

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 March 25, 2024 at 9:00 a.m.

Call to Order—The Meeting was called to order at 9:00 am by President Norman Lockhart.

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 Norman Lockhart, Vice President Dick Mole (via zoom), Treasurer Jennifer Smouse, Director Peter Easton, Director Michael Jalbert, and Director Alex Sarelas. Absent was Secretary Al Faella. Also present in person was Brian Rivenbark and (via zoom) Lindsey Olson from Sunstate Management Group.

Minutes—**MOTION** made by Peter Easton and seconded by Jennifer Smouse to approve the minutes of the February 1 meeting as presented. **Motion passed unanimously.**

MOTION made by Alex Sarelas and seconded by Jennifer Smouse to approve the minutes of the February 26, 2024 meeting. **Motion passed unanimously.**

Presidents Report: Norm thanked the committees.

Vice Presidents Report: April 4 – volunteers will be cleaning up the islands at Woodmere and Jacaranda

Treasurers Report—As attached to these corporate records, Jennifer Smouse gave the report from the February 2024 financials.

Committee Reports—

- **Communications Committee** – Joe Holler reported.
- **Finance Committee** – No report.
- **Infrastructure Committee** – George Sperry reported.
- **Welcome Committee** – Cindy Beckley reported.
- **Amenities** – Donna DeLuca reported.
- **Sarasota County Liaison Committee** – Jo Price reported.
- **Tree and Gutter Committee** – George Sperry reported, as well as Mary Eve and Jo Price. They are requesting the board approve the proposal from Twin Palms for the installation of 90 Shady Lady trees. **MOTION** made by Peter Easton and seconded by Mike Jalbert to approve the proposal from Twin Palms in the amount of \$58,262.10. for the installment of 90 Shady Lady trees. Discussion was had. **Motion Passed 6-1**— Alex Sarelas voted against.
- **Environmental Committee** – Dave Bakula reported.
- **Landscape Committee** – Dave Lanni reported.
- **Wildlife Committee** – Norm Hotz reported.
- **Preserve Committee** – Jan Weis reported.
MOTION made by Jennifer Smouse and seconded by Peter Easton to approve the proposal from Twin Palm for the common area preserve clean up in the amount of \$20,000. **Motion passed unanimously.**
MOTION made by Alex Sarelas and seconded by Norman Lockhart to approve the proposal from

Solitude in the amount of \$1,650. **Motion passed unanimously.**

****10:22 am** – Peter Easton left the meeting.

- **Security Patrol:** Norm Hotz reported. He is hoping that he will have a date from the sheriff's office to come in to do the training. This will be posted on the website.
- **Social Committee:** Mary Eve reported.

MOTION made by Dick Mole and seconded by Norman Lockhart to accept all committee reports as presented. **Motion passed unanimously.**

Sub-Association Reports

- **VNA1** – Norm Hotz reported. A few house sales and a lot of painting going on.
- **Villa Paradiso** – No report.
- **Villa Vivaci** – No report.
- **CDA** – Rob Lusterbough reported.

Management Report – Brian Rivenbark reported. The sidewalk repairs are still in process.

New Business – None.

Unfinished Business – None.

Owners Comments – None.

Next meeting – April 29, 2024 at 9:00 am

MOTION made by Michael Jalbert and seconded by Norm Lockhart to adjourn the meeting. **Motion passed unanimously.**

Meeting was adjourned at 12:05 pm.

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

March 25, 2024 President's Report

- Added Hotwire contract to community website focusing on transparency and communication throughout the community
- Appreciate and commend all committees for their hard work and dedication to the community
- All residents need to keep an eye on the entry systems to the community. If someone tries to enter and is not authorized; tell individuals you are hanging up and reporting their attempt to local authorities.
- Safety within the community is everyone's responsibility; see something say something

Venetia Community Association, Inc.
Treasurer's Report
Prepared for March 25th , 2024
Board of Directors Meeting

Here is my Treasurer's Report for the March 25 VCA Board meeting:

Actual Feb 2024 YTD revenues were \$425,308 which is \$155,182 higher than budget. The unbudgeted February Special Assessment Revenue for \$142,203 and Gate Sticker Revenue for \$12,242 accounted for most of this budget variance.

Feb YTD Administrative expense was \$24,648 which is \$2,089 higher than budget. Posting and printing costs for the Special Assessment notice and related invoice mailing accounted for \$4,913 of unfavorable budget variance. Insurance expense had a favorable budget variance for \$1,756 due to timing of policy renewals.

Feb YTD Grounds expense was \$110,329 which is \$26,144 over budget. Tree removal and replacement account 7651 had \$65,989 charged (which was the annual 40 oak trees removal and replacement with shady ladies project). This caused a \$56,323 YTD budget variance which is a combination of timing variance that resolves by year end but also is an actual overspend of \$7,686 against the full year tree removal budget. This budget overspend will be made up by transferring \$7,686 out of 7652 Tree trimming budget account into 7651 Tree removal budget account.

Feb YTD maintenance expense was \$37,978 which is \$26,570 higher than budget. 8230 sidewalk repairs account had \$32,580 progress payment to Will Howell for repairs and replacements of damaged sidewalks in the community. This caused a \$26,747 budget variance which is just temporary timing as \$35,000 was budgeted in 2024 for sidewalk repairs.

Feb YTD other expense was \$42,738 which is \$14,229 higher than budget. Purchase of gate stickers for \$14,606 accounts for most of this budget variance.

Feb YTD Pool and recreation expense was \$6,492 which is \$1,308 less than budget. Pool deck/repair service account is currently \$1,008 underbudget due to timing.

Feb YTD Utilities expense was \$115,845 which is \$180 underbudget.

Total actual expense for Feb 2024 YTD is \$338,030 which is \$67,905 overbudget.

Total net income for Feb 2024 YTD is \$87,278.

Total Assets as of 2/29/24 were \$1,294,982.

Total Operating Cash as of 2/29/24 was \$684,928 and Total Reserve Cash and CDs was \$451,256.

Venetia Community Association, Inc.
Treasurer's Report
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Total Accounts Receivable at 2/29/24 was \$151,559. Special Assessments Receivable accounted for \$143,630 of this balance. Regular AR Receivable was \$7,928 and there are 28 owners that have not paid either their January 2024 quarterly assessment or previously billed quarterly assessments plus interest and late fees. One extremely past due account was placed with our attorney for collection.

Other Assets as of 2/29/24 are \$7,239. The largest Other Asset account is Prepaid Insurance for \$4,971.

Total Liabilities as of 2/29/24 were \$1,042,527. Current Liabilities were \$581,271 of which Deferred Cable Revenue was \$270,195 and this account now includes the Hot Wire door fee check for \$256,800. Long Term Liabilities as of 2/29/24 were \$451,256 which consist of the various Reserve accounts.

Total Equity as of 2/29/2024 is \$252,454 and based on 643 owners in VCA, that equates to \$392 per owner.

The final 2023 Audit Report for VCA was issued by Mechinger, CPA LLC, our external audit firm, in February. There were no major adjustments made to the 2023 VCA Financials by the auditors and a clean opinion was issued.

This completes my Treasurer's Report for the March 25, 2024 VCA Board meeting.

Respectfully submitted,

Jennifer Smouse

VCA Board/ Treasurer

Venetia Communications Committee Report

March 2024

Many times, committee reports and/or documents attached to committees' reports are of significant interest to the community. On those occasions it would be helpful if someone from the board tell Joe Holler to create a link from the front page of the website directly to the important document rather than expecting residents to read through the minutes.

Also, Joe Holler or Bob Germain would like to be informed of any information pertaining to new residents so that we can update the directory

Joe Holler

Infrastructure Report for the period 2/20/24 through 3/18/24

2/27 Replaced one fountain pump on the Woodmere Island.

2/27 Replaced an electrical outlet on the Woodmere Island.

3/5 Fixed noisy grate on Corso Venetia Blvd in the Condo area.

3/5 Replaced 3 burned out light bulbs in the clubhouse.

3/5 Cleaned the foyer fan in the clubhouse.

3/5 Replaced two door stops in the clubhouse.

3/12 Reset light timers to Day Light Savings Time.

3/12 Took the Condo Pedestrian Gate hinge apart and greased it.

3/18 Re Installed the inbound Woodmere Gate Arm.

3/18 Installed a new grease fitting in the Condo pedestrian gate.

3/18 Installed the new sump pump and battery back-up system in the route 41 pump vault.

The Infrastructure Committee worked a total of 22 hours during the period.

Report submitted by George Sperry

Amenities Committee Report for VCA Board of Directors Meeting

03/24/2024

POOL

- Spa: Symbiont continues to support operation of the spa until heater unit is replaced.
- Pool Clubhouse Pool is crazy busy – especially now as we are in spring break. Easter holiday etc.

CLUBHOUSE

- Roof repair was completed early feb: We are helping gather re-roof estimates.
- Amenities asks landscaping to replace bushes taken out in from of electrical box at side entrance. When will that be completed?
- Deep cleaning of clubhouse completed by volunteers in Feb. We will meet with maintenance company to review their procedures.

FITNESS ROOM

- Winter season, spring break – Fitness room is busy all the time.

COURTS

- Bocce court repair (approved in March) was completed 2nd week in Nov. We are still dealing with some repair work that needs to be completed. We have instructed accounting not to pay the invoice yet.
- Bocce season tournament ends Thursday capped by a BBQ here in the clubhouse.
- Tennis Group had their year end dinner this past week.

Submitted Mar 18th-2024/Donna DeLuca

Sarasota County Liaison Committee Report to VCA Board of Directors Meeting

March 2024

The Sarasota County Liaison Committee (Liaison Committee) has established a monthly meeting on the 3rd Wednesday of each month at 9AM in the Clubhouse. Venetia residents are encouraged to attend.

Limited updates since the last meeting, please see highlighted areas.

1. Traffic Safety on Jacaranda Update

- **Apartment Complex Construction Timeline:**
 - Plans for the apartment complex have been delayed until **3rd/4thQ 2024.**
 - The left-hand turn into the southern entrance will be the first construction item completed.
- **Jacaranda Corridor (US 41 and Englewood Road) Traffic and Safety Updates:**
 - **Traffic Safety Study funded by Sarasota County has been approved and contracted for an investment of \$83,000.**
 - The scope of the study includes access points focusing on Walmart, Venetia, and the apartment complex entrances. and speed.
 - The results of the study will not be published for a year.
- **Inclusion of the Jacaranda Corridor in key County traffic reports**
 - **Arterial Performance Report—Quarterly (County invested \$7K in monitoring equipment on Jacaranda); 3rdQ 2024 report will be first report to include this section of Jacaranda.**
 - Annual Crash Report-TBD

Next Steps:

- **A presentation to the Venetia Community on the Liaison Committee's findings and efforts was held on March 21, 2024 at 5PM.**
- Continue to dialogue with Commissioner Cutsinger and CEM, as it relates to updates or other matters.
- Continue to develop a strong relationship with Sarasota County Traffic Division, as they have been the most responsive.

- Develop relationships with other communities to join in efforts to manage development.
- Continue our pursuit of a county evacuation contact since Jacaranda is a chokepoint regardless of the changes made to our entrance.
- Develop a **Communications Plan** to promote resident engagement over concerns and dismay of the increased property development without the proper infrastructure in place (roads, green space, traffic) to public officials. This Communications Plan would include Venetia as well as other communities and include:
 - developed form letter and contact information for distribution to elected officials—to be included in Venetia website.
 - advanced notifications of meetings and liaison with other developments such as Sarasota National, etc.
 - Communications vehicles include internal Venetia Facebook sites, Next Door, and Venetia website.
 -

Respectively Submitted by the Liaison Committee,

Jo Price, Chair

Donna DeLuca, Member

Sherry Blakely, Member

Aleta Fazzone, Member

240325

Solitude Lake Management work order report for the last month.

Ponds 6 8 10 20 22 25 28 33 34 41 and 43 were treated for shoreline, littoral shelf and perimeter vegetation. A map for these locations is available on the Venetia website.

The environmental tutorial with VCA board members regarding pond erosion issues was postponed due to sickness. It will be rescheduled asap.. for the committee DB

Landscape Committee Report

Submitted to VCA Board of Directors

Monday, March 25, 2024

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

Approved Proposals Underway or Completed.

- South County Submitted a proposal, as attached, for the replacement of an expansion tank behind 4122 Bella Pasque. The cost of replacement is \$1000. **Completed**
- South County has submitted a proposal for rehab of the irrigation system between Jacaranda/776 and Bella Terra/Via Del Villetti. Cost of proposal: \$1165. Underway – **South County has the Rotors along this stretch of berm working and is working on removing the old drip line. Will install sprayers next.**
- Twin Palms has submitted proposal 1564 – Berm Plantings - Cost \$4601.25. **Project awaiting completion of Irrigation fix.**
- Proposal 1754 from Twin Palms to trim VCA property behind Santina Court. Cost of Proposal \$400. **Completed. Spoke with resident regarding scope of project and relayed that this is what we can do in this budget year.**

Other Business

- 4414 Santina Court – Home under construction – Preserve Vertical cut behind this residence under construction left homeowner dissatisfied with the condition of abutting VCA property after the cut. Scope of project and responsibility of costs are to be determined. **Will request a proposal from Twin Palms for the area after final cleanup, then determine if it can be done this budget year.**
- Volunteer Day – Next Volunteer Day, organized by Dick Mole, will be on or about Thursday April 4. We will work on the median strip at Jacaranda Gate

and the right-side entrance of Woodmere Gate in preparation for 2024 planned plantings. **Proposals Coming.**

- Berm plan behind 4358 and 4362 Via Del Villetti. Will meet with Twin Palms to finalize plan. **Further plantings along berm will be addressed, if needed, in 2025 budget.**
- In line with the 2024 budget, the next area the Committee will survey for plantings will be the clubhouse. Irrigation in this area is complete and operational. Proposal will be coming from Twin Palms.
- We will be scheduling semiannual palm trimming with Twin Palms for some time in mid-May before hurricane season.
- We will begin discussions with Twin Palms for the Landscape Contract for 2025. We will also consider going out to bid if feedback or costs suggest the need.
- Jack Majerus has resigned as a member of the Landscape Committee.

Respectfully submitted by Dave Lanni

Security/Civilian Patrol

As soon as the date for the session with the Sheriff's department can be firmed up we plan to release an e-blast to the community. There have been a few new volunteers, but it would surely help to have a few more.

We will have a meeting in the next week or so to put in place some internal procedures.

In the interim if anyone is interested in knowing more or going out on an unofficial patrol to see what it is involved please contact me, e-mail is best.

There was one incident since the last meeting involving some teen pranksters at the directory. They were unable to gain entry into the community, but did disturb a few residents before leaving.

Norm Hotz

Social Committee Report

On March 10th, the band 2XL provided music at the pool.

Barb and Bob Packham did a great job on this event, with 214 attendees. We have had 4 Bands at the pool since October and they continue to be a huge success with our residents.

On March 13th, Mary Faella organized The Maine Line food truck to be at Venetia from 3:30pm - 6:30pm. It was a big hit with over 120 food orders. Wednesday seems to be a good day to have a food truck.

On March 20th the Ladies Luncheon was held at Pincher's with 35 residents attending.

An email was sent out by Sunstate for the Social Committee, suggesting the use of Name Badges. There are many new residents at events and this would help our new residents and even the longtime residents. Sue Luterbach is ordering badges for those requesting them. The cost is \$7.50 - \$9.00 per resident.

On April 21st a tribute to Frank Sinatra will be held in the clubhouse and under the lanai for 100 people. It is sold out a month ahead of time with all money in for the event.

Our next meeting is scheduled for April 8th at 2pm.

Tree and Gutter Committee Report 3/25/24

The tree and Gutter Committee held a meeting on 13 March to review the current projects and to plan the future 2024 and 2025 projects. Attendance at the meeting included Board Members Norman Lockhart and Jennifer Smouse.

The tree removal and replacement project is now complete. ArtisTree did an excellent in both removing and planting of the trees.

Berm trimming is the next project that will begin on 25 March and committee member Bill Beaumont is heading the project. There will be a committee member working closely with the contractor, Tip Top Tree Trimmers, to handle any discussions that may arise.

Tree trimming which includes the Oak Trees in the park, around the clubhouse and along the roads will be done latter this year. There is only about \$3500 left in the budget for trimming so that phase of tree maintenance will not be extensive.

Gutter repairs are not included in the 2024 budget but will probably be included in the 2025 budget as there are a number of locations where the surface water is not draining properly.

There are now 125 Oak Trees remaining along the streets. We will need some direction from the Board on the number of trees that we can remove in 2025 as we get closer to preparing our budget. We also don't want to trim trees that are going to be taken down next year.

During the 2022 hurricane 65 Oak Trees and 63 Shady Lady trees were blown down. There is a strong desire by many of the members of the community and by members attending the meeting to replace all of those empty areas with Shady Lady Trees as quickly as possible. A

majority of the Tree and Gutter Committee Members support that position. The neighborhood has a naked look to it with all of the missing trees.

There has been a petition circulating though out the neighborhood reinforcing the community members desire to get the missing trees replaced as quickly as possible. I am asking Mary Eve to expand on that information.

Attached to this report are quotations from various contractors to plant 128 Shady Lady Trees.

The committee wishes to add the following members;

Mary Eve...4422 Corso Venetia Blvd # A...941-400-3730...email,
venicegrandma@aol.com

Jo Price...4964 Bella Terra DR...206-849-4344...email,
Joprice53@hotmail.com

Jack Conant...4952 Bella Terra DR...866-337-2257...email,
Jconant1944@gmail.com

Eric Lindsay has resigned from the committee so please make that change to our committee listing.

Tree and Gutter Committee Chairman

George Sperry

