

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 April 29, 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, and Director Peter Easton. Director Michael Jalbert, Director Alex Sarelas and Secretary Al Faella were absent. 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 March 25 meeting as presented. **Motion passed unanimously.**

Presidents Report: Norm reported on the berm trimming.

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

Vice Presidents Report: May 15th will be the volunteer day in the community.

Committee Reports—

- **Communications Committee** – No report.
- **Finance Committee** – No report.
- **Infrastructure Committee** – George Sperry reported.
- **Welcome Committee** – Cindy Beckley reported.
- **Amenities** – Donna DeLuca reported.
- **Sarasota County Liaison Committee** – Donna DeLuca reported in Jo Price's absence.
- **Grounds** – Mary Lou Holler reported.
- **Landscape** – Dave Lanni reported. **MOTION** made by Dick Mole and seconded by Peter Easton to approve \$1,102.50 for irrigation along the berm. **Motion passed unanimously.**
- **Wildlife Committee** – No report.
- **Preserve Committee** – Jan Weis reported. **MOTION** made by Jennifer Smouse and seconded by Peter Easton to approve the proposal from Brit Surveying for \$2100. Motion passed unanimously. **MOTION** made by Jennifer Smouse and seconded by Dick Mole to approve the proposal from Solitude in the amount of \$2800. **Motion passed unanimously.** **MOTION** made by Peter Easton and seconded by Dick Mole to approve the proposal from Solitude in the amount of \$1500 for vine removal on Nizza Ct. Motion passed unanimously. **MOTION** made by Dick Mole and seconded by Peter Easton to approve the proposal from Solitude in the amount of \$5,233 for tree removal. **Motion passed unanimously.** **MOTION** made by Norman Lockhart and seconded by Dick Mole to appoint Madeline Salerno to the committee. **Motion passed unanimously.**
- **Tree and Gutter Committee** – George Sperry reported.

- **Security Patrol:** Norm Hotz reported.
- **Social Committee:** Dick Mole read the report.

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

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

New Business – None.

Unfinished Business – None.

Owners Comments – None.

Next meeting – May 20, 2024 at 9:00 am

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

Meeting was adjourned at 10:29am.

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

April 29, 2024 President's Report

Very busy month with a lot going on. Committees are working hard to make Venetia a great place to live. Use the community website to stay informed.

- Want to thank all the committees for all they do for the community. Want to give a shout out to Bill Beaumont for his work and supervision on the Berm Trimming Project.
- Start thinking and preparing needs for the 2025 budget.

Vice Presidents Report 4/29/2024

I want to bring to everyone's attention that the volunteer day in May will be May 15th at 8:30am. All committee chairs were notified by email to let their people know of the date. Things that we accomplish during our work time really saves money for VCA, so please consider helping out. Agenda for our work will follow.

Dick Mole

Here is my Treasurer's Report for the April 29th VCA Board meeting:

Actual March 2024 YTD Revenues were \$549,521 which is \$158,065 higher than budget. Special Assessment Revenue for \$142,103 and Gate Sticker Revenue for \$13,136 accounted for majority of the favorable revenue budget variance.

March 2024 YTD Administrative expense was \$34,484 which is \$645 higher than budget. Posting and Printing costs primarily related to Special Assessment notice and invoice mailing accounted for \$4,473 of this unfavorable budget variance. Insurance expense accounted for \$2,634 of favorable budget variance as all but one of VCA insurance policies renewed at end of March, so higher premium renewals aren't charged until April 2024. There is also a favorable budget variance for \$1,425 in the Audit Fees account that is just temporary, as VCA is waiting to receive the external auditor invoice for annual VCA audit review and tax return preparation.

March 2024 YTD Grounds expense is \$137,683 which is \$11,406 higher than budget. Tree Removal and replacement account had \$65,989 charged for removal of 40 oak trees and replacement with shady ladies. This project causes a \$49,568 budget variance that is just timing variance and will be eliminated by end of year. There are a variety of other landscape/preserves/irrigation/wetlands grounds accounts that are currently underspent against budget by \$39,000 but are expected to be used up in full by end of year.

March 2024 YTD Maintenance expense is \$39,339 which is \$22,227 higher than budget. Sidewalk Repairs account had \$32,580 progress payment made to Will Howell for repairs and replacements of damaged sidewalks within the community. This resulted in a \$23,830 budget variance that is just timing as \$35,000 was budgeted for sidewalk repairs in 2024. The Entrance Gates Maintenance and Repairs account is now \$1,900 over budget for the 1st quarter as a result of various repairs made to new gate system.

March 2024 YTD Other expense is \$43,031 which is \$14,000 higher than budget. Purchase of gate stickers for \$14,606 accounts for most of this budget variance.

March 2024 YTD Pool and Recreation expense is \$9,074 which is \$2,626 less than budget. Pool Maintenance and Pool Deck Repair/Svc accounts are currently \$2,196 under budget due to timing.

March 2024 YTD Utilities expense is \$173,153 which is \$344 under budget.

Total Expense for March 2024 YTD is \$436,764 which is \$45,308 over budget.

Total Net Income for March 2024 YTD is \$112,757 and out of that amount \$142,103 is related to unbudgeted Special Assessment Revenue.

Total Assets as of 3/31/2024 are \$1,197,944.

Total Operating Cash as of 3/31/2024 is \$625,515 and Total Reserves Cash and CDs was \$453,386.

The Bank of Ozark CD (5% rate) for \$227,291 in the Reserves Cash account which had a 4/14/24

renewal date has recently been renewed for a 13 month term at a 5% interest rate. This new CD rate was reviewed and approved by members of Finance Committee.

A new 6 month CD for \$240,000 in the Operating Cash account was recently opened up in April at the First Horizon Bank with an annual interest rate of 5.15%. This CD will allow VCA to earn higher rate of interest on the Hot Wire door fees recently received.

Total Accounts Receivable at 3/31/2024 was \$50,393. Special Assessments Receivable accounted for \$49,705 of that balance. An updated AR report as of April 22 for Special Assessments has a significantly reduced total due of \$13,676. There are 55 owners that haven't paid the 2nd Special Assessment that had an invoice due date of 4/15/2024. Late fee of \$30 plus interest will now be added to any owner that didn't submit a payment by 4/26/24 which is a grace period of 11 days past 4/15 due date. There are also two owners that never paid their 1st or 2nd Special Assessments and both of those accounts have been turned over to our attorney for collection purposes.

Other Assets as of 3/31/2024 are \$68,650. The largest Other Asset account is Prepaid Insurance for \$66,481.

Total Liabilities as of 3/31/2024 are \$920,010. Current Liabilities are \$452,043 of which Deferred Cable Revenue is \$269,302 and this account now includes the Hot Wire door fee for \$256,800. Long Term Liabilities as of 3/31/2024 are \$453,386 which consists of the various Reserve accounts, including Clubhouse Roofing, Roads/ Sidewalks, Fountains/ Waterfalls and Pond Retention.

Total Equity as of 3/31/2024 is \$277,934 and based on 643 owners in Venetia, that equates to \$432 per owner.

This completes my VCA Treasurer's Report for the April 29, 2024 Board meeting.

Respectfully Submitted,

Jennifer Smouse
VCA Board/ Treasurer

Infrastructure Report for the period of 3/20/24 thru 4/23/24

3/20 Island Curbs painted by Joe Holler

3/26 Reset circuit breakers and timers at the Woodmere Entrance

3/26 Replaced Woodmere Island Fountain Pump Number 2

3/26 Replaced fuse in the street light at 4451 Del Villetti

4/2 Replaced fuse in the street light at 4505 Cernala Court

4/4 Re Installed Inbound Jacaranda Gate Arm

4/8 Replaced pool locker room door electric lock catch

4/11 Replaced Fuse Holder in street light at 4505 Cernala Court

4/11 Reset left outbound Jacaranda Gate Arm

4/17 Reset Condo Pedestrian Gate Hinge

4/18 Repositioned Condo Pedestrian gate and striker plate

4/22 Re Installed Woodmere inbound gate arm

4/22 Replaced 2 light bulbs in clubhouse foyer

A speed limit sign in B Park and one at 4220 Corso was knocked down. No one knows who knocked them down. A Street light at 4298 Del Villetti was knocked down by the tree trimmer. Nostalgic Lamp Post has picked up the pieces and will be making the repairs. The pieces of the speed sign at Corso disappeared before Nostalgic was able to pick them up. If anyone knows where Corso sign pieces are please let me know.

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

Report submitted by George Sperry

Venetia Community Association, Inc.
Welcome Committee Report for April 29, 2024 Board of Directors Meeting

There have been four property closings since the last Board of Directors meeting. The Welcome Committee has delivered four Welcome Bags.

There are currently 13 properties for sale in Venetia, as of March 31st, that are listed on the Multiple Listings page provided on our website by Realtor Barbara King. Of those 13, four of those properties are villas, three are condos, and the remainder are single-family homes.

I would like to request the help of all Venetia residents to report any new neighbors to me so that we can visit the new residents with our Welcome Bags. Sometimes the closings occur without notification to our Sunstate Management team in a timely manner, so it would be helpful if you know of any new neighbors to let this committee know so that we can reach out to them.

There are no changes to this committee's membership as currently listed on the Venetia website.

Thank you.

Cindy Beckley
Chairwoman, VCA Welcome Committee

Amenities Committee Report for VCA Board of Directors Meeting

04/29/2024

POOL

All well so far.

CLUBHOUSE

- We are helping gather re-roof estimates.
- We are working with wright services for remediation required. Will coordinate that with roof work to minimize down time at the clubhouse.
- Billiards table was removed over the weekend. Room will set up as a more formal meeting room, with flexibility for social events and club meetings.

FITNESS ROOM

All well

COURTS

- Still waiting on response from pro-green on bocce courts
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Submitted Apr 25th-2024/Donna DeLuca

Sarasota County Liaison Committee Report to VCA Board of Directors Meeting

April 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. **This Committee will meet in May and then take a hiatus until Fall 2024.**

No activity to report for the month of April.

Traffic Safety on Jacaranda Update

- **Apartment Complex Construction Timeline:**
 - Plans for the apartment complex have been delayed until **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:

- 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

APRIL 2024 – PRESERVE COMMITTEE UPDATE

We are still in the processing of first vertical cut for the Preserve with only a few minor follow-up items. A meeting was held with Britt in early April as a follow-up to this first vertical cut – it was determined by the committee, Twin Palm, Solitude and Sarasota County that we needed more markers in specific areas to delineate the preserve line. This is especially important in cul-de-sac areas, around ponds, and of course, where markers have removed by homeowners, landscapers, etc. Getting these markers placed is critical for the remaining decisions we must make on locations of trees that need further attention yet this year.

1. We have the initial invoice for this process from Britt for approval.

The Committee had a call with Solitude to discuss the steps that need to be taken for their on-going work.

2. An invoice has been received which allows them to proceed to work with our committee, Britt, and Sarasota County in several areas: developing the restoration plan for several encroachments within Venetia which, after VCA's review, allows Solitude to proceed to present this plan to Sarasota County for county approval. This plan will be a multi-year plan.
3. We also have an invoice to begin the treatment of invasive vines which are killing trees within the Preserve. The largest area is huge pathos vines along Nizza Court which amble along the entire Preserve line behind 8 villas and run deep into the Preserve. Currently this is the only area these were found other than on individual homeowner property (which will require discussion on this later). This treatment will most likely need to be repeated.
4. Finally, as Solitude is one of only a very few services that can enter the Preserve to trim or treat native plants and trees, we have the invoice from our first round of tree trimming/removal throughout Venetia. There is another list in process as we identify trees that are damaged and pose problems in the future. Our goal is to bring new, healthy growth into the Preserve.

All of the above have been anticipated; there are no surprises. This work is the beginning of the first phase of getting a handle on the Preserve and becoming aware of its condition. It will take several years to get into a routine. Until then, we will have to continue to work toward getting the preserve back to an acceptable level of health.

Attached quotes for approval – 4

Preserve Committee –

New Member – Madeline Salerno, President – Villa Vivaci - madeline.salerno64@gmail.com

Cindy Beckley

Linda Braun

Bill Lewis

Jim Spizzirri

Jan Weis - Chair

Tree and Gutter Committee Report 4/29/24

The Berm trimming project turned out to be considerably larger than budgeted once tree trimming started-around 145 oaks needed significant trimming on the inside of the berm alone. As a result the project was ended with the completion of as much trimming as safely possible, and the removal of the debris along just the inside-at the \$38,500 budget. There were 3 homes where the trees were totally inaccessible, 4 that were partially inaccessible due to no side access for the cherry picker, and no rear access due to either homes, cages or landscaping right up to the berm. In these areas, even ladder access for trimming was not safely possible. Homeowners in these areas are still requesting that the trees be trimmed, but this will require very specialized equipment (spider lift) and some tree climbing, due to the access restrictions that have been created. The Board will have to decide how to handle this.

We also were not able to carry out any trimming on the outside of the berm along Jacaranda, 776, Hour Glass and Circlewoods within the available budget. About two thirds of these areas have FPL lines along them, and these areas were never planned to be trimmed due to the high voltage that these lines carry. We brought in FPL to look at these areas, and they agreed to trim a few trees (less than 10). Any trimming in non FPL line areas will need to be re-budgeted for 2025. We expect that the Hour Glass and Circlewoods communities will again request that this work be done.

There has been some damage done to properties from falling tree limbs and the repair cost will be paid for by the contractor.

Bill Beaumont, who headed this project for the tree committee, spent an enormous amount of time working with the contractor and the homeowners. He is to be commended for the time and work that he put into this project.

The Shady Lady tree planting project is expected to start in the middle of May. The owner of Twin Palms, the contractor on this project, has been ill during the past week which has caused a slight delay in some of the preliminary work.

Tree and Gutter Committee Chairman George Sperry

Social Committee Report

April 2024 Board Meeting

April 17th, 2024, 34 attended the Ladies Luncheon held at Crow's Nest, organized by Donna Lanni.

April 21st, 2024, 100 attended Sunday with Sinatra in the Clubhouse and Under the Lanai, organized by Nancy Gianino. We had a waitlist for 20 additional people but the Clubhouse could not accomodate more.

The large event season has ended and we are moving into smaller events organized by those members of the social committee that reside in Florida.

May 5,2024 is Sweet as Pie organized by Donna Lanni and Mary Eve.

June 16, 2024 Here's the Scoop will offer ice cream to the community and are asking for food product donations for a charitable food drive, organized by Donna Lanni.

July 5, 2024 BBQ at the Clubhouse, organized by Morina Chmielak

I have asked for volunteers to organize an August and September event. But cannot promise that will happen.

Judy Cannata is arranging Steppin' Out Dinners for July, August & September.

The next large pool event will probably be in late October.

The Social Committee will not be holding monthly meetings during the off-season of June, July & August 2024. Our meetings will resume in September 2024.

To: VCA Board of Directors
Subject: Investment recommendation
From: Finance Committee
Date: April 15, 2024

At its regular meeting on April 11, 2024 the Finance Committee voted to recommend that the VCA Board of Directors invest \$240,000 of the of the \$256,800 Hotwire Contract Door Fee payment in a 6 month First Horizon Bank Money Market account paying 5.15% as proposed by the VCA Treasurer, Jennifer Smouse.

Respectfully submitted,

Roger DeNiscia

Finance Committee Chair