

# Venetia Community Association, Inc.

*A Corporation Not-for-Profit*  
c/o Sunstate Management Group, Inc.  
Phone—941-870-4920

## **Minutes of the Board of Directors Meeting November 20, 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, Treasurer Mary Eve, Director Jim Irr and Director Alex Sarelas. Present via zoom was Secretary Al Faella and 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 October 30, 2023 meeting as amended. Motion passed unanimously.

**Presidents Report:** Cindy Beckley reported.

**Vice Presidents Report:** Dick Mole presented explained a problem with a well controller that feeds the Woodmere falls and the Villa Paradiso irrigation. Dick presented a proposal for new life well and pump for \$4,965. **MOTION** made by Mary Eve and seconded by Jim Irr to pay half of this bill, splitting it with Villa Paradiso. **Motion Failed.** **MOTION** made by Alex Sarelas and seconded by Mary Eve to table this motion for further investigation. **Motion passed unanimously.** Motion was tabled.

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

**Hotwire – MOTION** made by Dick Mole and seconded by Jim Irr to postpone the signing of the Comcast Contract. **Motion passed unanimously.**

**A MOTION** was made by Dick Mole and seconded by Jim Irr to rescind the motion to approve the comcast contract. **Motion passed unanimously.**

**MOTION** made by Jim Irr and seconded by Dick Mole to review the Hotwire Contract. **Motion passed unanimously.**

### **Committee Reports—**

- **Preserve Committee – MOTION** made by Jim Irr and seconded by Mary Eve to accept the resignation of Cheryl Bobby from the preserve committee. Motion passed unanimously.
- **Communications Committee** – Joe Holler gave an update on the directory. They are being distributed.
- **Finance Committee** – No report.
- **Infrastructure Committee** – George Sperry reported.
- **Welcome Committee** – No report.
- **Amenities** – Donna DeLuca's reported. **MOTION** made by Mary Eve and seconded by Jim Irr to

approve the proposal from V-co systems inc. in the amount \$795 for cameras at the clubhouse.

**Motion passed unanimously.**

- **Sarasota County Liaison Committee** – No report.
- **Environmental Committee** – Dave Bakula reported.
- **Landscape Committee** – Dave Lanni reported.
- **Wildlife Committee** – No report.
- **Tree and Gutter Report** – George Sperry reported. **MOTION** made by Jim Irr and seconded by Dick Mole to approve the tree removal list as provided by the committee. **Motion passed unanimously.** Berm trimming will take place in April. Oak trimming will take place in July.
- **Security Patrol:** No report.
- **Social Committee:** The upcoming social events were discussed. **MOTION** made by Mary Eve and seconded by Jim Irr to appoint Samira Easton to the social committee. **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** – No report.
- **Villa Vivaci** – Madeline Salerno reported.
- **CDA** – Brian Rivenbark reported.

**Management Report** – Brian Rivenbark reported.

#### **New Business**

**Owners Comments** – None.

**Next meeting** – January 22 at 9:00 am.

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

Meeting was adjourned at 11:11 am.

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

V-CO SYSTEMS, INC.

1011 PORPOISE RD.

VENICE, FL 34293

# Estimate

Date

7/26/2023

Name / Address

Venetia  
4401 Corso Venitia Blvd.  
Venice, FL. 34293

Project

Item	Description	Qty	Total
CCTV CAMERA	CCTV CAMERA: Camera only - replacement @ front covered entryway, Pool Gate south, Pool Gate north; 3.6mm lens, 5mp camera, color, indoor/ outdoor \$120.00 each	3	360.00T
CCTV CAMERA	CCTV CAMERA: Camera only, add camera in card room; 2.8mm, 5 mp, color, indoor outdoor	1	110.00T
Cable Drop	Cable Drop: CCTV Camera in card room, for new camera, includes connectors on each end & labor	1	125.00T
LABOR	LABOR: Swap out 3 cameras, connect to DVR, label channels on DVR, adjust cameras.	1	200.00T
		<b>Subtotal</b>	\$795.00
		<b>Sales Tax (0.0%)</b>	\$0.00
		<b>Total</b>	\$795.00

Phone #

(941) 914-0999

# **Amenities Committee Report for VCA Board of Directors Meeting 11/20/23**

Amenities met on Tuesday Nov 14.

## **POOL**

1. Spa: back up and running. Temp adjusted to 104.
2. New half moon landscaping lighting for the side of the planters recd and will be Installed by infrastructure committee
3. Clubhouse power washed and deck cleaned nov 15th

## **FITNESS ROOM**

Room and equipment needs a deep cleaning effort. maintenance contractor will handle with assistance of Amenities to help with machine movements.

## **COURTS:**

1. Bocce court repair (approved in March) was completed 2<sup>nd</sup> week in Nov.
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 three times with no response.

## **CLUBHOUSE**

1. Amenities requests that Colonial Roofing return to complete roof repair done in Feb.
2. We will schedule carpet cleaning in the card room for end of December.
3. Purchased a Bookcase for puzzles, bookcase are packed. We purge every few weeks and drop off books to goodwill.
4. Amenities asks landscaping to replace bushes taken out in from of electrical box at side entrance.
5. Back in August We were asked to hold off purchasing new camera and upgrading some for better resolution as you thought they could get rolled into the new gate/camera system. If this is not the case we would like to proceed with the purchase and installation. Estimate for \$795 attached, includes 1 new install and 3 switch outs.

Submitted 11-14-23

Donna DeLuca

## Communications Committee Report

November 2023

The printed directories have arrived and are in the process of being distributed, thanks to Al Faella.

Joe Holler

## Environmental Committee Report

The Environmental committee met at the clubhouse on Tuesday November 14th.

Items discussed :

Ponds 7 and 8 erosion remedies.

Pond 11 resident feeding wildlife in violation of county ordinances.

Effects of the drought on our stormwater retention ponds.

An assessment of the sumps that filter water from street drains into the preserve.

An on property visit from the aquatics vendor manager was scheduled for December 5<sup>th</sup> for the committee

Dave Bakula

## Infrastructure Report for the period 10/26/23 through 11/14/23

11/7 Reset sunken pavers on the pool deck.

11/7 Glued cap on the column near the south pool gate.

Worked on the outbound Jacaranda gate arm. The gate arm was working, but we expect it to continue to be a problem as the gear box is worn out and needs to be replaced. The gate contractor will be contacted.

11/7 Re set the various light timers through the community to conform to standard time.

11/7 Checked the water feed to the route 41 ponds as the water level was extremely low. There was no irrigation water in the pipe going into the pond. The landscape committee will be contacted to correct the problem.

11/14 Inspected the light fixtures and the light circuit on the pool island. The circuit is working, but two of the fixtures are broken and the other two are on their last leg. All four should be replaced.

11/14 Once again we fixed a leaking pipe fitting on the fountain in B Park.

The infrastructure Committee worked a total of 15 hours during the period.

Report submitted by George Sperry



New Life Well and Pump, Inc  
941-375-1065  
6520 Beedla Street  
North Port, FL 34291

Prepared For  
Venetia Community  
4501 corso venetia blvd.  
Venice, FL

Proposal Date  
11/14/2023

Proposal Number  
0000389

## Pricing

Description	Rate	Qty	Line Total
Sub-drive connect 50 vfd Franklin electric SD50 3hp 3w 5hp 3ph	\$4,800.00	1	\$4,800.00
Labor Labor	\$100.00	1	\$100.00
Service Call	\$65.00	1	\$65.00
Subtotal			4,965.00
Tax			0.00
Proposal Total (USD)			\$4,965.00

## Notes

Add vfd to well pump behind 4351 nizza ct.

Unit will prevent short cycling of pump and provide constant pressure to irrigation and lake fill.



# Landscape Committee Report

Submitted to VCA Board of Directors

Monday, November 20, 2023

The Landscape Committee met on Tuesday, November 14. Some of the issues discussed and decided are listed below:

## New Proposals

- South County was to submit a proposal for work at the Woodmere Gate along 41, scope to be determined. **This proposal has been tabled until new budget year commences and will be considered in the scope of 2024 irrigation plan.**
- Twin Palms proposal 1664 to Install two bottle brush trees at clubhouse destroyed by Ian. Cost \$892.50 – **Deferred until 2024 in scope of Clubhouse planting redo.**

## Proposals Completed

N/A

## Proposals in Progress

- Annuals were planted at both entrances along with clubhouse entrance. Irrigation has been supplemented daily until plantings are rooted. South County will monitor. Twin Palms to complete at Jacaranda gate.
- Sod replacement phase one completed by Twin Palms. Phase two – All street locations have been inspected and the follow up list has been compiled and will be submitted to Twin Palms for completion. We have spent to date \$8200 on a proposal of \$16,450.
- 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

- Proposal 1628 for Twin Palms to add planting and sod to pedestrian gate and main gate at Woodmere entrance as requested. Cost of \$1206.  
**Proposal has not been completed to date.**

## **Other Business**

- Budget 2024 – Now planning/implementation of the Landscape and Irrigation initiatives for 2024. Final proposals to be submitted. **The Landscape Committee has deferred commencement of the planning process until after the holidays.**
- The Landscape Committee has assigned responsibility for the various projects for the 2024 calendar year by subcommittee.  
**Irrigation Subcommittee:** Alex Sarelis, Dave Lanni, Jack Majerus, Jim Irr  
**Plantings Subcommittee:** Eric Barth, Mario Gianino, Dave Lanni, Jim Irr, Dick Mole

Respectfully submitted by Dave Lanni

**Sod Replacement Storm Damage** 4/6/2023 11/15/23 revised

**Houses by number**

Street																	
Corso Venetia		Via Del Villetti		Bella Terra		Borghese Court		Natale		Via San Tamaso		Via Del Santi		Total Homes			
4		2		3		1		1		3				16/84			
4335	redo	4314 - 4318	missed	5023	redo/dreessions	4602	Redo/mailbox	4390	Redo	4870	Redo/depression	4305	Missed/Redo				
4438	redo/depression	4354	redo/depressions	5034	redo/depressions					4871	Redo/depression	4307	Missed/Redo				
4281	redo/ depression			4598	1/2 done, finish					4830	missed						
4380	redo/depression																

**Woodmere Entrance**

**Jacaranda Entrance**

Villa Side by Pedest. Gate (sep proposal), **not completed**

After Gate Villa Side - North - **redo**

intersection of corso venetia and cancello grande - new, not done, right side as you enter

Area along Canello Grande at Bella Terra on left as you enter toward Bella Terra

**Bella Pasque**

**4775 Canello Grande**

**Nizza Court**

4114 rear yard sep proj, **not completed**

side yard separate project, **not completed**

**need irrigation repair via villa hoa**

## **Sarasota County Liaison Committee Report to VCA Board of Directors Meeting**

**11/16/2023**

No additional details or updates for the month of November 2023.

No formal meetings are scheduled as the team meets frequently either in person, phone, text, or email to discuss issues, next steps, etc.

### **Traffic Safety on Jacaranda Update:**

Per Adam Kemp, COO of **CEM Development**, the plans for the apartment complex have been delayed until **3rd/4thQ 2024**. The original plan was 4thQ 2023/1st Q 2024. Labor shortages and high interest rates were the stated reasons for the delay. The left-hand turn into the southern entrance will be the first construction item completed.

Per Don DeBerry, Sr. Traffic Mgr., **Sarasota County**, his office is in contract negotiations with a traffic consulting firm to study access points (focusing on the Walmart entrances and our entrance) and speed on Jacaranda between US 41 and SR 776/Englewood Rd. The results of the study will not be published for a year.

Side note: This segment of Jacaranda was not on the County's radar since accidents were not being reported to the Traffic Department providing no visibility into the high number of accidents at those entrances. Once this was brought to their attention, they responded appropriately and quickly, e.g., this segment is now included in the quarterly accident report and the resulting contract with traffic safety consultant.

### **Next Steps:**

- One possible recommendation of this study is to change the exit out of our community to a "right turn only" with a left U-turn at the southern entrance of the apartment complex. On-going communications with residents to ensure they are aware that safety recommendations may require changes to Venetia's entrance.
- We will continue to have dialogue with Commissioner Cutsinger and CEM, but only as it relates to updates. Our focus will be working with Sarasota County Traffic Division, as they have been the most responsive.
- We will continue our pursuit of a county evacuation contract since Jacaranda will continue to be a chokepoint regardless of the changes made to our entrance.
- We recommend that the community continue to voice concerns and dismay of the increased development without the proper infrastructure in place (roads, green space,

traffic) to the Commissioners, whether that means going to the meetings, writing letters to them and the local papers, etc.

Venetia Community Association, Inc.  
President's Report for November 20, 2023 Board of Directors Meeting

The installation of the new entry gates operating system by CIA Access is progressing slowly. The new call box at the Jacaranda gate is fully operational. The Woodmere call box should be installed soon. The remotes that all residents are using will be active until the Board decides when to deactivate them. The RFID readers will be installed and tested before we start to transition to just RFID stickers. We are a long way off before starting to use the RFID stickers, so please don't panic. Your remotes and your gate codes will continue to work until we can get everyone switched over to the RFID stickers. Please check your email and especially your junk or spam folders regularly to stay informed with this process.

The 2024 Venetia Resident Directories have been delivered. Our Secretary, Al Faella did a great job of organizing this distribution. Thank you, Al. There is information on our website about obtaining a copy if you were not in Venetia when they were distributed. But please remember there is only one copy per residence.

The Holiday Open House will be held here at the clubhouse on Friday, December 1<sup>st</sup> at 5pm. The Social Committee is asking that everyone bring a hearty appetizer to share, and as always BYOB. Music will be provided by Dave Bakula.

The December VCA Board of Directors meeting scheduled for December 18<sup>th</sup> has been canceled. The VCA Town Hall Meeting will be held on Wednesday, January 10, 2024 at the Trinity Presbyterian Church at 4365 State Route 776, around the corner and right toward Venice from Jacaranda Boulevard. The January VCA Board of Directors meeting has been rescheduled for Monday, January 22, 2024, here at the clubhouse. The VCA Annual Meeting will be held on Thursday, February 1, 2024 at the Trinity Presbyterian Church. The regular VCA Board of Directors meeting for February will be held on Monday, February 26, 2024 here at the clubhouse. These dates will all be mailed to all property owners.

I would like to remind everyone that there are three Board of Directors slots open for election on February 1<sup>st</sup> at the Annual Meeting. Our Treasurer, Mary Eve, is not returning to the Board, so we will need someone with some bookkeeping background to agree to serve in that position. Jim Irr and I are the other two directors whose term is expiring. I will run again, however I will say that I will only be attending meetings next summer for four months by Zoom when available. The Notice of Intent will be mailed to all property owners no later than December 1<sup>st</sup> (60 days prior to the annual meeting on February 1<sup>st</sup>, and must be received by January 1, 2024 if you intend to run for a seat on the Board of Directors.

I would like to request that all committee chairs and residents please use the email addresses for VCA Board members as listed on our website. New dedicated gmail accounts were set up after our organizational meeting last February and posted. It is very important that all VCA notifications and business be conducted using those email dedicated addresses.

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

Cindy Beckley  
President, Venetia Community Association

## **SOCIAL COMMITTEE REPORT TO VCA – NOV. 20, 2023**

**The Venetia Open House at the clubhouse has been moved to Friday, December 1. Bring a dish to share and your beverage of choice. This is a pre-Holiday gathering, and all Venetia residents are invited to attend. Begins at 5:00pm**

**Samira Easton has been a Social member for several years, her name was omitted in error on the list provided to VCA on 2/15/23 for approval. I respectfully ask the Board to approve Samira Easton as a Social Committee member.**

**List of events planned up to March 2023 are listed below.**

**Nov. 19- Dec. 4 Toy Drive**

**Dec. 1 Venetia Open House**

**Jan. 10 Food Truck – Main Line 3:30pm-6:30pm – Mary Lou Holler – Chairing event**

**Jan. 27 Classix Music by the Pool – Donna Lanni -Chairing event**

**Feb. 16 Paisley Craze Music by the Pool – Wendy Pelletier -Chairing event**

**Mar. 10 2XL Muic by the Pool – Barbara Packham – Chairing event**

**Marc. 13 Food Truck Main Line 3:30pm-6:30pm Mary Faella – Chairing event**

**Respectfully submitted.**

**Morina Chmielak**

Treasurer Report  
October 31, 2023

Total Liabilities & Assets:	\$1,010,088.38
Reserve Balance:	\$467,844.22
Total Expenses:	\$141,774.18
YTD Expenses:	\$1,194,328.56
	\$10,696.58 over budget
Administration Expenses:	\$9,897.48
YTD Expenses:	\$102,557.55
	\$2,242.55 over budget
Grounds Expenses:	\$51,910.85
YTD Expenses:	\$243,059.54
	\$130,390.48 under budget*
* Tree removal \$49,005, Contract \$6500.00, Berm \$20,833, Palm Trimming \$8,740,	
* Preserve trimming & Maintenance \$50,292. All contributed to being under budget.	
Preserve trimming will take place in Nov/Dec.	
Total Maintenance Expenses:	\$1,512.65
YTD Expenses:	\$21,679.46
*Sidewalk repairs \$24,759 were under budget.	\$35,216.36*
Other Expenses:	\$19,329.07
YTD Expenses:	\$240,222.65
	\$191,723.99 over budget*
*Hurricane Expenses \$192,000.61.	
Pool & Recreation Expenses:	\$2,516.48
YTD Expenses:	\$33,000.64
	\$5,082.68 under budget
Utilities Expenses:	\$56,707.55
YTD Expenses:	\$553,808.72
	\$12,580.44 under budget
Hurricane Expenses 1/23-10/31	\$192,000.61
Total Hurricane Expenses: 10/7/22-10/31/23	\$429,043.64
Net After Assessment & Ins. Claim:	\$141,292.64

Special Assessment Receivables are \$5,232.52, 11 residents (down from 17 last month), have not paid the assessments as of 10/31/23.



Accounts Receivables total \$14,019.05. 20 residents have not paid 4th quarter fees, including 1 resident who owes \$2750.00 and is being handled by our Attorney.

Submitted By,  
Mary Eve, Treasurer

## Tree and Gutter Committee Report 11/20/23

The committee members trimmed the lower branches of all of the Shady Lady Trees located in the Community.

Attached to this report is a list of tree locations where Oak Trees will be removed with the approval of the Board. Once the list is approved, it will be submitted to the County for permitting and approval. We expect to plant five Oak Trees in the entrances where five trees were lost during the hurricane. Thirty-five Shady Lady Trees will be planted in various locations in the community along the streets. This project is expected to take place during mid-February 2024.

Berm Tree trimming will take place in late April 2024.

Oak Tree trimming which includes the trees along the streets, the trees in Butter Fly Park, the trees on the Del Villetti Island, the Oak trees around the clubhouse and the VCA Oak Trees near the pond in Villa Paradiso. This project is expected to take place during July 2024.

The committee met on Monday 13 November and unanimously approved the projects and the scheduling. The VCA President and Treasure attended the meeting and helped provide guidance on the timing of the projects.

Tree and Gutter Committee Chairman  
George Sperry

# 2024 Tree Removal List for 40 Trees

11/13/23

## **Cancello Grande Ave**

1. 4560-56

## **Bella Pasque**

2. 4132-34

3. 4135-37

## **Bella Terra Dr**

4. 4921-23

5. 4924-28

6. 4932-36

7. 4944-40

8. 4945-49

9. 4959-63

10. 4964-68

11. 4972-76

12. 4976-82

13. 5006-10

14. 5041-43

15. 5047-45

## **Via Del Villetti Dr**

16. 4245-41

17. 4265-69

18. 4285-89

19. 4294-98

## **Borghese**

20. 4601-03

21. 4602-05 D

## **Via Del Villetti Dr**

22. 4330-34

## **Cernala**

23. 4504-Via Del Villetti

## **Nizza Ct**

24. 4305-09 D

25. 4324-28

26. 4340-44 D

**Corso Venetia Blvd**

- 27. 4495B-Natale
- 28. 4495A-Natale
- 29. 4478-82
- 30. 4314-18
- 31. 4294-Preserve
- 32. 4264-Preserve
- 33. 4263-69
- 34. 4260-64
- 35. 4245-49

**San Tomaso**

- 36. 4831-51

**Del Santi**

- 37. 4300-02
- 38. 4345-41

**Gaeta Dr**

- 39. 4635-41
- 40. 4615-21

D = drain

Villa Vivaci

VVNA was mulched on 10/30/23 and the neighborhood has a neater appearance.

The budget for 2024 was passed at the last meeting.

The annual meeting is scheduled for 12/13/23. No election will be held as the number of intents to run is equal to the number of board positions.

Thank you,

Madeline Salerno, VP VVNA

Venetia Community Association, Inc.  
Welcome Committee Report for November 20, 2023 Board of Directors Meeting

There has been one property closing since the last Board of Directors meeting, and one newly constructed home that has received its Certificate of Occupancy. Neither of these new neighbors are currently in Venetia, so their Welcome Bags will be delivered once they are here.

There are currently 16 properties for sale in Venetia, as of November 6<sup>th</sup>, that are listed on the Multiple Listings page provided on our website by Realtor Barbara King. Of those 16, six of those properties are villas, four are condos, and the remainder are single-family homes.

Margaret Eskey  
Chairwoman, VCA Welcome Committee

# Venetia Community Association, Inc.

*A Corporation Not-for-Profit*  
c/o Sunstate Management Group, Inc.  
Phone—941-870-4920

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**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, Treasurer Mary Eve, Director Jim Irr and Director Alex Sarelas. Present via zoom was Secretary Al Faella. 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 October 30, 2023 meeting as amended. Motion passed unanimously.

**Presidents Report:** Cindy Beckley reported.

**Vice Presidents Report:** Dick Mole presented a proposal for \$4,965. **MOTION** made by Mary Eve and seconded by Jim Irr to pay half of this bill, splitting it with Villa Paradiso. **MOTION** made by Alex Sarelas and seconded by Mary Eve to table this motion for further investigation.

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

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- **Environmental Committee** – Dave Bakula reported.
- **Landscape Committee** – Dave Lanni reported.

- **Wildlife Committee** – No report.
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#### **Sub-Association Reports**

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- **Villa Paradiso** – No report.
- **Villa Vivaci** – Madeline Salerno reported.
- **CDA** – Brian Rivenbark reported.

**Management Report** – Brian Rivenbark reported.

#### **New Business**

**Owners Comments** – None.

**Next meeting** – January 29 at 9:00 am.

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

Meeting was adjourned at 11:11 am.

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



V-CO SYSTEMS, INC.

1011 PORPOISE RD.

VENICE, FL 34293

# Estimate

Date

7/26/2023

Name / Address

Venetia  
4401 Corso Venitia Blvd.  
Venice, FL. 34293

Project

Item	Description	Qty	Total
CCTV CAMERA	CCTV CAMERA: Camera only - replacement @ front covered entryway, Pool Gate south, Pool Gate north; 3.6mm lens, 5mp camera, color, indoor/ outdoor \$120.00 each	3	360.00T
CCTV CAMERA	CCTV CAMERA: Camera only, add camera in card room; 2.8mm, 5 mp, color, indoor outdoor	1	110.00T
Cable Drop	Cable Drop: CCTV Camera in card room, for new camera, includes connectors on each end & labor	1	125.00T
LABOR	LABOR: Swap out 3 cameras, connect to DVR, label channels on DVR, adjust cameras.	1	200.00T
		<b>Subtotal</b>	\$795.00
		<b>Sales Tax (0.0%)</b>	\$0.00
		<b>Total</b>	\$795.00

Phone #

(941) 914-0999

# **Amenities Committee Report for VCA Board of Directors Meeting 11/20/23**

Amenities met on Tuesday Nov 14.

## **POOL**

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Submitted 11-14-23

Donna DeLuca

## Communications Committee Report

November 2023

The printed directories have arrived and are in the process of being distributed, thanks to Al Faella.

Joe Holler

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Items discussed :

Ponds 7 and 8 erosion remedies.

Pond 11 resident feeding wildlife in violation of county ordinances.

Effects of the drought on our stormwater retention ponds.

An assessment of the sumps that filter water from street drains into the preserve.

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Dave Bakula

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The infrastructure Committee worked a total of 15 hours during the period.

Report submitted by George Sperry



New Life Well and Pump, Inc  
941-375-1065  
6520 Beedla Street  
North Port, FL 34291

Prepared For  
Venetia Community  
4501 corso venetia blvd.  
Venice, FL

Proposal Date  
11/14/2023

Proposal Number  
0000389

## Pricing

Description	Rate	Qty	Line Total
Sub-drive connect 50 vfd Franklin electric SD50 3hp 3w 5hp 3ph	\$4,800.00	1	\$4,800.00
Labor Labor	\$100.00	1	\$100.00
Service Call	\$65.00	1	\$65.00
Subtotal			4,965.00
Tax			0.00
Proposal Total (USD)			\$4,965.00

## Notes

Add vfd to well pump behind 4351 nizza ct.

Unit will prevent short cycling of pump and provide constant pressure to irrigation and lake fill.

# Landscape Committee Report

Submitted to VCA Board of Directors

Monday, November 20, 2023

The Landscape Committee met on Tuesday, November 14. Some of the issues discussed and decided are listed below:

## New Proposals

- South County was to submit a proposal for work at the Woodmere Gate along 41, scope to be determined. **This proposal has been tabled until new budget year commences and will be considered in the scope of 2024 irrigation plan.**
- Twin Palms proposal 1664 to Install two bottle brush trees at clubhouse destroyed by Ian. Cost \$892.50 – **Deferred until 2024 in scope of Clubhouse planting redo.**

## Proposals Completed

N/A

## Proposals in Progress

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- Sod replacement phase one completed by Twin Palms. Phase two – All street locations have been inspected and the follow up list has been compiled and will be submitted to Twin Palms for completion. We have spent to date \$8200 on a proposal of \$16,450.
- Twin Palms proposal 1665 for 4575 Cancelllo 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 Cancelllo Grande. Cost \$725.50

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**Proposal has not been completed to date.**

## **Other Business**

- Budget 2024 – Now planning/implementation of the Landscape and Irrigation initiatives for 2024. Final proposals to be submitted. **The Landscape Committee has deferred commencement of the planning process until after the holidays.**
- The Landscape Committee has assigned responsibility for the various projects for the 2024 calendar year by subcommittee.  
**Irrigation Subcommittee:** Alex Sarelis, Dave Lanni, Jack Majerus, Jim Irr  
**Plantings Subcommittee:** Eric Barth, Mario Gianino, Dave Lanni, Jim Irr, Dick Mole

Respectfully submitted by Dave Lanni



Sod Replacement Storm Damage 4/6/2023 11/15/23 revised

Houses by number

Street																	
Corso Venetia		Via Del Villetti		Bella Terra		Borghese Court		Natale		Via San Tamaso		Via Del Santi		Total Homes			
4		2		3		1		1		3				16/84			
4335	redo	4314 - 4318	missed	5023	redo/dreessions	4602	Redo/mailbox	4390	Redo	4870	Redo/depression	4305	Missed/Redo				
4438	redo/depression	4354	redo/depressions	5034	redo/depressions					4871	Redo/depression	4307	Missed/Redo				
4281	redo/ depression			4598	1/2 done, finish					4830	missed						
4380	redo/depression																

Woodmere Entrance

Jacaranda Entrance

Villa Side by Pedest. Gate (sep proposal), not completed

After Gate Villa Side - North - redo  
intersection of corso venetia and cancello grande - new, not done, right side as you enter  
Area along Canello Grande at Bella Terra on left as you enter toward Bella Terra

Bella Pasque

4775 Canello Grande

Nizza Court

4114 rear yard sep proj, not completed

side yard separate project, not completed  
need irrigation repair via villa hoa

## **Sarasota County Liaison Committee Report to VCA Board of Directors Meeting**

**11/16/2023**

No additional details or updates for the month of November 2023.

No formal meetings are scheduled as the team meets frequently either in person, phone, text, or email to discuss issues, next steps, etc.

### **Traffic Safety on Jacaranda Update:**

Per Adam Kemp, COO of **CEM Development**, the plans for the apartment complex have been delayed until **3rd/4thQ 2024**. The original plan was 4thQ 2023/1st Q 2024. Labor shortages and high interest rates were the stated reasons for the delay. The left-hand turn into the southern entrance will be the first construction item completed.

Per Don DeBerry, Sr. Traffic Mgr., **Sarasota County**, his office is in contract negotiations with a traffic consulting firm to study access points (focusing on the Walmart entrances and our entrance) and speed on Jacaranda between US 41 and SR 776/Englewood Rd. The results of the study will not be published for a year.

Side note: This segment of Jacaranda was not on the County's radar since accidents were not being reported to the Traffic Department providing no visibility into the high number of accidents at those entrances. Once this was brought to their attention, they responded appropriately and quickly, e.g., this segment is now included in the quarterly accident report and the resulting contract with traffic safety consultant.

### **Next Steps:**

- One possible recommendation of this study is to change the exit out of our community to a "right turn only" with a left U-turn at the southern entrance of the apartment complex. On-going communications with residents to ensure they are aware that safety recommendations may require changes to Venetia's entrance.
- We will continue to have dialogue with Commissioner Cutsinger and CEM, but only as it relates to updates. Our focus will be working with Sarasota County Traffic Division, as they have been the most responsive.
- We will continue our pursuit of a county evacuation contract since Jacaranda will continue to be a chokepoint regardless of the changes made to our entrance.
- We recommend that the community continue to voice concerns and dismay of the increased development without the proper infrastructure in place (roads, green space,

traffic) to the Commissioners, whether that means going to the meetings, writing letters to them and the local papers, etc.

Venetia Community Association, Inc.  
President's Report for November 20, 2023 Board of Directors Meeting

The installation of the new entry gates operating system by CIA Access is progressing slowly. The new call box at the Jacaranda gate is fully operational. The Woodmere call box should be installed soon. The remotes that all residents are using will be active until the Board decides when to deactivate them. The RFID readers will be installed and tested before we start to transition to just RFID stickers. We are a long way off before starting to use the RFID stickers, so please don't panic. Your remotes and your gate codes will continue to work until we can get everyone switched over to the RFID stickers. Please check your email and especially your junk or spam folders regularly to stay informed with this process.

The 2024 Venetia Resident Directories have been delivered. Our Secretary, Al Faella did a great job of organizing this distribution. Thank you, Al. There is information on our website about obtaining a copy if you were not in Venetia when they were distributed. But please remember there is only one copy per residence.

The Holiday Open House will be held here at the clubhouse on Friday, December 1<sup>st</sup> at 5pm. The Social Committee is asking that everyone bring a hearty appetizer to share, and as always BYOB. Music will be provided by Dave Bakula.

The December VCA Board of Directors meeting scheduled for December 18<sup>th</sup> has been canceled. The VCA Town Hall Meeting will be held on Wednesday, January 10, 2024 at the Trinity Presbyterian Church at 4365 State Route 776, around the corner and right toward Venice from Jacaranda Boulevard. The January VCA Board of Directors meeting has been rescheduled for Monday, January 22, 2024, here at the clubhouse. The VCA Annual Meeting will be held on Thursday, February 1, 2024 at the Trinity Presbyterian Church. The regular VCA Board of Directors meeting for February will be held on Monday, February 26, 2024 here at the clubhouse. These dates will all be mailed to all property owners.

I would like to remind everyone that there are three Board of Directors slots open for election on February 1<sup>st</sup> at the Annual Meeting. Our Treasurer, Mary Eve, is not returning to the Board, so we will need someone with some bookkeeping background to agree to serve in that position. Jim Irr and I are the other two directors whose term is expiring. I will run again, however I will say that I will only be attending meetings next summer for four months by Zoom when available. The Notice of Intent will be mailed to all property owners no later than December 1<sup>st</sup> (60 days prior to the annual meeting on February 1<sup>st</sup>, and must be received by January 1, 2024 if you intend to run for a seat on the Board of Directors.

I would like to request that all committee chairs and residents please use the email addresses for VCA Board members as listed on our website. New dedicated gmail accounts were set up after our organizational meeting last February and posted. It is very important that all VCA notifications and business be conducted using those email dedicated addresses.

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

Cindy Beckley  
President, Venetia Community Association

## **SOCIAL COMMITTEE REPORT TO VCA – NOV. 20, 2023**

**The Venetia Open House at the clubhouse has been moved to Friday, December 1. Bring a dish to share and your beverage of choice. This is a pre-Holiday gathering, and all Venetia residents are invited to attend. Begins at 5:00pm**

**Samira Easton has been a Social member for several years, her name was omitted in error on the list provided to VCA on 2/15/23 for approval. I respectfully ask the Board to approve Samira Easton as a Social Committee member.**

**List of events planned up to March 2023 are listed below.**

**Nov. 19- Dec. 4 Toy Drive**

**Dec. 1 Venetia Open House**

**Jan. 10 Food Truck – Main Line 3:30pm-6:30pm – Mary Lou Holler – Chairing event**

**Jan. 27 Classix Music by the Pool – Donna Lanni -Chairing event**

**Feb. 16 Paisley Craze Music by the Pool – Wendy Pelletier -Chairing event**

**Mar. 10 2XL Muic by the Pool – Barbara Packham – Chairing event**

**Marc. 13 Food Truck Main Line 3:30pm-6:30pm Mary Faella – Chairing event**

**Respectfully submitted.**

**Morina Chmielak**

Treasurer Report  
October 31, 2023

Total Liabilities & Assets:	\$1,010,088.38
Reserve Balance:	\$467,844.22
Total Expenses:	\$141,774.18
YTD Expenses:	\$1,194,328.56
	\$10,696.58 over budget
Administration Expenses:	\$9,897.48
YTD Expenses:	\$102,557.55
	\$2,242.55 over budget
Grounds Expenses:	\$51,910.85
YTD Expenses:	\$243,059.54
	\$130,390.48 under budget*
* Tree removal \$49,005, Contract \$6500.00, Berm \$20,833, Palm Trimming \$8,740,	
* Preserve trimming & Maintenance \$50,292. All contributed to being under budget.	
Preserve trimming will take place in Nov/Dec.	
Total Maintenance Expenses:	\$1,512.65
YTD Expenses:	\$21,679.46
*Sidewalk repairs \$24,759 were under budget.	\$35,216.36*
Other Expenses:	\$19,329.07
YTD Expenses:	\$240,222.65
	\$191,723.99 over budget*
*Hurricane Expenses \$192,000.61.	
Pool & Recreation Expenses:	\$2,516.48
YTD Expenses:	\$33,000.64
	\$5,082.68 under budget
Utilities Expenses:	\$56,707.55
YTD Expenses:	\$553,808.72
	\$12,580.44 under budget
Hurricane Expenses 1/23-10/31	\$192,000.61
Total Hurricane Expenses: 10/7/22-10/31/23	\$429,043.64
Net After Assessment & Ins. Claim:	\$141,292.64

Special Assessment Receivables are \$5,232.52, 11 residents (down from 17 last month), have not paid the assessments as of 10/31/23.

Accounts Receivables total \$14,019.05. 20 residents have not paid 4th quarter fees, including 1 resident who owes \$2750.00 and is being handled by our Attorney.

Submitted By,  
Mary Eve, Treasurer

## Tree and Gutter Committee Report 11/20/23

The committee members trimmed the lower branches of all of the Shady Lady Trees located in the Community.

Attached to this report is a list of tree locations where Oak Trees will be removed with the approval of the Board. Once the list is approved, it will be submitted to the County for permitting and approval. We expect to plant five Oak Trees in the entrances where five trees were lost during the hurricane. Thirty-five Shady Lady Trees will be planted in various locations in the community along the streets. This project is expected to take place during mid-February 2024.

Berm Tree trimming will take place in late April 2024.

Oak Tree trimming which includes the trees along the streets, the trees in Butter Fly Park, the trees on the Del Villetti Island, the Oak trees around the clubhouse and the VCA Oak Trees near the pond in Villa Paradiso. This project is expected to take place during July 2024.

The committee met on Monday 13 November and unanimously approved the projects and the scheduling. The VCA President and Treasure attended the meeting and helped provide guidance on the timing of the projects.

Tree and Gutter Committee Chairman  
George Sperry



# 2024 Tree Removal List for 40 Trees

11/13/23

## **Cancello Grande Ave**

1. 4560-56

## **Bella Pasque**

2. 4132-34

3. 4135-37

## **Bella Terra Dr**

4. 4921-23

5. 4924-28

6. 4932-36

7. 4944-40

8. 4945-49

9. 4959-63

10. 4964-68

11. 4972-76

12. 4976-82

13. 5006-10

14. 5041-43

15. 5047-45

## **Via Del Villetti Dr**

16. 4245-41

17. 4265-69

18. 4285-89

19. 4294-98

## **Borghese**

20. 4601-03

21. 4602-05 D

## **Via Del Villetti Dr**

22. 4330-34

## **Cernala**

23. 4504-Via Del Villetti

## **Nizza Ct**

24. 4305-09 D

25. 4324-28

26. 4340-44 D

**Corso Venetia Blvd**

- 27. 4495B-Natale
- 28. 4495A-Natale
- 29. 4478-82
- 30. 4314-18
- 31. 4294-Preserve
- 32. 4264-Preserve
- 33. 4263-69
- 34. 4260-64
- 35. 4245-49

**San Tomaso**

- 36. 4831-51

**Del Santi**

- 37. 4300-02
- 38. 4345-41

**Gaeta Dr**

- 39. 4635-41
- 40. 4615-21

D = drain

Villa Vivaci

VVNA was mulched on 10/30/23 and the neighborhood has a neater appearance.

The budget for 2024 was passed at the last meeting.

The annual meeting is scheduled for 12/13/23. No election will be held as the number of intents to run is equal to the number of board positions.

Thank you,

Madeline Salerno, VP VVNA

Venetia Community Association, Inc.  
Welcome Committee Report for November 20, 2023 Board of Directors Meeting

There has been one property closing since the last Board of Directors meeting, and one newly constructed home that has received its Certificate of Occupancy. Neither of these new neighbors are currently in Venetia, so their Welcome Bags will be delivered once they are here.

There are currently 16 properties for sale in Venetia, as of November 6<sup>th</sup>, that are listed on the Multiple Listings page provided on our website by Realtor Barbara King. Of those 16, six of those properties are villas, four are condos, and the remainder are single-family homes.

Margaret Eskey  
Chairwoman, VCA Welcome Committee

# 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 November 20, 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, Treasurer Mary Eve, Director Jim Irr and Director Alex Sarelas. Present via zoom was Secretary Al Faella. 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 October 30, 2023 meeting as amended. Motion passed unanimously.

**Presidents Report:** Cindy Beckley reported.

**Vice Presidents Report:** Dick Mole presented a proposal for \$4,965. **MOTION** made by Mary Eve and seconded by Jim Irr to pay half of this bill, splitting it with Villa Paradiso. **MOTION** made by Alex Sarelas and seconded by Mary Eve to table this motion for further investigation.

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

**Hotwire – MOTION** made by \_\_\_ and seconded by Jim Irr to postpone the signing of the Comcast Contract. **MOTION** made by Jim Irr and seconded by Dick Mole to review the Hotwire Contract.

### Committee Reports—

- **Preserve Committee – MOTION** made by Jim Irr and seconded by Mary Eve to accept the resignation of \_\_\_ from the preserve committee. Motion passed unanimously.
- **Communications Committee** – Joe Holler gave an update on the directory. They are being distributed.
- **Finance Committee** – No report.
- **Infrastructure Committee** – George Sperry reported.
- **Welcome Committee** – No report.
- **Amenities** – Donna DeLuca's reported. **MOTION** made by Mary Eve and seconded by Jim Irr to approve the proposal for cameras at the clubhouse. Motion passed unanimously.
- **Sarasota County Liaison Committee** – No report.
- **Environmental Committee** – Dave Bakula reported.
- **Landscape Committee** – Dave Lanni reported.
- **Wildlife Committee** – No report.
- **Tree and Gutter Report** – George Sperry reported. **MOTION** made by Jim Irr and seconded by Dick Mole to approve the tree removal list as provided by the committee. Motion passed unanimously.

Berm trimming will take place in April. Oak trimming will take place in July.

- **Security Patrol:** No report.
- **Social Committee:** The upcoming social events were discussed. **MOTION** made by Mary Eve and seconded by Jim Irr to appoint Samira Easton to the social committee. 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** – No report.
- **Villa Vivaci** – Madeline Salerno reported.
- **CDA** – Brian Rivenbark reported.

**Management Report** – Brian Rivenbark reported.

**New Business**

**Owners Comments** – None.

**Next meeting** – January \_\_ at 9:00 am.

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

Meeting was adjourned at 11:11 am.

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

V-CO SYSTEMS, INC.

1011 PORPOISE RD.  
VENICE, FL 34293

# Estimate

Date

7/26/2023

Name / Address

Venetia  
4401 Corso Venitia Blvd.  
Venice, FL. 34293

Project

Item	Description	Qty	Total
CCTV CAMERA	CCTV CAMERA: Camera only - replacement @ front covered entryway, Pool Gate south, Pool Gate north; 3.6mm lens, 5mp camera, color, indoor/ outdoor \$120.00 each	3	360.00T
CCTV CAMERA	CCTV CAMERA: Camera only, add camera in card room; 2.8mm, 5 mp, color, indoor outdoor	1	110.00T
Cable Drop	Cable Drop: CCTV Camera in card room, for new camera, includes connectors on each end & labor	1	125.00T
LABOR	LABOR: Swap out 3 cameras, connect to DVR, label channels on DVR, adjust cameras.	1	200.00T
		<b>Subtotal</b>	\$795.00
		<b>Sales Tax (0.0%)</b>	\$0.00
		<b>Total</b>	\$795.00

Phone #

(941) 914-0999

# **Amenities Committee Report for VCA Board of Directors Meeting 11/20/23**

Amenities met on Tuesday Nov 14.

## **POOL**

1. Spa: back up and running. Temp adjusted to 104.
2. New half moon landscaping lighting for the side of the planters recd and will be Installed by infrastructure committee
3. Clubhouse power washed and deck cleaned nov 15th

## **FITNESS ROOM**

Room and equipment needs a deep cleaning effort. maintenance contractor will handle with assistance of Amenities to help with machine movements.

## **COURTS:**

1. Bocce court repair (approved in March) was completed 2<sup>nd</sup> week in Nov.
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 three times with no response.

## **CLUBHOUSE**

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2. We will schedule carpet cleaning in the card room for end of December.
3. Purchased a Bookcase for puzzles, bookcase are packed. We purge every few weeks and drop off books to goodwill.
4. Amenities asks landscaping to replace bushes taken out in from of electrical box at side entrance.
5. Back in August We were asked to hold off purchasing new camera and upgrading some for better resolution as you thought they could get rolled into the new gate/camera system. If this is not the case we would like to proceed with the purchase and installation. Estimate for \$795 attached, includes 1 new install and 3 switch outs.

Submitted 11-14-23

Donna DeLuca



## Communications Committee Report

November 2023

The printed directories have arrived and are in the process of being distributed, thanks to Al Faella.

Joe Holler

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The Environmental committee met at the clubhouse on Tuesday November 14th.

Items discussed :

Ponds 7 and 8 erosion remedies.

Pond 11 resident feeding wildlife in violation of county ordinances.

Effects of the drought on our stormwater retention ponds.

An assessment of the sumps that filter water from street drains into the preserve.

An on property visit from the aquatics vendor manager was scheduled for December 5<sup>th</sup> for the committee

Dave Bakula

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11/7 Glued cap on the column near the south pool gate.

Worked on the outbound Jacaranda gate arm. The gate arm was working, but we expect it to continue to be a problem as the gear box is worn out and needs to be replaced. The gate contractor will be contacted.

11/7 Re set the various light timers through the community to conform to standard time.

11/7 Checked the water feed to the route 41 ponds as the water level was extremely low. There was no irrigation water in the pipe going into the pond. The landscape committee will be contacted to correct the problem.

11/14 Inspected the light fixtures and the light circuit on the pool island. The circuit is working, but two of the fixtures are broken and the other two are on their last leg. All four should be replaced.

11/14 Once again we fixed a leaking pipe fitting on the fountain in B Park.

The infrastructure Committee worked a total of 15 hours during the period.

Report submitted by George Sperry



New Life Well and Pump, Inc  
941-375-1065  
6520 Beedla Street  
North Port, FL 34291

Prepared For  
Venetia Community  
4501 corso venetia blvd.  
Venice, FL

Proposal Date  
11/14/2023

Proposal Number  
0000389

## Pricing

Description	Rate	Qty	Line Total
Sub-drive connect 50 vfd Franklin electric SD50 3hp 3w 5hp 3ph	\$4,800.00	1	\$4,800.00
Labor Labor	\$100.00	1	\$100.00
Service Call	\$65.00	1	\$65.00
Subtotal			4,965.00
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## Notes

Add vfd to well pump behind 4351 nizza ct.

Unit will prevent short cycling of pump and provide constant pressure to irrigation and lake fill.

# Landscape Committee Report

Submitted to VCA Board of Directors

Monday, November 20, 2023

The Landscape Committee met on Tuesday, November 14. Some of the issues discussed and decided are listed below:

## New Proposals

- South County was to submit a proposal for work at the Woodmere Gate along 41, scope to be determined. **This proposal has been tabled until new budget year commences and will be considered in the scope of 2024 irrigation plan.**
- Twin Palms proposal 1664 to Install two bottle brush trees at clubhouse destroyed by Ian. Cost \$892.50 – **Deferred until 2024 in scope of Clubhouse planting redo.**

## Proposals Completed

N/A

## Proposals in Progress

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- Sod replacement phase one completed by Twin Palms. Phase two – All street locations have been inspected and the follow up list has been compiled and will be submitted to Twin Palms for completion. We have spent to date \$8200 on a proposal of \$16,450.
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## **Other Business**

- Budget 2024 – Now planning/implementation of the Landscape and Irrigation initiatives for 2024. Final proposals to be submitted. **The Landscape Committee has deferred commencement of the planning process until after the holidays.**
- The Landscape Committee has assigned responsibility for the various projects for the 2024 calendar year by subcommittee.  
**Irrigation Subcommittee:** Alex Sarelis, Dave Lanni, Jack Majerus, Jim Irr  
**Plantings Subcommittee:** Eric Barth, Mario Gianino, Dave Lanni, Jim Irr, Dick Mole

Respectfully submitted by Dave Lanni

Sod Replacement Storm Damage 4/6/2023 11/15/23 revised

Houses by number

Street																	
Corso Venetia		Via Del Villetti		Bella Terra		Borghese Court		Natale		Via San Tamaso		Via Del Santi		Total Homes			
4		2		3		1		1		3				16/84			
4335	redo	4314 - 4318	missed	5023	redo/dreessions	4602	Redo/mailbox	4390	Redo	4870	Redo/depression	4305	Missed/Redo				
4438	redo/depression	4354	redo/depressions	5034	redo/depressions					4871	Redo/depression	4307	Missed/Redo				
4281	redo/ depression			4598	1/2 done, finish					4830	missed						
4380	redo/depression																

Woodmere Entrance

Jacaranda Entrance

Villa Side by Pedest. Gate (sep proposal), not completed

After Gate Villa Side - North - redo  
intersection of corso venetia and cancello grande - new, not done, right side as you enter  
Area along Cancelllo Grande at Bella Terra on left as you enter toward Bella Terra

Bella Pasque

4775 Cancelllo Grande

Nizza Court

4114 rear yard sep proj, not completed

side yard separate project, not completed  
need irrigation repair via villa hoa

## **Sarasota County Liaison Committee Report to VCA Board of Directors Meeting**

**11/16/2023**

No additional details or updates for the month of November 2023.

No formal meetings are scheduled as the team meets frequently either in person, phone, text, or email to discuss issues, next steps, etc.

### **Traffic Safety on Jacaranda Update:**

Per Adam Kemp, COO of **CEM Development**, the plans for the apartment complex have been delayed until **3rd/4thQ 2024**. The original plan was 4thQ 2023/1st Q 2024. Labor shortages and high interest rates were the stated reasons for the delay. The left-hand turn into the southern entrance will be the first construction item completed.

Per Don DeBerry, Sr. Traffic Mgr., **Sarasota County**, his office is in contract negotiations with a traffic consulting firm to study access points (focusing on the Walmart entrances and our entrance) and speed on Jacaranda between US 41 and SR 776/Englewood Rd. The results of the study will not be published for a year.

Side note: This segment of Jacaranda was not on the County's radar since accidents were not being reported to the Traffic Department providing no visibility into the high number of accidents at those entrances. Once this was brought to their attention, they responded appropriately and quickly, e.g., this segment is now included in the quarterly accident report and the resulting contract with traffic safety consultant.

### **Next Steps:**

- One possible recommendation of this study is to change the exit out of our community to a "right turn only" with a left U-turn at the southern entrance of the apartment complex. On-going communications with residents to ensure they are aware that safety recommendations may require changes to Venetia's entrance.
- We will continue to have dialogue with Commissioner Cutsinger and CEM, but only as it relates to updates. Our focus will be working with Sarasota County Traffic Division, as they have been the most responsive.
- We will continue our pursuit of a county evacuation contract since Jacaranda will continue to be a chokepoint regardless of the changes made to our entrance.
- We recommend that the community continue to voice concerns and dismay of the increased development without the proper infrastructure in place (roads, green space,



traffic) to the Commissioners, whether that means going to the meetings, writing letters to them and the local papers, etc.

Venetia Community Association, Inc.  
President's Report for November 20, 2023 Board of Directors Meeting

The installation of the new entry gates operating system by CIA Access is progressing slowly. The new call box at the Jacaranda gate is fully operational. The Woodmere call box should be installed soon. The remotes that all residents are using will be active until the Board decides when to deactivate them. The RFID readers will be installed and tested before we start to transition to just RFID stickers. We are a long way off before starting to use the RFID stickers, so please don't panic. Your remotes and your gate codes will continue to work until we can get everyone switched over to the RFID stickers. Please check your email and especially your junk or spam folders regularly to stay informed with this process.

The 2024 Venetia Resident Directories have been delivered. Our Secretary, Al Faella did a great job of organizing this distribution. Thank you, Al. There is information on our website about obtaining a copy if you were not in Venetia when they were distributed. But please remember there is only one copy per residence.

The Holiday Open House will be held here at the clubhouse on Friday, December 1<sup>st</sup> at 5pm. The Social Committee is asking that everyone bring a hearty appetizer to share, and as always BYOB. Music will be provided by Dave Bakula.

The December VCA Board of Directors meeting scheduled for December 18<sup>th</sup> has been canceled. The VCA Town Hall Meeting will be held on Wednesday, January 10, 2024 at the Trinity Presbyterian Church at 4365 State Route 776, around the corner and right toward Venice from Jacaranda Boulevard. The January VCA Board of Directors meeting has been rescheduled for Monday, January 22, 2024, here at the clubhouse. The VCA Annual Meeting will be held on Thursday, February 1, 2024 at the Trinity Presbyterian Church. The regular VCA Board of Directors meeting for February will be held on Monday, February 26, 2024 here at the clubhouse. These dates will all be mailed to all property owners.

I would like to remind everyone that there are three Board of Directors slots open for election on February 1<sup>st</sup> at the Annual Meeting. Our Treasurer, Mary Eve, is not returning to the Board, so we will need someone with some bookkeeping background to agree to serve in that position. Jim Irr and I are the other two directors whose term is expiring. I will run again, however I will say that I will only be attending meetings next summer for four months by Zoom when available. The Notice of Intent will be mailed to all property owners no later than December 1<sup>st</sup> (60 days prior to the annual meeting on February 1<sup>st</sup>, and must be received by January 1, 2024 if you intend to run for a seat on the Board of Directors.

I would like to request that all committee chairs and residents please use the email addresses for VCA Board members as listed on our website. New dedicated gmail accounts were set up after our organizational meeting last February and posted. It is very important that all VCA notifications and business be conducted using those email dedicated addresses.

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

Cindy Beckley  
President, Venetia Community Association

## **SOCIAL COMMITTEE REPORT TO VCA – NOV. 20, 2023**

**The Venetia Open House at the clubhouse has been moved to Friday, December 1. Bring a dish to share and your beverage of choice. This is a pre-Holiday gathering, and all Venetia residents are invited to attend. Begins at 5:00pm**

**Samira Easton has been a Social member for several years, her name was omitted in error on the list provided to VCA on 2/15/23 for approval. I respectfully ask the Board to approve Samira Easton as a Social Committee member.**

**List of events planned up to March 2023 are listed below.**

**Nov. 19- Dec. 4 Toy Drive**

**Dec. 1 Venetia Open House**

**Jan. 10 Food Truck – Main Line 3:30pm-6:30pm – Mary Lou Holler – Chairing event**

**Jan. 27 Classix Music by the Pool – Donna Lanni -Chairing event**

**Feb. 16 Paisley Craze Music by the Pool – Wendy Pelletier -Chairing event**

**Mar. 10 2XL Muic by the Pool – Barbara Packham – Chairing event**

**Marc. 13 Food Truck Main Line 3:30pm-6:30pm Mary Faella – Chairing event**

**Respectfully submitted.**

**Morina Chmielak**

Treasurer Report  
October 31, 2023

Total Liabilities & Assets:	\$1,010,088.38
Reserve Balance:	\$467,844.22
Total Expenses:	\$141,774.18
YTD Expenses:	\$1,194,328.56
	\$10,696.58 over budget
Administration Expenses:	\$9,897.48
YTD Expenses:	\$102,557.55
	\$2,242.55 over budget
Grounds Expenses:	\$51,910.85
YTD Expenses:	\$243,059.54
	\$130,390.48 under budget*
* Tree removal \$49,005, Contract \$6500.00, Berm \$20,833, Palm Trimming \$8,740,	
* Preserve trimming & Maintenance \$50,292. All contributed to being under budget.	
Preserve trimming will take place in Nov/Dec.	
Total Maintenance Expenses:	\$1,512.65
YTD Expenses:	\$21,679.46
*Sidewalk repairs \$24,759 were under budget.	\$35,216.36*
Other Expenses:	\$19,329.07
YTD Expenses:	\$240,222.65
	\$191,723.99 over budget*
*Hurricane Expenses \$192,000.61.	
Pool & Recreation Expenses:	\$2,516.48
YTD Expenses:	\$33,000.64
	\$5,082.68 under budget
Utilities Expenses:	\$56,707.55
YTD Expenses:	\$553,808.72
	\$12,580.44 under budget
Hurricane Expenses 1/23-10/31	\$192,000.61
Total Hurricane Expenses: 10/7/22-10/31/23	\$429,043.64
Net After Assessment & Ins. Claim:	\$141,292.64

Special Assessment Receivables are \$5,232.52, 11 residents (down from 17 last month), have not paid the assessments as of 10/31/23.

Accounts Receivables total \$14,019.05. 20 residents have not paid 4th quarter fees, including 1 resident who owes \$2750.00 and is being handled by our Attorney.

Submitted By,  
Mary Eve, Treasurer

## Tree and Gutter Committee Report 11/20/23

The committee members trimmed the lower branches of all of the Shady Lady Trees located in the Community.

Attached to this report is a list of tree locations where Oak Trees will be removed with the approval of the Board. Once the list is approved, it will be submitted to the County for permitting and approval. We expect to plant five Oak Trees in the entrances where five trees were lost during the hurricane. Thirty-five Shady Lady Trees will be planted in various locations in the community along the streets. This project is expected to take place during mid-February 2024.

Berm Tree trimming will take place in late April 2024.

Oak Tree trimming which includes the trees along the streets, the trees in Butter Fly Park, the trees on the Del Villetti Island, the Oak trees around the clubhouse and the VCA Oak Trees near the pond in Villa Paradiso. This project is expected to take place during July 2024.

The committee met on Monday 13 November and unanimously approved the projects and the scheduling. The VCA President and Treasure attended the meeting and helped provide guidance on the timing of the projects.

Tree and Gutter Committee Chairman  
George Sperry

# 2024 Tree Removal List for 40 Trees

11/13/23

## **Cancello Grande Ave**

1. 4560-56

## **Bella Pasque**

2. 4132-34

3. 4135-37

## **Bella Terra Dr**

4. 4921-23

5. 4924-28

6. 4932-36

7. 4944-40

8. 4945-49

9. 4959-63

10. 4964-68

11. 4972-76

12. 4976-82

13. 5006-10

14. 5041-43

15. 5047-45

## **Via Del Villetti Dr**

16. 4245-41

17. 4265-69

18. 4285-89

19. 4294-98

## **Borghese**

20. 4601-03

21. 4602-05 D

## **Via Del Villetti Dr**

22. 4330-34

## **Cernala**

23. 4504-Via Del Villetti

## **Nizza Ct**

24. 4305-09 D

25. 4324-28

26. 4340-44 D

**Corso Venetia Blvd**

- 27. 4495B-Natale
- 28. 4495A-Natale
- 29. 4478-82
- 30. 4314-18
- 31. 4294-Preserve
- 32. 4264-Preserve
- 33. 4263-69
- 34. 4260-64
- 35. 4245-49

**San Tomaso**

- 36. 4831-51

**Del Santi**

- 37. 4300-02
- 38. 4345-41

**Gaeta Dr**

- 39. 4635-41
- 40. 4615-21

D = drain



Villa Vivaci

VVNA was mulched on 10/30/23 and the neighborhood has a neater appearance.

The budget for 2024 was passed at the last meeting.

The annual meeting is scheduled for 12/13/23. No election will be held as the number of intents to run is equal to the number of board positions.

Thank you,

Madeline Salerno, VP VVNA

Venetia Community Association, Inc.  
Welcome Committee Report for November 20, 2023 Board of Directors Meeting

There has been one property closing since the last Board of Directors meeting, and one newly constructed home that has received its Certificate of Occupancy. Neither of these new neighbors are currently in Venetia, so their Welcome Bags will be delivered once they are here.

There are currently 16 properties for sale in Venetia, as of November 6<sup>th</sup>, that are listed on the Multiple Listings page provided on our website by Realtor Barbara King. Of those 16, six of those properties are villas, four are condos, and the remainder are single-family homes.

Margaret Eskey  
Chairwoman, VCA Welcome Committee

# Venetia Community Association, Inc.

*A Corporation Not-for-Profit*  
c/o Sunstate Management Group, Inc.  
Phone—941-870-4920

## **Minutes of the Board of Directors Meeting November 20, 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, Treasurer Mary Eve, Director Jim Irr and Director Alex Sarelas. Present via zoom was Secretary Al Faella. 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 October 30, 2023 meeting as amended. Motion passed unanimously.

**Presidents Report:** Cindy Beckley reported.

**Vice Presidents Report:** Dick Mole presented a proposal for \$4,965. **MOTION** made by Mary Eve and seconded by Jim Irr to pay half of this bill, splitting it with Villa Paradiso. **MOTION** made by Alex Sarelas and seconded by Mary Eve to table this motion for further investigation.

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

**Hotwire – MOTION** made by Dick Mole and seconded by Jim Irr to postpone the signing of the Comcast Contract. **Motion passed unanimously.**

**A MOTION** was made by Dick Mole and seconded by Jim Irr to rescind the motion to approve the comcast contract. **Motion passed unanimously.**

**MOTION** made by Jim Irr and seconded by Dick Mole to review the Hotwire Contract. **Motion passed unanimously.**

### **Committee Reports—**

- **Preserve Committee – MOTION** made by Jim Irr and seconded by Mary Eve to accept the resignation of Cheryl Bobby from the preserve committee. Motion passed unanimously.
- **Communications Committee** – Joe Holler gave an update on the directory. They are being distributed.
- **Finance Committee** – No report.
- **Infrastructure Committee** – George Sperry reported.
- **Welcome Committee** – No report.
- **Amenities** – Donna DeLuca's reported. **MOTION** made by Mary Eve and seconded by Jim Irr to approve the proposal for cameras at the clubhouse. **Motion passed unanimously.**
- **Sarasota County Liaison Committee** – No report.
- **Environmental Committee** – Dave Bakula reported.
- **Landscape Committee** – Dave Lanni reported.

- **Wildlife Committee** – No report.
- **Tree and Gutter Report** – George Sperry reported. **MOTION** made by Jim Irr and seconded by Dick Mole to approve the tree removal list as provided by the committee. Motion passed unanimously. Berm trimming will take place in April. Oak trimming will take place in July.
- **Security Patrol**: No report.
- **Social Committee**: The upcoming social events were discussed. **MOTION** made by Mary Eve and seconded by Jim Irr to appoint Samira Easton to the social committee. 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** – No report.
- **Villa Vivaci** – Madeline Salerno reported.
- **CDA** – Brian Rivenbark reported.

**Management Report** – Brian Rivenbark reported.

#### **New Business**

**Owners Comments** – None.

**Next meeting** – January 29 at 9:00 am.

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

Meeting was adjourned at 11:11 am.

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