

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 November 22nd, 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, Directors Dick Mole, Art Apicello and Michael Jalbert. Also present was Brian Rivenbark and Lynn Priest from Sunstate Management Group.

Minutes – **MOTION** made by Mary Eve and seconded by Dick Mole to approve the minutes of the October 25th, 2021 meeting. **Motion passed unanimously.**

Presidents Report – Ann Viel gave her report. The Mix and Mingle was a great success with many new residents attending. Any renewing vendor contracts need to be submitted before the end of the year. **MOTION** made by Michael Jalbert and seconded by Dick Mole to move January meeting from the 31st of January to the 24th of January to avoid holding 2 meetings in one week. **Motion passed unanimously.** Brian Rivenbark discussed annual meeting and town hall meeting. Presently these will both be held at the church. Everyone was asked to please return your proxy even if you plan to attend the annual meeting. First notice of annual meeting mailing will be December 3rd. The quorum for the annual meeting was amended to 20 percent or 129 property owners either present or voting by proxy. It is very important for all residents to return their proxies as there is no guarantee you will be available to attend the meeting. Meetings will be held in person after the first of the year. Zoom will still be available.

Treasurers Report – As attached to these corporate records, Mary Eve gave the report from the October 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** – Cindy Beckley gave the report. Discussion was held regarding first newsletter that was emailed. Facebook now has 158 members. **MOTION** was made by Mary Eve and seconded by Dick Mole to approve the Resident Information Form as submitted. **Motion passed unanimously.**

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- **Finance Committee** - No meeting of the Finance Committee was held in November. Next meeting is scheduled for Tuesday, December 14th, at 1PM in the clubhouse.

- **Planning Committee** – no report

- **Infrastructure Committee** – Bill Crocker reported. Committee worked a total of 43 hours. The committee is asking for more volunteers from all subdivisions within the community. **MOTION** made by Art Apicello and seconded by Cindy Beckley to ratify the expenditure of \$2,119.00 to Synergy for gate electronics (\$947.89 deposit was paid previously). This will be drawn from the Reserve account, 5140 Fence/Gate account. **Motion Passed Unanimously.**

-Welcome Committee – Mary Hrisoulis reported. 36 total closings for 2021.

-Amenities – Donna Deluca gave the report. Pool area landscaping has been completed. Power washing and deck treatment has been completed. New trash cans will not be on the pool deck. Raccoons have been getting in them and it has become a safety concern as well as the housekeeping issue they cause. Trash cans will be placed outside the gate and new signs will be posted to remind residents of the “If you carry it in, carry it out” policy.

Discussion was held regarding new sports equipment in fitness room, pickle ball and tennis.

-Environmental – David Bakula gave the report.

-Landscaping – Kevin Hanley gave the report. Discussion was held regarding the new landscaping contract and status of projects. New account manager with MRT will be assigned to us starting in February (approximate). Oak tree trimming will begin in December this year. Going forward trimming will take place in February.

Tree and Gutter Report – George Sperry reported. Gutter project was to be started on the 18th, however it was not started until the 19th.

Sidewalk Committee – Brian Rivenbark reported.. Will Howell has started the sidewalk project.

Road Committee – George Sperry reported. Brian Rivenbark is trying to get in touch with another engineering company to bid the job as requested by the committee. Ajax Engineering has been contacted and referred us to Ardaman engineering. Ann Veil asked if the committee will be ready to make a presentation on the road project at the annual meeting or the Town Hall meeting. Discussion was held regarding additional quotes, reserve study details and what the issues are if this project is delayed. Mary Eve stressed the importance of getting an updated and correct report from the road engineer.

Citizens Patrol – Norm Hotz reported. MOTION made by Art Apicello and seconded by Mary Eve to approve the expenditure to replace the non-working camera \$325.00 **Motion passed unanimously.**

- One camera at the club house that was not working has been repaired. Rodents had chewed thru the wires.
- Discussion was held regarding another camera being added in billiard room. Hogs continue to be a problem. Trapper will be contacted to relocate the hog traps. Discussion was held regarding products to use to deter grubs etc. that hogs are attracted to.

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

Social Club will combine November and December “Mix and Mingle” gatherings for a Holiday Open House on December 5th at 5:00

Sub-Association Reports

- **VNA One** – Norm Hotz reported.
- **Villa Paradiso** – Cindy Beckley reported. Roof Cleaning is complete. 2022 Budget was passed. New landscaping project will begin in 2022. Starting in 2022, Twin Palms will be the new landscaping company to replace MRT.
- **Villa Vivaci** – Ann Veil reported. 2022 Budget has been approved. They will also be using a new landscape company.
- **Casa di Amici** – Russ Henze reported. Red mulch replacement is complete. Palm trees are being affected with Ganoderma and are being watched for mushrooms at the base.

Management Report – Nothing to report

New Business –

Unfinished Business - None

Owner Comments - George reported that 20% or 129 is the number needed for a quorum. Mary Eve, Mary Jane Apicello and Cindy Beckley are all up for re-election. George asked that they let the board know whether or not they intend to keep their position. Cindy and Mary Jane to plan to run again.

Next Meeting – December 20th, 2021 at 9AM.

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

Meeting was adjourned at 11:15 am.

Respectfully submitted,

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

DRAFT

Treasurer Report
October 31, 2021

Total Liabilities & Equity:
\$1,555,562.34.

Total Reserve Balances:
\$1,037,493.70.

Total Expenses:
\$136,160.79 under budget \$4,104.64.
YTD under budget \$22,088.15.

Administration Expenses:
\$8,581.87 over budget \$73.53.
YTD under budget \$4,458.88.

Grounds Expenses:
\$27,325.00 under budget \$1,216.68.
YTD under budget \$19,275.33.

Maintenance Expenses:
\$1,512.43 under budget \$5,229.23.
YTD under budget \$4,081.15.

Pool & Recreation Expenses:
\$3,535.64 over budget \$152.30.
YTD under budget \$2,572.24.

Utilities Expenses:
\$52,280.61 over budget \$2,150.86.
YTD over budget \$8,967.04.

Accounts Receivable:
As of 10/31 the total is \$14,319.27. 25 homeowners had not paid 4th quarter fees including 1 homeowner who owes \$2,104.35 and is being handled by our Attorney. As of 11/10 the total is \$10,319.27, 17 homeowners have not paid 4th quarter fees.

**Amenities Report for Nov 22nd
VCA Board of Directors Meeting**

Amenities committee met on Mon Nov 15th.

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

Jim DeFazio, Pete Bonanno, Eric Barth, Marie Bonanno, and Pam Biasotti, Dick Mole, Sharon Boynton

1. CLUBHOUSE POOL:

- a. The landscaping in the pool planter area was cleaned and finished by volunteers, who purchased, delivered and planted new plants and grasses. We will be adding large pine bark chips within the next week.
- b. We are reviewing the contract with our pool maintenance company re: cleaning and vacuuming schedules for their M_W_F regularly scheduled days. Committee members met with Grande Choice who agreed to shift pool cleaning visits to after sunrise. There are a few discrepancies with responsibilities, so our Pool sub committee will pursue with Grande Choice to clarify.
- c. 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.
- d. Pool committee would like to look into repainting the handrails/steps leading into the pools and asking Infrastructure to replace the old timer for the SPA, located on the balusters/railing.
- e. SPA and Pool chemical issues are under control at this point. Pool subcommittee has met with CES, Grande Choice and Symbiont over the last few weeks.
- f. Outdoor wall carriage lights, poolside are in deteriorating shape. We looked at cleaning, sanding and re-painting, but this is not feasible. We will order 4 lights and make a request to have Infrastructure install them. The 5th light we would like to turn into a motion sensor spotlight.
- g. The new trash bins are on backorder. In the meantime, we will move the trashcans OFF the pool deck to control the brazen racoons that come onto the pool deck looking for food. Additionally, we will post signs and send an email blast re: trash. If people bring food into the Clubhouse Pool area, they must take their trash home with them.
- h. 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.

2. COURTS:

- a. Amenities volunteers took care of re-installing the awnings at the bocce courts. Some adjustments may be necessary.
- b. Tennis/Pickleball Schedule will be revised slightly and posted at the courts.
- c. Tennis group has requested replacing the two nets on the courts at an estimated cost of \$400 each. We will wait until the 2022 calendar year to order these. Okays Per Jan Bortner
- d. Suggestion was made by Eric Barth to consider installing an outdoor practice wall on one of the courts. We've asked Eric to gather pricing info for our next meeting.

3. FITNESS ROOM:

- a. We have ordered new equipment for the Fitness room. Delivery/installation dates are out at least 4-6 weeks. We have researched on value of scrap metal for the equipment we are looking to replace. At 6 cents a pound the effort would not be worth it. We will donate the free weights to a local Young Marines Club and dispose of the rest once the new equipment arrives.

4. BILLIARDS

- a. An email blast will be sent advising that starting Nov 19 18th we will schedule Billiards Play on Thursday evenings starting at 6:30.

CDA PRESIDENTS REPORT

Mulch was placed down in October. New plants added in some areas of landscape. Will be considering a new committee at today's meeting. Also would request volunteers for existing committees to help out when available. Looking forward to Holiday activities in the community.

Russ Henze

Venetia Communications Committee Report

November 2021

The first newsletter was sent out on Wednesday, November 15. Some residents will receive a printed copy which will be mailed soon. Here are some stats about our first newsletter:

- 66% of the 674 recipients had opened the newsletter within 30 hours of receiving it.
- The links with the most clicks were: the maps, the calendar and the VCA homepage
- The newsletter was viewed by recipients in the US, Canada, UK, France and the Ukraine
- 74 residents will receive a BW printed version

A form has been created to be included in the December Sunstate mailing to Venetia residents asking that they check their contact information on the website and make corrections where necessary. It is pending approval of the VCA Board of Directors. The form is below.

A new map was added to the website that allows the user to see the house numbers.

The Facebook page now has 158 members.

Joe Holler



Venetia Community Association, Inc.
c/o Sunstate Association Management Group
PO Box 18809
Sarasota, FL 34276

Resident Directory Update Form

In an effort to keep our records as accurate as possible, please go online to our website, www.VenetiaCommunity.com, and check the Directory listings to be sure your names, addresses, phone numbers and emails are correct.

If you find discrepancies, please complete the form below and mail it to the address as it appears above.

Homeowner Name(s) _____

Address: _____

Phone: _____

On July 1, 2010, the Florida Legislation enacted a new law governing the publication of owner personal information such as phone numbers, email addresses and alternate addresses. Please indicate below if you do or do not want this information shared to the community on the website and in the annual community directory. Your information will never be sold or shared with outside entities.

Email address(es) _____

Please circle your option:

I do want my information shared.

I do **NOT** want my information shared to the community or printed in the annual directory.

Please circle the topics for which you would like to receive emails:

Emergency eblasts only

Community and Social News

If someone other than the owner of record, i.e. renter(s), will be residing at the property, please provide this information below.

Resident(s) name(s): _____

Resident(s) Phone(s): _____

Resident(s) Email(s): _____

The resident listed above can only be listed in the directory if the owner of record gives permission. Please circle **YES** or **NO** to give permission for a long-term resident other than the owner to be listed.

There is a printed directory published annually free of charge by Sundown Publishing and one copy per residence is provided in the spring of the year. **If you did not receive your copy of the 2021 Directory, please contact Cindy Beckley, phone 315-369-5026.** However, please realize that the information in the printed directory is not current as soon as it goes to print, due to the fact that properties are bought and sold, and the online directory is always the best resource, since it can be updated almost instantly.

Owner's Signature(s): _____

Environmental Report, Nov, 22 2021

The lilies on pond 11 have been sprayed since October 13th and are responding to the treatment.

Sumps 27, 29 and 17, in addition to all the other sumps have been given extra attention to clear up some problems of lilies and algae.

A resident on Bella Terra has met with Solitude to get an estimate to remove pepper trees from the preserve behind his house. The committee was in attendance for this meeting on Wednesday Nov. 17th. The resident will also get bids from landscapers to do a vertical cut of these trees.

There is nothing else to report other than the usual maintenance.

Mary Lou Holler

Environmental Committee Co-chair

November 2021 Infrastructure Report

This report is for the period of 10/20/2021 thru 11/16/2021

10/21 – Restarted the Waterfalls at the Woodmere Entrance that were shut down because of a low water condition. It was necessary to prime pumps to remove air in order to get suction in pumps.

10/26 – Installed new duplex receptacle and box on streetlight near Entrance Gate at Jacaranda where mower hit it and broke it off. Replaced outside shower valve in pool area. Cleaned out pool deck drains that were clogged with dirt & sand from pressure washing crew pushing everything into the drains instead of away from them.

10/29 – Reinstalled Drop Arm at Jacaranda Exit right side that someone had knocked off and not reported.

11/01 – We patched 3 potholes in our roads. Replaced 3 waterproof outlet covers on Woodmere Entrance Island that were broken or missing.

11/08 – Made temporary repair to Drop Arm at Jacaranda Exit. Will complete tomorrow.

11/09 – Replace belt and adjust belt tension on Drop Arm right side exit at Jacaranda. Align arms. Reset all Time Clocks in Community for Daylight Savings Time Change.

11/11 – Recheck same Drop Arm again which was out of sync. again. Readjusted.

11/12 – Same problem again. Took out of service and called service contractor.

11/16 – Replaced 6 florescent bulbs in South Ladies Room, installed several missing outlet covers in Clubhouse. Repaired & reinstalled Drop Arm at Jacaranda Exit left side that was hit this morning. Had to install new LED light strip because it was destroyed. We also dug up a buried junction box that feeds power to North Falls at Jacaranda Entrance. We will pick up necessary parts to raise it above ground next week.

Committee worked a total of 43 hrs. in the period mentioned above.

Submitted by Bill Crocker

Landscape Committee met 10/17/21 at 2:00 PM – Dick Mole, Elaine Timmes, Kevin Hanley, Jackie Cleary, Brian Rivenbark, Anthony Milam

Main purpose for the meeting was to clarify the main contract moving forward and have an understanding of when things will be done through the course of the year. Please keep in mind these timelines can move due to weather, availability etc. Also, how we can better communicate and plan moving forward.

PLEASE KNOW: There have been terrible shortages of plants and bushes as well as the quality of what is out there. Anthony said he's not going to just plant a garbage plant or bush just to get the job done.

Topics Discussed:

1. Proposal numbers: All proposals will now have a numeric number associated with them to help better keep track of the status as well as better document what has transpired.
2. Oak Trees (12' maintenance) – This will be done in Dec. – Anthony is scheduling – This is onetime per year, and we have decided that Feb. is the best time to do this to help with leaf and acorn debris.
 - a. Sprouts at bottom of tree were discussed that the Westcoast crew will periodically trim these along the way. Landscape Committee will monitor during the year to make sure this is being done.
 - b. Tree braces that are not required will also be removed. We said for them to use their discretion.
3. Street Vacuuming – It was agreed to do one at the end of Feb. and end of March, but we are open to opinions on this one. There is no perfect time for this. You can do it and one week later it can look like it never happened.
4. Berm (Bushes planting) and rope off – Anthony is trying to get bushes, he said everything he's been able to get has been garbage, there is a real issue. He said he did not forget about it, he brought it up before us. We asked for the time being to rope it off, so it does not continue to be a pass through until bushes are planted.
5. Mulch – He's had the order in for mulch (Brown Specifically) for a while now and it should be done in Dec. if not sooner.
6. Jacaranda Proposal – This still has not been paid due to bushes already dying and not being done to the standards agreed on. The plan is for Dec. he should have the Ixoras for replacement sooner.
7. Palm tree trimming – Anthony will supply a revised quote with the idea to have this done on an annual basis. They stated the price will be reduced since the amount of material removed will be less. We will possibly put this in the main contract next year to help reduce the hit and spread the cost.

8. Annuals will be replaced on next planting with Perennials (receiving a quote). This will help with cost, and we all felt this would be a better plan moving forward. Annuals replacement each time would be approx. \$3,100 at 3 times per year.
9. Anthony will be transition to a management role and we will have a new Account Manager by the end of Feb. 2022 approx. Anthony will still have oversight of our account (and others).
10. Palms at Jacaranda entrance at intersection are being scheduled for trimming with the sister company. Hopefully, they can do this by next week. He's trying to get it done ASAP.
11. Bottle Brush Tree at Clubhouse – Leaning and will be re-staked if needed.
12. Anthony agreed to send a status report of all projects etc. on the 2nd week of every month and the landscape committee plans on meeting that week to discuss with the Westcoast Account Manager to allow for faster response and better communication.

In general, all items scheduled for this year are to be done this year due to payment and billing issues that happen for both parties. Everyone is motivated to finish everything out this year and have a clean slate for next year.

LANDSCAPE COMMITTEE – PLEASE CHIME IN IF THERE IS ANYTHING ELSE OR YOU SEE SOMETHING WRONG! THANK YOU!

Have a great day!

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

Road Committee Report 11/22/21

There has been no activity on the road project.

Brian advised us that he would be in touch with another engineering firm to quote on writing a road resurfacing specification and overseeing the project.

As of today, 17 November, Brian has not supplied that information.

Road Committee Chairman

George Sperry

Tree and Gutter Committee Report 11/22/21

The gutter repair project is expected to begin on November 18, 2021 and it is expected to be finished during the week of 29 November.

I met with Jeff Devins, the owner of the lot next to 4254 Via Del Villetti, on 4 November. Norman Hotz, President of VNAONE, also attended the meeting. We were joined by Randy of ArtissTree and a plan was put together to trim the oak trees on the berm that are hanging over his lot. The trimming will be done sometime in Mid-December at the lot owner's expense.

I thought that the oak trees along the roads were going to be trimmed to a height of twelve feet by West Coast, but that hasn't happened.

The Shady Lady trees along the streets are in need of trimming. I have personally trimmed three of them. The mail person has been complaining to the homeowners about being unable to get to the mail boxes because of the overhang of the trees. I asked about getting this done at a previous meeting.

Tree and Gutter Committee Chairman

George Sperry

Villa Paradiso:

November begins the return of many of our Northern and international residents. Zoom is good but nothing replaces in-person contact!

Villa Paradiso's 2022 budget was passed. This budget was hugely impacted by the work of a fantastic team of VP residents, headed up by our Landscaping Chair Dick Mole, all of whom dedicated valuable time and worked throughout the summer via Zoom to bring us a Long-Range Landscaping Plan which has been formally adopted by the Board. This plan begins in 2022 and runs out well after 2025. This gives us the strategy we need to begin to address new landscaping that is on its last legs; a problem we and other sub-associations are experiencing. As well, we now have the future of Villa Paradiso set up going forward as we welcome new residents. We want to bring a new, more vibrant environment to our community and this plan will allow us to intelligently begin a well-coordinated transition of our landscaping as plants die.

All palm trees were trimmed in the last month, all roofs are now cleaned, and we're now at ground level waiting on mulch to come.

Villa Paradiso wishes you all a great Thanksgiving!

Jan Weis

Cell: 727-543-4788

VNAOne Report:

It has been a very busy time in VNAOne many of our seasonal residents have returned and have begun beautifying their properties. Many applications involving major upgrades such as window replacements, concrete driveways being replaced with pavers, roof replacements, house painting, adding or refinishing pools, and landscape updating. All adding to the enhancement of the community.

On the major construction projects... owners waiting for County permits to be issued or trying to find materials.

Hog Report:

I'm glad to report that the hog futures are looking less bright for them for a change. Since the last meeting seven hogs have been captured and removed. The exciting one was five hogs in a single trap. They were all youngsters, but if left to grow they would number around a hundred next year. Even at their small site they can do a great deal of damage. That pack of five was captured right behind my house.

Security/Cameras:

Once again, all is quiet in the Community, no criminal activities to report.

One camera at the clubhouse was out of commission. Fortunately it just required some rewiring. We received a quote for an additional camera at the request of the amenities committee.

For many years we had volunteers for our Civilian Patrol driving through the community a various times of the day with the signs on their vehicles. This serves as a great tool in keeping crime out of the communities. If you have taken the training, are a member of the civilian patrol, please give Bill Lillich a call and schedule some time. If you are not a member and would like to help out, contact Bill Lillich, Stan Kroll or myself. If we can get a couple of new volunteers we can schedule the short required training session (about an hour) which is given by the Sheriff's department at the clubhouse.

Welcome Committee Report

VCA Board Meeting – November 22, 2021

We have only had 2 new reported closings since the last report with total of 36 for 2021. Welcome bags have been delivered to 2 new residents. Nothing more to report.

Submitted on November 17, 2021

By Mary Hrisoulis