

# 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 May 23rd, 2022 at 9:00 a.m.**

**Call to Order** - The Meeting was called to order at 9:00 am by Vice-President Dick Mole.

**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: Vice President; Dick Mole, Treasurer; Tanya Henze, Secretary; Cindy Beckley, and present by Zoom were Director Michael Jalbert and Mary Jane Apicello. Also present were Brian Rivenbark and Lynn Priest from Sunstate Management Group. President Ann Viel was absent.

**Minutes – MOTION** made by Cindy Beckley and seconded by Art Apicello to approve the minutes of the April 25th, 2022 meeting. **Motion passed unanimously.**

**Presidents Report** – Dick Mole reported. MOTION made by Cindy Beckley and seconded by Art Apicello to change the name of the Hog Committee to the Wildlife Committee. Motion passed unanimously.

College Hunks Hauling junk came to the community on Thursday to give an estimate on how much it will cost to remove all debris left behind in the area of the preserve where the homeless camp is. The estimate given was between \$15-\$30 thousand dollars. MOTION made by Cindy Beckley and seconded by Tanya Henze to discuss quote and the work that needs to be done and whether or not this is a permanent solution. Bill Crocker suggested that the Security Committee be asked to keep watch on the entry area of the homeless. Suggestions were made to hire a drone pilot to view area on the regular basis or possibly hire a security guard to keep watch on the area.

Russ Henze and Mike Pelletier showed pictures of the homeless that were in the area on Saturday. They checked the area again this morning and there were additional people and other items had been brought in that were not there over the weekend. 911 was called on Saturday and it took over 30 minutes for the sheriff deputies to arrive. When the police arrived Russ was told that they have to witness the person 4 times prior to being arrested or warned. Deputy Judd was one of the deputies who arrived and said having them removed will not be a permanent solution and also refused to give a warning to any of the trespassers.

A task force is going to be formed including members of the security committee and the environmental committee. Contacting the press to bring proper attention to this matter was also suggested. Brian Rivenbark and Dick Mole will have a meeting to come up with a plan of action. Andrea Lippenstein will also be contacted by Brian. It was requested at least one additional estimate be obtained by Sunstate Management.

Amenities Committee report to VCA Board of Directors Meeting  
May 23rd - 2022

The Amenities Committee met on Tues 05/17/22

In attendance: Jim DiFazio, Mark Link, Pete Bonanno, Marie Bonanno, Pam Biasotti, Dick Mole, Dusty Campbell.

#### POOL and SPA

1. Heater #2 is out and Symbiont will schedule a manufacturers rep to visit with their rep to determine the problem.
2. We will monitor when we can turn off heaters and when we can activate cooler mode as the summer progresses.
3. Depth signs as ordered by Sarasota County are complete and installed along waterfall wall.
4. Our infrastructure committee has requested we order new depth/numerical tiles which will need replacement as they work on the pool deck pavers. Still waiting on tiles ordered.

#### CLUBHOUSE

Building and Pool deck have been powerwashed in April and May.

Windows will be cleaned inside and out in June.

Another detailed Window washing will be scheduled after hurricane season

Carpets and tiles in entire clubhouse will be cleaned in October.

#### COURTS:

Most court activity has subsided, still some activity.

#### FITNESS Room

Fitness Equipment well received. We will schedule a cleaning of the equipment and the fans in June.

#### POOL Rules Issues:

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.

An eblast will be sent to advise people NOT to open gates to people claiming they forgot their fob or it doesn't work. Do not open pool area to any contractor. Our landscapers and mail carrier have fobs to use and understand they are to only enter through the side door.

For the summer months of June-July-August, the Amenities Committee will conduct meetings via email communications or zoom.

Submitted 05-17-22

Donna DeLuca

Submitted 04-19-22

Donna DeLuca

**Treasurers Report** – As attached to these corporate records, Tanya Henze gave the report from the April 30, 2022 financials. **MOTION** made by Cindy Beckley and seconded by Art Apicello to accept the Treasurers report as presented. **Motion passed unanimously.**

**Committee Reports –**

- **Communications** – Joe Holler reported.

- **Finance Committee** - No Report Submitted

- **Infrastructure Committee** – George Sperry reported. **MOTION** made by Cindy Beckley and seconded by Art Apicello to approve the quote from W.E.T. in the amount of \$1,071.43 to remove, repair and replace the fountain pump. **Motion passed unanimously**

- **Amenities** – Donna Deluca reported.

- **Environmental** – Mary Lou Holler reported. **MOTION** made Cindy Beckley and seconded by Tanya Henze to accept the resignation of Michael Gibson from the Committee. **Motion passed unanimously.**

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

- **Preserve Committee** – No report submitted. **MOTION** made by Cindy Beckley and seconded by Tanya to accept the resignation of Michael Gibson as co-chair. **Motion passed unanimously.** **MOTION** made by Cindy Beckley and seconded by Art Apicello to accept Russ Henze as a member of the Preserve Committee. **Motion passed unanimously.**

- **Roads Committee** – George Sperry reported. It is highly unlikely that Ajax will be working on Saturdays or the Memorial Day holiday on Monday.

- **Tree and Gutter Report** – George Sperry reported.

**Citizens Patrol** – No report.

**MOTION** made by Cindy Beckley and seconded by Tanya Henze to accept all committee reports. **Motion passed unanimously.**

**Social Club** – No Report

**Sub-Association Reports**

- **VNA 1** – No Report
- **Villa Paradiso** – No Report
- **Villa Vivaci** – Jim Chimelak was needed within the community to find the owner of a truck in the way of the pavers

- **Casa di Amici** – Jennifer Smouse reported.
- **Management Report** – Brian Rivenbark reported. A meeting will be arranged with Deputy Brown to go over additional options for the homeless situation.

**Unfinished Business – None**

**New Business** – Michael Jalbert suggested no trespassing signs may be a good option to cover the community liability with regard to the ponds.

Cindy Beckley mentioned that the Comcast contract will be up in 2 years. A discussion needs to be held as to whether or not cable TV is needed or just internet services.

**Owner Comments-None**

**Next Meeting** – June 27, 2022 at 9:00 am.

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

**Meeting was adjourned at 10:48 AM.**

Respectfully submitted by,  
Lynn Priest, Administrator for,  
Brian Rivenbark/LCAM,  
For the Venetia Community Association Board of Directors

# Communications Report

May 2022

The printed directories are expected to be delivered some time this month.

Information pertaining to road paving is being posted on the website and Facebook as it comes in.

Joe Holler

## Environmental Committee Report 5/23 2022

Mike Gibson has resigned from the committee.

Solitude has a new tech in our community, whom I haven't met yet.

Dry conditions continue to spoil the appearance of our ponds and sumps. They are sprayed when appropriate and will be back to normal when the rains come.

A new contract with Solitude was signed and will begin June 1<sup>st</sup>. There will be no increase in the cost of service.

Respectfully submitted,

Mary Lou Holler co-chair



May 17, 2022

Venetia Community  
Attn: Bill Crocker  
RE: 41 Entrance feature pump

We are pleased to quote on the following services and materials

Field service to pull feature pump and motor from service, transport to service center for evaluation, tear down and inspect, replace leaking mechanical seal, reassemble, reinstall prime and test.

Your Cost ----- \$ 1071.43

Any additional items found will be quoted as extras

Price does not include sales tax

Terms: Net 10 days

Delivery: 5-7 days after receipt of order

Prices good for 30 days.

Please do not hesitate to contact us with any questions you may have.

Thank You

H. H. (Tom) Morgan III  
(941) 232-4629

By signing and returning a copy of this contract, you are agreeing to all of the above terms and conditions

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Company

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Signature

Printed Name

Date \_\_\_\_\_

## **May 2022 Infrastructure Report**

This report is for the period from 4/26/2022 thru 5/17/2022

1 – Cleaned Fountain in Butterfly Park. In addition we emptied fountain base and repaired and re-lamped the three lights in bottom. We also sealed lights with silicone to seal them from water leakage.

2 – Replaced makeup water float valve at the Jacaranda Entrance Waterfalls. Cleaned water intake screens at both Jacaranda Waterfalls. Installed 4 new soap dispensers in the Clubhouse Rest Rooms. Installed 2 new signs in the Pool Area showing the maximum water dept as required by County Regulations. Repaired streetlight at 4347 Nizza Court that had a blown fuse.

3 – We tried to repair an irrigation pipe leak in the area on top of the Woodmere Waterfalls. We were enable to find which well pump that supplied the water pressure to that line. We will get back to this when we find the source of water feed.

4 – Repaired leaking irrigation line on top of the Woodmere Waterfalls to complete the Job we could not complete Previously. Installed necessary cement & blocks under & around 2 inch PVC line & Valve that feeds makeup water for the Ponds at the Woodmere Waterfalls to stabilize line & valve for better operation. Dug up and installed a 2 inch PVC ball valve on an irrigation line that is not in use at this time and had been turned on by someone causing problems.

The Committee Worked a total of 54.5 hrs. in the period mentioned above.

This report was prepared and submitted by Bill Crocker and George Sperry



## Meeting Notes

### May 17, 2022

#### Attendees:

Jackie Cleary

Elaine Timmes

Dick Mole

Tim Griener – West Coast

#### Next Meeting: TBD

- On May 5, 2022 the landscaping committee, George Sperry, Bill Beaumont, and West Coast walked thru the community to discuss the irrigation. We all agreed that the system is aging and it will need to be replaced in sections. We are waiting on a proposal from WC to replace faulty heads, timers and timer boxes with bolts from the Jacaranda entrance to the end of Venetial property on 776 so no one can tamper with the timers. I believe we are all on the same page.
- WC replaced all the bullnoses and the two spaces beneath the clubhouse sign with perennials and annuals on May 17, 2022
- WC repaired the berm at 4350 Via Del Villetti, 5003 and 5035 Bella Terra.
- Due to the road project mulch will be delivered on Friday 27, 2022
- The committee will be discussing our next project which is the median at Jacaranda.

## Road Committee Report 5/23/22

Ajax Paving Industries has done an excellent job in supplying the Community with a Tentative Schedule on what will be done to the roads on what days. They have also supplied us with an excellent information sheet explaining what will take place.

A meeting was held with Lauren Taylor of Ajax on Thursday, 12 May to go over last minute details before the paving project was scheduled to begin. Most of the Committee Members along with Board Members Richard Mole, Cindy Beckley, Tanya Henze and Art Apicello attended. Norman Hotz, President of VNAONE, attended along with a couple of interested residents.

Ajax Personnel were in the Community during the week of May 9th putting marks on the roads in preparation of the project commencement. Paving and Milling Equipment were parked in the dead end of Woodmere Park Boulevard on Friday 13 May.

The Paving Project began as scheduled on 16 May.

Road Committee Chairman  
George Sperry

## VCA Treasurer Report

April 30, 2022

Total Liabilities and Equity:	\$1,300,790.06
Total Reserves Balance:	\$847,920.77
Total Expenses:	\$121,159.14
Under Budget	\$25,182.60
YTD Over Budget	\$34,173.40
Administrative Expenses:	\$9,927.40
Over Budget	\$493.65
YTD Under Budget	\$2,557.99
Grounds Expenses:	- \$2,773.41
Under Budget	\$29,598.41
YTD Over Budget	\$27,093.20
Maintenance Expenses:	\$11,963.10
Over Budget	\$4,363.10
YTD Over Budget	\$8,219.63
Pool & Recreation Expenses:	\$2,746.35
Under Budget	\$736.99
YTD Under Budget	\$930.77
Utilities Expenses:	\$53,454.71
Over Budget	\$380.64
YTD Over Budget	\$2,687.73
Accounts Receivables:	\$16,115.05
As of 4/30/22 the total is \$16,115.05. 28 homeowners have not paid full 1 <sup>st</sup> quarter fees.	
As of 4/30/22 there were 37 homeowners that had not paid the 1 <sup>st</sup> quarter fees in full or have a small balance due.	
As of 4/30/22 1 homeowner has been turned over to our attorney.	

## Tree and Gutter Committee Report 5/23/22

Repairs were made to gutters located in seven areas of the community. Howell Concrete and Land Service completed the repairs during the first week of May.

The street side of the oak trees located in the Villas, Single Family Homes and the Woodmere Park Entrance were trimmed during the week of May 9th. Most of the Shady Lady Trees were also trimmed during that period. The tree branches are now high enough off the roads to allow the paving equipment to pass under them. The Tree Division of ArtisTree did an excellent job of trimming the trees and completing the work in four days.

Thanks to the Board for their quick approval to fund the project for the fourth day of work.

The Tree Committee has continued to put water on the trees located near the Woodmere Entrance and along Route 776. Those trees along with all of the newly planted trees seem to be surviving. Thanks to all of the residents who have been watering the trees near their homes.

Tree and Gutter Committee Chairman  
George Sperry

## Estimate to remove homeless Camp

To Lynn Priest <lpriest@sunstatemanagement.com> • Richard Mole <rmole48@hotmail.com> • tanya.henze0329@hotmail.com <tanya.henze0329@hotmail.com> • Cindy Beckley <cbeckley1@comcast.net> • jalbert@uakron.edu <jalbert@uakron.edu> • Arthur Apicello <ajapicello@comcast.net> • Mary Jane Apicello <maryjane.apicello@gmail.com> Copy Ann Viel <ann.viel@gmail.com>

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Hello All

Below is the quote for the removal of the homeless camp junk. We have attempted to obtain other bids but have had issues with companies not showing up or not submitting the quotes.

I spoke with Deputy Brown from the SCSD and she stated that the homeless will keep returning until the junk is completely removed.

I have also reached out to Andrea Lipstein from the County environmental dept. to see if there is anything they can do to help. I am waiting for her reply.

My name is Connor Gabalis, and I was the estimator out on site today to clear out that encampment. Your associate Dick showed me where the encampment is and it is quite a job, but it's one we have had experience doing in the past. I have been going over it with my management and looking at a plan of action to clear it out for you.

Through our previous experience handling these situations we've come up with a range of between \$22,000 and \$30,000. That includes 3 days of the labor with 5 guys on site, and between 15 and 20 full truckloads of junk removal. We also will need to procure the equipment necessary, such as masks, suits, and a excavator/bobcat to clear out the debris and potentially hazardous garbage all over the area.

For us to have a clear schedule, lock in the disposal and recycling of items, as well as procure the equipment necessary I think we can get this clean-up started in around a month from now and have it back to being pristine and clean in between 3 and 5 days' time once the job has begun.

5 HUNKS at \$500.00 per hour for an estimated 24 Hours- \$12,000  
Estimated 15-20 Truck Loads at \$749.00 per Truck Load- \$11,235-\$14,980.

The high side of 30,000 was calculated with those numbers in mind, as well as anything unexpected such as any under-estimating done on job size, more encampments/garbage found on site, or any other factors that can't be predicted.

Please look over the numbers and let me know if you have any questions for me or would like to discuss anything further, below is my personal contact information, so you can pass over the call center and have a direct line to me and my management team.

*Regards,  
Brian*

**Brian Rivenbark, CAM**

5602 Marquesas Plaza Circle, 103, Sarasota, Florida, 34233

228 Ponce de Leon, Venice, Florida, 34285

**Mailing Address:** PO BOX 18809 Sarasota, FL 34276

Office: 941.870.4920

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**From:** Lynn Priest <[lpriest@sunstatemanagement.com](mailto:lpriest@sunstatemanagement.com)>

**Sent:** Friday, May 20, 2022 11:48 AM

**To:** Richard Mole <[rmole48@hotmail.com](mailto:rmole48@hotmail.com)>; [tanya.henze0329@hotmail.com](mailto:tanya.henze0329@hotmail.com); Cindy Beckley <[cbeckley1@comcast.net](mailto:cbeckley1@comcast.net)>; [jalbert@uakron.edu](mailto:jalbert@uakron.edu); Arthur Apicello <[ajapicello@comcast.net](mailto:ajapicello@comcast.net)>; Mary Jane Apicello <[maryjane.apicello@gmail.com](mailto:maryjane.apicello@gmail.com)>

**Cc:** Brian Rivenbark <[brian@sunstatemanagement.com](mailto:brian@sunstatemanagement.com)>; Ann Viel <[ann.viel@gmail.com](mailto:ann.viel@gmail.com)>

**Subject:** Re: Board Packets for Monday

Zoom link is below:

Join Zoom Meeting <https://us02web.zoom.us/j/88211661535?pwd=WU9Pa1VTTVBMRFFXN3JsZnpob1VJQT09>

Meeting ID: 882 1166 1535

Passcode: 063783

Call in number: 929-205-6099

**Please note that any noise in your surroundings while you are participating in a Zoom meeting is very disturbing to all participants including the actual meeting room. Please mute yourself except for when you wish to be recognized to speak, and then use the icon to "raise your hand". Also consider closing yourself in a quiet room with a sign on the door asking to not be disturbed. At the very least, please mute your phones and TVs, put out your dogs and significant others, and request of them "DO NOT DISTURB". Thank you!**

***Warm Regards,***

**Lynn Priest**

Admin/Team Member

**Sunstate Association Management Group**

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Phone: 941.870.4920 | Fax 941-870-9652

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**From:** Lynn Priest <[lpriest@sunstatemanagement.com](mailto:lpriest@sunstatemanagement.com)>  
**Sent:** Friday, May 20, 2022 11:36 AM  
**To:** Richard Mole <[rmole48@hotmail.com](mailto:rmole48@hotmail.com)>; [tanya.henze0329@hotmail.com](mailto:tanya.henze0329@hotmail.com) <[tanya.henze0329@hotmail.com](mailto:tanya.henze0329@hotmail.com)>;  
Cindy Beckley <[cbeckley1@comcast.net](mailto:cbeckley1@comcast.net)>; [jalbert@uakron.edu](mailto:jalbert@uakron.edu) <[jalbert@uakron.edu](mailto:jalbert@uakron.edu)>; Arthur Apicello  
<[ajapicello@comcast.net](mailto:ajapicello@comcast.net)>; Mary Jane Apicello <[maryjane.apicello@gmail.com](mailto:maryjane.apicello@gmail.com)>  
**Cc:** Brian Rivenbark <[brian@sunstatemanagement.com](mailto:brian@sunstatemanagement.com)>; Ann Viel <[ann.viel@gmail.com](mailto:ann.viel@gmail.com)>  
**Subject:** Fw: Board Packets for Monday

Good Morning,

Attached are the following documents for Mondays meeting:

- Agenda
- Minutes from 4/25 Meeting
- Treasurers Report
- Communications Committee
- Finance Committee - No report this month
- Infrastructure Committee
  - W.E.T. Proposal
- Welcome Committee - No report this month
- Amenities Committee
- Environmental Committee
- Landscape Committee
- Preserve Committee - No report received
- Road Committee
- Trees and Gutters Committee
- Management Report
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**Warm Regards,**

**Lynn Priest**

Admin/Team Member

**Sunstate Association Management Group**

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