

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 October 25th, 2021 at 9:00 a.m.

Call to Order - The Meeting was called to order at 9:02 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 Mary Eve to approve the minutes of the September 27, 2021 meeting. **Motion passed unanimously.**

Presidents Report – Ann Viel gave her report. Ann Viel again mentioned that all legal actions are strictly confidential and cannot be discussed at meetings. Ann Viel asked that all board members try to be present at the upcoming event, this Friday, to welcome new residents. Annual meeting will be held in February.

Treasurers Report – As attached to these corporate records, Mary Eve gave the report from the September 30, 2021 financials. **MOTION** made by Mary Jane Apicello and seconded by Richard Mole to accept the Treasurers report as presented. **Motion passed unanimously.**

Committee Reports –

- Communications – Joe Holler gave the report. Printed Directory should be delivered by March 1, 2022. Map of the community is being created including house numbers. Time was spent on the security of the web page. Ann Viel asked Michael Jalbert to work with the communications committee on upcoming contract negotiations. Discussion was held regarding the community Eblasts that will be created via Mail Chimp by Cindy Beckley. These Eblasts will be for emergency announcements on the weekend when Sunstate is not available. Newsletters will be sent out 3 times a year. All committees and presidents of sub associations have been asked to submit any appropriate information.

- Finance Committee -Jennifer Smouse gave the report. There was no committee meeting in October. Jennifer Smouse asked that the Board approve the budget for \$1,390,723.00

- Ann Viel stated Line Item 8310 for Clubhouse cleaning contract amount is to be adjusted by \$1200.00. There was an increase that was incorrectly entered in the final copy. Suggestion was made by Ann that \$1200 be taken from the surplus rollover to make this the simplest solution to correcting this error.

MOTION to accept the Amended Proposed 2022 budget was made by Mary Jane Apicello and seconded by Cindy Beckley **Motion passed unanimously.**

-Planning Committee – no report

-Infrastructure Committee – Bill Crocker reported. Committee worked a total of 102 hours on various electrical issues through out the community. Bill stated that a copy of his report is available to be emailed if anyone would like a copy.

-Social Club Committee – Mary Jane Apicello reported.

-Welcome – Ann Veil mentioned that Welcome committee and Social Club are working on the Mix and Mingle this Friday to welcome 40 new residents. Cindy Beckley went over the three forms that are going to be given to all new residents. These forms include the New Resident Information Form, Automatic Entry Get Form, and Resident Occupancy Form for Directory and Email Use Permission. **MOTION** made by Mary Jane Hrisoulis and seconded by Michael Jalbert to accept the three amended new resident forms as presented by Cindy Beckley. Motion carries, Michael Jalbert abstained.

-Amenities – Donna Deluca gave the report. Donna asked that Jim Difazio, Pete and Marie Bonanno and Pam Biasotti be added as volunteers to the pool sub-committee. **MOTION** made by Dick Mole and seconded by Mary Eve to approve new volunteers. **Motion passed unanimously.**

Donna requests that the board approve the purchase of fitness equipment from Johnson Fitness for \$11,483.75 This would come out of the Reserve line item #5485 Capital Improvement. **MOTION** made by Mary Jane Apicello and seconded by Richard Mole to approve the expenditure of \$11,483.75. **Motion approved unanimously.**

-Environmental – Mary Lou Holler gave the report. Committee met with Solitude to have them spray pond 2 to reduce lily pads. Pond 11 is not in compliance and will need to have plants put on the shelf in order to comply. Mary Lou Holler mentioned that there is a map on the web site showing all pond numbers and locations.

-Landscaping – Kevin Hanley gave the report. Pool Planter has been completed, vertical cut at Clubhouse has been completed, Woodmere entrance completed, plantings along Jacaranda still in progress, palm tree trimming is being started by WestCoast on November 3rd. Ann Viel, Brian Rivenbark and Kevin Hanley will meet with WestCoast on November 3rd to go over the status and validity of the 2022 contract. The proposal of \$16,900.00 for the palm tree trimming has been forwarded to the Board and will be discussed further after the November 3rd meeting. 73 Washingtonia Palms (outside the gate) were not included in original quote. These palms have not been trimmed recently and will need extensive work and will require additional equipment to do this job. Cindy Beckley questioned that the seed pods and fruit be removed from the Queen palms in order to not attract rodents. Mary Eve asked if there was any negotiation in regards to the increase in the bid to do the palm trimming. Kevin Hanley stated there has been much negotiation and the work that needs to be done cannot be completed without this increase.

Mary Eve stated there is money under the category of Grounds that can be moved to cover this increase. A meeting will be held with Ann, Brian and Kevin to go over the quote line by line for the palm trimming.

MOTION made by Cindy Beckley and seconded by Art Apicello to approve the landscaping Proposal of \$16,900.00. Motion carries. Michael Jalbert was against, Richard Mole abstained.

Tree and Gutter Report – George Sperry reported. Eblast will be sent when start date for gutter work will begin. An owner requested that he be permitted to trim several Oak trees on his property. George asked the Board for approval to speak with owner to trim Oak trees at owners expense. **MOTION** made by Mary Eve and seconded by Michael Jalbert to approve. Motion carries, Mary Jane Apicello and Art Apicello against.

Sidewalk Committee – Brian Rivenbark reported. Will Howell was contacted about start date. Brian will Eblast an update as soon as he hears from them with a start date.

Road Committee – George Sperry reported. Brian Rivenbark will be meeting with the Engineering firm to go over scope of road work. Road Committee will be invited to join that meeting also.

Citizens Patrol – Norm Hotz reported. Norm will meet with Donna Deluca later today to discuss having

another camera installed to replace one that is not operational. Ann Viel mentioned the aging of the gate and coding security. This will be brought up for the 2023 budget.

Social Club – Ann Viel reported. MOTION made by Cindy Beckley and seconded by Richard Mole to accept all volunteers for the Holiday lighting committee with the addition of the following names: Lynn Kroll, Joan Armstrong, Butenna Calp, Joe & Mary Lou Holler, Mary Eve and Linda Burnside. **Motion passed unanimously.**

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

Sub-Association Reports

- **VNA One** – Norm Hotz reported. Michael Gibson mentioned that some residents have had some success with a sonic device as a deterrent to the wild hogs.
- **Villa Paradiso** – Jan Weis reported. Community trimming is in process. Roof cleaning to begin this week. Presentation made by Landscape Committee to explain projected plans for community beautification was given to several attending home owners.
- **Villa Vivaci** – Michael Jalbert reported. Irrigation system has been turned off and the residents have been unable to have it turned back on.
- **Casa di Amici** – Russ Henze reported.

Management Report – Nothing to report

New Business - None

Unfinished Business - None

Owner Comments

Next Meeting – November 22nd, 2021 at 9AM.

MOTION made by Michael Jalbert 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 Directors

DRAFT

TREASURER REPORT
SEPTEMBER 30, 2021

Total Liabilities & Equity:
\$1,431,702.82

Total Reserve Balance:
\$1,006,249.57

Total Expenses:
\$120,253.00, over budget \$22,594.07
YTD under budget \$17,983.51

Administration Expenses:
\$7,553.12, under budget \$955.22
YTD under budget \$4,532.41

Grounds Expenses:
\$23,676.80, under budget \$4,864.88
YTD under budget \$18,058.65

Maintenance Expenses:
\$31,503.10, over budget \$24,761.44. Sidewalk & Gutter repairs were expensed in Sept.
YTD over budget \$1,148.08

Pool & Recreation Expenses:
\$4,949.13, over budget \$1,565.79
YTD under budget \$2,724.54

Utilities Expenses:
\$52,252.11, over budget \$2,122.36
YTD over budget 6,816.18

Accounts Receivable at the end of September is 1,993.98. Of that amount, \$1,606.35 is from one resident in arrears and is being handled by our Attorney.

Submitted By,
Mary Eve
Treasurer

Amenities Report for Oct 25th VCA Board of Directors Meeting

Amenities committee met on Tues Oct 19.

Attendees: D DeLuca, Jim Irr, Elaine Timmes, Dusty Campbell, Mary Hrsoulis, Edie Reiter, Mark Link.

We had 4 guests in attendance and would like to add them to the Amenities Committee as part of the pool sub-committee. Jim DeFazio, Pete Bonanno, Marie Bonanno, and Pam Biasotti

1. CLUBHOUSE POOL: The planter area has been cleared and the palm tree was dramatically trimmed on 9/27. Volunteers completed clearing the planter of plants and unwanted growth after Westcoast refused to complete the work saying the estimate was not accurate. We will wait another few weeks before adding any additional planting in this area. Planting will be minimal in the interest of reducing any required maintenance. We have volunteers from Amenities that will take on this planting project themselves.

We are reviewing the contract with our pool maintenance company re: cleaning and vacuuming schedules for their M_W_F regularly scheduled days. There are a few discrepancies with responsibilities, so our Pool sub committee will pursue with Grande Choice to clarify.

Powerwashing and deck treatment of the VCA Pool was completed on 10/12. There are some spots that will need further attention. Donna to follow-up with cleaning crew. Clubhouse window washing will be scheduled early November.

2. SPA was closed for almost a week due to chlorine level issues. Service was scheduled for 10/15. Dusty Campbell met with CES rep. Service rep replaced a bad flow switch, replaced a cracked line and recalibrated both lines. SPA reopened around 2 on Friday. Issues repeated over the weekend. CES has been called back and Symbiont will check in on SPA heater issues.
3. 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.
4. CLUBHOUSE: Painting of the Fitness Room and three rooms in the Clubhouse was completed the first week of October. These funds were included in our 2021 Budget. The prep work regarding curtains and acoustical panels in each room was all completed by a team of volunteers and we are most appreciative of the time they gave to us. We have removed and disposed of all decorative plastic plants and bottles from above the kitchen cabinets.
5. LANDSCAPING: The sprinkler system and water feeds around the courts is still a problem. We are lucky rain has kept the area looking better, but the irrigation system needs attention. Once again we ask Landscaping to schedule Westcoast Irrigation services to look at this.
6. COURTS: The awnings on the bocce courts need to be re-installed. Amenities volunteers will take care of that. A meeting re: Bocce league scheduling will be held on weds 10/20 at 10am in the clubhouse. Volunteers will routinely blow off tennis courts and bocce courts as we did last year. Reviewed change/updates to the pickleball/tennis court schedules for the winter season with Mary H and jim I.

7. **FITNESS ROOM:** Over the last at least 3-4 months, the Amenities Committee has reported that the multi-Functional CYBEX machine which is approximately 20 years old is in need of replacement.

A number of Fitness Room users and Amenities Committee members have been researching a few fitness equipment providers and have gathered information for comparison purposes. Our fob software indicates summer usage of the Fitness Room has been fairly high and consistently used since May of 2021. The Silver Sneaker program at the Venice Y will be ending in December, which means additional residents may come to the Fitness Room for daily exercise. Records indicate during our slow summer months there were over 100 access requests to the fitness room, which easily doubles during our winter season.

We reached out to our current representative from Equip-Fit, received a referral for Commercial Fitness out of Ft Myers and contacted a local supplier, Johnson Fitness, who has a showroom located in Sarasota. Warranties are comparable with all three including 10 year on frame and welded parts, and 5 and 1 year warranties on other sections of the equipment.

- a. Our current representative from Equip-Fit made one recommendation for a Batca multifunctional unit at \$13,679. He could not provide us with a showroom location or a referral on where we might see a newer installation. The quote was just for a replacement unit. Shipping is TBD. Delivery and installation included.
- b. Second Estimate came from Commercial Fitness out of Ft Myers for a multifunctional unit produce by In-Flight Fitness. Verbal estimation only. Delivery and Installation included, price range was \$12k - \$14k. Shipping TBD. Lead time at least 12 weeks.
- c. Third estimate was received from Johnson Fitness out of Sarasota, who represented numerous manufacturers. We made 2 visits to review and try the equipment. They made a number of suggestions and offered 2 options, from Hoist and Tuff-Stuff Manufacturers. Understanding our estimated budget was between \$10k and \$12k, this supplier provided us with two multifunction machines, an additional bench, a complete set of new free-weights, plus a day of training at no charge. Their price includes delivery and installation. Price is \$11,483.

Our recommendation is to purchase the package offered by Johnson Equipment. Issues with supply, demand, and delivery is affecting most industries and Fitness equipment is no exception. We would want to get in the que asap and request that the Board approve the purchase of the equipment noted on the attached estimate totaling \$11,483.75. (copy attached) The costs for this equipment would come from Reserves.

Submitted 10/19/21 Donna DeLuca – co-chair

CDA report which will be covered at meeting by Jennifer Smouse.

Mulch delivered and being put down week of 10/18. Second Palm treeing trimming this year happening on 10/18 and 10/19. Garage roofs were cleaned this month. Budget process wrapping up. Seeing a lot of our neighbors down for a visit and good to see them. Landscape improvements being seen all throughout the community.

Tanya Henze

Venetia Communications Committee Report

October 2021

The Communications Committee will be asking for articles from the Presidents of the Boards of Directors and Committee Chairpersons soon for the upcoming first edition of the newsletter to be out in November.

The message board to replace the one by the Jacaranda entrance will be ordered in January.

Many items were discussed at the most recent meeting of the Communications Committee with and Brian such as:

- Getting a head start on the printed directory with a goal of taking delivery by March 1.
- A form to be included to the Annual Meeting Notice from the residents for the directory and Eblasts.
- Updating the maps on the website.
- Getting started with the comcast contract.
- Updating the website.
- Using Eblasts to inform residents of time sensitive issues.
- Updating the bulletin boards at the clubhouse.

These issues will be discussed at the next Communications Committee meeting, which has been scheduled for October 22 at 10:00 via Zoom.

Joe Holler

Joe Holler

Environmental Report October 25th 2021

Pond 11 has an abundance of lily pads that stretch the length of the pond. They are not environmentally bad, but most people don't want to look at them. We met with Solitude on October 11th and they will be spraying them to reduce the volume. This will take several months, as it is a slow process. Solitude has been working on the ponds at the entrances for the same problem for a while.

The other problem that was discussed with Solitude was the shelf on pond 11, which is not in compliance with the county. The county has not been in, but if they would happen to come in and see this, we would be required to restore the shelf by adding more plants. So, when the planting season returns in the spring, we will probably be adding some plants to the shelf. Also any lilies that are in the shelf area cannot be sprayed, so those will remain there.

Other than these issues, regular maintenance has been done by Solitude.

Respectively submitted,

Mary Lou Holler Co-Chair

To VCA Board members,

The VCA Finance Committee did not have a meeting during the month of October, since there were no expiring CDs to renew and the 2022 VCA Proposed Budget had already been completed and presented to Board in September 27 meeting.

Following the September 27 VCA Board meeting, a 2022 Proposed VCA Budget mailing was sent out to all VCA owners on Oct 8, 2021. Copies of the proposed operating and reserve VCA budget for 2022 are included with this Oct 25 Finance Committee report.

I am now requesting as part of Oct 25 VCA Board meeting that the VCA Board formally approve the 2022 VCA proposed budget in the amount of \$1,390,723 which translates into \$520 per quarter dues for 2022.

Regards,

Jennifer Smouse
Chair, VCA Finance Committee

VENETIA HOLIDAY DECORATING VOLUNTEERS

2021

APICELLO, TOM & MARY JANE

AQUILAR, JORGE & MICHELLE

BAKULA, DAVE & CATHY

BOYD, BLAIR & KAREN

BOYNTON, ROBERT & SHARON

CALP, LARRY & BUTTENA

CANNATA, JIM & JUDY

CHMIELAK, JIM & MORINA

CROCKER, WILLIAM & JANICE

DEWIRE, CHUCK & LORI

DOOD, RICK & ARLENE

DRAPER, DEAN & DONNA

EASTON, PETER & SAMIRA

FARLEY, JOHN & JANE

GIANINO, MARIO & NANCY

GIBSON, MICHAEL

HRISOULIS, GEORGE & MARY

IRR, JIM

KING, FRANK & BARBARA

LINK, MARK & NANCY

LUTERBACH, HERB & SUE

MARSHALL, ROBERT & GENELL

MECHLING, WILLIAM & JENNIFER

OVERMYER, TOM & JUDY

REITER, WILLIAM & EDIE

RICE, BRAD & VALERIE

SPERRY, GEORGE & MARYLOU

STARR, PAUL & SUE

VIEL, ANN

VIOLA, WILLIE & DEBBIE

WILLIS, MARY

October 2021 Infrastructure Report

This report is for the period of 9/22/2021 thru 10/19/2021

9/28 – Continued tracking underground short in wiring to parking lights and landscape lighting. Problem not found yet.

9/30 – Repaired streetlight east of lift station on Natale dr. that was not working. Found wire pulled apart most likely by string trimmer.

10/1 – Continued checking for underground short in clubhouse area. Located problem and will replace underground wire on Tuesday when we have adequate personnel to make necessary repair. It was determined that short was caused by Oak Tree roots.

10/5 – Replaced underground wire that was shorted with new wires in clubhouse area. Replaced bulb in parking lot light post. Checked waterfall vault at Woodmere Entrance. All OK .Dug out trench around vault to divert rain water from going into vault. Checked out underground junction box to determine what material needed to move wiring to an above ground junction box. Started repairing landscape lighting that was damaged by landscape contractor while replacing new shrubs on center island at Woodmere Entrance.

10/6 – Reinstalled both drop arms at the Jacaranda Exit that where hit by someone and not reported.

10/10 – Shopped for material for South Falls junction box replacement at Jacaranda Entrance.

10/12 – Replaced underground junction box that feeds South waterfalls at Jacaranda Entrance with above ground junction box and re connected all connections. Replaced breaker and relocated it in panel to new location. Continued work on landscape lighting on center island at Woodmere Entrance.

10/13 – Continued work on landscape lighting at Woodmere Entrance. Replaced underground cable that was shorted while new plantings were installed. Replaced two fixtures that were bad and repaired several others, replaced bulbs were needed. All lighting on center island working now. Replaced florescent bulbs in north Mens room of clubhouse.

10/19 – Changed out 8 ceiling bulbs in meeting room to match the lobby & card room. Replaced 2 florescent bulbs in electric panel room, replaced 4 florescent bulbs in south mens locker room. Replaced 2 defective wall switches in fitness room. Completed repairs to landscape lights at the Woodmere Entrance. We noticed that Waterfalls at Woodmere Entrance were not running. Checked and found pumps had lost prime because of low lake water condition. I notified Dick Mole that make up water was not on again. I shut down pumps and Lake Fountain until Lake level is restored again. Replaced fuse in streetlight on Corso Venetia Blvd near Cancelli Grande. Checked streetlight in Jacaranda Entrance area and found duplex outlet on bottom of lamppost was hit by mower and shorted out. Replaced fuse and rewired so streetlight would work. Will replace box and Outlet next week after picking up parts.

Committee worked a total of 102 hrs. in the period mentioned above.

Submitted by Bill Crocker

Landscape Committee met 10/5/21 – Dick Mole, Elaine Timmes, Kevin Hanley, Jackie Cleary

Things have been moving in a positive way with our new Project Manager – Anthony Milam

Topic(s) of discussion was executing on the proposals we have approved.

1. Pool Planter – Complete
2. Vertical Cut around Clubhouse – Complete
3. Plantings at Woodmere entrance – Complete
4. Palm Tree Trimming – See details below
5. Planting and landscaping Jacaranda and Englewood Blvd. – Still in progress – Waiting on Bushes, weeding and more cleanup is necessary.

Palm Tree Trimming

Westcoast has come back to us and said Kevin Greene misquoted this and we are in the process of working this out. Latest quote is \$16,900 from my understanding – Landscape Committee approves of this quote.

TOP PRIORITY - Berm open area in Bushes and irrigation – Anthony will be doing new plantings here which are warranted. He is waiting on the plantings and will also rope with a sign, so no one passes through etc. Irrigation schedule for Berm (7 zones) On for 45 minutes at 10 P.M. Tuesday and Thursdays. This happens in zones so last zone could start later of course.

Kind Regards,
Kevin

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

Road Committee Report 10/25/21

The committee has talked to Kreg Maheu, P. E. of DMK Associates, and received a quotation to write the paving specifications and to provide oversight services for the planned Venetia Road Resurfacing Project. The cost to engage DMK to do this work was approximately \$ 40,000. This seemed like a very high cost to the committee for this service, but they had nothing to compare it to.

Brian Rivenbark of our Management Company will look into getting another Engineering Company to quote on the project. It is hoped that Brian will have more information to report at the Meeting.

I learned that a nearby community, Cove Point, was having their roads resurfaced. I went over there and learned that the Jacaranda West Association was responsible for maintenance of their roads.

I have talked to a couple of their members and have learned the following;

1. They budget to resurface their roads every 15 years.
2. The Cove Point Roads are 32 years old and this is the second resurfacing.
3. The thickness of the new surface is 1 ½ inches.
4. They have used an engineering firm on some of their projects, but not on all of them.
5. Sometimes they just solicit quotes directly from the contractors.
6. Advance Paving was doing the Cove Point Paving while I was there.
7. I did not learn the name of any Engineering Firm that they used in the past.

Road Committee Chairman

George Sperry

Tree and Gutter Committee Report 10/25/21

The gutter repair project which was awarded to Magazzini LLC has not begun as of this date of 19 October. When we awarded the contract to Magazzini , he was in the middle of a new project and he expected to finish it and begin in Venetia the week of 18 October. We will have an update for the Board on the 25th of the month.

The owner of the lot next to 4254 Via Del Villetti, Jeff Devens, wants to trim the oak trees on the berm at his expense prior to the construction of his house. I will meet with him and/or his tree trimmer in early November to determine what they are planning.

I would like the authority from the Board to approve their trimming plans as long as I find it reasonable and consistent with some of the other trimming that has been done on the berm.

It was disappointing to see the proposed 2022 tree removal and replacement budget to be less than the 2021 budget. The longer it takes to remove the oak trees along the roads the higher the cost that the community will incur to repair sidewalks and gutters.

Tree and Gutter Committee Chairman

George Sperry

Hog Report VNA One

Hog Futures:

I have stayed close in touch with John, the trapper, on his condition and he has a Dr. Appointment on the 18th and believes he will get the all clear to get back to work later that week.

I strongly suspect that some hogs have chosen Venetia to be there year-round address. We can hear the rustling in the buffer surrounding the sump.

There has been some fresh digging around the sump behind my house and I spotted a fairly large boar, probably close to 200 lbs strolling around the sump. It is more than obvious just where they are coming out into the open and the plan is to relocate one of the traps from an area that has been going undisturbed for months.

Norman

VNAOne Report: October 2021

We would like to welcome back all our seasonal neighbors throughout the Community as well as our new owners.

It has been a busy month thus far with folks returning and getting to work on their property. Lots of painting, power washing and planting taking place on every street.

Plans for construction starts on the new homes are being pushed back due to unavailable materials. Hopefully they will get back on target soon. The most often asked question by residents has been, "how many lots will be left after the three staked ones are built on. The answer, three. One on Sintina Court, one on the corner of Natale and Via del Santi, and lastly one on the corner of Gaeta and Via del Villetti.

On the real estate front, homes that do come up for sale continue to sell within 24 hours at record prices.

Villa Paradiso:

One of our original community neighbors since 2004, Linda Kent, passed away on Sunday, Oct 3. Linda and her husband Joe, have been wonderful and loved Venetia. Once our snowbirds return, neighbors are planning a memorial gathering for both Linda and Sue Gentry who also passed away a month ago.

1. All palms have been trimmed
2. Having a presentation this month on the Landscaping Long Range Plan from the homeowner committee we set up.
3. Rolling out new Architecture Review Committee Guidelines at our 19/27th Board meeting.
4. BUDGET!!!!

Welcome Committee Report
VCA Board Meeting – October 25, 2021

Since last month's report we have had 4 new closings. Our total for 2021 is 34. We have delivered 4 Welcome Bags and have contacted new residents for continued delivery of bags. This is done only after they have received their fobs from Donna DeLuca. Once we get the official report of their closing, Donna DeLuca then activates their fobs. Cindy Beckley has created a new Gate Information Form, a Resident Occupancy form for the Directory and Email Use Permission. She has also created a new comprehensive New Resident Info form that will be delivered with the Welcome Bags. We are also preparing for the October 29th Mix and Mingle to honor new residents. As of this report 36 new residents are planning on attending this event.

Submitted on October 19, 2021

By Mary Hrisoulis



Venetia

Corso Venetia BLVD
Venice, FL 34293

Dear Board,

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

We have measured your property and have determined that the enclosed proposal will provide your property with the quality attention and service it needs.

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,

Anthony Milam
Account Manager
CELL: 941-780-0853
Amilam@westcoastlawns.com



LANDSCAPE CONSTRUCTION AGREEMENT

This service agreement, by and between Venetia hereinafter referred to as the ("Association/Owner") which is responsible for the facilities located at _and Westcoast Landscape & Lawns, Inc who will perform the landscape construction (hereinafter referred to as ("Contractor")) In consideration of the mutual covenants, conditions and agreements attached hereto and incorporated herein, and other good and valuable consideration, it is agreed that the landscape construction consists of the following service:

Scope: Trim a total of 130 different variety palms through out the community.

Jacaranda BLVD entrance Washingtonia palms on the berms are not included in this estimate.

Property Damage

Contractor is not responsible for any damage, including irrigation components, cable lines, power 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 amount of **Sixteen thousand nine hundred and 00/100 (\$16,900.00)** 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, Inc.

Customer Name

X 

Name Date

X _____
Name Date