

# 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 February 28th, 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; Dick Mole, Treasurer; Tanya Henze, Secretary; Cindy Beckley, Directors Mary Jane Apicello, Art Apicello and Michael Jalbert via Zoom. Also present was Lynn Priest from Sunstate Management Group.

**Minutes – MOTION** made by Mary Jane Apicello and seconded by Dick Mole to approve the minutes of the January 24th, 2022 meeting. **Motion passed unanimously.**

**Presidents Report** – Ann Viel gave her report. New residents were introduced. Ann Viel will be traveling periodically over the next few months and Dick Mole will step in to handle her duties while she is gone. Committee Members were announced by Cindy Beckley. All new members were approved and voted in unanimously. The list of all members of all committees is attached to these minutes.

**Treasurers Report** – As attached to these corporate records, Tanya Henze gave the report from the January 31, 2022 financials. **MOTION** made by Mary Jane Apicello and seconded by Cindy Beckley to accept the Treasurers report as presented. **Motion passed unanimously.**

### **Committee Reports –**

- **Communications** – Joe Holler reported. The message board has been replaced at the Jacaranda entrance, thanks to the Infrastructure. Cindy Beckley reported the printed directories should arrive around April 17<sup>th</sup>. Cindy will be looking for volunteers to help with distribution.

- **Finance Committee** - Jennifer Smouse gave the report. The next finance committee meeting will be March 11<sup>th</sup>.

- **Planning Committee** – **MOTION** made by Dick Mole and seconded by Mary Jane Apicello to dissolve the planning committee. Cindy Beckley commented that she felt the planning committee was crucial to creating the budget. Motion passed with Cindy Beckley voting NO, all others voting YES

- **Infrastructure Committee** – George Sperry reported **MOTION** made by Mary Jane Apicello and seconded by Art Apicello to approve the proposal made by Bill Crocker for \$3272.00 to Frontier Lighting to complete the LED conversion. **Motion passed unanimously.**

**MOTION** made by Art Apicello and seconded by Cindy Beckley to approve expenditure to Designer Tees in the amount of \$593.85 for new shirts and hats for the Infrastructure Committee. **Motion passed unanimously.**

- **Welcome Committee** – Mary Hrisoulis gave the report. One new closing was reported in February. Donna DeLuca continues to activate fobs when closings are reported.

- **Amenities** – Donna DeLuca reported.

- **Environmental** – Marylou Holler reported. **MOTION** made by Cindy Beckley and seconded by Tanya Henze to

approve the Solitude Contract in the amount of \$13,400.00. **Motion passed unanimously**

**-Landscaping** – Jackie Cleary gave the report.

**MOTION** made by Cindy Beckley and seconded by Mary Jane Apicello to approve the proposals from West Coast for \$750.00 and \$1125 to remove the pine tree at Corso & Natalie and fertilize 32 palm trees **Motion passed, Dick Mole abstained.**

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

**Tree and Gutter Report** – George Sperry reported. **MOTION** made by Mary Jane Apicello and seconded by Dick Mole to approve \$52,030.79 to Artistree for tree removal and stump grinding. **Motion passed unanimously.**

**MOTION** made by Cindy Beckley and seconded by Art Apicello to approve the Howell Concrete proposal for \$22,000.00 for work on 7 gutters. **Motion passed unanimously.**

**MOTION** made by Art Apicello and Dick Mole to pay Magazzini the final due amount of \$5500.00

**Sidewalk Committee** – No Report. **MOTION** made by Dick Mole and seconded by Art Apicello to dissolve the Sidewalk Committee. **Motion passed unanimously.**

**Road Committee** – George Sperry reported. New members were presented and approved unanimously. End date for road work completion has been moved until July 18<sup>th</sup> in order to obtain and review all bids being submitted.

**Citizens Patrol** – No Report

**Insurance Committee**- **MOTION** made by Mary Jane Apicello and seconded by Art Apicello to dissolve the insurance committee. **Motion passed unanimously.**

**Preserves Committee** – No Report. This committee is still a work in progress and will not be included in the directory for this year.

**Each committee's members' lists were read and approved unanimously.**

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

**Social Club** – Mary Hrisoulis reported. Upcoming St Patricks day and Havanna Nights parties. Derby night is being planned. Mix and Mingle has had great success.

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

- **Villa Paradiso** – Jan Weis reported. Zone 1 planting starts at the end of July. One new owner has moved into the community. Rental agreement and policy is being looked at and revamped with Sunstate Mgmt.
- **VNA 1** – Norm Hotz reported
- **Villa Vivaci** – Cheryl Bobbi reported
- **Casa di Amici** – Russ Henze reported. Pool resurfacing is complete and tentative reopen date is March 4th

**Management Report** – No Report.

**New Business** – None

**Unfinished Business - None**

**Owner Comments**

Two owners expressed dissatisfaction with the quality of the Zoom conference sound. Sunstate is going to look into a resolution with Joe Holme, their IT person.

**Next Meeting** – March 28th, 2022 at 9:00 am.

**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

## Communications

Name	Phone	Email
Joe Holler - Chair	941-492-6738	<a href="mailto:joewholler@comcast.net">joewholler@comcast.net</a>
Cindy Beckley (non-voting)	315-369-5026	<a href="mailto:cbeckley1@comcast.net">cbeckley1@comcast.net</a>
Bob Germain	941-492-5327	<a href="mailto:rgg4@comcast.net">rgg4@comcast.net</a>
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## Finance

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Mary Eve	941-497-2218	<a href="mailto:veniceflgrandma@aol.com">veniceflgrandma@aol.com</a>
Tanya Henze (non-voting)	931-628-0300	<a href="mailto:tanya.henze0329@hotmail.com">tanya.henze0329@hotmail.com</a>

## Infrastructure

Name	Phone	Email
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Dave Troschinetz	941-493-6947	<a href="mailto:davetrosch@yahoo.com">davetrosch@yahoo.com</a>

## Welcome

Name	Phone	Email
Mary Hrisoulis - Chair	941-248-6325	<a href="mailto:mhrisoulis@gmail.com">mhrisoulis@gmail.com</a>

Donna DeLuca	203-556-3565	<a href="mailto:ziti4me@icloud.com">ziti4me@icloud.com</a>
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Tricia Vogel	317-652-6060	<a href="mailto:triciavogel@gmail.com">triciavogel@gmail.com</a>

#### Amenities

Name	Phone	Email
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Eric Barth	941-493-8480	<a href="mailto:pebarth1@gmail.com">pebarth1@gmail.com</a>
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Jim Irr	617-429-1472	<a href="mailto:irrj2156@yahoo.com">irrj2156@yahoo.com</a>

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Elaine Timmes	516-301-0596	<a href="mailto:timmeselaine@aol.com">timmeselaine@aol.com</a>

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#### Amenities: Clubhouse Group

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Donna DeLuca - Co-Chair	203-556-3565	<a href="mailto:ziti4me@icloud.com">ziti4me@icloud.com</a>
Jim Irr - Co-Chair	617-429-1472	<a href="mailto:irrj2156@yahoo.com">irrj2156@yahoo.com</a>
Mary Eve	941-497-2218	<a href="mailto:veniceflgrandma@aol.com">veniceflgrandma@aol.com</a>
Edie Reiter (reservations)	315-335-8819	<a href="mailto:reiter220@gmail.com">reiter220@gmail.com</a>
Mary Lou Sperry	941-408-7369	<a href="mailto:marilousperry@aol.com">marilousperry@aol.com</a>

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#### Amenities: Courts Group

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Dan O'Brien	774-258-0721	<a href="mailto:marieobrien@verizon.net">marieobrien@verizon.net</a>

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#### Amenities: Pool and Spa Group

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Jim Irr - chair	617-429-1472	<a href="mailto:irrj2156@yahoo.com">irrj2156@yahoo.com</a>
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Mark Link	614-579-6895	<a href="mailto:mnlink79@gmail.com">mnlink79@gmail.com</a>

#### Grounds Environmental

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Mary Lou Holler - Co-Chair	941-492-6738	<a href="mailto:joeandmarylou@comcast.net">joeandmarylou@comcast.net</a>



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#### Landscape

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Elaine Timmes	516-301-0596	<a href="mailto:timmeselaine@aol.com">timmeselaine@aol.com</a>

#### Road

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Tanya Henze (non-voting)	931-628-0300	<a href="mailto:tanya.henze0329@hotmail.com">tanya.henze0329@hotmail.com</a>
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#### Trees & Gutters

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Security  
Cameras

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Name	Phone	Email
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Stan Kroll - Co-Chair	941-408-8147	<a href="mailto:sjkroll@comcast.net">sjkroll@comcast.net</a>

Citizen's Patrol

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Name	Phone	Email
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Stan Kroll	941-408-8147	<a href="mailto:sjkroll@comcast.net">sjkroll@comcast.net</a>

Amenities Committee report to VCA Board of Directors Meeting  
Feb 28, 2022

The Amenities Committee met on Tues 02/22/22

Attendees: Donna DeLuca, Elaine Timmes, Mark Link, Sharon Boyton, Edie Reiter, ,  
Eric Barth, Marie Bonanno, Pete Bonanno , 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 is good. Our committee has reviewed the report on cracked tiles. The report of cracked tiles was investigated by and not considered something we needed to take immediate action on. One tile may need to be reset, the other can be wet sanded to smooth out the edge.

Our Volunteers have also added additional plants along the walkway to the north gate of the pool, cared, trimmed and watered so they survived the initial planting and recent frost.

#### 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 was cleaned week of Jan 17<sup>th</sup> Oldies but goodies nite was a huge success. Thank you Mario and Nancy Gianini and their volunteers for coordinating this event.

Estimate to repair a Roof leak at front of the clubhouse is approx. \$1300.

#### 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 on Sundays and Thursday nites.

#### FITNESS Room

Still waiting on new equipment we purchased in November. Vendor advises we hopefully will see new equipment by March 1<sup>st</sup>. Waiting on one machine.

#### POOL Rules Issues:

The committee has two outstanding 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. The Amenities committee is considering a compliance group to review violations that involve more than a "friendly reminder" letter. Blatant violations may result in deactivation of the residents fob and a fine of \$50. Discussion on how to handle this will continue.

Submitted 02-22-22  
Donna DeLuca

# Venetia Communications Committee Report

## February 2022

Thanks to the Infrastructure Committee, the message board has been replaced at the Jacaranda exit.

We are on track to take delivery of the printed directories around April 17<sup>th</sup>. In mid-March, Cyndy will start rounding up volunteers to help with distribution.

An email requesting submissions for the newsletter will go out in March. The newsletter will be published at the end of March.

Joe Holler

## **SERVICES CONTRACT**

CUSTOMER NAME: Venetia Community Association

SUBMITTED TO: Brian Rivenbark, brian@sunstatemanagement.com

CONTRACT DATE: February 2, 2022

SUBMITTED BY: Liz Rocque, Business Development Consultant

SERVICES: Pond 11- SOX Lake bank restoration, 100 linear ft. behind 4334 Corso Venetia Blvd.

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. **PAYMENT TERMS.** The fee for the Services is **\$13,400.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.
3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
13. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.





ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

Venetia Community Association

Signature: Ann W. Viel

Printed Name: ANN W. VIEL

Title: Pres. of HOA - VCA

Date: 2/11/22

**Please Remit All Payments to:**

**1320 Brookwood Drive Suite H  
Little Rock AR 72202**

**Please Mail All Contracts to:**

**2844 Crusader Circle, Suite 450  
Virginia Beach, VA 23453**

**Customer's Address for Notice Purposes:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## **SOX EROSION CONTROL SERVICES**

### **Project Summary:**

SOLitude Lake Management will install DredgeSOX erosion control materials (SOX) at pond 11 in Venetia Community Assoc. located in Venice, FL. as described below.

SOX Erosion Solutions™ are bioengineered and designed to immediately halt soil erosion and stabilize shorelines. SOX systems offer these unique attributes;

- Long lasting results that continue to improve over time,
- Superior buffering and filtering results in improved waterway and ecosystem,
- Exceptional water retention for vigorous growth of new vegetation,
- The only erosion control system that integrates into the Earth,
- Uses locally sourced natural fill
- Attaches directly to "intact" shore bank NOT to unstable shore bed,
- Allows SOX to be re-tensioned whenever necessary,
- Subsurface staking system eliminates injury liability to humans and animals,
- SOX "self-tightens" due to its ability to manage incredible weight displacement.

### **Mobilization and Site Preparation:**

1. SOLitude will mobilize equipment and materials to the site.
2. A staging area for materials and equipment will be required. Solitude will access the lake at designated areas and sod or otherwise restore these areas to their original condition.

### **Erosion Repair / Bank Restoration Services:**

1. Repair approximately 100 linear feet of lake bank with SOX material.
2. Company will prep areas by removing debris and trash. Any irrigation, culverts, drains will be replaced / extended as necessary and are included in the price of this contract.
3. The DredgeSOX will be backfilled with material dredged from the lake using a portable sediment removal system and/or with imported fill as necessary.
4. Materials consist of the following: 12-foot SOX, wooden stakes, rope, and fill material.
5. SOLitude will utilize wooden stakes to secure the SOX material.
6. SOLitude will plant sod on the newly installed area. It will be the responsibility of the community to irrigate the new sod/planted area once installed.
7. SOLitude will clean up after themselves and leave the worksite with minimal disturbance to its natural appearance.
8. Customer understands that it is their responsibility to mark sprinkler heads, otherwise SOLitude will not be responsible for damage to the system during the course of work. SOLitude will repair any marked sprinkler heads damaged during erosion work in a timely manner.

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Customer Responsibilities:

1. Customer is responsible for the cost of any necessary permits that may be required prior to commencement of work.
2. Provide all available as-built or other plans related to the areas to be restored, used for staging, or otherwise impacted by the project work.
3. Mark all sprinkler heads and other items that are buried or not readily visible and obvious upon original visual inspection.
4. In the event that fill material suppliers increase the cost of materials necessary for SOX installation, Customer will be responsible for incurring the difference in cost. Every effort will be made to notify Customer with as much advance notice as possible in the event that an increase occurs.
5. It is the customer's responsibility to irrigate the new sod/planted area once installed.
6. **In the event that the dredge material from lake bottom is unsuitable for use in the DredgeSOX, SOLitude will have to fill the system with imported fill material. If required, the price will increase no more than \$2,000 to cover the material cost.**

Assumptions:

1. This contract is for the limited scope of work and materials as defined above. Any other activity, additions, or inclusions will be at an additional cost to the customer.
2. The Homeowner will remove and dispose of the concrete blocks near the bird feeder.

Exclusions:

1. Any watering, mowing, or additional maintenance of the sodded or other restored areas following completion of the specified work.
2. Company is not responsible for damage to any underground irrigation, headwalls, piping, electrical, trees, or any lines not noted on the as-built plans or located prior to project.
3. Company is not responsible for any additional work required as a result of or damage to unknown underwater structures.
4. Permitting
5. Unless otherwise noted, this contract does not include: backfill behind repair area, removal and/or trimming of vegetation, any required anchors other than wooden stakes, removal or relocation of rip rap or boulders, extension or replacement of pipes, and extra starts and/or stops in the repair to accommodate obstacles. All of these items will be considered as extras and will be invoiced to the customer at time and materials in addition to the stated contract price.

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General Conditions:

1. Contractor will continue to maintain all appropriate licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
2. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the forgoing at his expense.
3. Contractor is dedicated to environmental stewardship in all of its work and maintains a diligent program to recycle all plastic containers, cardboard, paper and other recyclable wastes generated through the performance of our contract work.

Warranty:

1. DredgeSOX material is warrantied for five (5) years, or for the life of the maintenance contract, whichever is greater.
2. The labor warranty for any manual adjustments needed is for a one (1) year period. Our guarantee does not include the loss of material due to 'acts of God' such as floods, hurricanes, or other catastrophic events, nor does it include loss due to theft, lack of adequate irrigation, vandalism or negligence by others, or other factors outside the control of the organization.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



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## Environmental Report 2/28/2022

Solitude Lake Management performed storm water retention pond maintenance on February 3rd, 9th and 21. Environmental committee membership will remain unchanged.

Solitude management was also on property to assess three concerns involving environmental remediation. Bids were submitted for projects on pond 11 and Bella Terra Drive. An erosion issue on pond 10 was also addressed.

For the committee. D Bakula ML Holler

The VCA Finance Committee met on Friday, Feb 11, 2022 at 10am in Clubhouse. Minutes from that meeting are attached to this email.

Tanya Henze, VCA Board Member and Treasurer has joined the Finance Committee as a non voting member. Mary Eve has decided to remain on the Finance Committee and will now become a voting member.

The 2022 VCA Finance Committee has 4 voting members consisting of Chairperson Jennifer Smouse, Jim Chmielak, Roger DeNiscia Sr., and Mary Eve and 2 non-voting Board members, Tanya Henze and Cindy Beckley.

The next meeting of the Finance Committee is scheduled for Friday, March 11, 2022 at 10am in the Clubhouse. The Committee will be discussing how best to invest the expiring Bank of Ozark \$236K CD that comes due on 4/11/22.

This completes my Finance Committee report for February 28, 2022 VCA Board meeting.

Regards,  
Jennifer E. Smouse  
Chair, VCA Finance Committee



# FRONTIER LIGHTING™

Florida's Number One Supplier of Lighting!™

2090 PALMETTO STREET  
CLEARWATER, FL 33765



## Quotation

QUOTE DATE		QUOTE NUMBER	
02/07/22		S2065808	
CUSTOMER PO#		RELEASE#	
LED STREET LIGHTS			
PLEASE REMIT PAYMENT TO		FRONTIER LIGHTING, INC. 2090 PALMETTO STREET CLEARWATER, FL 33765	

QUOTE TO:

VENETIA COMMUNITY ASSOCIATION  
4350 NATALE DR  
c/o BILL CROCKER  
VENICE, FL 34293

SHIP TO:

VENETIA COMMUNITY ASSOCIATION  
4350 NATALE DR  
c/o BILL CROCKER  
VENICE, FL 34293

CUSTOMER NUMBER		ORDERED BY		QUOTE DATE	SHIP DATE	TERMS	
21101		BILL CROCKER		02/07/22		NET 30 DAYS	
WRITER		SALESPERSON		SHIP VIA			
CHRIS WILSON		CHRIS WILSON		OT OUR TRUCK			
LN	Order Quantity	Id#	Part# / Description			NET PRICE	EXT PRICE
1	80ea	259560	(S13108) 35WA25/LED/HID/2700K/100-277V/ 35W 120-277V 2700K FROSTED WHITE NON-DIMMABLE A25 LED LAMP 4480 LUMENS 50,000 AVERAGE RATED HOURS			33.95/ea	2716.00
2	80ea	208927	(80/929) 100-277V HI-PRO LED HID SURGE PROTECTOR HARD WIRE TAXES NOT INCLUDED			6.95/ea	556.00

### THIS IS A QUOTATION

Prices are firm for 30 days, subject to change without notice after 30 days.

**APPLICABLE TAXES EXTRA!**

Subtotal	3272.00
S&H CHGS	0.00
Amount Due	3272.00



SCANNED

FEB 23 2022

## February 2022 Infrastructure Report

This report is for the period from 1/19/2022 thru 2/22/2022

1/25 – Replaced burned out ceiling light in Clubhouse Card Room. Replaced burned out bulb in streetlight at 5016 Bella Terra. Patched several pot holes in roadway at North End of Island on Via Del Villetti. Installed new drop arm on Exit Gate at Jacaranda Entrance left side that broke off and was beyond repair.

1/29 – Repaired Drop Arm on exit right side at Jacaranda Entrance.

2/8 – Checked circuit breakers in Clubhouse that were reported blowing. Reset breakers all ok. They were using too many appliances on same circuit. Repaired flood light in pool area. After we gathered and had a planning meeting.

2/11 – Reinstalled Exit Drop Arm right side at Jacaranda Entrance that had been knocked off by persons unknown. Repaired wires that were pulled out.

2/16 – Repaired LED Lights on right side of Exit at Jacaranda Entrance and re-programmed.

2/18 – Readjust Drop Arm that was staying in the up position.

2/20 – Reinstalled Entrance Drop Arm that was knocked off by persons unknown at the Jacaranda Entrance.

2/21 – Checked to see why Ponds at Woodmere Entrance were overflowing into preserve area. We found that fill pipe going to South Pond was not being shut off by the irrigation controller and Well Pump was continually running. We shut off the Well Pump and reported same to Landscape Committee.

Committee worked a total of 41 hrs. in the period mentioned above.

Report submitted by Bill Crocker

# Designer Tees of Florida, LLC

624 N. Indiana Ave

Englewood, FL 34223

## Estimate 1133

Date \_\_\_\_\_

2/15/2022

**Name / Address**

Venetia Infrastructure

Phone #

Fax #

941-474-8673

941-474-8673

[illegible]

## LANDSCAPE COMMITTEE

Committee will meet on February 24, 2022

Committee Members:

Jackie Cleary  
Kevin Hanley  
Elaine Timmes  
Dick Mole  
Karen Hayes  
Eric Barth

The landscaping committee has been working on the following projects...

1. With the exception of 23 trees, West Coast has completed trimming the Live Oaks trees to 12' and below in preparation of the roads. They have also trimmed Shady Ladys.
2. Dead plants on Jacaranda and 776 have been replaced and irrigation has been checked so they are being watered properly.
3. Working on ideas/recommendations for replacing Texas Sage.
4. Berm - In early stages of discussing ways to update the berm.
5. Waiting for additional mulch. As soon as it becomes available, WC will finish the project.

\*\*\*\*\*

Proposals:

1. Removing diseased pine tree at corner of Natalie and Corso- \$750.00
2. Fertilizing Palm 32 palms trees - \$1,125.00

## Road Committee Report 2/28/22

The Road Committee met on Monday, 21 February. This was a very hastily scheduled meeting as DMK wanted our input before sending the request for Bid Letters to the Road Contractors. Those committee members present in the meeting included Jim Cannata, Mary Audlin, Jan Weis and myself. Dick Mole, as a member of the Venetia Board also attended.

Larry Allen of DMK attended via speaker phone. We discussed with him various items in the proposed request for bid letter to be sent to Prospective Bidders. Except for some minor changes recommended by the committee and agreed to by Larry the Committee approved the contents of the letter.

Shown below is a schedule of activities that will take place as we work toward getting Board Approval of the Paving Project;

1. February 23<sup>rd</sup> DMK sends letters to Paving Contractors requesting Bid Information.
2. March 11<sup>th</sup> DMK receives Bid Documents from the Road Contractors.
3. March 14<sup>th</sup> DMK Representatives will meet with the Venetia Road Committee at the Clubhouse to review the Bids and make recommendations.
4. March 28<sup>th</sup> the Road Committee will make their recommendation on their selection of a Paving Contractor to the Board.

The Road Committee had previously set an arbitrary date of June 1<sup>st</sup> for the project to be completed. DMK suggested that the completion date be moved to July 18<sup>th</sup> as they were afraid that the earlier date may preclude some of the contractors from bidding on the project. The Committee agreed and the July 18<sup>th</sup> date will be included in the request for bid letter.

A final copy of the request for bid letter will be supplied to the Board as soon as it is received from DMK.

The current members of the Road Committee will remain on the committee.

Road Committee Chairman   George Sperry



## VCA Treasurer Report

January 31, 2022

Total Liabilities and Equity:	\$1,612,522.33
Total Reserves Balance:	\$1,066,703.68
Total Expenses:	\$129,223.55
Under Budget	\$17,118.31
YTD Under Budget	\$17,118.31
Administrative Expenses:	\$9071.81
Under Budget	\$361.94
YTD Under Budget	\$361.94
Grounds Expenses:	\$14,501.60
Under Budget	\$12,323.40
YTD Under Budget	\$12,323.40
Maintenance Expenses:	\$1876.28
Under Budget	\$5723.72
YTD Under Budget	\$5723.72
Pool & Recreation Expenses:	\$3730.73
Over Budget	\$247.47
YTD Over Budget	\$247.47
Utilities Expenses:	\$54,202.14
Over Budget	\$1127.91
YTD Over Budget	\$1127.91
Accounts Receivables:	\$16,695.37
As of 1/31/22 the total is \$16,695.37. 28 homeowners have not paid 1 <sup>st</sup> quarter fees.	
2 homeowners have not paid fees for 2 quarters.	

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

2/7/2022

Sunstate Management  
228 Ponce De Leon Ave.  
Venice, FL 34285

Location: Jacaranda West  
Venice, FL 34293  
ATTN: Michelle

### Maintenance Proposal

We propose to provide the following concrete repair services:

Removal and replacement of damaged concrete drainage curb. Locations have been provided by the association.

Gaeta:	32ft
Via Del Villetti:	35ft
4339 Corso:	30ft
4334 Corso:	35ft
4948 Bella:	45ft
4982 Bella:	35ft
5016 Bella:	43ft

---

Total Estimated Linear Feet: 255

Saw cut removal sections

Remove damaged curb Sections


Remove roots as needed or as conditions permit.

Form, pour, and finish each curb section as needed.

Transport and disposal of concrete debris into a local recycling facility.

Transport and disposal of root debris into a local yard waste facility.

- Please note: It is the customers responsibility to have any privately installed underground items located and marked. This includes but is not limited to ; irrigation, lighting, drainage, security, pet fencing etc. We will not be held responsible for damage to unlocated underground items.

\*\*\*\*\*Irrigation systems may require modifications and or repairs due to root removal. It is the customers responsibility to have irrigation system repaired or modified as needed. Please sign X  \*\*\*\*\*



\*Please note that a 50% deposit will be required to schedule, mobilize, and secure materials as needed. Total final price may vary depending on actual linear feet replaced.

Total: \$22,000.00

#### Acceptance of Proposal

By signing below, you hereby agree to the above specifications and payment arrangements as noted above. Alterations or deviations from the above proposal involving any extra work will require a signed change order, and will become an extra charge over and above the original proposal. Any unpaid balance remaining 15 days past the date of completion will incur late fees. Unpaid balances past 15 days will be charged a finance fee of 2.5% per month. Should any collection action be necessary, you hereby agree to be responsible for any and all costs and fees associated with this process.

Date of Acceptance: \_\_\_\_\_ Sign and Return

Signature: \_\_\_\_\_

*Will Howell*  
*2-7-22*

Thank You for Your Consideration

Will Howell

President

Howell Concrete & Land Service Inc.

Prices Valid For 30 Days



## Tree and Gutter Committee Report 2/28/22

Magazzeni LLC has completed the gutter repairs except for the one located at 4370-4374 Del Villetti. We made a change agreement to his contract and the final payment is now due in the amount \$5,500.00

The tree project will begin on the week of March 7 with the removal of 40 oak trees and some initial stump grinding. This should take 5 to 7 days. Shady Lady Tree planting and landscape finishing is scheduled to start the week of April 7 and it will take 5 to 7 days to complete.

The 9 trees that will not be planted over catch basins will be planted near the outbound Woodmere Entrance. The exact location of these plantings will be recommended to the Board by a joint understanding between the Landscape and Tree Committees.

It is certainly nice to see Westcoast trimming the oak trees along the roads to a height of 12 feet. The community looks so much better for it.

As of today, February 22<sup>nd</sup>, Westcoast has not trimmed any of the Shady Lady Trees.

Howell Concrete and Land Service is working on a number of sidewalk locations but this company has not started on any of the 7 gutter locations that were recently approved.

All existing members of the Tree and Gutter Committee will continue to serve on the committee. The Committee would like to add two new members as shown below;

Scott Hampson  
4245 Corso Venetia Blvd  
(860) 653-4126  
[Scoham64@yahoo.com](mailto:Scoham64@yahoo.com)

Mario Gianino  
5029 Bella Terra  
(314) 566-5810  
[managianino@gmail.com](mailto:managianino@gmail.com)

Tree and Gutter Committee Chairman  
George Sperry



DEEPER ROOTS. HIGHER STANDARDS. ®

## ArtisTree

Irrigation # RGLAIR-SIS-A914  
Landscape # RGLAN-SL-17  
Sarasota County, Florida

Phone: (941) 488-8897  
Fax: (941) 484-0945  
Web: www.artistree.com

# Sales Quotation

Quotation Number: 19786

Quotation Date: 01/31/2022

Valid Until Date: 02/28/2022

Customer Number: C19493

Printed On: 2/4/2022

Contract Ref No:

### Customer Information

Venetia Community Association, Inc.  
PO Box 18809

Sarasota FL 34276  
USA  
Attn: Jerry Klinginsmith  
(573) 286-0113

### Jobsite / Contract Information

Venetia Community Association, Inc.  
4401 Corso Venetia Blvd

Venice FL 34293  
USA  
Attn: Jerry Klinginsmith  
(573) 286-0113

**Contract Description:** Venetia Community Assoc., Inc. Street Tree Replacement 2 REV1  
Scheduling: to be scheduled to follow Tree Division. Utility locates needed for designated properties.

Quantity	Item Code	Description	Extended
<b>\$500 Contingency for Additional Materials</b>			
1.00 Each	LD105-GENL	General Labor	
<b>Subtotal for \$500 Contingency for Additional</b>			<b>500.00</b>

### Landscape Division

9.00 Each	SS60841	Live Oak- 30 GAL 2(in)
6.00 Each	SA77913	Soil - 70/30 Soil/Sand Mix
40.00 Each	ST75018	Pro 40 Bracing Kit
10.00 Each	LD137-IRRI	Irrigation Installation Labor
1.00 Each	DB85004	Sod Pallet Installed (Floritam)
70.00 Each	MH40025	Coco Brown-A Mulch
4.00 Each	EQ45002	Bobcat Loader Machine & Driver
10.00 Each	LD136-DEBR	Debris Removal Labor
31.00 Each	SS61172	Shady Lady'- 30 GAL 2(in)

**Subtotal for Landscape Division** **22,080.79**

### Tree Division

1.00 Each	TREE-SRV	Tree Services
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**Subtotal for Tree Division** **29,450.00**

**Contract Total** **\$52,030.79**

**Job Summary:**



DEEPER ROOTS. HIGHER STANDARDS.™

## ArtisTree

Irrigation # RGLAIR-SIS-A914  
Landscape # RGLAN-SL-17  
Sarasota County, Florida

Phone: (941) 488-8897  
Fax: (941) 484-0945  
Web: www.artistree.com

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Attn: Jerry Klinginsmith  
(573) 286-0113

### Jobsite / Contract Information

Venetia Community Association, Inc.  
4401 Corso Venetia Blvd

Venice FL 34293  
USA  
Attn: Jerry Klinginsmith  
(573) 286-0113

**Contract Description:** Venetia Community Assoc., Inc. Street Tree Replacement 2  
Scheduling: to be scheduled to follow Tree Division. Utility locates needed for designated properties.

Quantity	Item Code	Description	Extended
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#### Tree Division:

- As per submittal dated January 31, 2022. Price reflected in this proposal.
- Removal and stump grinding of est. 40 Oaks around community.
- Stump grinding of strumps and roots that can be done without causing damage to sidewalks or curbing. Stump grinding pending locations of utilities.
- Removal of debris and dumping fees included.

#### Landscape Division:

- The installation of new Shady Lady Black Olive Trees and Live Oak Trees to mitigate existing Oak Trees/Street Trees removed (cut down & stump ground).
- NOTE: ArtisTree to take all precautionary measures while completing the work. ArtisTree is not responsible for the condition of roads, curbs and sidewalks.
- Based on recent site evaluations of the existing Oak Trees and the limited space for grinding, ArtisTree recommends that the locations of the new trees will need to shift in R.O.W. area as needed. ArtisTree will confirm locations with Assoc.'s representative prior to planting if different from existing street tree locations.
- Proposed trees to be braced by ArtisTree.
- Bubblers for irrigation to be replaced/moved only for the designated trees/properties. ArtisTree not responsible for any additional irrigation.
- Clean Top Soil to be used for amendments to both removal and planting areas.
- St. Augustine sod to be used for amendments as needed.
- ArtisTree will credit back any bags of mulch not used for the project. Any additional items needed will be billable; ArtisTree will notify Association before moving forward.

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

Salesperson signature

Owner/Client Signature

 2/7/22  
 2/7/22





Customer Number: C19493 Venetia  
Quotation Number: 19786 – Street Trees  
Printed On: February 7, 2022

## **WARRANTY**

Thank you for choosing ArtisTree for your new landscape design and installation. We value your business and stand behind our work with an industry-leading warranty that offers you peace of mind.

**How to claim a warranty:** We're pleased to offer our customers the opportunity to submit warranty requests online to eliminate paperwork and lengthy phone calls. Simply follow the steps below:

- Visit ArtisTree's work order site at [www.arttwo.biz](http://www.arttwo.biz).
- Select WARRANTY from the drop-down menu only. Do NOT type in anything else. Any submissions other than WARRANTY will not be received.
- Enter your **complete** information and then choose "Residence" in the **Area Type** box. Choose "Warranty" in the **Item** box.
- Enter a description of your warranty claim and provide as much information as possible to assist in processing your claim. Hit "Submit" once all pertinent information is entered. **ALL boxes must be filled in before submitting request or you will receive an error message.**

## **PLANT MATERIALS**

ArtisTree Landscape Maintenance and Design uses only Florida Fancy or Florida #1 plant material on all projects. Both are designated to be the best quality plant material statewide.

- All material is guaranteed to be as specified.
- All work to be completed in a workman-like manner according to standard practices.
- Any replacements resulting in extra costs will be executed only upon written orders, and will become an extra charge over and above the original proposal.

For a period of 90 days from date of installation, ArtisTree will provide a warranty on the following items:

- Hardwood trees
- Palms
- Shrubs
- Accent trees



*I understand this warranty does not include damage caused by acts of nature (i.e., hurricanes, freezes, floods, drought, etc.), improper drainage or maintenance practices, lack of an automatic irrigation system, pedestrian/vehicle traffic, theft/vandalism, erosion, neglect, washouts, disease, destruction by animals and results of an improper grade (either by natural precipitation or damage caused by man-made practices).*

INITIALS AW  
JVA

**Not included in this warranty are:**

- Annuals
- Herbaceous perennials
- Transplanted plant material
- Neglected plant material
- Citrus
- Insects
- Bromeliads
- Roses
- Sod
- Mulch
- Soil
- Hardscapes, including stone, boulders, pebbles or recycled glass

INITIALS AW  
JVA

**IRRIGATION SYSTEMS**

**For a period of 30 days from the date of installation, ArtisTree warrants** a working irrigation system free from defects. **Please note:** ArtisTree sets the irrigation clock to initial installation specifications. All customers will be responsible for any adjustments following the 30-day guarantee period. If clocks are tampered with within the first 30 days and results in the irrigation system not running properly, a service charge will be applied for resetting the system.

**Automatic timers and valves are warranted for a period of one year from the date of installation.** All adjustments (i.e. heads out of alignment, valve service or overall system check) will be considered a billable service after 30 days from the date of installation. Any parts covered by the manufacturer's extended warranty are the customer's responsibility. If customers request ArtisTree to contact the manufacturer on their behalf, order and install any parts after the limited 30-day warranty period, service and shipping charges will apply.



## LOW-VOLTAGE LANDSCAPE LIGHTING

For a period of 90 days from the date of installation, ArtisTree warrants low-voltage landscape lighting system. Fixtures and transformers are covered under the manufacturer's warranty.

### Not included in LOW-VOLTAGE LANDSCAPE LIGHTING warranty:

- Bulbs.
- Acts of God, including lighting strikes and power surges.
- Damaged and/or cut wiring by other.
- Alterations made to wiring of fixtures and transformers.

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All warranties are included in the initial purchase price of the warranted item. Failure to fully pay ArtisTree for initial installation of any materials within 30 days of invoice date voids the warranty.

**NOTE:** Unpaid balances accrue interest at the rate of 1.5% per month from the invoiced date. In the event that the services of an attorney are required in the collection of this invoice, customer agrees to pay all costs and a reasonable attorney's fee. All taxes are included. Proposal and quoted items are guaranteed for 30 days from date below.

*Thank you for choosing ArtisTree. We are committed to earning your satisfaction.*

Date

2-7-22

ACCEPTANCE BY CUSTOMER

Licenses: Landscape #RGLAN-SL-17

Irrigation

#RGLAIR-SIS-A914





## Venetia 2022 Numeric Tree Removal List

Tree Number	Tree Address	Tree Size (inches)	Catch Basin (D)
1	4570 Canello Grande-Corso	17	
2	4543-4545 Canello Grande	18	
3	4129-4133 Bella Pasque	17	D
4	Canello Grande-4937 Bella Terra	26	
5	4908-4912 Bella Terra	18	
6	4983-4987 Bella Terra	27	
7	4998-5002 Bella Terra	15	
8	5015-5017 Bella Terra	24	
9	5017-5019 Bella Terra	21	
10	5022-5024 Bella Terra	29	
11	5047-5049 Bella Terra	22	
12	4282-4286 Via Del Villetti	17	D
13	4322-4326 Via Del Villetti	17	D
14	4334-4338 Via Del Villetti	19	
15	4398-4402 Via Del Villetti	15	
16	4411-4415 Via Del Villetti	15	D
17	4426- Via Del Villetti-Borghese Court	18	
18	4434-4438 Via Del Viletti	17	D
19	4443-4447 Via Del Villetti	14	
20	4505-4909 Cernela Court	18	
21	4451-4453 Via Del Villetti	17	D
22	4467-4471 Via Del Villetti	16	
23	4418 Sintina Court-Empty Lot	21	
24	4430-4434 Sintina Court	13	
25	4438-4439 Sintina Court	16	
26	4339-4349 Natale Drive	16	
27	4342-4350 Natale Drive	18	
28	4376-4380 Corso Venetia	15	
29	4340-4344 Corso Venetia	18	
30	4327-4329 Corso Venetia	15	D
31	4240-4244 Corso Venetia	16	D
32	4231-4235 Corso Venetia	15	
33	4880-4890 Via San Tomaso	18	
34	4308-4310 Via Del Santi	13	
35	4312-4314 Via Del Santi	14	
36	4314-4316 Via Del Santi	22	D

37	4338-4340 Via Del Santi	12
38	4357-4361 Via Del Santi	15
39	4618-4626 Gaeta Drive	14
40	4656-4660 Gaeta Drive	19

This document prepared on December 31, 2021