

# 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 March 27, 2023 at 9:00 a.m.

**Call to Order**—The Meeting was called to order at 9:00 am by President Cindy Beckley.

**Proof of Notice** - The meeting was posted in accordance with the By-laws of the Association and Florida Statute 720.

**Determination of a quorum**—A quorum was established with the following Directors present:, President Cindy Beckley; Vice President Dick Mole, Secretary Al Faella, Treasurer Mary Eve; Director Michael Jalbert; Director Alex Sarelas, and Director Jim Irr. Also present in person was Brian Rivenbark and Lindsey Olson from Sunstate Management Group.

**Minutes –MOTION** made by Mary Eve and seconded by Dick Mole to approve the minutes of the February 20, 2023 meeting as amended. Under preserve committee – Michael Jalbert should be added. Motion passed unanimously.

**Presidents Report:** Cindy Beckley spoke of the special assessment and the preserves. The finance committee is expected to finalize their review of hurricane related clean-up costs, and make a recommendation regarding a special assessment for the April 24<sup>th</sup> board meeting.

**Treasurers Report**—As attached to these corporate records, Mary Eve gave the report from the February 28, 2023 financials. **MOTION** made by Michael Jalbert and seconded by Dick Mole to accept the Treasurers report as presented. **Motion passed unanimously.**

### Committee Reports—

- **Communications** – Joe Holler – No report.
- **Finance Committee** – Jennifer Smouse reported. **Motion** made by Alex Sarelas and seconded by Dick Mole to appoint Patty Lombardo to the Finance Committee. Motion passed unanimously. Discussion was had regarding the assessment.
- **Preserve Committee** – Jan Weis reported. Discussion was had regarding the survey.
- **Infrastructure Committee** – Bill Crocker gave the report. The bulletin board at the Woodmere entrance has been replaced. The committee would appreciate some more volunteers.
- **TV/Internet Committee** – Al Faella read the report presented by George Neidich.
- **Welcome Committee** – Mary Hrisoulis reported. Two new residents have had their Fobs activated this week.
- **Amenities** – Donna DeLuca reported. The Beatlebeat event was a huge success. The roof repair was complete – but there is a void in one of the valleys in the back. The committee has one estimate to extend the pavers to the dumpster – they are looking for two more. They are getting proposals for resurfacing of the courts after the damage from the hurricane. **MOTION** made by Dick Mole and seconded by Alex Sarelas to approve the proposal from ProGreen for \$5,800. This work will be done after the rainy season. Motion passed unanimously.
- **Environmental** – Mary Lou Holler reported. Storm drains should be regularly cleared. **MOTION** made

by Mary Eve and seconded by Al Faella to approve the contract with Solitude Lake Management in the amount of \$12,143.00. This committee needs volunteers as well.

- **Landscaping**– Dave Lanni reported. The committee is looking to get three proposals for Landscaping. He is hoping to have proposals to the Board by next meeting. \$875 for 10 locations to remove stumps/repair mailboxes. **MOTION** made by Mary Eve and seconded by Dick Mole to approve the proposal in the amount of \$8,640 for cleanup at the two entrances, and the butterfly park and clubhouse. Motion passed unanimously. **MOTION** made by Michael Jalbert and seconded by Alex Sarelas to approve the \$2,880 proposal for cleanup to Westcoast. Work has been performed to remove the downed trees by the basketball courts, and 4139 Bella Pasque and 4329 Cancellato Grande. This amount will be approved once the pending credit is received. **MOTION** by Mary Eve and seconded by Michael Jalbert to ratify the approval of \$860 for repairing of 18 irrigation sites. **MOTION** made by Alex Sarelas and seconded by Dick Mole to approve the cleanup on Hourglass berm for \$4,800. Motion passed unanimously.
- **Wildlife** – Norm Hotz reported. There have been no hogs seen lately. One of the traps is gone. The county must certify all traps.
- **Tree and Gutter Report** –George Sperry reported. Extensive discussion was had regarding tree removal.
- **Citizens Patrol:** Norm Hotz reported. There was a suspicious vehicle on site that was reported but it was a healthcare aide. There was an incident of breaking and entering; the police were called. If you see something, make a call. A new training session will be scheduled for the citizens patrol. There are three active people on the committee currently.
- **Social Committee:** Morina Chmielak reported. The committee is looking to the board for guidance on how many people can fit onto the outside deck. Sunstate will contact the insurance company to see if they have any insight. There will be a food truck at the clubhouse this Friday. New member – Al Faella. **MOTION** made by Mary Eve and seconded by Dick Mole to appoint Al Faella to the social committee. Motion passed unanimously.

**MOTION** made by Al Faella and seconded by Mary Eve to approve all committee members as read. Motion passed unanimously.

Dick Mole presented a proposal for \$1600 for stump removal/and cleanout/disposal of mailbox bases. **MOTION** made by Jim Irr and seconded by Mary Eve to approve the proposal as presented. Motion passed unanimously. Brian to send signed proposal and will try to get a start date from vendor.

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

- **VNA1** – No report.
- **Villa Paradiso** – No report.
- **Villa Vivaci** – No report.
- **CDA** – Jennifer Smouse reported. Palm trees will be trimmed shortly – and the fronts of the condos will be washed within the month.

**Management Report** – Brian reported.

**New Business** – Alex Sarelas mentioned that the walkway at butterfly park needs to be replaced.

**Owners Comments** – An owner asked about the code for the gate for vendors being eblasted. It will be posted to the website.

**Next meeting – April 24, 2023**

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

Meeting was adjourned at 11:48 am.

Respectfully submitted by,  
Lindsey Olson/LCAM for  
Brian Rivenbark /LCAM,  
for The Venetia Community Association Board of Directors

Proposal For

Donna Deluca

4401 corso venetia blvd  
venice, FL 34293

main: 203-556-3565  
[zitime@icloud.com](mailto:zitime@icloud.com)

Location

4401 Corso Venetia Blvd  
Venice, FL 34293

Venetia Repair

Terms

Due Upon Completion

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
<b>SAR Landscape with Aggregate</b> Installation will include all additional materials and necessary labor to perform the following: 1. Removal of existing turf and tile drain. 2. Install a proper subbase to fix erosion 3. Reinstall drain tile and turf. (to include laying, cutting, seaming and securing turf to perimeter nailer boards with stainless steel staples.)	1	\$ 5,800.00	\$ 5,800.00

Client Notes

Acceptance of Proposal is an agreement to Proposal Addendum.

All permitting that may or may not be required is the sole responsibility of the homeowner and ProGreen is not responsible should the homeowner choose not to pull a permit.

Be aware that 30% of installs have been affected by Nutsedge/Torpedo Grass. As there is nothing we can do to prevent it in this climate, we can not guarantee or cover maintenance via warranty should they unfortunately appear. We do offer services and/or solutions should it happen to you.

Warning: Double pane windows are creating streaking and vinyl fences are burning/ creating tip curl due to reflectivity issues. For windows...you will either get window tinted or choose a nylon project. For the fences, you would need a foot & half mulch border. These streaks and tip curl is not covered by warranty.

Small engines will burn turf if placed on the turf.

*All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.*

TOTAL

\$ 5,800.00

DUE DATE

04/10/2023

Signature

x

Date:

Please sign here to accept the terms and conditions



ProGreen Florida  
576 Maguire Road Suite C  
Ocoee, FL 34761

Proposal #3452

Created: 03/03/2023

Date: 04/10/2023

From: Vince Gilberti

#### Assigned To

1 - THE INHOUSE CREW  
[danilowramos04@gmail.com](mailto:danilowramos04@gmail.com)

#### Sales Reps

Vince Gilberti  
Mobile: [941.233.0621](tel:941.233.0621)  
[v.gilberti@progreen.com](mailto:v.gilberti@progreen.com)



## ADDENDUM TO PROGREEN PROPOSAL

### I. PERMITTING

All permitting that may or may not be required is the sole responsibility of the homeowner. ProGreen is not responsible should the homeowner choose not to pull a permit. Please check with your city to see if you are required to pull a permit.

### II. DEPOSIT ACCEPTANCE POLICY

Once deposit is made, turf is ordered to size. Should customer cancel job for any reason, a 15% restocking fee for turf will be charged and remainder of deposit will be returned.

### III. CHANGE ORDERS

If a change in original design occurs, customer will receive a change order containing price for changes. If turf has already been cut to order, restocking fee will be added.

**ProGreen Central Florida**

**Address:** 575 Maguire Road Suite #C Ocoee, FL 34761

**Phone:** (407) 287-5075

**Email:** central-florida@progreen.com

## **Amenities Committee Report to VCA Board of Directors Meeting 03/27/23**

The Amenities Committee met on 03/21/23 – in attendance was Pete and Marie Bonanno, Neil and Linda Fair, Rolando Branly, Elaine Timmes, Donna Draper, Barbara King, Mark Link, Mary Eve, Jim Irr, Donna DeLuca

### **POOL**

1. Pool and Spa okay, all functioning well to date. It's been a busy winter.
2. Plants in Landscaped area near pool pump room along south pool gate are dead or dying due to lack of irrigation. We recommend the Landscape committee go back to the \$3000 invoice from Westcoast and ask for the plants to be replaced under warranty.

### **CLUBHOUSE**

1. Private reservations of the clubhouse continue to come in. next is April 1<sup>st</sup>.
2. Windows washed in and out, screens removed and disposed of in mid February.
3. Next event is Beatlebeat on Friday March 24, BBQ truck on 3/31
4. Beatlebeat is sold out, pool deck will close at 3 for outside set up.
5. Roof repair has been completed last week.
6. Will get 2 or 3 estimates to extend paver walkway to trash area and to repair paver area along south gate entrance near Pool heaters.
7. Volunteers have cleaned out the kitchen cupboards

### **FITNESS ROOM**

1. Repair completed to one new machine, waiting on estimate for others.
2. Addtl signage re: wiping machines down, have been posted

### **COURTS:**

1. Committee will gather info and measurements of basketball area and open area between bocce and clubhouse.
2. Committee has reached out to Welch and Stewart to get quotes for re-surfacing as part of 2023 or 2024 budget. Still no response. Will followup again this week.
3. Damage to Bocce court was caused by Hurricane Ian. It was repaired initially by volunteers, but worsened as a result of an irrigation head issue. Committee could not repair it properly. Estimate from ProGreen to do both courts is \$5800. Approved 3/7/2023 by BOD email process and needs to be ratified at 3/27 meeting.
4. Area behind Bocce courts has been straightened out, cleaned up by volunteers.
5. Irrigation issues along tennis courts has been taken care of by volunteers. Info passed onto landscape committee.

## Communications Committee Report

March 2023

The Communications Committee has nothing to report this month.

Joe Holler



Environmental Report 3/27 2023

Feb 27<sup>th</sup> shoreline weed control was performed on 6 water features

28,33,26,8,10,20

Algae sprayed on 27, 33

March 12 An EBLAST was sent to alert homeowners that storm drains should be regularly cleared so storm runoff can exit into the drainage system to keep our roads and property from flooding.

March 10 Shoreline control performed on 10 water features 3,4,5,6,9,10,12,30,31,32 Algae on 32

Littoral treatment on 6,9,10,12 Hand pulled willows on 9

March 15 Shoreline control performed on 6 water features 6,12,16,20,27,35 27 is still under treatment for spike rush for the next 30 days.

March 20 - a group of volunteers from various committees performed maintenance on eleven sumps/weirs in Venetia. An additional 10 areas that require heavy labor and extensive debris removal have been bid out to Venetia's aquatics contractor.

As soon as the board approves the Solitude contract to clear these 10 areas we will have Solitude here to do the work ASAP.

Mary Lou Holler

Dave Bakula

Co chairs



## **SERVICES CONTRACT**

CUSTOMER NAME: Venetia Community Association  
SUBMITTED TO: Mary Lou Holler, marylouholler@gmail.com  
CONTRACT DATE: March 16, 2023  
SUBMITTED BY: Liz Rocque, Business Development Consultant  
SERVICES: One-time Sump clean up

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 total fee for services is **\$12,143.00**

4521 Canello Grande- \$1,214.00  
4133 Bella Pasque- \$357.00  
4326 Natale- \$1,214.00  
4235 Corso Venetia- \$2,500.00  
4920 Bella Terra- \$786.00  
5004 Bella Terra- \$857.00  
4277 Villetti- \$1,929.00  
4386 Villetti- \$857.00  
4434 Villetti- \$1,000.00  
4468 Villetti- \$1,429.00

The Customer will be invoiced 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

**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.



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.

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

**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.



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.

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

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SÖLititude 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 SÖLititude 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.



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.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Venetia Community Association

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

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

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

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

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

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

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

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

**Please Remit All Payments to:**

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

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

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

**Please Mail All Contracts to:**

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

**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.



### **SCHEDULE A - SERVICES**

PROJECT SUMMARY: SOLitude Lake Management is pleased to provide this proposal to conduct the one time removal of vegetation from around the sumps to provide better flow for water and drainage behind the following properties: 4521 Canello Grande, 4133 Bella Pasque, 4326 Natale Way, 4235 Corso Venetia, 4920 Bella Terra, 5004 Bella Terra, 4277, 4386, 4434, and 4468 Via Del Villetti.

#### **Specifications:**

1. Company will mobilize crew and equipment to the site.
2. 4521 Canello Grande- cut Peppers 15' around structure. Clear off concrete pad.
3. 4133 Bella Pasque- clean pad & cut peppers 15' around structure.
4. 4326 Natale- cut Peppers 15' around structure.
5. 4235 Corso Venetia- Clear pad & cut Peppers within 15' of structure.
6. 4920 Bella Terra- cut Peppers within 15' of structure, dig out the dirt that is blocking the flow of the ditch and clean off concrete pad.
7. 5004 Bella Terra- clear path 5' around the perimeter of the pond to the right, clear 15' around the structure and clean off pad. Cut dead debris to the left.
8. 4277 Villetti- cut Peppers within 15' of the structure and clean off pad.
9. 4386 Villetti- level out dirt that has built up, cut back peppers from the swale. Pick up branch debris.
10. 4434 Villetti- cut back the peppers from the swale and clean out pathway for water to flow.
11. 4468 Villetti- cut peppers 15' from structure. Scrape dirt off pad.
12. Company will flush cut as close to the ground level as possible any Brazilian Peppers that are hanging over the weir structures.
13. Roots of cut material will be left to naturally decompose in place.
14. Built up of dirt that is scraped out will be tossed to the sides in the wetland away from the drainage area.
15. All cut material will be hauled off and disposed of at the landfill.

#### **Assumptions:**

1. Company will have free and unimpeded access to the work locations.
2. Stumps and roots will be left to naturally decay as to not disturb the soil.
3. Proposal includes dump fees.

#### **Customer Responsibilities (when applicable):**

1. Customer will be responsible for the following:
  - a. Providing information required for the permit application process upon request.
  - b. Providing Certified Abutters List for abutter notification where required.

**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.



- c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
- d. Compliance with any other special requirements or conditions required by the local municipality.
- e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

**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.



## VCA Finance Committee Report

The VCA Finance Committee met on Thurs, March 16 at 9am in the clubhouse. Present at the meeting were Roger DeNiscia, Patricia Lombardo, Mary Eve and Jennifer Smouse. Absent was Jim Chmielak.

The Committee reviewed the most updated (as of 2/28) general ledger report of paid hurricane related expenses which totaled \$301,837 and with insurance reimbursement received for \$9,975 netted to \$291, 862.

The Committee also reviewed a listing if additional storm related expenses for which either work has not yet been completed or the vendor has not yet been paid by Sunstate. The total storm related expenses on that list are \$140,157 for a grand total of storm damage related expenses minus insurance reimbursement of \$432,019.

The Committee members agreed to wait until next month to see how many of the unrecorded storm expenses would be completed and recorded in the VCA general ledger.

However after the March Finance Committee meeting had concluded, it was determined by Finance Chair, VCA Treasurer and VCA President that VCA has now incurred and paid enough hurricane storm related expenses to move forward with the Hurricane Damages and Clean-up Expense Special Assessment payment.

The Finance Chair is currently creating a draft of the Hurricane Damages and Clean -up Expense Special Assessment notice that will be sent out to all owners 15 days prior to the full VCA Board approving the Storm Damage Related Special Assessment to Owners.

The next scheduled meeting of the Finance Committee is Thursday, April 6 at 10am in the Clubhouse. During this meeting the Committee members will review and finalize the Hurricane Storm Related Clean -up Special Assessment Notice to Owners that will be then be sent to full VCA Board for approval.

The Finance Committee also has a new member, Patricia Lombardo, representing Villa Paradiso. Her email is [patricia.lombardo@cox.net](mailto:patricia.lombardo@cox.net) and phone number is 860 796 6712.

Respectfully submitted,

Jennifer SmouseChair,

VCA Finance Committee

## **March 2023 Infrastructure Report**

This report is for the period from 2/15/2023 thru 3/22/2023.

2/28 – Removed Mailbox Posts from stumps in order to allow grinding of stumps in various locations. Cut up old Bulletin Board that was replaced with new one. Placed it in trash bins for removal.

3/7-Installed new push plate on Clubhouse Main Entrance Door. Installed sign on Exercise Room Lobby Door reminding people to use side door. Adjusted Incoming Drop Arm at Woodmere Entrance that was sagging. It needs new yoke after being hit so many times.

3/14 – Reset all timers in the Community to Daylight Savings Time. Installed new Yoke on Incoming Drop Arm at Woodmere Entrance. Made repairs and adjustments to Pedestrian Gate in Condo Area. Replaced 3 burned out bulbs in Clubhouse Card Room 2- ceiling & 1 Fan. Installed new exhaust fan motor in Woodmere Waterfalls Vault & Adjusted automatic control. Removed another Mailbox Post from stump on Corso Venetia Blvd.

The Committee worked a total of 52 hrs. in the period mentioned above.

**This Report was prepared and submitted by Bill Crocker**

**Proposal for service**

**South County Repair, LLC**  
Licensed/Insured

3/13/2023

Board of Directors, Venetia Master Association  
4401 Corso Venetia Dr  
Venice FL 34293  
RE: Mailbox Repair Project Irrigation Repairs

Good evening Mr.Lanni.

As discussed, please find below a Mailbox Repair Project Irrigation Repair proposal. This proposal is for the required repairs exposed by the Mailbox Repair Project. Please see below.

Repair smaller than 1" : \$ 50 per repair, plus materials (Minimum \$5.00/Maximum \$30.00 per break)

Repair 1' (inch) or larger : \$50 per hour plus materials (materials min/max = \$30.00/100.00)  
Suggested "Not to Exceed" amount: \$300.00

All 1/2" and 3/4' repairs will include a minimum of 1' of flex pipe for ease of head placement/flexibility on landscaping placement and to allow for optimal placement/protection prior to/during sidewalk pours

I expect none of the repairs associated with the project to be 1" or larger, but the figures are added.

Any damage not exposed by the sidewalk/concrete/stump removal process will require investigation/repair and are not included in the prices above.

Labor for 14 sites provided by Mr.Lanni: \$600.00

Materials (averaged): \$275.00

**Total: \$875.00**

50% due at project start/50% due upon project completion

Proposal valid for 45 days

Please feel free to contact me with any questions.

Have a great weekend.

Rich

R.Tirado  
South County Repair  
941-451-1972  
southcountyrepairfl@gmail.com

## Landscape Committee Report

Submitted to VCA Board of Directors

Monday, March 27, 2023

-The Landscape Committee met on Tuesday, March 7 & 14, 2023

- We discussed proposals on the table for repairs due to Ian storm damage. Proposals are submitted for vote and/or ratification.
- Discussion and recommendations were discussed and decided which are submitted to the Board regarding the Landscape contract present and future with draft RFPs submitted for review.

### **Landscape Contract.**

Our present contract has mowing, trimming, fertilization, etc. lumped in to one contract with annual mulch application and irrigation. We have experienced less than great results with this contract. It has become evident from our discussions that we should break up this contract into three separate contracts: one for mowing, trimming, fertilization, another for annual mulch application and a third for irrigation maintenance.

We have developed RFP's for the three segments and submit them to the Board for review. The committee believes that this will afford the community with better and specific expertise and attention to these three areas affording cost savings and better results. Maps and Guides (still under review) will be included for service areas so as to minimize miscommunications and missed expectations.

The RFP's will go to a minimum of three vendors. There will be a vendor meeting to discuss our needs and expectations, show the service areas, and, if necessary, answer questions. Any of the vendors will be able to submit a contract proposal for one, two or all three contracts. We would like to finalize our selections for these contracts, if possible, by the end of April. At that time, we will terminate our present contract and put the selected vendor(s) into place.

We ask the Board to review the RFP's, comment and approve as time is of the essence to go forward.

**Proposals on hold:**

**A Seasonal flower proposal** – Jacaranda Entrance bed, Woodmere entrance bed, Clubhouse beds (2) – WestCoast \$1200 – Waiting for second bid

**Sod Repair – non street** – Woodmere entrance, Jacaranda entrance, Butterfly Park, Pool Area – Westcoast - \$23,039 – awaiting second bid.

**Proposals for consideration and approval:**

**Mailbox - Irrigation Repair** – 14 Mailbox locations – in coordination with other repairs – South County - \$875.00

**Property Cleanup – Storm related** – Jacaranda & Woodmere Entrance, Butterfly Park & Clubhouse, Streets – Committee recommends first two options only, Total \$8640. We do not recommend the street cleanup at \$28,800

**Proposals approved and submitted for ratification:**

**Arbor Estimate behind 4570 Canello Grande Ave – West Coast** - Cut uprooted bottlebrush trees along pond edge, haul away debris - \$2,880 – Completed.

**Landscape Estimate** – Storm Damage - Basketball Courts 4139, Bella Pasque, 4522 Canello Grande – Westcoast - \$2500 – Completed. We should see a credit for work already billed for 4139 Bella Pasque under previous Proposal – Completed.

**Irrigation Repair** – Storm Damage – 18 Sites for irrigation repair – South County Repair - \$860.00 – Underway, not completed.

**Debris Cleanup on Hourglass Berm VCA** – Westcoast - \$4,800 – Completed

Respectfully submitted: Dave Lanni

## PRESERVE COMMITTEE UPDATE

No changes in committee members.

Members of the committee, along with Britt's surveyor and Sarasota County, will complete a walk-through of Venetia scheduled during the week of April 3. Once this walkthrough has been completed and final changes made, we will be posting the total survey document on the Venetia Community website along with updated Preserve Management documents from the County as well as the committee. We will also be meeting with landscape candidates during this week. We're asking that there be no interruption or interaction with the team as we proceed; we have limited time and there is an associated expense to our budget. Ian has challenged the committee in ways we didn't expect and definitely tested us; we've had a very high learning curve as we all have.

Important Preserve reminders:

- \*the preserve will not be "cleaned up" - a question from many residents. The preserve is left in its current natural state and unfortunately Ian was a natural disaster. The goal is to now allow the preserve to heal and rebuild itself. VCA or the Committee monitors the preserve and will remove items or intruders that are not part of this natural native state.

- \*the committee's goal is to also protect the preserve habitat and maintain its intrusion onto residents' property through a maintenance program and policy.

- \* based on the above, it's important that mulch (purpose is to inhibit growth) is not thrown in the preserve; no planting can take place unless conducted by Solitude as a contractor for Venetia; the habitat's animals are allowed to thrive within the preserve (other than those identified by SCounty as nuisances) and we "do NOT feed the animals!" which causes dependency on us along with danger to us and our pets. Please report any issues with animals to the VCA Wildlife Committee.

Jan Weis

Cell: 727-543-4788

## President's Report

It's hard to believe it's already spring. Just six months ago we were preparing for Hurricane Ian and we still have evidence of the damage. Many of our committees are still working hard to gather quotes and schedule repairs, and in many scenarios, the repairs are being done by our dedicated volunteers. I so very much appreciate everyone's willingness to work together to restore Venetia.

I want to report that there will be a Sarasota County public hearing on April 11, 2023 concerning an amendment to the property located at 2651 Jacaranda Boulevard, which is adjacent to the property that was reclassified last month to allow the 208 apartments behind the CVS Pharmacy. Concerned Venetia residents may want to attend this hearing, as it will amend the acreage limitation on the US 41 and Jacaranda Regional Commercial Center.

The Finance Committee members, chaired by Jennifer Smouse, are still gathering paid invoice and quote amounts for the repaired hurricane damage and cleanup of debris. They hope to have a detailed special assessment recommendation by the April 24th Board of Directors meeting.

The Preserve Committee, chaired by Jan Weis, has done a remarkable job of getting the survey completed. Now, with direction by Sarasota County, the committee can assess the bids for the vertical cut for the preserve borders. That work should go a long way to improving the look of Venetia.

The Landscape Committee is stronger now that we have more members, and thanks to David Lanni for taking on the role of chairman. Dick Mole soldiered on almost independently for some months and has finally gotten some help with this committee's duties. I see the committee out inspecting areas of our neighborhoods and ensuring that the landscape contractor is doing their work as requested.

The Environmental Committee has been out wading in some of our wetland areas, cleaning out the weirs and making sure we are in compliance. That is one mucky job, I can assure you!

Donna DeLuca and her Amenities Committee keeps our clubhouse, exercise equipment, pool and courts clean and in good condition.

The Cable TV/Internet Committee has started researching fiber versus cable to see if we can get a reasonable price with more services for our residents when our Comcast contract expires in 2025.

And our Social Committee is working hard to schedule some fun for after the work is done! I'm sure many people enjoyed dancing and singing along to the music of the Beatles last week. You can eat barbecue with your neighbors from the food truck that is scheduled this coming Friday

evening. Be sure to check out our Calendar of Events on our website for some additional special events before you head north for the summer.

I would like all residents to consider volunteering for one of our committees. There are so many residents who work behind the scenes to keep our HOA fees affordable. The Citizens Patrol can use more members to help keep our neighborhoods safer. The Infrastructure Committee works so hard to complete tasks that help keep our operating expenses down, but please remember that many hands make lighter work. We are remaining vigilant to keep our community strong and please remember that it takes all of us working together, so please consider volunteering, if you don't already. I know I'm preaching to the choir here at this meeting, as almost all of you present volunteer in some capacity. But please reach out to neighbors and friends asking them to consider lightening the load.

Cindy Beckley  
President, Venetia Community Association



## Security – Citizens Patrol Report

### Security:

Once again all quiet, no real problems. We have only received 4 or five people interesting in joining. We will probably set up a training session and will let everyone know just when it will be so that those who have questions or concerns can hear what the Sheriff's department rules and requirements are.

In the mean time, anyone seeing something suspicious you should not be hesitate contacting the Sheriff's department non-emergency number and Bill, Norman or Stan. If there is a sense of emergency call 911.

### Cameras:

I had great hopes for a new solar and wifi system. Unfortunately it too must still be within close proximity to a wi-fi router or connected via cellular. We will check further into the cellular systems that are now available. Not all providers supply the support for these systems.

### Speeding:

We have turned over the past history of offered solutions to the board. I think we have exhausted what there is to be offered.

**SOCIAL COMMITTEE REPORT TO VCA – MARCH 27, 2023**

**THE SOCIAL COMMITTEE OFFERED THE FOLLOWING EVENTS FOR THE RESIDENTS OF VENETIA**

**LADIES OUT TO LUNCH MARCH 15 AT CHAZ 51**

**ALLEN'S BBQ FOOD TRUCK MARCH 31 4:30PM-7PM AT THE CLUBHOUSE PARKING LOT**

**ST. PATTY'S CELEBRATION MARCH 12 AT THE CLUBHOUSE**

**BEATLE BEAT MARCH 24 CLUBHOUSE/POOL DECK**

**WE HAVE A RESIDENT WISHIN TO BE ADDED TO THE SOCIAL COMMITTEE.**

**I ASK THE BOARD OF DIRECTORS OF ACCEPT AL FAELLA AS A SOCIAL COMMITTEE MEMBER**

**RESPECTFULLY SUBMITTED,**

**MORINA CHMIELAK**

**SOCIAL COMMITTEE CHAIR**

Treasurer Report  
February 28, 2003

Total Liabilities & Equity:	\$594,424.91
Total Reserve Funds:	\$438,326.75
Total Expenses:	\$107,613.91
YTD Expenses:	\$252,172.48, \$13,304.58 over budget
Administration Expenses:	\$8,703.59
YTD Expenses:	\$20,542.90 \$479.90 over budget
Grounds Expenses:	\$15,372.28
YTD Expenses:	\$31,882.10 \$42,808.00 under budget
Maintenance Expenses:	\$2,862.04
YTD Expenses:	\$6,824.07 \$4,555.03 under budget
Pool & Recreation Expenses:	\$5,242.08
YTD Expenses:	\$7,374.56 \$242.06 under budget
Utilities Expenses:	\$53,480.98
YTD Expenses:	\$108,851.41 \$4,426.39 under budget
Hurricane Expenses 1/1/23 -2/28/23:	\$64,793.68
Grand Total For Hurricane Cleanup Expenses as of 3/10/23:	\$432,019.00
Insurance Payment:	\$9,975.00

As of 3/22/23 the balance in outstanding fees due is \$1,974.83. Two homeowners have not paid 1st quarter dues and the remaining balance is late fees and interest not paid. The homeowner who was being handled by our attorney made a payment and now owes us \$649.04, most of which is late fees, attorneys fees, and interest. We will continue to pursue collection of this debt.

## Tree and Gutter Committee Report 3/27/23

The committee spent about four hours straightening up some of the Shady Lady trees. A few of them cannot be straightened up due to their size. These trees will either straighten up on their own or they may have to be cut down.

The following items should now be considered for scheduling based upon the cash flow of the community;

1. Berm Trimming – Budget amount \$25,000.
2. Tree Trimming – Budget amount \$10,000.
3. Tree Removal and Replacement – Budget amount \$60,000. ( Based upon the removal of 40 trees)

Item Number 1 needs to be done sometime this year.

Item number 2 would almost be eliminated if all of the remaining Oak Trees were removed.

Item number 3 requires a lot of discussion. Do we remove all of the remaining 165 Oak Trees along the roads or how many? The sidewalks and gutters are still being damaged by the Oak Tree Roots.

Tree and Gutter Committee Chairman

George Sperry

**REPORT TO VENETIA BOARD OF DIRECTORS RE  
FEBRUARY AND MARCH MEETINGS OF THE COMMITTEE FOR TV/INTERNET/PHONE  
CONTRACT (AD HOC)**

At the February meeting of THE COMMITTEE FOR TV/INTERNET/PHONE CONTRACT (AD HOC) held February 13, 2023, Bob Bourassa, Director of Residential Sales for Hotwire Communications, made a presentation to the Committee. Despite the Committee's request that the focus of the presentation should be on educating the Committee about the technologies employed by the vendor, this presentation was more in the nature of a sales pitch.

At the March meeting of THE COMMITTEE FOR TV/INTERNET/PHONE CONTRACT (AD HOC) held March 13, 2023, Jennifer Hutchinson, Director of Sales for BlueStream Fiber, made a presentation to the Committee. Unlike the Hotwire presentation, this presentation focused on the technologies used by the vendor. In the course of this presentation, the Committee learned that there are consultants that assist HOAs in the selection of and negotiation with vendors at no out-of-pocket cost to the HOA; several members of the Committee expressed interest in pursuing that avenue.

Respectfully submitted,

George Neidich  
Chair

## Wildlife Committee Report

Traps will be removed. New county regulation requires hog traps be inspected every five years. Inspections have to be done at the trappers business location.

Once they have been inspected they will be located where needed or out of sight.

Norm Hotz