

# 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 Special Assessment Meeting April 24, 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; and Director Jim Irr. Absent was Director Michael Jalbert and Director Alex Sarelas. Also present in person was Brian Rivenbark and Lindsey Olson from Sunstate Management Group.

**Minutes –MOTION** made by Jim Irr and seconded by Dick Mole to approve the minutes of the March 27, 2023 meeting as amended. Page two should say committee “minutes” not “Members”. And the vendor code will not be put on the website – you must contact Brian or Lindsey at Sunstate Management.

**Presidents Report:** Cindy Beckley spoke of the special assessment and the meetings regarding the new building across the street.

**Treasurers Report**—As attached to these corporate records, Mary Eve gave the report from the March 31, 2023 financials. **MOTION** made by Jim Irr and seconded by Dick Mole to accept the Treasurers report as presented. **Motion passed unanimously.**

**Assessment** - \$432 and will be due June 15<sup>th</sup>. Discussion was had. 4422 Sintina Ct. – complained about cleanup and timing of everything. **MOTION** made by Al Faella and seconded by Jim Irr to accept the special assessment in the amount of \$432. **Motion passed unanimously.**

### **Committee Reports—**

- **Communications** – Norm Hotz reported in the absence of Joe Holler. A new form has been added to the website to have the HOA fees deducted from your bank account.
- **Finance Committee** – Jennifer Smouse reported.
- **Infrastructure Committee** – Bill Crocker gave the report.
- **TV/Internet Committee** – Cindy Beckley read the report. The committee would like to have a presentation.
- **Welcome Committee** – Mary Hrisoulis reported. Eight new residents have been welcomed into the community. No new members to the committee.
- **Amenities** – Donna DeLuca reported.
- **Environmental** – Mary Lou Holler reported. **MOTION** made by Mary Eve and seconded by Dick Mole to appoint John Farley to the environmental committee. Kinney Engineering came to inspect the storm water system, everything is working as it should. 10 sump remediations have been done.
- **Landscaping**– Dave Lanni reported. The committee is waiting for bids for sod from Westcoast and Twin

Palms. They are also awaiting a bid from Twin Palms for palm tree trimming.

- **Wildlife** – Norm Hotz reported. The hogs are back and now all traps must be certified.
  - **Preserve** – **MOTION** made by Dick Mole and seconded by Mary Eve to accept the resignation of Michael Jalbert. Motion passed unanimously. **MOTION** made by Jim Irr and seconded by Dick Mole to appoint Cheryl Bobby to the committee. Motion passed unanimously.
- **Tree and Gutter Report** –George Sperry reported. **MOTION** made by Jim Irr and seconded by Dick Mole to ratify and approve the proposal from Tip Top Tree Service in the amount of \$2,200. Motion passed unanimously. **MOTION** made by Mary Eve and seconded by Dick Mole to approve the bid from Artistree in the amount of \$2,300/day; expected to take three days. Motion passed unanimously. There is a Banyan tree in the berm behind an owners house that needs to be removed. A proposal was provided in the amount of \$2,850. **MOTION** made by Dick Mole and seconded by Mary Eve to accept the proposal from Artistree in the amount of **\$2850**. Motion passed unanimously. **MOTION** made by Jim Irr and seconded by Dick Mole to appoint Rolando to the tree committee. Motion passed unanimously.
- **Citizens Patrol:** Norm Hotz reported. There were some solicitors on Bella Terra, Norm spoke to them and they left peacefully.
- **Social Committee:** Mary Eve reported in Morina Chimelak's absence. May 17 – Ladies Lunch at Crows Nest. Food Truck – April 28<sup>th</sup>. See the website for all committee events.

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

- **VNA1** – Norm Hotz reported. Other than the homes being built, it has been quiet.
- **Villa Paradiso** – Dick Mole reported. They are working on the lawns/landscaping.
- **Villa Vivaci** – No report.
- **CDA** – Jennifer Smouse reported. The fronts of the condos were cleaned, as well as the gutters. Most gutters have been repaired as well. Still waiting on materials for the soffit/fascia/roof tiles.

**Management Report** – Brian reported. Everything has been covered in the meeting already. Sidewalks are being worked on currently.

#### **New Business –**

#### **Owners Comments –**

**MOTION** made by Mary Eve and seconded by Dick Mole to approve all committee reports as read. Motion passed unanimously.

#### **Next meeting – May 22, 2023**

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

Meeting was adjourned at 11:02 am.

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