased to present the 2022 draft VCA Budget for VCA Board's review and approval.

The draft 2022 VCA Budget total is \$1,390,723, which is a \$48,391, or 3.6% increase from 2021 budget.

The VCA quarterly dues proposed for 2022 are \$520 per quarter which is a \$22 increase from the 2021 quarterly dues of \$498.

The 2022 proposed quarterly dues consists of \$71/qtr for reserve accounts and \$449/qtr for maintenance accounts. Reserve portion of dues has a 7.6% increase compared to 2021 amount of \$66/qtr reserves. Maintenance portion has a 3.9% increase when compared to 2021 \$432/qtrly dues amount.

There were several larger line item changes made to 2022 budget when compared to 2021 budget that resulted in \$48,391 net increase from 2021 budget.

Under income section of the file, total of \$3,200 has been budgeted in 2022 for interest income, fees and misc income compared to zero was budgeted for those income accounts in 2021.

Also under income section of file, the 2022 budget includes only \$40,000 on surplus rollover line compared to \$50,000 of surplus rollover in 2021 budget.

Moving down to expense section of the file, Administrative expense is budgeted at \$113,205 for 2022, which is \$11,105 more than 2021. \$10,000 of this increase is from insurance line and \$1,600 is from a newly created admin account for 2022, Communications expense, for which a one time purchase of new sign for Jacaranda gate is being budgeted.

Under Grounds section of the file, \$321,900 is budgeted, which is \$20,600 less than 2021 budget. Irrigation maint./repairs account budgeted for \$20,000 is \$15,000 less than 2021. Westcoast annual contract at \$130,000 is budgeted for \$4,000 more than 2021. Landscape service account at \$35,000 is budgeted for \$20,000 less than 2021. Tree trimming account is budgeted at \$10,000, which is \$8,000 more than 2021. Tree removal/replacement is budgeted at \$55,000, which is \$10,000 less than 2021 budget, but the 2022 budget amount is consistent with the actual tree removal expense incurred in 2021. Wetlands/littoral account at \$15,000 is \$5,000 more than 2021.

Under Maintenance section of the file, \$91,200 is budgeted, which is \$10,300 more than 2021.

Maintenance repairs budget at \$17,500 is \$7,500 higher than 2021 and a new 2022 maintenance account titled Maintenance Contract hourly has been created with budget for \$2,500.

Under Pool and Recreation section of the file, \$40,600 is budgeted for 2022 which is the same amount that was budgeted in 2021.

Under Utilities section of the file, \$636,889 is budgeted for 2022, which is \$35,333 higher than 2021. \$32,632 of this Utilities increase is due to the 4% contractual increase in the Comcast cable and internet contract. \$2,701 of Utilities increase is for Electric and Water & Sewer lines.

Under Other section of file, \$186,929 is budgeted for 2022, which is \$12,253 higher than 2021. \$11,663 of this increase is from the Transfer to Reserves account. The main reason for 2022 increase to Reserves account is to increase Roads/Paving/Sidewalks reserve line based on the 2022 Updated Reserve Study and also input received from Roads Committee Chair.

On behalf of the Finance Committee, the 2022 VCA draft budget is now officially submitted to the VCA Board for your review and approval.

Respectfully submitted,

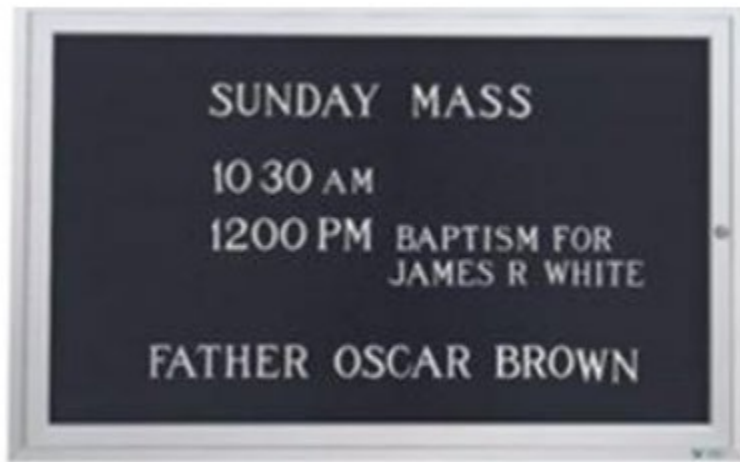
Jennifer Smouse
VCA Finance Committee Chair

CDA

Monthly meeting 9/27 at clubhouse and Zoom. Garage roofs will be cleaned starting the week of 10/4. Significant landscaping improvement with help from new Account Manager at Westcoast. 2022 budgeting is going well. Russ Henze

September 2021

The Communications Committee has contacted many companies to learn about and get quotes on new message boards to replace the ones at the exits. The kind that we have now are no longer available. We can get signs like this one:



A report was sent to the Social Club with several quotes (included below). The club decided that they would like to replace the one at the Jacaranda entrance only with a 42x48" sign. A quote was obtained with and with the posts.

It would be a metal sign with a plexiglass window, hinged on one side and locked on the other. A 290-piece letter set with special characters and punctuation would be included (detailed below). Tax and delivery for one without post would be \$1299.00 and with posts \$1616.00.

George Sperry examined the existing posts and said that the could be reused. Bill Crocker said that the infrastructure Committee would install them.

The Communications Committee would like to recommend that the board accept the bid of \$1299 for a 42x48" message board by United Visual Products (the last page of this document) without posts. Getting new posts would not only be a

waste of money but would make much more work for the Infrastructure Committee, assuming that they would even accept to do the job.

In October, the presidents of the various divisions of Veneta will be asked to submit an article for the Newsletter to be distributed in November. Committee Chairs will also be invited to submit articles.

VCA Environmental Report 9/22/21

With fall around the corner, it has been very quiet with the ponds and the Environmental Committee. Activity is about half of what it was during the summer.

Solitude Lake Management

- Solitude treated 16 ponds for weeds, grass, and picked up garbage
- Pond 2 by the Woodmere entrance was treated for lilies
- 6 ponds and sumps were dyed for treatment of algae

Changes - No additions or subtractions to the committee

On behalf of the Environmental Committee

Mike Gibson

503-896-1089

September 2021 Infrastructure Report

This report is for the period of 8/25/2021 thru 9/21/2021

8/31 – Replaced photo cell for column lights in Condo Area. Streetlight in Butterfly Park staying on late, replaced photo cell. Replaced photo cell on streetlight at 4354 Via Del Santi. Repaired 5 pot holes in roadways. Checked Swing Gates at Woodmere Exit that were not closing in night mode. Could not find problem. Called Gate Service.

9/7 – Repaired streetlight at 4319 Corso Venetian Blvd. Had to replace blown fuse, operating OK now. Completed changeover to LED lamps in all of Clubhouse interior except for restrooms and fitness center where there is fluorescent lighting.

9/14 – Disconnected power to streetlight on Natalie Drive that broke and fell over. There was no obvious reason for this happening.

9/16 – Cleaned some debris from top of Jacaranda Falls that was deflecting water flow.

9/21 – One section of lights in Clubhouse Parking area is out. Checked relay, breaker & time clock to find problem. Found breaker tripping out. Tried to find where it is shorting out with no success. We will have to use an underground locator to find problem.

Committee Worked a total of 29 hrs. in the period mentioned above.

Submitted by Bill Crocker

Landscape Committee, Brian Rivenbark, Jan Weis and Anthony Milam (Westcoast) met on Sept. 1st to discuss moving forward after the departure of Kevin Greene.

There is no other way to put it. We have clear disappointment in Westcoast since the departure of Kevin Greene and the transition to Anthony.

To say the least this has been a difficult transition as Kevin Greene left abruptly and Anthony more or less was thrown into the fire. We believe Anthony will do a great job. We have been pushing hard for the start of the proposals that are approved (Below). We have stressed the pool planter, vertical cut as the #1 priority and the Plam Tree trimming right there with it.

The “excuse(s)” we have been hearing is the lack of communication on Westcoast side on promised start dates from Kevin to Anthony. Also, regarding the proposals that require plantings that there is a shortage of plants etc. I have written a strong email to management stressing the importance of what needs to happen moving forward.

Projects approved and yet to be completed.

8/16/21 – Planter at pool \$900 – **Anthony Promised Monday Sept. 27th**

8/16/21 – Vertical cut around pool cut back up to 12 feet along preserve \$1350

8/2/21 – Plantings at Woodmere entrance (additional) \$3000

7/30/21 – Plantings at Woodmere entrance middle part \$4250

6/9/21 – Palm trimming \$13,900 – **Anthony is evaluating this on Monday and will have it scheduled ASAP. I will be discussing a start date with him then.**

7/30/21 – Planting and landscaping Jacaranda and Englewood Blvd. \$17,000

Kind Regards,
Kevin

Venetia Social Club

On behalf of the Venetia Social Club, we would like to request up to \$1,000.00 from VCA for replacement of Holiday lights and necessary items such as hooks, extension cords, timers, electrical tape, ribbons for wreaths, etc. Thank you for your consideration,
Morina Chmielak, Chair
Venetia Social Club

Villa Paradiso has several projects going on:

1. We're having all palms trimmed (and one dead palm removed).
2. The Landscape Project Committee has wrapped up their summer project on the long-term strategic landscaping replacement plan for 2022 through 2024 and will be presenting it to the Board for budget planning.
3. We have developed a Work Order system with MRT, our landscape contractor, in order to communicate to, and track response from, MRT to landscape committee or homeowner service issues. All work orders are sent to a VP landscape group email, recorded in an excel workbook and forwarded to MRT and followed up on each Friday on any outstanding issues. This will result in better accountability for everyone.
4. We believe we've finalized the Westcoast/MRT turnover of VCA property maintenance. Nizza Court cul de sac has been totally revitalized with bushes trimmed and new sod installed. If trimmed bushes do not bounce back, we'll replace. Work done by MRT and billed to VCA.
5. As Westcoast controller was not working all year, a new controller was installed (work finally done by MRT for Westcoast) on Woodmere next to residential gate near pond; this was a dead zone that had not been repaired by Westcoast. Billed to VCA.
6. We are finalizing the contracting for roof and sidewalk cleaning.
7. We are in the middle of getting RFP for landscape contractors which we've not done in many years.

Thanks!

Jan Weis

727-5543-4788

Report for VNAOne Sept. VCA Meeting

All has been quiet in VNAOne. Letters went out recently and owners have, as always responded positively in maintaining the high standards of the neighborhood. Our thanks go out to each of you.

We are hoping to see work begin on one of the new constructions and have just approved a number of alterations on another. The final set of plans for final approval are expected shortly.

To our knowledge there are no homes for sale at this time and if there were, it is our understand that there are buyers anxiously waiting to make offers,

We would like to Welcome back all our seasonal residents throughout the entire community who have made it back and wish those still on their way safe travels.

Norman Hotz
For VNAOne.

Welcome Committee Report

VCA Board Meeting - September 27, 2021

As of last month's report, there has been 1 new resident reported. The Welcome Committee along with the Social Committee have sent out emails and letters to new residents from 2020 and 2021 inviting them to a special Mix and Mingle on October 29, in their honor. Morina Chmielak is the contact person and receiving RSVPs from the new residents.

Submitted - September 21, 2021

By Mary Hrisoulis