

Venetia Community Association, Inc.

A Corporation Not-for-Profit
c/o Sunstate Management Group,
Inc. 228 Ponce de Leon Ave, Venice, FL
34286 Phone—941-870-4920

Minutes of the Board of Directors Meeting October 31st, 2022 at 9:00a.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: Vice President Dick Mole, Treasurer Tanya Henze, Secretary Cindy Beckley, Director Mary Jane Apicello, and Director Art Apicello. Present via zoom was Director Michael Jalbert. Also present in person were Brian Rivenbark and Lindsey Olson from Sunstate Management Group.

Minutes—**MOTION** made by Dick Mole and seconded by Cindy Beckley to approve the minutes of the September 19, 2022 meeting as presented. **Motion passed unanimously.** **MOTION** made by Dick Mole and seconded by Art Apicello to approve the minutes of the October 11, 2022 special board meeting. **Motion passed unanimously.**

Presidents Report—Ann spoke of the hurricane cleanup. Unless absolutely necessary, there will be no special assessment. The board has done everything possible to secure and clean the community after Hurricane Ian. This was a necessity due to the age of the population of the association. Individual homeowners are responsible for their mailboxes. Debris pickup is continuing, the most critical got picked up first. The right of entry form was completed and returned to Sarasota County a few weeks ago in order for debris to be cleaned up. By noon today, the numbers need to be turned in for the Venetia Strong party on November 5 hosted by the Social Club. If you have volunteered in any way during the past year, please sign up. There are four terms up for reelection at the end of the year. Ann Viel and Art Apicello will not be putting their name in for reelection. Dick Mole and Michael Jalbert will be up for reelection. On November 9, 2022 at 1pm an informational meeting will be held at the clubhouse about being a board member. If you are interested, please attend! November Board meeting will be held the last Monday in November at the clubhouse and on zoom. The December meeting will be December 19th at the clubhouse and via zoom. Town Hall meeting will be January 12, 2023 at Trinity Church. Sign in at 5:30, meeting starts at 6. This meeting will be in person only. January 30th is the monthly board meeting at the clubhouse and via zoom. February 9, 2023 is the annual meeting, this will be held at Trinity Church and will be in person only. Please be aware of vendors in the community. Ask for license and references before booking. No structures were damaged in the hurricane, the gates had damage, but this will be covered by insurance. The cost was in the \$11,000 range, and will be submitted to insurance. If a VCA tree damaged your property, you must contact your insurance provider, and they will contact the Association's insurance.

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

Committee Reports–

- **Communications** –Joe Holler reported. The committee would like the ownership of the domain venetiacomunity.com to be transferred from him to the Board of Directors/Sunstate. **MOTION** made by Cindy Beckley and seconded by Art Apicello to transfer the ownership of the domain. Motion passed unanimously. The committee would also like an ad hoc committee to be formed to negotiate the next cable/internet contract and for George Neidich to be the chair. **MOTION** made by Cindy Beckley and seconded by Michael Jalbert to appoint this ad hoc committee. Motion passed unanimously. Requests for articles for the newsletter will be going out this week.
- **Finance Committee** -Jennifer Smouse reported. Copy her report here. **MOTION** made by Tanya Henze and seconded by Mary Jane Apicello to cash out the CD at Bank of Ozark to add to the operating funds for Hurricane Ian cleanup. Motion passed unanimously. \$540/quarter is the new quarterly assessment. **MOTION** made by Cindy Beckley and seconded by Dick Mole to accept the 2023 proposed budget. Discussion was had. **Motion passed unanimously.**
- **Infrastructure Committee**–Bill Crocker reported. The committee worked 79 hours in the past month –helped with a lot of Hurricane Ian issues. Bill presented an estimate from Nostalgic Lampposts in the amount of \$16,905 to repair and or replace various street signs, lampposts, etc. Bill stated his committee can do some of the work included in the estimate, bringing the total down to \$14,745. He will get a rewritten estimate for that amount.
- **Welcome Committee** – No report.
- **Amenities** – Donna DeLuca reported. The pool deck will be pressure washed tomorrow. The awning was replaced after the storm. The committee would like to raise the fee to rent the clubhouse from \$50 to \$100. **MOTION** made by Cindy Beckley and seconded by Dick Mole to raise the fee to rent the clubhouse to \$100 beginning January 1, 2023. Motion passed unanimously. Amenities deactivated fobs of those who violated rules of the clubhouse pool and spa. Warning letters have been sent, and people are still violating. The committee would like to fine these owners. Brian will speak to the attorney. Three new people would like to join the committee ,Neil and Linda Fair and Jo Price. **MOTION** made by Mary Jane Apicello and seconded by Dick Mole to appoint these three new members to the Amenities committee.
- **Environmental**–Mary Lou Holler reported.
- **Landscaping**– Jackie Clery gave the report. **MOTION** made by Mary Jane and seconded by Dick Mole to approve the expenditure for Twin Palms for debris cleanup at \$1500/day per crew. Motion passed unanimously. **MOTION** made by Cindy Beckley and seconded by Tanya Henze to put a limit on Twin Palms contract starting today not to exceed past November 15 at \$1500 per crew per day; with a report being given on the 4th and the 11th of November with progress. Extensive discussion was had. **Motion carries** 4-1 with Dick Mole voting against. There is a leak on the berm, a tree was cut down and the stump must be removed to find it. A proposal #20 from West Coast was provided in the amount of \$5,000 to repair the irrigation problem affecting the Hourglass neighbors on the berm. **MOTION** made by Cindy Beckley and seconded by Mary Jane Apicello to accept the proposal for \$5,000 with the stipulation that there is a warranty provided. No votes - Tanya, Michael. Dick Abstain. Yes votes – Art, Cindy, Mary Jane. **Motion passed.** **MOTION** made by Cindy Beckley and seconded by Michael Jalbert to accept the 2023 contract from West Coast in the amount of \$131,400. **Motion carries**, with Tanya voting against.
- **Preserve Committee** –Jan Weis reported. The survey of the preserves is going to be done in December. A Sarasota County arborist will be accompanying the committee to assess the trees in the preserve compromised by the hurricane.
- **Tree and Gutter Report** –George Sperry reported. The hurricane blew down 34 oak trees. Some stumps have been removed, and some will need to be removed in the future. There are 49 more trees that are leaning and should be taken down. A written proposal is required from JB Tree

Service in order to get a vote. **MOTION** made by Dick Mole and seconded by Michael Jalbert to have West Coast stop cutting currently and bring in an arborist to evaluate the list provided on the critical trees. **MOTION** made by Tanya Henze and seconded by Dick Mole to have a written contract with JB to approve up to \$9,100 for up to three days to remove the most critical trees as noted by the tree committee. **Motion carries** with Cindy Beckley voting against. Art Apicello did not vote, he had left the meeting.

SOCIAL CLUB – Morina Chimelak reported. The club is looking for more volunteers. **MOTION** made by Mary Jane Apicello and seconded by Tanya Henze to approve the list provided of volunteers to help decorate for Christmas. The social club is asking for \$1,000 from VCA for the purchase and replacement of decorations and/or lights. **MOTION** made by Mary Jane Apicello and seconded by Tanya Henze to approve \$1,000 for the social club to replace decorations and lights. Venetia Strong is this Saturday. Doors open at 5, starts at 5:30. There will be a food truck and a DJ.

MOTION made by Cindy Beckley and seconded by Tanya Henze to accept all provided written reports of the committees.

Sub-Association Reports

- **VNA1** – None.
- **Villa Paradiso** – None.
- **CDA** – Tanya Henze reported.
- **Villa Vivaci** – Jim Chimelak reported.

Management Report – No report.

Unfinished Business– None.

New Business – None.

Owner Comments -

Next Meeting–October 24, 2022 at 9:00 am.

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

Meeting was adjourned at 1:51 pm.

Respectfully submitted by,

Lindsey Olson-Administrator, for
Brian Rivenbark /LCAM,
for The Venetia Community Association Board of Directors

Amenities Committee Report to VCA Board of Directors Meeting 10/31/22

1. There are many reservations of the clubhouse now scheduled for Oct/Nov/Dec/Jan. Volunteers are needed to help coordinate opening and closing of the facility. The cost to rent the clubhouse for private parties has been \$50 for well over 15 years. The Amenities Committee suggests we raise that price to \$100 to cover expenses.
2. We will re-hire a service (Winchester) to wash and treat pool furniture once month.
3. With temperatures cooling a bit, the Aqua Cal units have now been re-set to the heat mode, set for 84 degrees, and should remain so until May 2023.
4. Pool Deck power-washing is scheduled for Tuesday Nov 1st.
5. We are waiting for re-schedule of floors and carpet cleaning in the clubhouse.
6. Bocce ball league group will meet the week of October 31stth to discuss and disseminate information on the 2023 League Play.
7. Amenities has de-activated fobs for tenants who have continually violated rules of the Clubhouse Pool and Spa. Sunstate has sent letter to the landlord. Board to review recommendation of a fine to the landlord.
8. We have a couple that has asked to join the Amenities Committee and we request approval.
Neal and Linda Fair
4266 Vicenza Dr Unit D
717-606-3030
Fairball11@gmail.com
9. A detailed list of action items required Post Hurricane Ian has been compiled and submitted to the Board with a copy to infrastructure committee.

Submitted 10/27/22

Amenities Committee Facilities – Hurricane Ian Damage Review as of 10/8/2022

From what we can see, the vast majority of the items on this list, can/will be taken care of by volunteers. I have copied Bill Crocker and George Sperry – infrastructure co-chairs for their input and review.

Tennis and Pickleball Courts:

1. Permanent tennis nets appear to be okay, no damage. ***Tennis group will confirm***
2. Portable pickleball nets had been secured prior to the storms and appear to be okay. ***PB group will confirm***
3. Scoreboard sign on tennis nets – broken – ***Volunteers will remove permanently***
4. Two PB signs for net locations need to be re-installed on fencing – ***Volunteers to re-install***
5. Courts rules signs – bent/leaning and needs to be straightened – ***Infrastructure and Amenities/Volunteers***
6. Court number sign Court 1, court 2 missing and need to be replaced – ***DD to order replacements***
7. Windscreens removed prior to storm, ***Volunteers will re-install.***
8. Awning was removed prior to storm, but needs repair of seams. ***Awning has been repaired and re-installed on 10/21: Cost to repair and re-install is \$550.***

Bocce Court

9. Court 2 turf needs to be removed and reinstalled – interlocking base panels need to be check for level – Donna has already contacted original company wk of 10/24
10. All 4 ball holders need to be repainted – One needs to be straightened – ***Amenities Volunteers***
11. Bocce Ball Bench Awnings were removed prior to storm- ***Will be reinstalled by volunteers after Nov 1***
12. 4 Bench frames need to be primed and re-painted – ***Amenities Volunteers***

Pool/Spa

13. One tall palm has fallen partially, many may be damaged and not recover – Email sent to George Sperry, ***Tree committee and Landscaping Committee***
14. Trees from the preserve have fallen forward close to or on the pool deck balusters – Email sent to George Sperry, ***tree committee and Landscaping Committee***
15. One outdoor camera was found on the ground and placed in the storage room – ***Can infrastructure re-install?***
16. Outdoor spa filter cover was recovered, but filter basket is missing. ***DD to order new basket***

Clubhouse

17. At least 6 ridge roof tiles are missing (towards front of building) – ***Sunstate: please contact Colonial Roofing to repair.*** Inside inspection did not reveal any water damage on the ceilings.
18. Ceiling panels of outdoor front entry have been torn down. ***Can Infrastructure repair/replace?***
19. One recessed light is hanging, camera wire is pulled out/disconnected. ***Can Infrastructure repair/replace?***

Submitted 10/27/2022

Communications Report

October 2022

The Communications Committee would like to have the VCA board approve changing the ownership of the domain “venetiacommunity.com” from Joe Holler to Venetia Community Association

The committee would also like the sub-committee for negotiating the next internet and TV contract be designated as an ad hoc committee and that George Neidich be accepted as the chairman.

Requests for articles for the newsletter will be going out this week to board presidents and committee chairpersons. Please consider submitting an article.

Joe Holler

TREE DECORATING

ARMSTRONG, JOAN

BOYD, KAREN

CALP, BUTENA

CANNATA, JUDY

HOLLER, MARY LOU

KING, BARBARA

KROLL, LYNN

LUTERBACH, SUE

REITER, EDIE

ROHE, BONNIE

SPERRY, MARY LOU

VEIL, ANN

CARD ROOM DECORATING

APICELLO, MARYJANE

CROCKER, JANICE

BALLISTERS

AUDIN, MARY

BURNSIDE, LINDA

CLARK, SANDY

EVE, MARY

FARLEY, JANE

GIANINO, MARIO AND NANCY

HENZE, RUSS AND TANYA

PECKHAM, BOB AND BARBIE

SPIZZIMI, JIM

TIMMES, RAY AND ELAINE

ELECTRICAL HOOK UP

CROCKER, BILL

LUTERBACH, HERB

SPERRY, GEORGE

TOP OF WATERFALLS/OTHER TREES/VENETIA SIGNS

BORTNER, JAN AND LARAINA

BOYD, BLAIR AND KAREN

BOYTON, BOB AND SHARON

IRR, JIM

KING, FRANK

LINK, MARK AND NANCY

OUTSIDE OF CLUBHOUSE

BAKULA, DAVE SPERRY, GEORGE

CALP, LARRY

HELPERS WHERE NEEDED:

JIM AND MORINA CHMIELAK

Environmental Report October 31 2022

9/26

Solitude removed debris from pond drains to ensure proper water flow to the preserve in preparation for the hurricane.

Lily pads are only treated by request, they are not harmful to the sumps or ponds except at the entrances where there are waterfalls..

10/24

This was Solitude's 3rd visit this month, with one more on 10/28.

Littoral shelves are too filled with water at this time to treat by backpack. As the water resides, treatment of invasive plants further out on the shelves can be done.

Pond 10 is being treated for submerged baby tears which the tilapia pick apart and the remaining floats to the top and accumulates wherever the wind blows it.

Lilies were treated at both entrances.

Our wetlands drainage system planned for this community worked the way it was intended. We are all very lucky!

Mary Lou Holler co-chair

Environmental Committee

VCA Finance Committee
Minutes of Meeting October 19, 2022

The meeting was called to order via Zoom at 2pm by Chairwoman Jennifer Smouse. Attending in person at the Venetia Clubhouse were Jim Chmielak, Roger DeNiscia Sr , Tanya Henze, and Cindy Beckley. Mary Eve attended via Zoom. Sunstate Management's Brian Rivenbark attended , as did VCA President Ann Viel.

Ann thanked the committee for changing the meeting time to coincide with the regular Wednesday meeting with Sunstate so that the committee could be apprised of the accumulating expenses due to the hurricane repair and cleanup to our community. She explained there were five proposals ratified at the special meeting of the VCA Board of Directors on October 11, 2022 amounting to a total of well over \$100,000, the exact amount still increasing due to ongoing cleanup daily by landscaping crews to remove vegetation debris clogging our streets. And there will be additional expenses to remove tree stumps, lay sod, repair and replace street lights and signs, sidewalks, irrigation, and the list keeps increasing. Although some of these replacements might be covered by insurance, there will still need to be an outlay of cash to cover these expenses.

It was discussed that VCA has a Bank Ozark CD in operational assets in the amount of \$237,038.26 that could be cashed in earlier than the maturity date of 12/11/2022 for a penalty of \$292.94 for early redemption.

Jennifer noted that because VCA has pooled reserve balances, some of those funds can be used for some of these expenses. Also there was a surplus rollover of \$10,000 to the proposed 2023 budget and the road paving came in well under budget this year. The designated amount for berm tree trimming may not be needed in 2023, as those trees are now being trimmed due to the aftermath of the hurricane. Likewise preserve trimming and tree removal are two more accounts included in 2023 budget that might be impacted in a similar manner as berm trimming.

Mary Eve made a motion, seconded by Roger DeNiscia, to cash in that CD with the penalty. The motion passed unanimously. This action will be recommended to the VCA Board at the next meeting on October 31, 2022.

The next committee meeting will be held via Zoom on Thursday, November 10, 2022 at 10am.

A motion to adjourn was made by Jim, seconded by Roger, and unanimously carried.

Respectfully submitted,
Cindy Beckley
Recording Secretary

Hurricane cleanup expenses as of 10.28.22

Phase 1 cleanup (\$5,000 per crew per day) – down trees on streets (WC) \$75,000

Phase 2 Cleanup (\$3,000 per crew per day) – Berm on 776 & Jacaranda (WC) \$52,000

Twin Palm street and debris cleanup \$10,500



NOSTALGIC LAMPPOSTS & MAILBOXES PLUS

P.O. Box 7202
North Port, FL 34290
941-223-1677
nlp1677@yahoo.com

Estimate

ADDRESS

Venetia Community
C/O Sunstate Association Management Group
PO Box 18809
Sarasota, FL 34276

ESTIMATE #	DATE	
2025	10/26/2022	

ACTIVITY	QTY	RATE	AMOUNT
Reset and repair 6 light tops that are broken off top mounting, replace or rest lenses			1,800.00
Repair 3 leaning street lights broken at bottom of base			1,775.00
Reattach 4 signs to post with stainless hardware			335.00
Reset 1 keep right sign at front entry			95.00
Repair 1 street sign poles down			265.00
Repair 3 leaning street sign posts			575.00
Repair / replace 2 street sign / stop sign combo posts			2,275.00
Pick up and replace post, repair signage as needed, install new concrete anchors and touch up paint on sign backers			
Replace broken base on street sign post			875.00
Replace 2 street light heads broken on ground , rewire to post			2,175.00
Replace 3 entire light posts including spike lamp tops , includes wiring and installation			6,375.00
Repair 4 small light pole tops, fasten with stainless hardware			360.00
*** Any broken foundations needing to be poured will incur and additional charge			
***Any additional electrical work such as sockets or wiring in pole will incur additional charge.			

TOTAL

\$16,905.00

Accepted By

Accepted Date

October 2022 Infrastructure Report

This report is for the period from 9/14/2022 thru 10/25/2022

9/20 – Repaired streetlight at 4521 Canello Grande and had to replace fuse holder & fuse. It appears to have been a lightning strike. Installed a few information tiles on pool deck that were broken around pool. Two No Diving and one (inch) tile.

9/22 – At the Jacaranda Exit the two drop arms were in the up position. Made necessary repairs all okay now.

9/23 – Had to shut down several well pumps to stop water leak on berm near Hour Glass Community. The leak washed out all the earth around trees roots. This Live Oak tree will probably have to come down.

10/4 – Listed all things in the Community that Infrastructure Committee usually repairs and were damaged by Hurricane Ian. Submitted list to Board.

10/16 – Installed two receptacles in ladies room booths in the Clubhouse. Looked into water pounding at the Woodmere Entrance. Made temporary repairs to outgoing side & come up with a fix for the Incoming side. These repairs will be made in the near future as soon as we get all the material needed to complete these two projects.

10/25 – Installed Stakes & Caution Tapes at 37 locations where hazardous conditions from the Hurricane Ian existed.

The Committee worked a total of 77 hrs. in the period mentioned above.

This report was prepared & submitted by Bill Crocker-



WESTCOAST

LANDSCAPE & LAWN S

PO BOX 5648 Clearwater, FL 33758

1-877-707-LAWN FAX 727-544-6330

WWW.WESTCOASTLAWNS.COM

October 27, 2022

FULL MAINTENANCE

Agreement for Landscape Maintenance

This agreement written, by and between Venetia, which is responsible for the maintenance of the facilities located at Corso Venetia Blvd Venice FL 34293 and Westcoast Landscape and Lawns, Inc. located at 3880 76th Ave N., Pinellas Park, FL. 33781, who will perform the landscape maintenance (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 maintenance program consists of the following service:

A) Mowing

The mowing of all turf areas throughout the property once each seven days in the heavy growing season. Mowing in the dormant months will be scheduled every other week. Proper height for each season will be maintained per horticultural standards. This height will vary based on species and adverse weather conditions. Typically the height will range from 3 1/2" to 5". Retention areas, and other areas too wet for proper maintenance, will be completed when the ground is firm enough to allow for normal mowing procedures.

This landscape maintenance contract is based on an estimated 40 annual visit service.

B) Line Trimming

The power trimming of grass areas inaccessible to mowing machinery such as post, buildings, lights, signs, trees, utility installations, lake banks and ditches.

C) Hard Trimming

The edging of all hard surfaces including sidewalks, streets, driveways, parking lots, curbing, headers, and retaining walls will be done in accordance with the maintenance schedule. Vertical soft edging of tree rings, shrubs beds and open beds will follow similar maintenance schedule.

D) Shrub Trimming

All shrubs and hedges will be sheared in a consistent manner to maintain optimum shape and size as growth habit dictates. All trimmings and clippings will be collected and removed from property to a waste site.

E) Palm Tree Trimming - Annual Installation - Mulch Installation

0 time(s) a year all oak trees will be lifted to 14 feet above streets and sidewalks in accordance to IFAS pruning recommendations.

Contractor agrees to install 0 annuals per installation, 0 time(s) a year. Includes soil amendments as needed dictated by seasonal conditions. Irrigation check repair or upgrades are not included and will be billed separately.

Contractor agrees to install 175 yards of mulch to designated beds 1 time(s) a year.



X [Signature]
PG 1

F) Weed Control

The weeding of all plant beds will be performed at least once a month. Weeds will be kept clear of all plant beds, tree rings, joints in sidewalks and driveways using appropriate manual (hand pulling), or chemical control methods (herbicides).

G) Clean Up

The Contractor will blow off all hard surfaces such as sidewalks, driveways, parking lots, recreational courts, patios and other non-landscape areas littered in the maintenance process.

A THRU G SUBTOTALS

\$8,825.00

MONTHLY

H) Irrigation

The Contractor will inspect all rotors, pop-ups and control panels throughout the property once a month. This inspection consists of adjustments to any rotors or spray heads needed to provide adequate water to existing irrigated areas. A written summary can be provided upon request. Repairs to the irrigation system caused by conditions under which Westcoast is not directly responsible will be invoiced separately at an approved time and a material rate. All repairs will require pre-approval from property representative.

H SUBTOTAL

\$600.00

MONTHLY

Westcoast proposes a service plan to supplement the above mentioned inspection. This proposed 'not to exceed' plan shall be for the amount listed below on a monthly basis. This service is not included in the monthly agreement of the irrigation check for the property. This program will allow Westcoast to repair faulty components on site without a written estimate or board approval. If no repairs are needed at the time of the monthly inspection, no additional charges will be made. This amount is only an estimated budget, it may be decreased or increased based on completed 1st analysis and or Board/Managers direction.

Repairs "Not to Exceed" Amount:

\$500.00

MONTHLY

I) Fertilization

Contractor intends to fertilize or inspect all turf areas as well as the ornamental plant material with each application. All applicators have required GI-BMP and or FNGLA certifications. (Detailed specifications summary on pages 3 & 4)

I SUBTOTAL

\$1,525.00

MONTHLY

Lawn & Ornamental Care Specifications

TURF FERTILIZATION

In compliance with the statewide Best Management Practices (GI-BMP) ordinance, all turf areas shall be fertilized as per the maintenance specifications attached. No fertilizer shall be applied within 10 feet of any service water, landward edge of the top of a seawall, designated wetland or wetland as defined by the Florida Department of Environmental Protection. Fertilizer will be removed off all impervious surfaces onto lawns or ornamental beds. After fertilization, a minimum of 1/4 inch of water will be applied by the client. Complete fertilizers will be a custom blended mix in a granular or liquid composition and contain a minimum of 50% of the nitrogen in a slow or controlled release form. All fertilizer formulations will have Nitrogen to Potassium ratio of 1:1 or 2:1 for a complete fertilizer formulation. No phosphorus will be added or applied to any turf areas without first having a soil sample from a State of Florida approved lab showing a creditable deficiency of Phosphorus availability in the soil. They shall contain a complete micronutrients package including magnesium, manganese, iron, zinc, copper, etc. for optimal health and color.

TURF PEST CONTROL

The technician will inspect all lawn areas each visit for indications of pest problems such as insects, disease, weeds, etc. and advise the client or representative of such problems. The technician will be executing Integrated Pest Management (IPM) practices. Upon confirmation of a specific infestation or concern requiring a pesticide treatment, pesticides will be applied on an as needed or spot treatment basis, whenever possible, using the least toxic, effective means of control. In some cases control of a disease or insect infestation may require a more aggressive treatment approach to reach a manageable status. A separate proposed agreement will be provided if a disease or insect infestation compromises the overall health or appearance of the turf.

ORNAMENTAL FERTILIZATION

In compliance with the statewide Best Management Practices (GI-BMP) ordinance all shrub beds and ground cover areas shall be fertilized as per the maintenance specifications attached. No fertilizer shall be applied within 10 feet of any service water, landward edge of the top of a seawall, designated wetland or wetland as defined by the Florida Department of Environmental Protection. Fertilizer will be removed off all impervious surfaces onto lawns or ornamental beds. After fertilization, a minimum of 1/4 inch of water will be applied by the client. Complete fertilizers shall be a custom blended mix in granular or liquid composition and contain a minimum of 50% of the nitrogen in a slow or controlled release form. No phosphorus will be added or applied to any landscape plantings without first having a soil sample from a State of Florida approved lab showing a creditable deficiency of Phosphorus in the soil. They shall contain a complete micronutrients package including magnesium, manganese, iron, zinc, copper, etc. for optimal health and color.

ORNAMENTAL PEST CONTROL

The technician will inspect all shrub bed areas each visit for indications of pest problems such as insects, disease, etc. and advise the client or representative of such problems. The technician will be executing Integrated Pest Management (IPM) practices. Upon confirmation of a specific infestation or concern requiring a pesticide treatment, pesticides will be applied on an as needed or spot treatment basis, whenever possible, using the least toxic, effective means of control. First choice will be insecticidal soaps, horticultural oils etc. In some cases control of a disease or insect infestation may require a more aggressive treatment approach to reach a manageable status. A separate proposed agreement will be provided if a disease or insect infestation compromises the overall health or appearance of the shrub material or ground cover.

ADDITIONAL SERVICES

All pest control services in addition to the basic contract agreements will be billed on a per job basis based on materials cost plus labor. The cost will be agreed on by client and contractor before such service is rendered. Pesticide applications will be made in accordance with its label and in accordance with the Environmental Protection Agency. Posting and notification of pesticide sensitive persons will be done. All applicators and technicians are trained and certified in the Florida Green Industry Best Management Practices (GI-BMP) program.

Lawn & Ornamental Treatment Summary

Turf grass fertilization Granular/liquid in composition	Performed <u>5</u> times annually
Turf grass insect control*	Monthly inspections. Spot treat as needed. (Excludes Mole Cricket, Grub infestations, available in additional services)
Fire ant control*	Monthly inspections. Spot treat as needed.
Turf disease control*	Monthly inspections. Spot treat as needed.
Broadleaf weed control*	Monthly inspections. Spot treat as needed. (Sedge weed control not included, but available in additional services)
Shrub fertilization Granular/liquid in composition	Performed <u>2</u> times annually
Shrub insect control*	Monthly inspections. Spot treat as needed.
Shrub disease control*	Monthly inspections. Spot treat as needed.
Palm tree & hardwood trees Fertilization, disease & insect control	Not included but available in additional services
Customer concern calls	INCLUDED

*Blanket treatments are not included but available as additional services.

Detailed Scope of Work

Any contractual work orders provided to Contractor will be done in a timely manner. (One to two week completion time under ordinary circumstances).

Initial Clean Up

Should the quality of the current maintenance deteriorate between the time this contract is submitted and signed, a clean up fee may be proposed.

Property Damage

Contractor assumes full responsibility for any damage, including irrigation components, light poles, cable box, etc. that may occur in the maintenance process. Contractor is not responsible for the condition of the landscape due to drought, freeze or storm damage. Contractor shall repair, or at its option pay for, the repair of any damage caused by Contractor's neglect, provided however, that such damage must be promptly reported to Contractor's office and Owner and administrative representative of Contractor have inspected the damage to determine without doubt who caused the damage. Cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.

Catastrophic or Natural Events

Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., mowing, 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, drought, 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.

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 maintain facilities mentioned, in the manner described, for a total of \$131,400.00, payable in monthly installments of \$10,950.00, due on the first day of the month following service. Any additional charges must be pre-approved in writing by the association and must reference the address where the work was completed. Contractor assumes no liability for damages or consequential damages caused by conditions beyond Contractors control.

Owners 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 and attorney fees incurred by Westcoast in collection of sums past due under this agreement.

This agreement shall commence . The parties agree that either party may terminate this agreement upon thirty days written notice to the other party. FURTHER, contractor may, in its discretion, cease to provide services and materials pursuant to this Agreement upon nonpayment of any invoice within ten business days from the date of issuance of invoice for payment of services rendered hereunder. Upon termination of this Agreement, where nonpayment is provided herein, all monies for services that have already been rendered shall become payable in thirty days following notice provided. This Contract shall automatically renew on the anniversary date and each subsequent anniversary date thereafter for a period of one year unless written notice is provided at least thirty days prior to the anniversary date.

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 said association as an additional insured. Contractor also retains all necessary Agricultural bonds required by the State of Florida.

Respectfully submitted by:

Approved and accepted for:

Timothy Greiner

Westcoast Representative (print)

Brian Rivenbark CAM


Property Representative (print)



10/27/2022

Signature

DATE



Signature

DATE

10/31/22

JACKIE CLEARY

Jackie Cleary

CHAIR-LANDSCAPING

10/27/2022

X  PG 6

Additional Services Available

(NOT INCLUDED IN TOTALS ABOVE)

1. Cabbage/Queen Palm Trimming

Contractor will trim all palms mentioned in accordance to IFAS pruning recommendations. All dead or dying palm fronds will be removed and disposed to proper waste site.

_____, per palm trimmed



SIGN

DATE

2. Mulch Installation

Contractor will install mulch to all existing and or designated beds.

_____, per yard installed



SIGN

DATE

3. Annuals Install

Contractor agrees to install said annuals to existing and or designated beds.

Price includes all labor and amemdments with suitable potting soil and or fertilizer.

\$4.75, per annual installed



SIGN

DATE

4. Flush Cutting Palm Under 20'

Contractor will flush cut and remove palm debris. Price does not include stump grinding.

_____, per palm



SIGN

DATE

5. Storm Clean Up

Contractor will remove and diposed debris cause by storm damage. Crew will report to property once condtns are deemed safe.

Time will be of the essence.

_____, per man hour plus dump fees



SIGN

DATE

X


PG 8

Client and Property Information

NAME:

ADDRESS:

PHONE:

CELL:

EMAIL:

COMMENTS:

Billing Information

NAME:

ADDRESS:

PHONE:

CELL:

FAX:

EMAIL:

COMMENTS:

PROPOSAL #20

From: Tim Greiner <tgreiner@westcoastlawns.com>
Date: October 27, 2022 at 9:35:38 AM EDT
To: Jackie Cleary <kjcleary8@gmail.com>, rmole48@hotmail.com
Cc: John Ridgeway <jridgeway@westcoastlawns.com>
Subject: Westcoast Irrigation repair at hourglass

Hello,

Currently our office printer will not scan estimates / paperwork but I will break the estimate down for you hereAfter discussing and inspecting the issue along 109 hourglass , and after the tree has been flush cut . The roots in the immediate area for the repair are extensive and we will need to rent a excavator to dig and locate the break in the mainline along the berm at 109 hourglass.

The cost of the excavator is \$1,000 alone . Plus the labor + the parts . In total the cost to dig and make the repair will be \$5,000 .00 FIVE THOUSAND DOLLARS . Please let me know if you approve so we can get in scheduled for repair ASAP. Confirmation and approval can be sent via email reply to this proposed work with a simple " yes " / " approved " reply .

Jackie Cleary - 10/27/2022
LANDSCAPING CHAIR

Landscaping Notes for October 2023

- We are continuing to work with all committee members and vendors to achieve the common goal of returning the community to the beautiful place it was pre-lan
- All prior work has been put on hold until further notice.
- Working with George Sperry to identify all trees that need to be remove. This is a work in progress

Proposal

- Proposal #20 - #109 Hourglass Irrigation leak. The roots where the oak tree once stood are extensive and WC will need to rent an excavator to dig out and locate the break in the main line. The rental of the excavator, hand digging roots and trenching plus the repair of the irrigation system is will be \$5,000.

Oak Trees stayed up during the storm but are leaning

Bella Terra

4900-01

4909-13 *

5002-04 *

5010-12

5012-14*

5044-46 B Park Side

5045-47

Corso Venetia

4223-Cancello *

4277-81

4293-97

4348-Natale

4380- Empty lot

4504-08

Via Del Villetti

4246-Bella *

4281-85

4285-89 *

4306-10

4335-39

4354-58 *

4394-98 *

4402-06

4407-11

4410-14 *

4444-48

Via San Tomaso

4810-20

4811-21

4871- Mid Block *

Via Del Santi

4316-18

4318-20

4338-Gaeta

4348-50

4356-60

4361-Natale

Nizza Court

4313-19

4327-31

4347-51

4348-Pond

Gaeta

4629-35

4634-40

Natale

4387- Sintina

Natale Gate-Inbound

4342-50

Cernala Court

4504-08

Borghese Court

4600-02

Sintina Court

4422-26

4435-39

Woodmere 2nd tree from Bridge Outbound

Woodmere 4th tree from Bridge Inbound

Corso 1st tree Inbound from the Jacaranda Gate.

The Trees that are marked with an asterisk have either been cut down or have had most of their branches removed as of 11 AM on October 27, 2022.

There are 49 trees shown on this list. These are Oak Tree locations only and do not include the Shady Lady Trees. This list also does not include Oak Trees that are in need of trimming.

A green ribbon has been put on each tree on this list that is still standing.

This list was compiled on October 27, 2022 at 11:00 AM.

Tree Committee Chairman
George Sperry

PRESERVE COMMITTEE REPORT - OCTOBER, 2022

A post-hurricane meeting took place with our survey contractor, Britt, and they will begin the preserve survey this December. Once the preserve survey is completed, we will receive documentation from Britt to ensure that we have a record, not only staked out throughout VCA, but also documented so that we can archive and reference this information.

It has been confirmed that there have been no changes from Sarasota County's Environmental Protection Division Fact Sheet that we use as the basis of our work throughout Venetia. As the VCA and Preserve team, along with our arborist, proceeds to assess Ian storm damage within the preserve, we will be using these same guidelines. Notice will be given when this process begins.

The Preserve Committee is attempting to meet within the first two weeks of November. The 2023 budget has been finalized and we're beginning to meet with landscapers to get recommendations and quotes for 2023 cutbacks. We see cutbacks (assuming the current backlog for landscapers has been alleviated) starting sometime within the first 4 months of 2023 prior to the growing season.

No changes to committee members.

Jan Weis, Chair

VCA Preserve Committee

Security

All quiet. As always the Sheriff's Department warns people to be wary of solicitors. If you see placards or advertising of any kind stuffed at a neighbors house door and they are not here, consider removing it. It serves as an indicator that the residence is probably unoccupied.

Please take care while driving through the community, there are many temporary blind spots caused by stacked storm debris, raised sidewalks and uprooted trees.

VCA Treasurer Report

September 30, 2022

Total Liabilities and Equity:	\$719,857.99
Total Reserves Balance:	\$388,810.99
Total Expenses:	\$86,924.64
Under Budget	\$13,894.85
YTD Over Budget	\$16,059.62
Administrative Expenses:	\$13,475.23
Over Budget	\$4,041.48
YTD Under Budget	\$5,361.20
Grounds Expenses:	\$15,868.85
Under Budget	\$10,956.15
YTD Over Budget	\$19,136.93
Maintenance Expenses:	\$873.59
Under Budget	\$6,726.41
YTD Under Budget	\$1,639.68
Pool & Recreation Expenses:	\$2,242.61
Under Budget	\$1,240.73
YTD Under Budget	\$2,267.41
Utilities Expenses:	\$54,081.71
Over Budget	\$1,007.64
YTD Over Budget	\$6,589.20
Accounts Receivables:	\$3,086.58
As of 9/30/22 the total is \$3,086.58. 6 homeowners had not paid full 3rd quarter fees.	
As of 9/30/22 there were 7 homeowners that had not paid the 3rd quarter fees in full or have a balance due.	
As of 9/30/22 0 homeowners have been turned over to our attorney.	

Tree and Gutter Committee Report 10/31/22

The recent hurricane blew down 34 Oak Trees along the streets and one in the empty lot at Corso and Canello. Some of the stumps from these downed trees have been removed and the rest will have to be removed sometime in the future.

The Committee Members along with members of the Landscape Committee have looked at the Oak Trees that have remained standing and have identified 49 that are leaning and should be taken down. As of 11 AM on 27 October, 10 of the 49 have either been taken down or have had all of the branches removed. There are also a number of the standing trees that have broken and hanging branches that need to be removed in the future.

If the 49 trees mentioned in the above paragraph are removed, then there will be approximately 160 Oak Trees remaining along the streets from Canello to the Natale Gate.

The Shady Lady Trees that were blown down will probably be removed by pulling them out of the ground.

Tree and Gutter Committee Chairman

George Sperry