

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 January 24, 2022 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 or by Zoom: 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 December 20th, 2021 meeting. **Motion passed unanimously.**

Presidents Report – Ann Viel gave her report. New residents were introduced. Mary Eve will be resigning as Treasurer. She will still be available to assist as the new Treasurer comes aboard.

Treasurers Report – As attached to these corporate records, Mary Eve gave the report from the December 31, 2021 financials. **MOTION** made by Mary Jane Apicello and seconded by Cindy Beckley to accept the Treasurers report as presented. **Motion passed unanimously.**

Motion made by Cindy Beckley and seconded by Mary Jane to approve moving the maturing First Home Bank CD to a new Money Market account to keep VCA in compliance with FDIC. Mary Eve announced that VCA is not in compliance with the FDIC on some accounts with over 250K that are held with different banks. One Cadence Bank (Insured Cash Sweep) account will be set up for operating and one for reserve account. Mary is working with Betsy Liniger from Sunstate to correct this. **MOTION** made by Cindy Beckley and seconded by Mary Jane Apicello to establish a new account to benefit VCA and comply with FDIC requirements. **Motion passed unanimously.**

Committee Reports –

- Communications – Joe Holler gave the report. Message board for Jacaranda exit has been ordered and will be delivered to Joe Holler. Facebook page has over 200 members at this time. The new directory will be delivered approximately April 13th. This is due to the fact that the publisher has to provide one year of distribution for advertisers that pay for the publication. Directories are printed in a specific number to ensure the privacy of all residents. Extra directories are not to be distributed outside of the community. These contain personal and private information that needs to be circulated ONLY within Venetia Community and handing these out or making them available to anyone outside the community would be a breach of the privacy policy that Venetia has. Ann Viel suggested that any extra directories be brought to the annual meeting and can be given to any resident wishing to have an additional copy. Any directories left over will be destroyed. Brian Rivenbark suggested using a local shredding company to pick up and destroy left over directories. This will ensure the directories are destroyed properly therefore protecting the privacy of the residents confidential information.

- Finance Committee - Jennifer Smouse gave the report. First payment has been made for tree removal project. Finance Committee thanks Mary Eve for her service and help with Finance Committee. Additional members are needed for the Finance Committee.

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-Planning Committee – No report

-Infrastructure Committee – George Sperry reported. Andy Hughes has volunteered to be a new member of the Infrastructure Committee. Motion made by Mary Jane Apicello and seconded by Art Apicello to approve Andy Hughes as new member **Motion passed unanimously.**

-Welcome Committee – Mary Hrisoulis gave the report. Five new residents have been welcomed to the Venetia. Cindy Beckley has updated the resident information report that will be in the welcome packet.

-Amenities – Donna DeLuca. The contract for pool maintenance will be reviewed prior to renewal. The committee will be looking into a preventive maintenance contract for the pool. Clubhouse is open and all activities seem to be attended by a large number of residents. Pool and Spa violations have been addressed and fobs of violators have been inactivated. George Sperry mentioned several cracked tiles at the pool that need to be replaced. Board will make recommendation on replacement or repair.

-Environmental – Dave Bakula gave the report

-Landscaping – Jackie Cleary gave the report. Jackie Cleary will step in to be the Interim Chair of the committee as Kevin will be stepping down from that position. Westcoast has agreed to replace some plants but they are on back order right now.

MOTION made by Mary Eve and seconded by Mary Jane Apicello to accept the Westcoast proposal of \$950. Motion passed with Mary Eve, Art Apicello and Ann Viel voting YES, Dick Mole and Michael Jalbert – Abstain, Cindy Beckley voted No.

The proposal for \$1800 for Westcoast to flush cut and remove diseased pine trees (pine bore beetles) will be tabled until the Landscape committee can further investigate how to deal with the pine trees in the future. This will come out of account 7650.

MOTION to accept Karen Hayes on the Landscape Committee. **Motion passed unanimously.**

Tree and Gutter Report – George Sperry reported. **MOTION** made by Art Apicello and seconded by George Hrisoulis to pay Magazzini only \$5500 instead of \$7500. This is due to the work not being done at 4374 VDV. **Motion carried with one NO vote by Michael Jalbert.**

Proposal is forthcoming from Will Howell to complete 7 gutter repairs for \$3200 per gutter (unfinished by Magazzini). This will be voted on at the next BOD meeting. Will's schedule is booked out several months but he will do the work and agreed to have it finished prior to the road work starting.

MOTION made by Art Apicello and seconded by Dick Mole to donate 9 of the replacement trees to the conservation foundation if allowed by the County. George will advise. **Motion passed with one vote opposed by Cindy Beckley.**

Sidewalk Committee – Brian Rivenbark reported. Currently Will Howell is still working in the neighborhood. 4321 Via Del Santi sidewalk is raised and Brian advised him to move forward on repair or replacement. First half of project has been paid in 2021. 2022 budget will pay balance.

Road Committee – George Sperry reported.

Citizens Patrol – No Report

MOTION made by Mary Eve and seconded by Mary Jane Apicello to accept all committee reports. **Motion**

passed unanimously.

Social Club – Mix and Mingle is last Friday of the month at 5 pm. Feb 12th Oldies but Goodies. March 5th dinner canceled.

Sub-Association Reports

- **Villa Paradiso** – Jan Weis reported. Twin Palms has been contracted as new landscape company. One more home sold within 2 days.
- **VNA 1** – Norm Hotz reported
- **Villa Vivaci** – Jim Chmielak reported. No Trespassing signs will be installed due to the homeless persons coming into the community.
- **Casa di Amici** – Russ Henze reported.

Management Report – Brian reported. Casa Di Amici also reported homeless people coming in through the gap in the wall.

New Business –

MOTION made by Michael Jalbert and seconded by Mary Jane to accept new Preserve Committee members: Phillip Dennington, Mary Eve, Bill Lewis, Michael Jalbert and Jim Chmielak. **Motion passed unanimously.**

Unfinished Business - None

Owner Comments

Next Meeting – February 3rd, 2022 at 6:30 pm

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

Meeting was adjourned at 12:38

Respectfully submitted,

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

Amenities Committee report to VCA Board of Directors
Jan 24th, 2022

The Amenities Committee met on Weds 1/12/22

Attendees: Donna DeLuca, Jim Irr, Elaine Timmes, Mark Link, Sharon Boyton, Edie Reiter, Mary Eve, Joe Bouchard, Eric Barth, Barbara King, Marie Bonnano, Pam Biasotti, Jim DiFazio

POOL and SPA

Jim, Mark, Dusty and Sharon continue to share the schedule to do chemical tests of the pool and spa water 4 times/week. Pool condition has improved but our committee has kept tabs on condition of tiles, Chloring and Acid supplies and monitors. Pool sub committee would like to research other commercial pool vendors before contract is renewed. Brian: please advise timing for a new contract from Grande Choice.

New planting and pinebark mulch has taken well in Center planter in the pool. Our volunteers are weeding and ensuring auto-watering is happening. Volunteers have also added additional plants along the walkway to the north gate of the pool.

CLUBHOUSE

The Clubhouse is open. Although some event have been cancelled by the Social Club, daily Clubhouse Activities are in full swing, new poker night, 4 mahjong days, billiards and some clubhouse reservations by residents. Exterior is scheduled to be cleaned week of jan 17th

COURTS:

New pickleball nets, new tennis nets purchased and installed. COURTS are getting a lot of use. Bocce courts have been active since October. Over 60 players have signed up for League play which starts 1/17, 5 days a week plus open play.

FITNESS Room

Still waiting on new equipment we purchased in November. Vendor advises we hopefully will see new equipment by Feb 1.

POOL Rules issues:

The committee has reviewed two issues of pool/spa violations. The committee is working with Sunstate, sending letters/emails to the residents and/or tenants regarding continued violations of the Rules and Regulations of the Recreational facilities. Before action is taken the VCA Board will be advised if there are further violations, which will result in a fine.

COMMITTEE MEMBERS

As Mary Eve will no longer be on the VCA Board after Feb 2022, she has asked to be changed from a non-voting liason member to a regular voting member of the Amenities Committee. We very much appreciate and embrace her request to stay on our Committee and request Board approval.

Submitted 01-16-22
Donna DeLuca

Venetia Communications Committee Report

January 2022

The message board to replace the one by the Jacaranda exit has been ordered and should be delivered in a few weeks.

The Directory Update Form has been sent out with the notice of our annual meeting.

Hopefully we can stay on track to receive the directories by mid-March.

The next steps involved in preparing the directory are:

- Bob Germain's receipt of data from sheets returned to Sunstate
- Bob's receipt of email list and owner list from Sunstate to resolve differences
- Review process - Activities, Boards, Committees and Resident Listings
- Collect Pictures
- Submit to printer
- Final copy review

The Facebook page continues to grow. We now have 191 members.

Joe Holler

Environmental Report 1/19/2022

The environmental committee met with residents on ponds 6 and 8 regarding various concerns for said water features.

Preserve issues on Bella Terra, Via del Villetti and Corso Venetia Blvd were also addressed.

A representative from Solitude environmental services will be on property next week to reevaluate a shoreline remediation project on pond 11.

Dave Bakula

Environmental co-chair

VCA Finance Committee
Minutes of Meeting January 13, 2022

The meeting started at 10am. Attending were Mary Eve, Roger Deniscia Sr., Jim Chmielak and Jennifer Smouse, Chairman. Absent/excused was Cindy Beckley.

The maturing (on 1/23/22) CD for \$218,038.81 with First Home Bank was discussed. Mary Eve reported that she was able to contact First Home which currently offers .50% money market, .20% 6 month CD rate and .25% 12 month CD rate.

Jennifer Smouse obtained updated as of 12/08/21 rate sheet from Centennial Bank. Their MM rate is .10% and 6 month CD is .15% and 12 month CD is .15%. Jim Chmielak reported that Chase offered a .20% CD or MM rate. Roger DeNiscia had no updated CD or MM rates from his banks to report.

After discussion on various renewal rates available, it was agreed by the Committee members present that .50% money market rate from First Home is currently the best offer and that Mary Eve will recheck with First Home just before Jan 23 to see if .50% MM is still offered and if so, she will have VCA maturing CD at First Home changed to a Money Market account.

There was discussion about the Investment Policy materials that Roger DeNiscia Sr. had shared with the committee last month and resent out on email prior to the January Finance Committee meeting.

Before discussion on the Investment policy materials, Jennifer Smouse passed out a copy of page 10 of the VCA bylaws that under Article XII, Fiscal Management, Section 2, Depositories, describes how the funds of the Association should be deposited. This information was provided to help Finance Committee determine if VCA already has adequate existing rules for depositing Association funds.

In reviewing the overall guidelines included in these investment policy materials, it was determined that VCA already does have written deposit standards included in their Bylaws on page 10, Depositories. Roger mentioned that Rachel Rowley, who presented the Investment Policy Seminar he attended, had offered to review VCA cash account detail and make recommendations for how VCA might want to reinvest their funds in order to maximize interest.

After some discussion by the Committee on current VCA cash accounts, it was mentioned that VCA uses 6 different banks to invest their \$1.4M in cash as of end of November 2021. Mary Eve, Treasurer, oversees these bank account balances and when FDIC insured limits are reached, she rearranges cash to stay within \$250,000 FDIC limit per bank. VCA has both CD

and MM accounts and maintains sufficient cash in MMs for immediate liquidity needed for monthly vendor payments.

It was agreed by the Finance Committee that VCA cash is being invested appropriately according to VCA ByLaws page 10 under Depositories. At present, there is no need for VCA to pursue a different investment strategy by using Ms. Rowley who conducted the Investment Seminar that Roger attended.

Discussion was held as to whether there are any upcoming large vendor or project purchases over \$50K. Nothing is expected within next month, per Mary Eve. First payment has been made on Engineering contract for VCA Roads project. Tree removal and sidewalk repairs will soon be starting again in 2022, as new budget is now available.

Jennifer Smouse mentioned that Mary Eve will be leaving VCA Board as of February and a new VCA Treasurer will be appointed after the Feb 3 VCA annual meeting. Jennifer, Roger and Jim thanked Mary for her dedicated service to the VCA community by serving on VCA Board as Treasurer for these past 4 years.

The next Finance Committee meeting will be on Thurs, February 10 at 10am in the clubhouse.

Motion to adjourn was made by Jim Chmielak and seconded by Roger DeNiscia Sr. and unanimously carried, and the meeting was adjourned at 10:42 am.

Respectfully submitted,

Jennifer Smouse
Chairman, VCA Finance Committee

Venetia Community Association, Inc.
Approved Budget
January 1, 2022 - December 31, 2022

	2021	2022
	Approved	Approved
	Budget	Budget
INCOME		
6200 · Assessment	1,111,190	1,154,717
6210 · Reserve Fee	170,426	182,089
6340 · Late Fee	0	750
6345 · Interest Fees	0	250
6910 · Interest Income	0	2,000
6920 · Miscellaneous	0	200
6925 · Cable Refund	10,717	10,717
6930 · Surplus Rollover	50,000	41,200
TOTAL INCOME	1,342,332	1,391,923
EXPENSE		
ADMINISTRATIVE		
7020 · Dues/Licenses/Permits	700	725
7040 · FL Dept of State Fee	100	125
7100 · Insurance	41,000	51,000
7140 · Professional Fees - Audit	5,000	5,050
7150 · Professional Fees - Legal	6,000	5,000
7160 · Professional Fees - Rsv Study	0	400
7170 · Professional Fees - Tax Prep	300	305
7200 · Management Fees	35,000	36,000
7250 · Office Svc/Supplies/Misc	7,500	4,500
7260 · Postage	2,000	2,500
7261 · Printing	2,500	2,750
NEW 7300 · Communications Expense	0	1,600
7400 · Telephone	2,000	3,250
TOTAL ADMINISTRATIVE	102,100	113,205
GROUNDS		
7520 · Irrigation Maint/Repairs	35,000	20,000
7550 · Lake Maintenance Contract	30,500	30,900
7600 · Landscape Contract	126,000	130,000
7650 · Landscape Svc/Replacement	55,000	35,000
7651 · Tree Removal/Replacement	65,000	55,000
7652 · Tree Maintenance/Trimming	2,000	10,000
7653 · Berm Trimming	0	0
7655 · Palm Tree Trimming	14,000	14,000
7680 · Fountain/Waterfall Maint.	5,000	5,160
NEW 7681 · Waterfall Maintenance Contr	0	6,840
7820 · Wetlands/Littoral	10,000	15,000
Total Grounds	342,500	321,900
MAINTENANCE		
8030 · Security	3,800	500
8035 · Civilian Patrol	100	200
8040 · Lamp Post Maintenance/Signs	1,500	4,000
8050 · Entrance Gates Maint/Repairs	4,000	5,000
8150 · Maintenance Repairs/Svc/Supply	10,000	17,500
NEW 8151 · Maintenance Contract Hrly	0	2,500
8220 · Pest Control Int/Ext	2,500	2,500
8230 · Sidewalk Repairs	35,000	35,000
8231 · Gutters	24,000	24,000
TOTAL MAINTENANCE	80,900	91,200

	2021 Approved Budget	2022 Approved Budget
POOL & RECREATION		
8310 · Clubhouse Cleaning Contract	10,800	12,000
8320 · Clubhouse Supplies	1,800	1,800
8330 · Clubhouse Maint/Repairs	8,000	8,000
8340 · Welcome Committee	500	500
8400 · Pool Maint. Contract	9,000	9,000
8420 · Pool/Deck Repair/Svc	5,000	5,000
8425 · Pool Heater Maintenance	3,500	3,500
8430 · Exercise Equipment Repair	1,000	1,000
8500 · Courts Maintenance	1,000	1,000
TOTAL POOL & RECREATION	40,600	41,800
UTILITIES		
8620 · Electric	58,000	61,000
8660 · Cable TV	303,842	322,297
8665 · Cable Addtl' Srvs (Internet)	232,715	246,892
8700 · Water & Sewer	7,000	6,700
TOTAL UTILITIES	601,556	636,889
OTHER		
9710 · Contingency Fund	1,000	1,000
9712 · Storage Units	3,250	3,840
9970 · Transfer to Reserves	170,426	182,089
TOTAL OTHER	174,676	186,929
TOTAL EXPENSES	1,342,332	1,391,923

QUARTERLY UNIT ASSESSMENT	2021	2022
MAINTENANCE	\$ 432	\$ 449
RESERVES	\$ 66	\$ 71
TOTAL	\$ 498	\$ 520
Total Units	643	
Maintenance & Reserves Paid	4	

Venetia Community Association, Inc.
 APPROVED BUDGET FOR THE PERIOD
 January 1, 2022 - December 31, 2022
 DESIGNATED RESERVES
 643 Units

PERCENT
 FUNDING
 100.00%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2021	ASSESSMENTS COLLECTED 2021	ESTIMATED EXPENDITURES 2021	ESTIMATED TRANSFERS 2021	ESTIMATED BALANCE 12/31/2021	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QUARTER
ACCT#	ASSET											
5130	Fountains/Waterfalls	10	2	127,997	91,325	8,705	6,350	0	93,680	34,317	17,159	6.67
5140	Fence/Gate Reserve	15	1	39,964	38,114	1,850	0	0	39,964	0	0	0.00
5141	Fence/Gate Electronics	15	1	12,001	6,812	5,189	0	0	12,001	0	0	0.00
5300	Blding Restoration/Painting	5	1	11,400	11,400	0	0	0	11,400	0	0	0.00
5320	Roads/Paving/Sidewalks	18	1	950,000	679,764	128,072	8,092	0	799,744	150,256	150,256	58.42
5340	Swimming Pool	15	6	53,000	30,266	7,081	26,908	4,717	15,156	37,845	6,307	2.45
5400	Clubhouse/Roofing	25	4	60,000	43,217	3,357	0	0	46,574	13,426	3,356	1.31
5450	Courts	7	1	20,000	5,000	10,000	0	0	15,000	5,000	5,000	1.94
5485	Capital Reserve	5	3	25,000	26,507	6,172	7,710	0	24,969	31	10	0.00
5490	Interest				0	4,717	0	-4,717	0	0	0	0.00
TOTAL				1,299,362	932,403	175,143	49,059	0	1,058,487	240,874	182,089	70.80

January 2022 Infrastructure Report

This report is for the period from 12/21/2021 thru 1/18/2022

12/19 – Reinstalled Drop Arm on Resident Entrance Gate at Woodmere Entrance after being hit by persons unknown.

12/20 – Same Gate not opening in Night Mode, could not find what was causing this problem. Had to call in Sunstate Gate to Repair. Had to leave Gate open until repairs were made.

12/21 – Replaced bad bulb in streetlight at 4901 Bella Terra. Replaced Pond Pump in South Fountain on Island at Woodmere Entrance. Installed new Electronic Gate Latch on South Pool Gate to stop intermittent problems at this Entrance.

1/4/2022 – LED light strip on Woodmere Entrance Drop Arm not working. Found bad connection on controller and repaired same. Trouble shooting problem with Butterfly Park Fountain. Found restricted suction intake. Cleared restriction and checked out pump. All good now.

1/11/2022 – Re painted some Island Ends with Traffic Yellow Paint for better visibility. Cleared some debris from top of South Falls to improve flow. Discussed future projects for the New Year.

1/18/2022 – Installed Cloth & gravel around 2 raised junction boxes at the Jacaranda Entrance to keep mowers & stringers away from these junction boxes because they are in grass areas.

Committee worked a total of 39 hrs. in the period mentioned above.



Venetia Proposal #1

Dear Board ,

We appreciate the opportunity to present a Landscape Enhancement Proposal 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,

Timothy K Greiner

Account Manager

TEL: (877) 707-LAWN

CELL: 941-224-8371

tgreiner@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 **4900 Bella Terra Dr Venice FL 34293 . 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 :

Scope: Prune/Lift Oak tree at back of 4900 Bella Terra Dr. to not obstruct passage for mower operators and residents

Remove debris from area

Irrigation is 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 **Nine hundred fifty dollars (\$950.00)**, 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.

X Timothy Greiner 1/18/22

Customer Name

<u>X</u>	<u>Signature</u>
Name	Date

Committee met on January 11, 2022

Attendees: Jackie Cleary, Kevin Hanely, Elaine Timmes, Dick Mole, Karen Hayes

West Coast Attendees: Anthony and Tim

- 1. Most of the mulch has been delivered and spread. Due to the area that the LSC inherited we were short mulch and WC has it on order. Hopefully it will be delivered and spread within the next week.**
- 2. WC will be trimming the Live Oaks that line that streets of the community. Just a reminder the LSC is only responsible for trimming below 12'. The newly planted Shady Ladys are not recommended to be trimmed as they are still growing.**
- 3. WC is still waiting for healthy plants to be delivered to replace the dead plants on 776/Jacaranda Blvd. One resident on Via Del Villetti is waiting for bushes to be planted on the berm where plants/tress have died. They are having issues with people cutting thru. WC will plant bushes at the same time they are replacing plants on 776/Jacaranda. They have roped off the area a couple times and the visitors keep cutting the tape/rope.**
- 4. Monthly irrigation check will be scheduled before end of month.**

PROPOSALS

Proposal #1 - Anthony, Tim and Dick walked around community 1/11/22 and discovered 2 pine trees at the corner of Natale and Corso that are diseased. We have a proposal on the table. WC will cut down and will remove/haul the debris. The proposal is for \$1,800.

Approval for Karen Hayes to join the Landscape Committee

Road Committee Report 1/24/22

The Road Committee met with Larry Allen of DMK and Bobby Gross Jr of Sunland Paving Company on January 18, 2022. We discussed many items in our proposed plan to resurface the Community Roads. Shown below are just a couple of the important items that we discussed;

- A. Resurface all roads in the Community except the Canello Grande & Bella PasqueCul de sacs and the Jacaranda Boulevard entrance to the CanelloGrande Intersection. The areas that will not be repaved were rebuilt in 2010 or 2011 and are in good condition.
- B. The Clubhouse Parking lot will not be repaved, but the area will be restriped.
- C. The Condo Roads will be resurfaced to the elevation of the garage floors and parking areas.
- D. It is desirable to make the outbound right lane to Route 41 a right turn only lane and the left lane a left turn and straight through lane. DMK will not include it in the plan without Highway Department Approval. Brian will be working on getting that approval.
- E. DMK will be preparing request for Bid Documents to go out to Paving Companies by mid-February. We hope to have all quotations in our hands before the March Board Meeting so that a contract can be awarded at that time.

The Committee would like to see the project completed by June 1, 2022.

Road Committee Chairman

George Sperry

Treasurer Report
December 31, 2021

Total Liabilities & Equity:
\$1,471,536.09

Total Reserve Balance:
\$1,035,220.64

Total Expenses:
\$79,845.64 under budget \$17,813.29
YTD under budget \$33,600.93

Administration Expenses:
\$8,112.80 under budget\$ 395.54
YTD under budget \$4,926.23

Grounds Expenses:
\$14,148.00 under budget \$14,393.68
YTD under budget \$27,029.28

Maintenance Expenses:
\$862.16 under budget \$5,879.50
YTD under budget \$15,457.22

Pool & Recreation Expenses:
\$3,228.65 under budget \$154.49
YTD under budget \$906.82

Utilities Expenses:
\$53,175.09 over budget \$3,045.34
YTD over budget \$14,597.66

Accounts Receivables:
As of 12/31/21 the total is \$3,797.87. 4 homeowners have not paid 4th quarter fees including 1 homeowner who owes \$2,104.35 being handled by Attorney. We have been informed that payment from this owner is being sent to our Attorney and is expected very soon which will clear this balance.

Tree and Gutter Committee Report 1/24/22

The gutter project has not been going very well. The contractor, Magazzeni LLC, will redo the gutter at 4936 Bella Terra and clean up two other ones. He will not repair the gutter at 4374 Via Del Villetti (VDV) which is in his contract. The Committee does not think that he is capable of doing a proper job at this location anyway.

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Tree and Gutter Committee Chairman George Sperry

VNA ONE

VNAOne... all is quiet, we held our annual meeting and being as there was no election the makeup of the Board remains as it was.

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Security, all quiet and we will be looking into some inquiries regarding a homeless camp nearby. The additional camera for the clubhouse has arrived and will be installed shortly.

Thanks,
Norman

Welcome Committee Report
VCA Board Meeting – January 24, 2022

Since my November report we have had only 2 new closings in our community. Those took place on December 21st and 31st! Nothing else to report currently.

Submitted on January 17, 2022

By Mary Hrisoulis

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 January 24, 2022 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 or by Zoom: 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 December 20th, 2021 meeting. **Motion passed unanimously.**

Presidents Report – Ann Viel gave her report. New residents were introduced. Mary Eve will be resigning as Treasurer. She will still be available to assist as the new Treasurer comes aboard.

Treasurers Report – As attached to these corporate records, Mary Eve gave the report from the December 31, 2021 financials. **MOTION** made by Mary Jane Apicello and seconded by Cindy Beckley to accept the Treasurers report as presented. **Motion passed unanimously.**

Motion made by Cindy Beckley and seconded by Mary Jane to approve moving the maturing First Home Bank CD to a new Money Market account to keep VCA in compliance with FDIC. Mary Eve announced that VCA is not in compliance with the FDIC on some accounts with over 250K that are held with different banks. One Cadence Bank (Insured Cash Sweep) account will be set up for operating and one for reserve account. Mary is working with Betsy Liniger from Sunstate to correct this. **MOTION** made by Cindy Beckley and seconded by Mary Jane Apicello to establish a new account to benefit VCA and comply with FDIC requirements. **Motion passed unanimously.**

Committee Reports –

- Communications – Joe Holler gave the report. Message board for Jacaranda exit has been ordered and will be delivered to Joe Holler. Facebook page has over 200 members at this time. The new directory will be delivered approximately April 13th. This is due to the fact that the publisher has to provide one year of distribution for advertisers that pay for the publication. Directories are printed in a specific number to ensure the privacy of all residents. Extra directories are not to be distributed outside of the community. These contain personal and private information that needs to be circulated ONLY within Venetia Community and handing these out or making them available to anyone outside the community would be a breach of the privacy policy that Venetia has. Ann Viel suggested that any extra directories be brought to the annual meeting and can be given to any resident wishing to have an additional copy. Any directories left over will be destroyed. Brian Rivenbark suggested using a local shredding company to pick up and destroy left over directories. This will ensure the directories are destroyed properly therefore protecting the privacy of the residents confidential information.

- Finance Committee - Jennifer Smouse gave the report. First payment has been made for tree removal project. Finance Committee thanks Mary Eve for her service and help with Finance Committee. Additional members are needed for the Finance Committee.

-

-Planning Committee – No report

-Infrastructure Committee – George Sperry reported. Andy Hughes has volunteered to be a new member of the Infrastructure Committee. Motion made by Mary Jane Apicello and seconded by Art Apicello to approve Andy Hughes as new member **Motion passed unanimously.**

-Welcome Committee – Mary Hrisoulis gave the report. Five new residents have been welcomed to the Venetia. Cindy Beckley has updated the resident information report that will be in the welcome packet.

-Amenities – Donna DeLuca. The contract for pool maintenance will be reviewed prior to renewal. The committee will be looking into a preventive maintenance contract for the pool. Clubhouse is open and all activities seem to be attended by a large number of residents. Pool and Spa violations have been addressed and fobs of violators have been inactivated. George Sperry mentioned several cracked tiles at the pool that need to be replaced. Board will make recommendation on replacement or repair.

-Environmental – Dave Bakula gave the report

-Landscaping – Jackie Cleary gave the report. Jackie Cleary will step in to be the Interim Chair of the committee as Kevin will be stepping down from that position. Westcoast has agreed to replace some plants but they are on back order right now.

MOTION made by Mary Eve and seconded by Mary Jane Apicello to accept the Westcoast proposal of \$950. Motion passed with Mary Eve, Art Apicello and Ann Viel voting YES, Dick Mole and Michael Jalbert – Abstain, Cindy Beckley voted No.

The proposal for \$1800 for Westcoast to flush cut and remove diseased pine trees (pine bore beetles) will be tabled until the Landscape committee can further investigate how to deal with the pine trees in the future. This will come out of account 7650.

MOTION to accept Karen Hayes on the Landscape Committee. **Motion passed unanimously.**

Tree and Gutter Report – George Sperry reported. **MOTION** made by Art Apicello and seconded by George Hrisoulis to pay Magazzini only \$5500 instead of \$7500. This is due to the work not being done at 4374 VDV. **Motion carried with one NO vote by Michael Jalbert.**

Proposal is forthcoming from Will Howell to complete 7 gutter repairs for \$3200 per gutter (unfinished by Magazzini). This will be voted on at the next BOD meeting. Will's schedule is booked out several months but he will do the work and agreed to have it finished prior to the road work starting.

MOTION made by Art Apicello and seconded by Dick Mole to donate 9 of the replacement trees to the conservation foundation if allowed by the County. George will advise. **Motion passed with one vote opposed by Cindy Beckley.**

Sidewalk Committee – Brian Rivenbark reported. Currently Will Howell is still working in the neighborhood. 4321 Via Del Santi sidewalk is raised and Brian advised him to move forward on repair or replacement. First half of project has been paid in 2021. 2022 budget will pay balance.

Road Committee – George Sperry reported.

Citizens Patrol – No Report

MOTION made by Mary Eve and seconded by Mary Jane Apicello to accept all committee reports. **Motion**

passed unanimously.

Social Club – Mix and Mingle is last Friday of the month at 5 pm. Feb 12th Oldies but Goodies. March 5th dinner canceled.

Sub-Association Reports

- **Villa Paradiso** – Jan Weis reported. Twin Palms has been contracted as new landscape company. One more home sold within 2 days.
- **VNA 1** – Norm Hotz reported
- **Villa Vivaci** – Jim Chmielak reported. No Trespassing signs will be installed due to the homeless persons coming into the community.
- **Casa di Amici** – Russ Henze reported.

Management Report – Brian reported. Casa Di Amici also reported homeless people coming in through the gap in the wall.

New Business –

MOTION made by Michael Jalbert and seconded by Mary Jane to accept new Preserve Committee members: Phillip Dennington, Mary Eve, Bill Lewis, Michael Jalbert and Jim Chmielak. **Motion passed unanimously.**

Unfinished Business - None

Owner Comments

Next Meeting – February 3rd, 2022 at 6:30 pm

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

Meeting was adjourned at 12:38

Respectfully submitted,

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

VCA Finance Committee
Minutes of Meeting January 13, 2022

The meeting started at 10am. Attending were Mary Eve, Roger Deniscia Sr., Jim Chmielak and Jennifer Smouse, Chairman. Absent/excused was Cindy Beckley.

The maturing (on 1/23/22) CD for \$218,038.81 with First Home Bank was discussed. Mary Eve reported that she was able to contact First Home which currently offers .50% money market, .20% 6 month CD rate and .25% 12 month CD rate.

Jennifer Smouse obtained updated as of 12/08/21 rate sheet from Centennial Bank. Their MM rate is .10% and 6 month CD is .15% and 12 month CD is .15%. Jim Chmielak reported that Chase offered a .20% CD or MM rate. Roger DeNiscia had no updated CD or MM rates from his banks to report.

After discussion on various renewal rates available, it was agreed by the Committee members present that .50% money market rate from First Home is currently the best offer and that Mary Eve will recheck with First Home just before Jan 23 to see if .50% MM is still offered and if so, she will have VCA maturing CD at First Home changed to a Money Market account.

There was discussion about the Investment Policy materials that Roger DeNiscia Sr. had shared with the committee last month and resent out on email prior to the January Finance Committee meeting.

Before discussion on the Investment policy materials, Jennifer Smouse passed out a copy of page 10 of the VCA bylaws that under Article XII, Fiscal Management, Section 2, Depositories, describes how the funds of the Association should be deposited. This information was provided to help Finance Committee determine if VCA already has adequate existing rules for depositing Association funds.

In reviewing the overall guidelines included in these investment policy materials, it was determined that VCA already does have written deposit standards included in their Bylaws on page 10, Depositories. Roger mentioned that Rachel Rowley, who presented the Investment Policy Seminar he attended, had offered to review VCA cash account detail and make recommendations for how VCA might want to reinvest their funds in order to maximize interest.

After some discussion by the Committee on current VCA cash accounts, it was mentioned that VCA uses 6 different banks to invest their \$1.4M in cash as of end of November 2021. Mary Eve, Treasurer, oversees these bank account balances and when FDIC insured limits are reached, she rearranges cash to stay within \$250,000 FDIC limit per bank. VCA has both CD

and MM accounts and maintains sufficient cash in MMs for immediate liquidity needed for monthly vendor payments.

It was agreed by the Finance Committee that VCA cash is being invested appropriately according to VCA ByLaws page 10 under Depositories. At present, there is no need for VCA to pursue a different investment strategy by using Ms. Rowley who conducted the Investment Seminar that Roger attended.

Discussion was held as to whether there are any upcoming large vendor or project purchases over \$50K. Nothing is expected within next month, per Mary Eve. First payment has been made on Engineering contract for VCA Roads project. Tree removal and sidewalk repairs will soon be starting again in 2022, as new budget is now available.

Jennifer Smouse mentioned that Mary Eve will be leaving VCA Board as of February and a new VCA Treasurer will be appointed after the Feb 3 VCA annual meeting. Jennifer, Roger and Jim thanked Mary for her dedicated service to the VCA community by serving on VCA Board as Treasurer for these past 4 years.

The next Finance Committee meeting will be on Thurs, February 10 at 10am in the clubhouse.

Motion to adjourn was made by Jim Chmielak and seconded by Roger DeNiscia Sr. and unanimously carried, and the meeting was adjourned at 10:42 am.

Respectfully submitted,

Jennifer Smouse
Chairman, VCA Finance Committee

Amenities Committee report to VCA Board of Directors
Jan 24th, 2022

The Amenities Committee met on Weds 1/12/22

Attendees: Donna DeLuca, Jim Irr, Elaine Timmes, Mark Link, Sharon Boyton, Edie Reiter, Mary Eve, Joe Bouchard, Eric Barth, Barbara King, Marie Bonnano, Pam Biasotti, Jim DiFazio

POOL and SPA

Jim, Mark, Dusty and Sharon continue to share the schedule to do chemical tests of the pool and spa water 4 times/week. Pool condition has improved but our committee has kept tabs on condition of tiles, Chloring and Acid supplies and monitors. Pool sub committee would like to research other commercial pool vendors before contract is renewed. Brian: please advise timing for a new contract from Grande Choice.

New planting and pinebark mulch has taken well in Center planter in the pool. Our volunteers are weeding and ensuring auto-watering is happening. Volunteers have also added additional plants along the walkway to the north gate of the pool.

CLUBHOUSE

The Clubhouse is open. Although some event have been cancelled by the Social Club, daily Clubhouse Activities are in full swing, new poker night, 4 mahjong days, billiards and some clubhouse reservations by residents. Exterior is scheduled to be cleaned week of jan 17th

COURTS:

New pickleball nets, new tennis nets purchased and installed. COURTS are getting a lot of use. Bocce courts have been active since October. Over 60 players have signed up for League play which starts 1/17, 5 days a week plus open play.

FITNESS Room

Still waiting on new equipment we purchased in November. Vendor advises we hopefully will see new equipment by Feb 1.

POOL Rules issues:

The committee has reviewed two issues of pool/spa violations. The committee is working with Sunstate, sending letters/emails to the residents and/or tenants regarding continued violations of the Rules and Regulations of the Recreational facilities. Before action is taken the VCA Board will be advised if there are further violations, which will result in a fine.

COMMITTEE MEMBERS

As Mary Eve will no longer be on the VCA Board after Feb 2022, she has asked to be changed from a non-voting liason member to a regular voting member of the Amenities Committee. We very much appreciate and embrace her request to stay on our Committee and request Board approval.

Submitted 01-16-22
Donna DeLuca

Venetia Communications Committee Report

January 2022

The message board to replace the one by the Jacaranda exit has been ordered and should be delivered in a few weeks.

The Directory Update Form has been sent out with the notice of our annual meeting.

Hopefully we can stay on track to receive the directories by mid-March.

The next steps involved in preparing the directory are:

- Bob Germain's receipt of data from sheets returned to Sunstate
- Bob's receipt of email list and owner list from Sunstate to resolve differences
- Review process - Activities, Boards, Committees and Resident Listings
- Collect Pictures
- Submit to printer
- Final copy review

The Facebook page continues to grow. We now have 191 members.

Joe Holler

Environmental Report 1/19/2022

The environmental committee met with residents on ponds 6 and 8 regarding various concerns for said water features.

Preserve issues on Bella Terra, Via del Villetti and Corso Venetia Blvd were also addressed.

A representative from Solitude environmental services will be on property next week to reevaluate a shoreline remediation project on pond 11.

Dave Bakula

Environmental co-chair

January 2022 Infrastructure Report

This report is for the period from 12/21/2021 thru 1/18/2022

12/19 – Reinstalled Drop Arm on Resident Entrance Gate at Woodmere Entrance after being hit by persons unknown.

12/20 – Same Gate not opening in Night Mode, could not find what was causing this problem. Had to call in Sunstate Gate to Repair. Had to leave Gate open until repairs were made.

12/21 – Replaced bad bulb in streetlight at 4901 Bella Terra. Replaced Pond Pump in South Fountain on Island at Woodmere Entrance. Installed new Electronic Gate Latch on South Pool Gate to stop intermittent problems at this Entrance.

1/4/2022 – LED light strip on Woodmere Entrance Drop Arm not working. Found bad connection on controller and repaired same. Trouble shooting problem with Butterfly Park Fountain. Found restricted suction intake. Cleared restriction and checked out pump. All good now.

1/11/2022 – Re painted some Island Ends with Traffic Yellow Paint for better visibility. Cleared some debris from top of South Falls to improve flow. Discussed future projects for the New Year.

1/18/2022 – Installed Cloth & gravel around 2 raised junction boxes at the Jacaranda Entrance to keep mowers & stringers away from these junction boxes because they are in grass areas.

Committee worked a total of 39 hrs. in the period mentioned above.



Venetia Proposal #1

Dear Board ,

We appreciate the opportunity to present a Landscape Enhancement Proposal 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,

Timothy K Greiner

Account Manager

TEL: (877) 707-LAWN

CELL: 941-224-8371

tgreiner@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 **4900 Bella Terra Dr Venice FL 34293 . 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 :

Scope: Prune/Lift Oak tree at back of 4900 Bella Terra Dr. to not obstruct passage for mower operators and residents

Remove debris from area

Irrigation is 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 **Nine hundred fifty dollars (\$950.00)**, 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.

X Timothy Greiner 1/18/22

Customer Name

<u>X</u>	<u>Signature</u>
Name	Date

Committee met on January 11, 2022

Attendees: Jackie Cleary, Kevin Hanely, Elaine Timmes, Dick Mole, Karen Hayes

West Coast Attendees: Anthony and Tim

- 1. Most of the mulch has been delivered and spread. Due to the area that the LSC inherited we were short mulch and WC has it on order. Hopefully it will be delivered and spread within the next week.**
- 2. WC will be trimming the Live Oaks that line that streets of the community. Just a reminder the LSC is only responsible for trimming below 12'. The newly planted Shady Ladys are not recommended to be trimmed as they are still growing.**
- 3. WC is still waiting for healthy plants to be delivered to replace the dead plants on 776/Jacaranda Blvd. One resident on Via Del Villetti is waiting for bushes to be planted on the berm where plants/tress have died. They are having issues with people cutting thru. WC will plant bushes at the same time they are replacing plants on 776/Jacaranda. They have roped off the area a couple times and the visitors keep cutting the tape/rope.**
- 4. Monthly irrigation check will be scheduled before end of month.**

PROPOSALS

Proposal #1 - Anthony, Tim and Dick walked around community 1/11/22 and discovered 2 pine trees at the corner of Natale and Corso that are diseased. We have a proposal on the table. WC will cut down and will remove/haul the debris. The proposal is for \$1,800.

Approval for Karen Hayes to join the Landscape Committee

Road Committee Report 1/24/22

The Road Committee met with Larry Allen of DMK and Bobby Gross Jr of Sunland Paving Company on January 18, 2022. We discussed many items in our proposed plan to resurface the Community Roads. Shown below are just a couple of the important items that we discussed;

- A. Resurface all roads in the Community except the Canello Grande & Bella PasqueCul de sacs and the Jacaranda Boulevard entrance to the CanelloGrande Intersection. The areas that will not be repaved were rebuilt in 2010 or 2011 and are in good condition.
- B. The Clubhouse Parking lot will not be repaved, but the area will be restriped.
- C. The Condo Roads will be resurfaced to the elevation of the garage floors and parking areas.
- D. It is desirable to make the outbound right lane to Route 41 a right turn only lane and the left lane a left turn and straight through lane. DMK will not include it in the plan without Highway Department Approval. Brian will be working on getting that approval.
- E. DMK will be preparing request for Bid Documents to go out to Paving Companies by mid-February. We hope to have all quotations in our hands before the March Board Meeting so that a contract can be awarded at that time.

The Committee would like to see the project completed by June 1, 2022.

Road Committee Chairman

George Sperry

Treasurer Report
December 31, 2021

Total Liabilities & Equity:
\$1,471,536.09

Total Reserve Balance:
\$1,035,220.64

Total Expenses:
\$79,845.64 under budget \$17,813.29
YTD under budget \$33,600.93

Administration Expenses:
\$8,112.80 under budget\$ 395.54
YTD under budget \$4,926.23

Grounds Expenses:
\$14,148.00 under budget \$14,393.68
YTD under budget \$27,029.28

Maintenance Expenses:
\$862.16 under budget \$5,879.50
YTD under budget \$15,457.22

Pool & Recreation Expenses:
\$3,228.65 under budget \$154.49
YTD under budget \$906.82

Utilities Expenses:
\$53,175.09 over budget \$3,045.34
YTD over budget \$14,597.66

Accounts Receivables:
As of 12/31/21 the total is \$3,797.87. 4 homeowners have not paid 4th quarter fees including 1 homeowner who owes \$2,104.35 being handled by Attorney. We have been informed that payment from this owner is being sent to our Attorney and is expected very soon which will clear this balance.

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Tree and Gutter Committee Chairman George Sperry

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Norman

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By Mary Hrisoulis