

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 December 13, 2023 at 1:00 p.m.

Call to Order –The Meeting was called to order at 1:00 pm 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 phone was Treasurer Mary Eve. Also present in person was Brian Rivenbark and (via zoom) Lindsey Olson from Sunstate Management Group.

Director Michael Jalbert was available on Zoom at 2:10PM

Brian Rivenbark explained the issues with the sidewalks in the community. The sidewalks are lifting at the expansion joints due to the slight lean of the Oak trees that are located in the grass strip between the road and the sidewalks. Brian answered questions regarding the sidewalk repair from the members in attendance.

Representatives from Hotwire Communications gave a presentation regarding their services and what they can provide to the community.

New Business:

Sidewalk Repair Proposal – MOTION made by Dick Mole and seconded by Jim Irr to approve the proposal from Howell Concrete in the amount of \$130,321. **Motion passed unanimously.**

TV Cable and Internet Contract – A presentation was given by representatives from Hotwire. **MOTION** made by Jim Irr and seconded by Al Faella to approve the contract with Hotwire for the bulk community cable provider. This contract will be effective in May of 2025. **Motion passed unanimously.**

Adjournment – The meeting was adjourned at 3:00 pm.

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

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Venetia Community Association, Inc. Bulk Proposal Summary

November 11th, 2023



IPTV Television

- Digital Favorites tier of programming
- HD Service
- Access to features like Replay TV, On-Demand & over 5000 Streaming Apps
- 2 HD / 4K FISION TV+ set-top boxes
- 50 hours of DVR Cloud Storage
- 2 backlit voice remotes



High Speed Internet

- 300Mbps / 300Mbps
- Future Speed Increases
- Wireless Routers
- No Data Caps



Additional Offer Components

- 1-year free phone service*

Includes unlimited local and long distance calling to anywhere in the contiguous USA & Canada. Plus, features like: call waiting, caller ID, 3-way calling, and more.

MONTHLY Bulk Rate: 1st year \$60.00** / 2nd year 65.00** / 3rd year \$70.00** | Annual Increase: 3% | Term: 7 Years / 3 Year Renewal

ALSO INCLUDED IN THE BULK PROPOSAL

- Brand new fiber network throughout the community with fiber into all homes.
- Community Channel & Customized website
- One time Community Compensation to Venetia Community Association, Inc
(\$400.00 x 639) = \$255,600.00
- Dedicated property Account Manager
- Complimentary Video and Internet (Wi-Fi) to be provided at several internal locations throughout the property such as the clubhouse, office and fitness center. Phone lines for gates, and emergency lines at the pools. A list will be provided to Hotwire by the community for final review.

*Phone service is free for one year plus taxes, fees and surcharges, \$14.99 year two and not to exceed \$24.99/month thereafter.

**Bulk pricing does not include Governmental taxes & Video Content Surcharge (VCS)

Hotwire
COMMUNICATIONS

Venetia Pricing Comparison

HOTWIRE PROPOSAL

1st Year Bulk Rate \$60.00, 2nd Yr \$65.00, 3rd Yr \$70.00

3% annual escalation

Taxes/Fees

Total bulk rate + taxes/fees

Door Fee = \$400.00 (400 x 639) = \$255,600.00

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
60.00	65.00	70.00	72.10	74.26	76.49	78.79	81.15	83.58	86.09
8.95	8.95	8.95	8.95	8.95	8.95	8.95	8.95	8.95	8.95
68.95	73.95	78.95	81.05	83.21	85.44	87.74	90.10	92.53	95.04

COMCAST PROPOSAL

Bulk Rate \$67.50

4% annual escalation

Taxes/Fees

Total bulk rate + taxes/fees

Door Fee = \$150 (150 x 639) = \$95,850

Early Contract conversion benefit (\$4000.00 x 16 mos) = \$64,000.00

Total Revenue Benefit = \$159,850.00

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
67.50	70.20	73.01	75.93	78.97	82.12	85.41	88.83	92.38	96.07
5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50
73.00	75.70	78.51	81.43	84.47	87.62	90.91	94.33	97.88	101.57

Comcast to Hotwire Comparison

• Comcast

- Term 6.5 yrs, 5yr extension from 6/2025
- Renegotiable at 4.5 yrs
- Sign-on Door fee \$150.00, \$96,000.00, 90 days from contract
- Monthly service fee \$68.95
- No option to drop cable
- Annual increase 4%
- Popular TV 200+ channels
- HD broadcasting
- On-Demand and streaming
- 2 – X1 HD digital set top boxes with remotes
- 20 hrs. of cloud-based DVR storage
- 200/12Mbps internet speeds
- 1 Coaxial connected modem/router with WiFi
- Free services at Clubhouse and pools
- Gate internet \$115.00 per month
- Customer service via store or phone call
- Installation is self install

• Hotwire

- Term 7/3, beginning 6/2025
- Renegotiable at 7 yrs.
- Sign-on Door fee \$400.00, \$256,000.00, 30 days from contract
- Monthly service fee \$60.00, \$65.00, \$70.00
- Can drop cable anytime after 3rd yr. 30% savings
- Annual increase 3%
- Digital Favorites 200+ channels of programming
- IP HD broadcasting
- Replay TV, on Demand and streaming
- 2 – HD/4K set top boxes with remotes
- 50 hrs. of cloud-based DVR storage
- 300/300Mbps internet speeds
- 2 fiber connected modem/routers with WiFi per house *OVER 2000 SAT*
- Free services at Clubhouse and pools
- Gate internet free
- Dedicated Account manager for Venetia
- Installation at each home to include education and training
- Fiber installed within home to a suitable location
- Installation to begin in March 2025
- As they install, homes will get switched to Hotwire service free of charge until all homes are connected
- All damages are contractually agreed to be repaired by Hotwire

Howell Concrete & Land Service Inc.
Po. Box 607
Englewood, FL 34295
(941) 468-2944
Office@hclsi.com
www.hclsi.com

11/15/23

Sunstate Management
228 Ponce De Leon Ave.
Venice, FL 34285

Location: Venetia
Venice, FL 34293
ATTN: Michelle

Maintenance Proposal

We propose to provide the following concrete repair services:

Removal and replacement of damaged concrete sidewalk, sidewalk grinding, gap sealant, grinding, and minor patching.
Locations have been provided by the association. Each section varies in length.

Road:	Total # of Locations Per Road:
(1) Corso Venetia Blvd. (Even #):	18
(Odd #):	24
RxR 137 Linear Feet	
Grind 75 Sidewalk joints.	
(2) Corso Venetia (Jacaranda Exit)	
RxR 50 Linear Feet : 5 Sections	
Grind 11 Sidewalk joints.	
(3) Corso Venetia (Jacaranda Entrance)	
Grind 20 Sidewalk joints.	

- | | | |
|------|--|-----------------|
| (4) | Cancellò Grande:
RxR: 52 Linear Feet
Grind 17 Sidewalk joints.
Remove large root in 1x expansion joint, install backing rod and polyurethane caulking. | 7 ** Added 4570 |
| (5) | Bella Pasque:
RxR: 30 Linear Feet
Grind 8 Sidewalk Joints | 4 ** Added 4124 |
| (6) | Bella Terra:
RxR: 262 Linear Feet
Grind: 159 Sidewalk Joints
Patch: 2 Sections
Repair: 1x expansion joint, install backing rod and polyurethane caulking. | 71 |
| (7) | Via Del Sani:
RxR: 136 Linear Feet
Grind 45 Sidewalk Joints
Remove 7ft sidewalk, back fill with soil and install sod 5'x7' | 31 |
| (8) | Via San Tomaso:
RxR: 10 Linear Feet
Grind 18 Sidewalk Joints
Repair 2 x expansion joints, install backing rod and polyurethane caulking. | 8 |
| (9) | Gaeta Dr.
RxR: 111 Linear Feet
Grind 14 Sidewalk Joints | 13 |
| (10) | Natale to Corso Venetia
RxR: 20 Linear Feet
Grind 15 Sidewalk Joints | 8 |
| (11) | Via Del Villetti
RxR 313 Linear Feet
Grind 162 Sidewalk Joints
Repair 2 x expansion joints, install backing rod and polyurethane caulking.
Patch: 2 Sections | 78 |

- | | | |
|------|--|----|
| (12) | Cernala Ct.
Grind 8 Sidewalk Joints | 3 |
| (13) | Borghese Ct.
RxR: 25 Linear Feet
Grind 5 Sidewalk Joints | 4 |
| (14) | Sintina Ct.
RxR: 118 Linear Feet
Grind 20 Sidewalk Joints
Remove 7ft sidewalk, backfill with soil and install sod. | 15 |
| (15) | Woodmere Blvd. Entrance and Exit Sidewalks 5
RxR: 60 Linear Feet
Grind 22 Sidewalk Joints | |
| (16) | Corso Venetia from Natale to Mailboxes near Pool 13
RxR: 55 Linear Feet
Grind 24 Sidewalk Joints **Add 4360 **
Repair 2 x expansion joints, install backing rod and polyurethane caulking. | |
| (17) | Nizza Ct.
RxR: 67 Linear Feet
Grind 11 Sidewalk Joints | 7 |
-

Total Linear Feet (EST.):	1,446
Total Joints to Grind:	634
Total Expansion Joints: 2" (40ft Total)	8

Saw cut removal sections.

Remove damaged Sidewalk Sections

Remove Roots as Needed or As Conditions Permit.

Form, pour, and finish each sidewalk section as needed.

Transport and disposal of concrete debris into a local recycling facility.

Transport and disposal of root debris into a local yard waste facility.

Grind trip hazards using gas powered concrete planer.

Repair wide expansion joints damaged by tree roots.

Patch minor damaged sections.

- Please note: It is the customers responsibility to have any privately installed underground items located and marked. This includes but is not limited to, irrigation, lighting, drainage, security, pet fencing etc. We will not be held responsible for damage to unlocated underground items.

****Irrigation systems may require modifications and or repairs due to root removal. It is the customers responsibility to have irrigation system repaired or modified as needed. ****

****Please note that a deposit will be required to schedule, mobilize, and secure materials as needed. A payment schedule will be required due to the quantity of work and the duration of time required to complete. Payment schedule details TBD.****

Total: \$ 130,321.00
Prices Valid For 30 Days

Acceptance of Proposal

By signing below, you hereby agree to the above specifications and payment arrangements as noted above. Alterations or deviations from the above proposal involving any extra work will require a signed change order and will become an extra charge over and above the original proposal. Any unpaid balance remaining 15 days past the date of completion will incur late fees. Unpaid balances past 15 days will be charged a finance fee of 2.5% per month. Should any collection action be necessary, you hereby agree to be responsible for all costs and fees associated with this process.

Date of Acceptance: _____ Sign and Return

Signature: _____

Thank You for Your Consideration

Will Howell

President

Howell Concrete & Land Service Inc.