

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 30, 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, Director Jim Irr and Director Alex Sarelas. Present via zoom was Treasurer Mary Eve. Absent was Director Michael Jalbert. Also present in person was Brian Rivenbark and (via zoom) Lindsey Olson from Sunstate Management Group.

Minutes –MOTION made by Jim Irr and seconded by Dick Mole to approve the minutes of the September 18, 2023 meeting as presented. Motion passed unanimously.

Presidents Report: Cindy Beckley reported. She spoke of the new gate system, the directory,

Treasurers Report—As attached to these corporate records, Mary Eve gave the report from the September 2023 financials. **MOTION** made by Al Faella and seconded by Alex Sarelas to accept the Treasurers report as presented. **Motion passed unanimously.** **MOTION** made by Jim Irr and seconded by Mary Eve to approve the 2024 budget. Motion passed unanimously.

Committee Reports—

- **Communications Committee** – Joe Holler gave an update on the directory. It should be printed this week.
- **Finance Committee** – No report.
- **Infrastructure Committee** – George Sperry reported.
- **Welcome Committee** – No report. **MOTION** made by Jim Irr and seconded by Dick Mole to appoint George Alexander to the welcome committee. Motion passed unanimously.
- **Amenities** – Donna DeLuca's reported.
- **Sarasota County Liaison Committee** – Jo Price reported.
- **Environmental Committee** – Mary Lou Holler reported.
- **Landscape Committee** – Dave Lanni reported. **MOTION** made by Jim Irr and seconded by Dick Mole to approve the proposal in the amount of **\$2,750** South County Irrigation. Motion passed unanimously. Flowers at the Woodmere pedestrian gate. **MOTION** made by Alex Sarelas and Dick Mole to approve the proposal in the amount of \$1,206. Motion passed unanimously. A proposal was presented for bottle brush trees but not voted on. **MOTION** made by Mary Eve and seconded by Alex Sarelas to approve the proposal in the amount of \$1,125 for red annual at the bullnoses at both entrances. Motion passed unanimously. **MOTION** made by Alex Sarelas and seconded by Mary Eve to appoint to Jack Majerus and Joe Macari to the landscape committee. Motion passed unanimously.
- **Wildlife Committee** – No report.
 - **Preserve Committee** – Jan Weis reported.

- **Tree and Gutter Report** – George Sperry reported.
- **Security Patrol:** No report.
- **Social Committee:** The upcoming social events were discussed.
- **Holiday Decorating Committee** – **MOTION** made by Mary Eve and seconded by Jirr Irr to appoint the following members to the decorating committee. Bob Boyton, Marilyn Pyle, Judy & Steve Schilt, Ray Timmes, Michael & Tamara Thus, Sue Olson, Greg Seeley and Larry Culp **Motion passed unanimously.** **MOTION** made by Jim Irr and seconded by Al Faella to authorize up to \$1000 for lights or any other holiday decorations the committee may need. Motion passed unanimously.

MOTION made by Al Faella and seconded by Dick Mole to accept all committee reports as presented. Motion passed unanimously.

Sub-Association Reports

- **VNA1** – No report.
- **Villa Paradiso** – Jan Weis reported.
- **Villa Vivaci** – Madeline Salerno reported.
- **CDA** – Mary Eve reported.

Management Report – Brian Rivenbark reported.

New Business

- The speed limit in the community is 20 mph.
- There are three board positions up for re-election at the annual meeting; Mary Eve, Jim Irr, and Cindy Beckley.

Owners Comments – None.

Next meeting – November 20, 2023 at 9:00 am.

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

Meeting was adjourned at 11:06 am.

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

Amenities Committee Report for VCA Board of Directors Meeting 10/30/23

POOL

Re: spa. Repairs completed on pvc and pump connections at the spa itself.

Symbiont: Once again the parts ordered did not fix the problem and service will be rescheduled to 10/30 to fix Geothermal heater unit.

FITNESS ROOM

Room and equipment needs a deep cleaning effort. maintenance contractor will ohandle.

COURTS:

1. Bocce court repair (approved in March) was completed last week.
2. Stewart and Welch Tennis court vendors now only do new installations. I have been given the name of two other vendors to call for re-surfacing estimates. Lawson in Bradenton and Ritzman in Cape Coral. I have contacted them twice with no response.
3. Bocce league announcements, Pickleball and Tennis information sent off week of 10/30

CLUBHOUSE

1. Amenities requests that Colonial Roofing return to complete roof repair done in Feb.
2. Clubhouse to be power washed early November
3. We will schedule carpet cleaning in the card room for December.
4. Residents are using clubhouse parking areas due to ongoing roof work and home renovations. I've contacted the one resident who has been parked for almost 2 months and asked her to at least move it every few weeks.
5. 1st large event with a band at the clubhouse was 10/21 with 150 people. Good turnout, great comments.
6. Back in early 2022 we discussed the use of eblasts as they relate to community activities and events. At that time, the Board expressed concerns about over-use of eblasts which are ultimately generated by Sunstate. At that time, I agreed to help facilitate these eblasts. I believe we can agree that the eblast usage by the Social Committee and Amenities have been properly handled and information on events has been well received by the Community. Consequently, I no longer need to facilitate the eblasts from the Social Committee, and they can take care of these directly with Sunstate.

Submitted 10/24/2023 Donna DeLuca

Venetia Communications Committee Report

October 2023

The printed directory is scheduled to be delivered in the week of October 30.

Joe Holler

Environmental Report 10/30/2023

Solitude continued with their maintenance of the sumps and ponds.

The severe lack of rain this season may present some unusual problems this winter. We are supposed to have a rainy winter, so hopefully that will help with our sumps and ponds.

There is an environmental meeting scheduled at the clubhouse on November 14 at 3:00PM.

Respectfully submitted,

Mary Lou Holler co-chair

Good afternoon Mary Lou,

I wanted to provide a bit of information as to how the communities waterways have been this summer.

The biggest issue is water levels throughout the community and the local area. The lack of precipitation has allowed a larger percent of the pond bank to be exposed to air, which allows terrestrial plants to seed the area. When the water levels are high terrestrial plants drown and cannot reproduce.

This water level issue may only be a persistent problem in larger vegetation areas, such as the littoral areas on Ponds #10, #6, and #9. I have been treating to prevent the spread of these terrestrial species awaiting the arrival of the water, which has yet to come to its usual point.

Most of the Sump sites still hold water at the moment, but it seems water levels have started dropping back down again. Low water levels may bring about

more algae growth as 90% of algae species need sunlight and grow on the bottom sediments of ponds. Less water means more sunlight penetration.

Pond #12 is having an issue with the littoral shelf as it had become very dry and the Bulrush has defoliated. I do expect it to come back although water is a big component of the aquatic vegetations growth. Also, between the wetland and Pond #12 has not been mowed in quite a while and is vectoring invasive weeds into the dry littoral area. Mowing will help prevent weeds from seeding into the pond.

Finance Committee

No Finance Committee report for October. The VCA Finance Committee didn't hold a meeting in October, as the 2024 Proposed VCA budget project has been completed and there were no other financial matters for Finance Committee to discuss. The next scheduled meeting of the Finance Committee is Tuesday, Nov 9 at 10 am at clubhouse and via zoom.

Respectfully submitted,
Jennifer Smouse
Chair, VCA Finance Committee

October 25, 2023

Volunteers for Holiday Decorations for VCA Board Approval:

Bob Boyton
Marilyn Pyle
Judy & Steve Schilt
Ray Timmes
Michael & Tamara Thus
Sue Olson

Please note that all other volunteers serve on a VCA Committee as listed on the website.

Mary Eve, Chairman

Infrastructure Report 9/12/23 through 10/25/23

9/19 Repaired clubhouse outside shower valve.

9/19 Replaced B Park Fountain Valve.

9/19 Leveled and grouted Concrete Sidewalk Pieces near Paradiso Gate.

9/27 Reset Jacaranda Outbound Gate Arm that was stuck in upright position.

10/03 Drained B Park Fountain and fixed leaking pipe connection.

10/24 Replaced two Clubhouse burned out light bulbs, replaced one Clubhouse security light fixture and replace one broken landscape light fixture.

The Infrastructure Committee worked a total of twenty one and one half man hours during the period.

Report submitted by George Sperry

**South County Repair LLC
Proposal for Irrigation Repair**

Proposal for Wire Installation at Butterly Park

RE: Butterfly Park New Irrigation Wiring proposal

Good afternoon gentlemen.

Mr.Lanni and I had discussed replacing this system a couple of months ago (I had estimated between \$7k and \$9k at that time). Ultimately, this could happen closer to \$3k by timing it efficiently and taking advantage of the asphalt removal project.

I will be able to avoid a good chunk of labor, and can pass those savings on to Venetia if I can get into the park and lay pipe/wire after asphalt is pulled but before sod is placed. The proposal is contingent on this exact scheduling. Unique opportunity, as well, in that the wiring can be added to the Butterfly Park Map,

Scope of Service

- Association will coordinate schedule with Contractor (South County Repair LLC)
- Contractor will provide and route new strand wiring required for future clock change out (eliminating 2 Wire System)
- Contractor will pipe wire and route to each valve
- Contractor will supply wire, pipe, fittings, and labor

Fee

\$2750.00

Please respond to this email regarding acceptance and/or with any questions or concerns.

Thank you,
R.Tirado
South County Repair LLC
941*451*1972

Landscape Committee Report

Submitted to VCA Board of Directors

Monday, October 30, 2023

The Landscape Committee met on Tuesday, September 12. Some of the issues discussed and decided are listed below:

New Proposals

- Proposal 1628 for Twin Palms to add planting and sod to pedestrian gate and main gate at Woodmere entrance as requested. Cost of \$1206.
- South County will submit a proposal for work at the Woodmere Gate along 41, scope to be determined.
- Twin Palms proposal 1665 for 4575 Canello Grande side yard and 4114 Bella Pasque rear yard per Board request. Irrigation is available for Bella Pasque, but irrigation repair is needed by Villa HOA for Canello Grande. Cost \$725.50
- Twin Palms proposal 1664 to Install two bottle brush trees at clubhouse destroyed by Ian. Cost \$892.50

Proposals Completed

- Mulch application has been completed as of Tuesday, October 24. Mulch map has been updated to show some new areas covered. Need final bill to determine cost and yards used for records. Initial Proposal estimate was \$13,500.
- Ratify proposal from South County for irrigation repair and upgrade in Butterfly Park to occur during asphalt removal and sod installation in the amount of \$3050. Approved by Board via email.

Proposals in Progress

- Sod replacement phase one completed Twin Palms. Phase two will commence with all locations on list to be reinspected street by street.

Rework of areas found deficient and other areas brought to the committee's attention by homeowners will be done. To date we have used 15 pallets of the 30 approved in the proposal. Initial bill has been sent out, \$8200.

- The Butterfly Park asphalt path and sod replacement project is underway. All asphalt has been removed. South County is in the process of putting in pipe and wire per their proposal. This week Twin Palms will level area with loam and then sod.

Other Business

- Volunteer landscape cleanup day happened on Saturday October 7th. An energetic crew of approximately ten people removed dead hedges along the entrance of the clubhouse parking lot and continued to both entrance bullnoses. Dick Mole and Jim Irr lead the effort. Thanks to them and all who participated.
- Please accept and add the following members to the Landscape Committee: Jack Majerus and Joe Macari.

Budget 2024 – Awaiting approval of budget to begin project planning

Respectfully submitted by Dave Lanni

Twin Palm Landscape Care
 3757 Ulman Ave
 North Port, FL 34286 US
 (941) 429-5785
 support@twinpalmlandscapcare.com

Estimate



ADDRESS

Venitia Community Association
 P.O.Box 18809
 Sarasota, FL 34276

SHIP TO

Venitia Community Association
 Woodmere Pedestrian Gate

ESTIMATE

1628

DATE

09/20/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Top Soil	Yard Top Soil Installed next to sidewalk area to fill in hole	1	50.00	50.00
	Floratamsod	Install Pallet St.Augustine Floratam sod	1	485.00	485.00
	3gbougainvilleabush	3 Gal Bougainvillea Bush Installed red	18	22.00	396.00
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch	20	6.25	125.00
	General Labor	General labor to remove dead material on bothside of gate and prep for new plants to be installed	1	150.00	150.00

TOTAL

\$1,206.00

Accepted By

Accepted Date

Twin Palm Landscape Care
 3757 Ulman Ave
 North Port, FL 34286 US
 (941) 429-5785
 support@twinpalmlandscapcare.com

Estimate



ADDRESS
Venitia Community Association P.O.Box 18809 Sarasota, FL 34276

SHIP TO
Venitia Community Association P.O.Box 18809 Sarasota, FL 34276

ESTIMATE #	DATE	
1664	10/25/2023	

P.O. NUMBER
 Clubhouse

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	25gbottlebrush	25 Gal Bottle Brush Tree Weeping installed	3	285.00	855.00
		Above is to be installed in the parking lot of the clubhouse to match the existing one			0.00
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch	6	6.25	37.50

TOTAL **\$892.50**

Accepted By

Accepted Date

Twin Palm Landscape Care
 3757 Ulman Ave
 North Port, FL 34286 US
 (941) 429-5785
 support@twinpalmlandscap.com

Estimate



ADDRESS

Venitia Community Association
 P.O.Box 18809
 Sarasota, FL 34276

SHIP TO

Venitia Community Association
 P.O.Box 18809
 Sarasota, FL 34276

ESTIMATE

1665

DATE

10/25/2023

P.O. NUMBER

Sod replacement

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Floratamsod	Install Pallet St.Augustine Floratam sod	0.50	485.00	242.50
		Above is to patch in bare areas behind unit 4116 Bella Pasque			0.00
	Floratamsod	Install Pallet St.Augustine Floratam sod	1	485.00	485.00
		Above is to fix area where tree fell over on side of 4575 Cancello Grande			0.00
		* Noter irrigation has to be checked at both areas to make sure it is working before new sod can be installed			0.00

TOTAL

\$727.50

Accepted By

Accepted Date

PRESERVE COMMITTEE UPDATE – OCTOBER 2023

The Committee met this month to review the survey results with Twin Palm, our selected contractor for vertical cuts. Plans are to have this first cut completed by the end of this year, most likely in November and December with the focus on residences throughout Venetia that are adjacent to the preserve.

The Committee is creating a Master Preserve Workbook starting in 2023, and going forward each year, that will record any encroachment concerns, exotic plants, wellness issues such as ivy, etc. as well as the resolution and required follow-up. Any previous violations that were/are active in 2023 will also be added to this workbook. We're still working with Sarasota County and other resources as we audit this report and determine the future strategy and costs to resolve these issues for 2024. Our goal is to have an on-going history of action taken in the Preserve throughout Venetia going forward; a new property owner will be able to confirm if previous preserve issues took place related to their property.

In addition, we're planning for other work in 2024 such as VCA Property (aka Common Property). We plan on beginning this work within the first quarter 2024.

We've had no changes in committee members.

Cheryl Bobby, Linda Braun, Bill Lewis, Jim Spizzirri, Cindy Beckley (Advisor), Jan Weis, Chair

Venetia Community Association, Inc.
President's Report for October 30, 2023 Board of Directors Meeting

As we approach the winter season, we are seeing many of our seasonal neighbors returning to Venetia. It will be good to see everyone.

The installation of the new entry gates operating systems by CIA Access has begun. Last week they installed the new call box at the Jacaranda gate, however it is not fully operational as yet. You can enter your individual four-digit code without the pound sign at that gate, but the Woodmere gate still requires the pound sign in front of the four-digit code. I am hoping to have more of our questions answered after we speak with CIA Access today, and then we will send another eblast with that updated information. As we understand it, our remotes and our codes will still work, so we don't have to worry about obtaining the new RFID stickers just yet. Please check your email and especially your junk or spam folders regularly to stay informed with this process.

I want to thank all of the volunteers who worked October 7th to remove dead vegetation and cleaned up the landscape areas in preparation for the installation of the mulch. That mulch was laid on schedule this week by the vendor, Distribution Direct, and they did an excellent job, including cleaning up afterward.

The 2023-2024 Venetia Resident Directories will be delivered soon, and we will need volunteers to help with the distribution of these printed booklets. Our Secretary, Al Faella will be organizing this distribution, so please let him know if you can help. What we have done in the past is have the volunteers be assigned a street, then they place a booklet by each residence's front door. Then after 24 hours, the volunteers go back to their assigned streets and collect the booklets that remain by the doors, making note of each address that did not pick up their directories. There is one booklet per residence, and we cannot mail them. There will be information via an eblast on obtaining a copy if you are not in Venetia when they are distributed.

The Holiday Decorating Committee, chaired by Mary Eve, will be putting up lights at the entrances and decorating the clubhouse on Saturday, November 18th. At 5:30pm (sunset will be at 5:38pm), the committee invites the neighborhood to meet at the Jacaranda entrance to admire their handiwork and toast the beginning of the holiday season with a cup of spirits (BYOB, no glass, please).

Thank you all for attending today's meeting, and a special thank you to all volunteers.

Cindy Beckley
President, Venetia Community Association

Security Committee

A roofing company hung advertisements throughout the VNAOne Neighborhood. They were informed that any future incident can lead to their being barred from doing business in the Neighborhood.

Soliciting is not permitted in Venetia as posted at our entrance. It is also against Postal regulations to use the mailboxes in this manner,

Norman Hotz

SOCIAL COMMITTEE REPORT TO VCA – OCT. 30, 2023

THE SOCIAL COMMITTEE CONTINUES TO PLAN EVENTS FOR THE ENJOYMENT OF OUR VENETIA RESIDENTS.

THE MONTHLY LADIES OUT TO LUNCH CONTINUES TO BE POPULAR. THE OCTOBER OUTING WAS TO BODRUM IN VENICE. NOVEMBER WILL BE AT THE VENICE ART CENTER CAFÉ AND DECEMBER WILL BE IN MILLIES RESTAURANT IN SARASOTA

OTHER PLANNED ACTIVITIES:

OCT. 7 ITALIAN DINNER WAS WELL RECEIVED AND THE FOOD WAS ENJOYED BY ALL

OCT.21 LUCKY PENNY MUSIC BY THE POOL OVER 140 ATTENDED

OCT. 27 NEIGHBORHOOD FRIDAY WILL BEGIN

OCOT. 28 BROADWAY PALM IN FT. MYERS – PRODUCTION OF HAIRSPRAY

NOV. 12 NOSH AND NIBBLES WITH YOUR NEIGHBORS

NOV. 16 VENICE THEATRE PRODUCTION OF PICKELBALL

NOV. 19 – DEC. 4 TOY DRIVE TO BENEFIT VENICE POLICE DEPARTMENT BLUE SANTA PROGRAM

DEC. 3 VENETIA OPEN HOUSE AT THE CLUBHOUSE

JAN. 10 FOOD TRUCK – MAINE LINE 3:30PM-6:30PM

JAN. 27 CLASSIX MUSIC BY THE POOL

FEB. 16 PAISLEY CRAZE MUSIC BY THE POOL

MAR. 10 2XL MUSIC BY THE POOL

MAR. 13 FOOD TRUC – MAIN LINE 3:30PM-6:30PM

RESPECTFULLY SUBMITTED,

MORINA CHMIELAK

Treasurer Report
September 30, 2023

Total Liabilities & Equity:	\$849,283.52
Reserve Balance:	\$446,873.24
Total Expenses:	\$96,091.00
YTD Expenses:	\$1,052,554.38
	\$6,289.59 under budget
Administrative Expenses:	\$9,367.02
YTD Expenses:	\$92,660.07
	\$2,376.57 over budget
Grounds Expenses:	\$17,755.72
YTD Expenses:	\$191,248.69
	\$144,856.34 under budget
Maintenance Expenses:	\$2,862.06
YTD Expenses:	\$20,166.81
	\$31,039.42 under budget
Other Expenses:	\$7,105.70
YTD Expenses:	\$220,893.58
	\$183,669.59 over budget
Pool & Recreation Expenses:	\$2,685.36
YTD Expenses:	\$30,484.16
	\$3,790.82 under budget
Utilities Expenses:	\$56,315.14
YTD Expenses:	\$497,101.07
	\$12,649.17 under budget
Hurricane Expenses 1/23-9/23	\$183,675.61
Total Hurricane Expenses:	\$420,718.64
Net After Assessment & Insurance Claim:	\$132,967.64

Special Assessment Receivable are \$8,019.88, 17 residents have not paid the assignment as of 9/30/23.

Accounts Receivables total \$3,896.43. 3 homeowners have not paid 3rd quarter fees, including 1 homeowner who owes \$2,750.04 and is being handled by our Attorney.

Submitted by,
Mary Eve, Treasurer

VNAOne

VNAOne:

We welcome any new owners and welcome back our seasonal neighbors.

Installations of new roofs continue to be installed throughout the neighborhood. Unfortunately for some owners there is still wait time of six months.

Norman Hotz

Wildlife Committee

All is quiet.

Norman Hotz

Venetia Community Association, Inc.
Proposed Budget
January 1, 2024 - December 31, 2024

	2023	2024
	Approved	Proposed
	Budget	Budget
INCOME		
6200 · Assessment	1,345,093	788,013
6210 · Reserve Fee	42,832	109,858
NEW · Cable/Internet Assessment	0	615,735
6230 · Special Assessment (04/23)	0	0
6340 · Late Fee	1,000	500
6345 · Interest Fees	750	300
6910 · Interest Income	1,000	0
6920 · Miscellaneous	400	700
6925 · Cable Refund	10,717	10,717
6930 · Surplus Rollover	10,000	40,000
TOTAL INCOME	1,411,792	1,565,823
EXPENSE		
ADMINISTRATIVE		
7020 · Dues/Licenses/Permits	1,000	1,000
7040 · FL Dept of State Fee	125	125
7100 · Insurance	55,888	70,184
7140 · Professional Fees - Audit	5,300	5,700
7150 · Professional Fees - Legal	2,500	2,500
7160 · Professional Fees - Rsv Study	500	500
7170 · Professional Fees - Tax Prep	345	350
7200 · Management Fees	39,000	39,000
7250 · Office Svc/Supplies/Misc	4,500	5,500
7260 · Postage	2,500	3,500
7261 · Printing	2,880	3,800
7300 · Communications Expense	1,940	200
7301 · Income Tax	1,000	0
7400 · Telephone	2,900	3,000
TOTAL ADMINISTRATIVE	120,378	135,359
GROUNDS		
NEW 7510 · Irrigation Contract	0	23,280
7520 · Irrigation Maint/Repairs	25,000	32,000
7550 · Lake Maintenance Contract	30,900	30,900
7600 · Landscape Contract	133,400	119,376
NEW 7620 · Landscape Mulch	0	13,500
7650 · Landscape Svc/Replacement	40,000	54,050
7651 · Tree Removal/Replacement	60,000	58,000
7652 · Tree Maintenance/Trimming	10,000	12,000
7653 · Berm Trimming	25,000	40,000
7655 · Palm Tree Trimming	23,000	17,000
7680 · Fountain/Waterfall Maint.	6,000	6,000
7681 · Waterfall Maintenance Contract	6,840	8,000
7820 · Wetlands/Littoral	25,000	26,000
7900 · Preserve Trimming	48,000	55,000
7910 · Preserve Maintenance	15,000	10,000
Total Grounds	448,140	505,106
MAINTENANCE		
8030 · Security	500	1,000
8031 · Drone Flight Contract	1,875	6,500
8035 · Civilian Patrol	200	250

	2023 Approved Budget	2024 Proposed Budget
8040 · Lamp Post Maintenance/Signs	5,000	2,000
8050 · Entrance Gates Maint/Repairs	5,000	3,000
8150 · Maintenance Repairs/Svc/Supply	15,000	15,000
8151 · Maintenance Contract Hrly	2,500	2,500
8220 · Pest Control Int/Ext	2,500	2,500
8221 · Wildlife Control	700	700
8230 · Sidewalk Repairs	35,000	35,000
TOTAL MAINTENANCE	68,275	68,450
POOL & RECREATION		
8310 · Clubhouse Cleaning Contract	12,600	13,200
8320 · Clubhouse Supplies	1,800	2,000
8330 · Clubhouse Maint/Repairs	8,000	8,000
8340 · Welcome Committee	500	500
8400 · Pool Maint. Contract	9,000	9,300
8420 · Pool/Deck Repair/Svc	6,500	6,500
8425 · Pool Heater Maintenance	3,500	3,500
8430 · Exercise Equipment Repair	1,300	1,300
8500 · Courts Maintenance	2,500	2,500
TOTAL POOL & RECREATION	45,700	46,800
UTILITIES		
8620 · Electric	81,000	71,000
8660 · Cable TV	335,237	348,736
8665 · Cable Addtl' Srvs (Internet)	256,730	266,999
8700 · Water & Sewer	6,700	7,250
TOTAL UTILITIES	679,667	693,985
OTHER		
9710 · Contingency Fund	2,000	2,929
9712 · Storage Units	4,800	3,336
9899 · Hurricane Clean-Up	0	0
9970 · Transfer to Reserves	42,832	109,858
TOTAL OTHER	49,632	116,123
TOTAL EXPENSES	1,411,792	1,565,823

QUARTERLY UNIT ASSESSMENT	2023	2024
MAINTENANCE	\$ 291	\$ 306
CABLE & INTERNET (Lots Excluded)	\$ 232	\$ 241
RESERVES	\$ 17	\$ 43
TOTAL	\$ 540	\$ 590
Total Units Paying Cable/Internet	637	639
Vacant Lots	6	4
Total Units	643	643
Maintenance & Reserves Paid	4	4
QUARTERLY LOT ASSESSMENT	2023	2024
(Lots excluded from paying Cable & Internet)	\$ 319	\$ 349
Total Vacant Lots	6	4

Venetia Community Association, Inc.
 PROPOSED BUDGET FOR THE PERIOD
 January 1, 2024 - December 31, 2024
 DESIGNATED RESERVES
 643 Units

PERCENT
 FUNDING
 100.00%

		1	2	3	4	5	6	7	8	9	10	11	12	13
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2023	ASSESSMENTS COLLECTED 2023	2023 ALLOCATION ADJ	ESTIMATED EXPENDITURES 2023	ESTIMATED TRANSFERS 2023	ESTIMATED BALANCE 12/31/2023	2024 ALLOCATION ADJ	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QUARTER
ACCT#	ASSET													
5130	Fountains/Waterfalls	10	1	51,997	97,863	0	26,877	0	0	124,740	-76,000	3,257	3,257	1.27
5131	Waterfall & Pump Equipment	10	1	38,000	0	0	0	0	0	0	38,000	0	0	0.00
5132	Well Pump Stations	10	1	20,000	0	0	0	0	0	0	20,000	0	0	0.00
5133	Irrigation Equipment	10	1	18,000	0	0	0	0	0	0	18,000	0	0	0.00
5140	Fence/Gate Reserve	15	1	39,964	36,896	1,873	1,195	0	0	39,964	0	0	0	0.00
5141	Fence/Gate Electronics	15	1	12,001	-6,925	0	18,925	0	0	12,001	0	0	0	0.00
5210	Pond Retention	3	2	40,000	0	0	25,000	0	0	25,000	-1,667	16,667	8,334	3.24
5220	Preserves Committee	3	2	36,000	0	0	26,000	16,970	0	9,030	2,970	24,000	12,000	4.67
5300	Blding Restoration/Painting	5	1	15,000	11,400	0	0	0	0	11,400	0	3,600	3,600	1.40
5320	Roads/Paving/Sidewalks	20	19	1,200,000	206,338	30,000	-117,464	0	0	118,874	0	1,081,126	56,901	22.12
5340	Swimming Pool	15	4	53,000	14,986	7,603	0	0	0	22,589	0	30,411	7,603	2.96
5400	Clubhouse/Roofing	25	2	69,600	46,373	3,356	0	0	0	49,729	0	19,871	9,935	3.86
5410	Clubhouse A/C		4	34,000	0	0	6,800	0	0	6,800	0	27,200	6,800	2.64
5450	Courts	7	1	20,000	20,000	0	0	0	0	20,000	0	0	0	0.00
5485	Capital Reserve	5	4	25,000	-335	0	12,667	0	5,655	17,987	1,303	5,710	1,427	0.55
5490	Interest				2,728	2,927	0	0	-5,655	0	0	0	0	0.00
TOTAL				1,672,562	429,325	45,759	0	16,970	0	458,114	2,606	1,211,841	109,858	42.71