

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 May 20, 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 and Secretary Al Faella were present via zoom. Also present in person was Brian Rivenbark and (via zoom) Lindsey Olson from Sunstate Management Group.

Minutes—**MOTION** made by Norman Lockhart and seconded by Peter Easton to approve the minutes of the April 29 meeting as presented. **Motion carries, with Al Faella abstaining.**

Presidents Report: Norm Lockhart reported.

Treasurers Report—As attached to these corporate records, Jennifer Smouse gave the report from the April 2024 financials. **MOTION** made by Norman Lockhart and seconded by Peter Easton to use Lobeck and Hanson to handle collections.

Vice Presidents Report: Dick Mole reported. The landscape committee would like to form a sub-committee – Venetia Gardeners – with some homeowners with gardening knowledge. He also spoke of potentially getting a shipping container for storage. They typically run about \$2400 and can be brought in from Tampa or Miami.

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. The committee is recommending that the board approve Mark Kaufman roofing to replace the roof at the clubhouse in the amount of \$76,635. They are also requesting the board approve Wright Way emergency services in the amount of \$25,784 for remediation services. **MOTION** made by Jennifer Smouse and seconded by Dick Mole to approve the recommendation of the Amenities Committee and approve the Wright Way and Kaufman roofing contracts. Motion passed unanimously.
- **Sarasota County Liaison Committee** – Jo Price reported.
- **Environmental** – No report.
- **Landscape** – Dave Lanni reported. **MOTION** made by Dick Mole and seconded by Norman Lockhart to ratify the decision and approve \$1,105 for South County Repair. Motion passed unanimously. **MOTION** made by Norman Lockhart and seconded by Dick Mole to ratify the decision and approve \$12,020 for Twin Palms. **MOTION** made by Norman Lockhart and seconded by Dick Mole to approve \$1,098 for

Twin Palms, for estimate 1862, 1863, 1864 for landscaping around the pickleball court, tennis court, and basketball court. He also spoke of the Venetia Gardeners subcommittee.

- **Wildlife Committee** – Hogs are back.
- **Preserve Committee** – No report.
- **Tree and Gutter Committee** – George Sperry reported.
- **Security Patrol**: No report.
- **Social Committee**: No 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** – No report.
- **Villa Vivaci** – Madeline Salerno reported.
- **CDA** – Rob Luysterborghs reported.

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

New Business

- Resignation of Alex Sarelas – **MOTION** made by Norman Lockhart and seconded by Dick Mole to accept the resignation of Alex Sarelas. Motion passed unanimously.
- Appointment of new Board Member – Phil Lombardo - **MOTION** made by Michael Jalbert and seconded by Dick Mole to appoint Phil Lombardo to the board to fill the remained of Alex Sarelas' term.

Unfinished Business – None.

Owners Comments – None.

Next meeting – June 24, 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 10:47 am.

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

May 20, 2024 President's Report

All Residents are responsible for their guests. Ensure guests are acting responsibly with using our amenities.

Remember to use the entry and exit gates one vehicle at a time. Do not want to damage the gates.

Keep thinking and preparing needs for the 2025 budget.

Norm Lockhart

President, VCA

Here is my Treasurer's Report for the May 20 2024 VCA Board meeting:

Actual April 2024 YTD Revenues were \$700,200 which is \$159,950 higher than budget. Special Assessment Revenue for \$142,203 and Gate Sticker Revenue for \$13,486 accounted for majority of the favorable budget variance.

April 2024 YTD Administrative expense was \$44,285 which is \$834 less than budget.

April 2024 YTD Grounds expense was \$163,551 which is \$4,817 less than budget. YTD Tree Removal expense for \$65,989 is currently \$44,094 over budget which is just a temporary timing variance, as \$65,686 is currently budgeted for full year in this line. There are numerous other grounds accounting including preserve trimming/ landscape/irrigation and wetlands that have favorable budget variances for first 4 months of 2024. It is anticipated that these grounds accounts will be fully expended by end of 2024.

April 2024 YTD Maintenance expense was \$41,312 which is \$18,495 higher than budget. Sidewalk Repairs account has a \$30,914 YTD budget variance that is just timing as the \$32,580 progress payment will be fully covered by the \$35,000 sidewalk repair full year budget. Entrance Gates / Repair actual YTD expense of \$4,006 is currently \$3,006 over budget and I anticipate that this unfavorable variance will continue to get larger throughout the rest of this year.

April 2024 YTD Other expense was \$70,789 which is \$13,771 higher than budget. Purchase of gate stickers for \$14,606 accounts for most of this budget variance.

April 2024 YTD Pool and Recreation expense was \$12,633 which is \$2,967 lower than YTD budget. Clubhouse maintenance contract is \$1005 over budget and Pool Heater maintenance is \$1,167 under budget as of end of April.

April 2024 Utilities expense is \$230,372 which is \$957 less than budget. Electric expense is over budget by \$4,642 but cable TV and Internet combined are underbudget by \$5,858. Cable internet is just a timing variance as annual rate increases don't happen until mid year.

Total Expense for April 2024 YTD is \$562,942 which is \$22,692 higher than year to date budget.

Total Net Income for April 2024 YTD is \$137,258. Of this amount, \$142,103 is related to unbudgeted Special Assessment Revenue.

Total Assets as of 4/30/2024 are \$1,363,391.

Total Operating Cash as of 4/30/2024 is \$789,843. Of this amount \$240,000 was recently invested in a 6 month CD at First Horizon Bank with an interest rate of 5.15%.

Total Reserve Cash as of 4/30/2024 is \$482,046. Of this amount \$228,235 was a Bank of Ozark CD that was recently renewed for a 13 month term at 4.88% interest rate.

Total Accounts Receivable as of 4/30/2024 is \$28,493. Of this amount, Special Assessments Receivable accounted for \$12,729 of the open AR balance. There are 48 owners that have not yet paid the \$221 Special Assessment billed at end of February and 2 owners have yet to pay the first

\$432 Special Assessment. Owner Accounts not paid after 90 days are sent to attorney for collection purposes.

Regular Assessments Receivable as of 4/30/2024 is \$15,764 and 27 owners have not yet paid their April 1 dues as of April 30. Late fees and interest were applied as of May 1 2024.

I am now recommending that VCA should make a change in the Law Firm used by VCA to handle collections on overdue assessments. I am recommending to the Board that VCA should switch Legal Firm used for collections to Loebeck and Hansen, which is currently used by Casa Di Amici.

Other Assets as of 4/30/2024 are \$63,010. The largest Other Asset account is Prepaid Insurance for \$60,941.

Total Liabilities as of 4/30/2024 are \$1,060,956. Current Liabilities are \$578,911 of which Deferred Cable Revenue is \$268,409 and this account now includes the Hot Wire Door Fees received in January of \$256,800. Long Term Liabilities as of 4/30/2024 are \$482,046 which consists of the various Reserve accounts, including clubhouse roofing, roads/ sidewalks, fountains/ waterfalls and pond retention.

Total Equity as of 4/30/2024 is \$302,435 and based on 643 owners in Venetia, that equates to \$470 per owner.

This completes my VCA Treasurer's Report for the May 20, 2024 Board meeting.

Respectfully Submitted,

Jennifer Smouse
VCA Board/ Treasurer

Vice Presidents Report

Today I would like to bring up 3 items to discuss and think about. First is the landscape committee is considering a subcommittee, Venetia Gardeners. This group of volunteers with some gardening knowledge would be responsible for taking care of our ornamental beds, pruning, transplanting, and general plant care that we are not contracted for from Twin Palm. If interested contact David Lanni or myself. If gardening is your thing please come forward.

Second, I have been doing a little research on the purchase of shipping containers. We can buy a used container with shipping from Miami or Tampa for about \$2400. Each one is certified wind and water tight, equipped with wooden floor. They are 20 feet in length x 8 x 8' 6". We could solve a lot of storage problems with this. Infrastructure could add electricity and maybe air conditioning. Could be placed behind the pumping station or behind the pool, or wherever.

I mentioned last month about committee's working together. Try to have one or more people from one committee attend another's meeting. Bring ideas into multiple meetings.

Dick Mole, Vice President Venetia Community

Venetia Communications Committee Report

May 2024

The Communication Committee has nothing to report this month.

Joe Holler

Infrastructure Report for the period of 4/23/24 thru 5/14/24

5/07 Placed tile around the new entryway pads.

5/07 Replaced two burned out light bulbs in clubhouse.

5/07 Cleaned the tables and benches in B Park.

5/14 Installed sign at the Jacaranda Entrance.

5/14 Inspected the three pumps on the berm to make sure that they were working properly in advance of the rainy season. The number one pump need a lot of cleaning. All pumps are now working correctly.

Nostalgic Lamp Post picked up the broken speed limit signs and the street light. They welded the speed limit sign from B Park and the street light back together and reinstalled them. They are waiting for parts to build a new speed limit sign to replace the one that was knocked down at 4220 Corso Venetia.

The Infrastructure Committee worked a total of 26 hours during the period.

Report submitted by George Sperry

Venetia Community Association, Inc.
Welcome Committee Report for May 20, 2024 Board of Directors Meeting

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

There are currently 21 properties for sale in Venetia, as of April 30th, that are listed on the Multiple Listings page provided on our website by Realtor Barbara King. Of those 21, five of those properties are villas, nine 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 05/20/24

POOL

All well so far. Pool Deck power washed and windows cleaned 5.16

CLUBHOUSE

Proposals submitted to Board for approval of re-roof and remediation services. Attached

Carpet in card room shampooed 5/17

Billiards table was removed over the weekend. Room will set up as a meeting room, with flexibility for social events and club meeting.

FITNESS ROOM

All well

COURTS

- Still waiting on response from pro-green on bocce courts
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Submitted may 17/2024/Donna DeLuca

Sarasota County Liaison Committee Report to VCA Board of Directors Meeting

May 2024

This Committee will be on hiatus until Fall 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.

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 study will be initiated in the Winter of 2024/25.**
 - 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—1stQ 2024 Report rates US41 to 776 as a “D” Level of Service (traffic flow) which falls into the acceptable range of the standardized code.**
 - Annual Crash Report-TBD

Next Steps:

- **Initiate a letter to Commissioner Cutsinger with a copy of the Arterial Performance Report to ensure we stay on his radar and that traffic flow, and crashes are now being documented by the County.**
- 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

Environmental Report 5/20/24

Solitude performed the usual monthly maintenance on the ponds and sumps. We are hoping for more rain soon.

Mary Lou Holler

Environmental co-chair

Landscape Committee Report

Submitted to VCA Board of Directors

Monday, May 20, 2024

The Landscape Committee met on Tuesday, May 16. Some of the issues discussed and decided are listed below:

Approved Proposals Underway or Completed.

- Ratify South County Proposal 5.8.24 for replacement of irrigation pressure tank behind 4900 Bella Terra in the amount of \$1205 approved via email. To be completed week of May 20th.
- Ratify Twin Palms Proposal # 1900 for palm tree trimming in the amount of \$12,900 which was approved via email. Palm trimming to be done May 20th to 23rd.
- South County is completing proposal 4.5.24 for the berm area irrigation between Jacaranda/776 and Via del Villetti. Cost of the proposal was \$1102.50. He will be ready for berm planting that will commence this week.

Other Business

- 4414 Santina Court – Home under construction – Project on hold until completion of pepper tree trimming to be done this week between May 20 to 23rd. Cost of proposal will be \$1280 of which half will be paid for by Preserve Committee. Once pepper tree trimming is done we will reevaluate our proposal and submit to the Board.
- Volunteer Day – Volunteers cleared hedges and bushes at both Woodmere gate and the clubhouse on May 15. A total of 18 hours with six volunteers was worked.
- In line with the 2024 budget, the Committee surveyed the clubhouse area for planting renovation.
-We have received proposals individually from Twin Palms for the Basketball Court Area, #1864 - \$255.75; Pickle Ball Court Area, #1863- \$528.50 and Tennis Court Island, #1862 - \$313.75 for a total of \$ 1098

which we would request today to complete these areas. They represent replacement of like in kind bushes to existing that had died and were removed.

The Clubhouse building perimeter and parking lot to street strip are being further evaluated since this is a focal point of our community. The committee feels that we require a solid landscape plan for this phase that we presently do not have. We are working toward that goal.

- We are reviewing the Landscape Contract Proposal from Twin Palm for a two-year agreement for 2025 and 2026. It will represent a 3% and 2.5% increase over our present contract. We will hold presenting to the Board as we evaluate further landscape services that we may want to include in the contract.
- After working in the ornamental planting beds during volunteer day, the Landscape Committee is considering a subcommittee to act as Venetia Garden Volunteers whose responsibility would be to fine prune the ornamental beds in the community on a scheduled basis as a supplement to our present landscaping program.
- We will be requesting a contract proposal for irrigation from South County Repair, LLC for the next two years.
- We would request a proposal through Sunstate for mulch application for this year based on last year's usage. We are considering omitting the clubhouse area since that would be included in our overall planting for the area.

Respectfully submitted by Dave Lanni

Tree and Gutter Committee Report 5/20/24

The Berm Trimming Project is all but finished for this year. We are awaiting the repair to be done for the broken window that happened during the trimming at 5013 Bella Terra. There is still some trimming that needs to be done and we will include the expected cost in the 25 budget.

The Shady Lady planting project is beginning to move forward. The committee has placed stakes in the ground to identify where the 90 trees will be planted. During the next phase of this project the underground utilities will be marked to help eliminate any damage to wires and pipes during the planting of the trees. This should take place during the next two weeks. Tree planting is expected to take place beginning in the second week of June.

Later this year we will do some Oak Tree trimming in the community. It will be a very limited amount as there is virtually no money left in the budget.

Tree and Gutter Committee Chairman

George Sperry