

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 June 24, 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, Treasurer Jennifer Smouse (via zoom), Director Peter Easton, Director Michael Jalbert (via zoom), Director Phil Lombardo and Secretary Al Faella were present. Also present in person was Brian Rivenbark and Lindsey Olson (via zoom) from Sunstate Management Group.

Minutes—**MOTION** made by Norman Lockhart and seconded by Dick Mole to approve the minutes of the May 20 meeting as presented. **Motion passed unanimously.**

Presidents Report: Norm Lockhart reported.

Treasurers Report—There is no report this month due to the financials being in transition to the new software at Sunstate Management. They will be posted to the website as soon as they are available.

Vice Presidents Report: This will be discussed during new business.

Committee Reports—

- **Communications Committee** – No report.
- **Finance Committee** – Norman Lockhart read the report.
- **Infrastructure Committee** – George Sperry reported.
- **Welcome Committee** – Cindy Beckley reported. **MOTION** made by Norm Lockhart and seconded by Peter Easton to appoint Marcia Imhoff and Barbara Johnson to the Welcome Committee. Motion passed unanimously.
- **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** – No report.
- **Environmental** – Mary Lou Holler reported. Dave Bakula is moving and therefore resigning from the committee.
- **Landscape** – Dave Lanni reported. Two ratifications – **Motion** made by Dick Mole and seconded by Norman Lockhart to approve the two contracts for \$890 and \$1105. Motion passed unanimously. **MOTION** made by Dick Mole and seconded by Norman Lockhart to accept the proposal from Twin Palms in the amount of \$1830. Motion passed unanimously. **MOTION** was made by Norman Lockhart and seconded by Peter Easton to approve the following committee members: Elisa Taylor, Wendy

Seeley, Eileen Mahoney, Debbie Irr, and Pam Diasotti. Motion passed unanimously. **MOTION** made by Norman Lockhart and seconded by Dick Mole to accept the mulch proposal in the amount of \$12,606.19. **MOTION** made by Dick Mole and seconded by to accept the proposal from Twin Palm for \$620/month for the irrigation contract. Motion passed unanimously.

- **Wildlife Committee** – Hogs are back.
- **Preserve Committee** – Jan Weis reported.
- **Tree and Gutter Committee** – George Sperry reported. **MOTION** made by Norman Lockhart and seconded by Peter Easton to approve the proposal from Twin Palms in the amount of \$325 for partial tree removal.
- **Security Patrol**: Norm Hotz reported.
- **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** – Jan Weis reported.
- **Villa Vivaci** – Madeline Salerno reported.
- **CDA** – No Report.

Management Report – Brian Rivenbark reported.

New Business

- **Formation of an enhancement committee** – **MOTION** made by Norm Lockhart and seconded by Peter Easton to form an “Enhancement Committee”. Motion passed unanimously.
- **Gate repair fees** – Extensive discussion was had. **MOTION** made by Dick Mole and seconded by Norman Lockhart to send the gate repair fees to the attorney for an opinion. Motion carries, with Jennifer Smouse and Michael Jalbert voting against.

Unfinished Business

- Brief discussion followed regarding the drone flights for the homeless camps. Pete Easton volunteered to do the drone flights. Dick Mole stated he will give the current drone vendor the 30 day notice of cancellation.
- Social Committee – **MOTION** made by Norman Lockhart and seconded by Peter Easton to allow the social committee to bring in someone to teach classes or host an event. Motion carries with Michael Jalbert voting against.

Owners Comments – None.

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

Meeting was adjourned at 11:25 am.

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

Communications Committee Report

June 2024

The communications committee has nothing to report this month.

Joe Holler

To: VCA Board of Directors
Subject: Finance Committee Monthly Report
From: Roger DeNiscia, Chairperson
Date: June 19, 2024

During June the Finance Committee began the initial steps of the VCA annual expenditure appropriations process. The Committee assembled a Budget Request package that was sent to all functional committee chairpersons. The package includes a cover letter explaining the process, schedule, and committee responsibilities in the budget process along with a Budget Request Form to be completed and returned to the Finance Committee.

The Finance Committee expects to review and evaluate the functional committee requests during July and recommend a proposed appropriation to the VCA Board by August. The Finance Committee will coordinate with the VCA Treasurer (who is a non voting member of the Committee) and the VCA Vice President who has requested to be a non voting participant. As with all Finance Committee proceedings all VCA Board members are welcome to participate.

A copy of the Budget Request package is attached.

VCA 2025 BUDGET PROPOSALS
BUDGET LINE ITEM BY COMMITTEE

COMMITTEE	CHAIRPERSON		BUDGET ITEMS	DESCRIPTION
Infrastructure	George Sperry	8231	Gutters	
Roads		8040	Lamp post mtnce./signs	
Trees & Gutters		8150	Mtnce. Rprs/Svc/Supply	
		8050	Gates Mtnce.	
		7651	Tree removal/replcment	
		7652	Tree mtnce./removal	
		7653	Berm trimming	
		7680	Fountain/Waterfall Mtnce.	
		7681	Waterfall Mtnce. Contract	
Communications	Joe Holler	7300	Communications	
Clubhouse	Donna DeLuca	8310	Clubhouse Cleaning Contract	
		8320	Clubhouse Supplies	
		8330	Clubhouse Mtnce/Repairs	
		8400	Pool Mtnce. Contract	
		8420	Pool/Deck Repair/Svc	
		8425	Pool Heater Mtnce.	
		8430	Exercise Eqpt. Repair	
		8500	Courts Mtnce.	
Welcome	Cindy Beckley	8340	Welcome	
Environmental	Dave Blakula	7550	Lake Mtnce. Contract	
		7820	Wetlands/Littoral	
Landscape	David Lanni	7600	Landscape Contract	
		7650	Landscape Svc. /Replcmt	
		7655	Palm Tree Trimming	
Preserves	Jan Weiss	7900	Preserve Trimming	
		7910	Preserve Mtnce.	
Wildlife	Norman Hotz	8221	Wildlife Control	
Security	Norman Hotz	8030	Civilian Patrol/Camera Gate Access	
		8035	Security	
Drones	Pete Easton	8031	Drones	

To: VCA Committee Chairpersons
Subj: 2025 VCA Expense Budget
From: VCA Finance Committee

The VCA 2025 preliminary operations budget appropriation will be introduced by the Board of Directors in September/October 2024. Among the first steps in the annual budget process is for all functional committees to submit budget appropriation requests.

Each committee needs to complete a Budget Request Form and submit it to the Finance Committee. The Finance Committee will then review the requests, compile them into the budget format and recommend a proposed operating expense budget to the VCA Board of Directors by August 2024.

In order to provide sufficient time for review and study all committee 2025 budget requests are required to be submitted to the Finance Committee by July 22.

The following documents have been attached:

1. 2025 Budget Request Form
2. List of all committees, chairpersons, and corresponding budget line items.

The Budget Request form is self explanatory; however, please note the following:

- A. The description of the use of funds should be sufficient in detail to explain what will be accomplished by undertaking the proposed work/activity.
- B. For all proposed increased budget amounts please explain how the increase was calculated.
- C. The Budget Request Form is a Word document so that entries can be typed directly; descriptive information need not be confined to the space provided.

Please inform the Finance Committee if there are any errors or omissions in the list of committee budget items. The data regarding funds expended during the first half of 2024 will be provided as soon as available. Please direct any questions, clarifications, etc. to the Finance Committee; you are encouraged to include any thoughts, comments, or suggestions on additional pages.

Thank you for contributing your time and effort.

**VCA 2025 PROPOSED BUDGET
FUNDING REQUEST
_____ COMMITTEE**

Budget Item Title _____

Account Number _____

2025 AMOUNT REQUESTED _____

BUDGET HISTORY

Appropriated 2023	Appropriated 2024	2024 Expended 6/30/24

DESCRIPTION OF PROPOSED ACTIVITIES/PROJECTS FOR 2025

JUSTIFICATION FOR ANY PROPOSED BUDGET INCREASE

ANTICIPATED SPENDING BY QUARTER 2025

Projected Expenditures	Quarter 1	Quarter 2	Quarter 3	Quarter 4

Submitted by: _____

Date: _____

Infrastructure Report for the period of 5/14/24 through 6/18/24

5/21 Re Installed inbound Jacaranda Gate Arm.

5/24 Started Route 41 Waterfalls back up after low water shut down.

5/25 Re Installed inbound Jacaranda Gate Arm.

5/28 Replaced wire in Cernala Court Street Light.

5/28 Put Emergency gate back on its track and anchored it in place.

5/28 Adjusted pool gate closers.

5/29 Replaced broken inbound Jacaranda Gate Arm.

6/11 Re Installed inbound Jacaranda Gate Arm.

6/12 Re Set outbound Woodmere Gate Arms.

6/17 Replaced rotted pole holding Woodmere Gate Reflector.

6/17 Realigned Jacaranda Visitor Swing Gate.

6/17 Removed foliage around street light on Gaeta.

6/18 Lowered Court #2 gate to prevent ball from rolling under it.

The speed limit sign at 4220 Corso, which had been knocked down and broken, has now been replaced. I assume that the community has been billed for the work by Nostalgic Lamp Post. I would be interested in knowing the cost.

The Infrastructure Committee worked a total of 14 hours during the period.

Report submitted by George Sperry

Venetia Community Association, Inc.
Welcome Committee Report for June 24, 2024 Board of Directors Meeting

There have been six property closings since the last Board of Directors meeting. The Welcome Committee has delivered four Welcome Bags. Two of the new residents are not currently in Venetia, but we will try to deliver the bags as soon as possible.

There are currently 17 properties for sale in Venetia, as of June 2nd, that are listed on the Multiple Listings page provided on our website by Realtor Barbara King. Of those 17, three of those properties are villas, eight are condos, and the remaining six are single-family homes.

I would like to make the Board of Directors aware of the procedure to notify VCA of new residents. When I was serving on the Board, Sunstate requested that there be only one individual responsible for receiving the information from the property manager for any property with a purchase contract. I was designated as that person, and I am willing to continue in that capacity. This information should only be shared with the various committees requiring new resident contact information once the closing has occurred on the property. Sometimes purchase contracts are not completed for various reasons. In that case, Sunstate will notify me that the sale did not occur. Those committees requiring the new resident information include the Communications Committee for the updating of the resident directory, the Amenities Committee for the building access fobs and the Gate Committee for access to the community. I also notify the presidents of the master association and the sub-association of which the new resident will belong.

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 as soon as possible. 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.

I would like to request the addition of two new members to this committee:

Marcia Imhoff, representing VNA One, 610-428-4928, marciaaimhoff@yahoo.com

Barbara Johnson, representing Villa Vavaci, 941-497-4270, bgj722@comcast.net

Cindy Beckley
Chairwoman, VCA Welcome Committee

Amenities Committee Report for VCA Board of Directors Meeting 06/24/2024

POOL

All good.

Grande Choice will have to test each day in month of July. Our volunteers on the pool committee are gone, traveling or moved. Volunteers will resume testing in August

In event of a named Hurricane this summer, Building Reliance will bring in pool furniture into the clubhouse.

CLUBHOUSE

Cleanup and remediation completed 6/19 clubhouse reopened 6/20/2024

Sheetrock Repair work and painting of ceiling to be done 6/27.

Roof Tile colors to be chosen week of 6/24.

Waiting on a schedule from Kauffman for stripping the roof. Clubhouse and pool to close for 2 days.

One clubhouse reservation on 6/23 and possibility of Aug 3rd. Mary Eve to cover

FITNESS ROOM

All well. Deep clean of machines will be scheduled in sept.

COURTS

- Still waiting on response from pro-green on bocce courts

Regretfully we ask you to remove Mark Link from the Amenities Committee. Mark and Nancy have sold their home and will leave Venetia July 1st.

Submitted June 20/2024/Donna DeLuca

Environmental Report 6/24/24

Now that the rains have returned, Solitude has been treating the weeds growing in the sumps. Those not treated will be treated this coming week. The littoral shelves are beginning to get some water on them, so hopefully they will continue to improve.

Dave Bakula has moved and his name will be removed from the committee. We are really sorry to lose such a knowledgeable and active member of our committee.

We are looking for a new member who lives in Venetia full time. They need to be interested in the water features of Venetia, and understand what Florida environmental rules actually permit; the laws are very different from the north.

Those interested should contact Mary Lou Holler at 724 272 1391 or anyone else on the committee. The committee members are listed on the Venetia Website.

Respectfully submitted,

Mary Lou Holler -- Chair

Landscape Committee Report

Submitted to VCA Board of Directors

Monday, June 24, 2024

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

Approved Proposals Underway or Completed.

- Ratify New Life Well and Pump proposal #529 for \$890 for Control Panel and associated hardware plus South County Repair proposal for \$1105 for Pressure Tank both for well behind 4270 Via Del Villetti. Both were approved by the Board via email.
- Emergency repairs were made to irrigation at Woodmere gate in three consecutive occurrences due to Hot Wire work necessitating the shutdown of the entire irrigation system of the community. South County repaired the first two and Hot Wire subcontractor, Keen Choice, repaired the third. Bills for the South County portion should be forthcoming and forwarded to Hot Wire for payment or reimbursement.

Other Business

- 4414 Santina Court – Home under construction – Revised proposal from Twins Palms compensates for further trimming of pepper trees on VCA properties per Preserve Committee. Requesting \$1830 for proposal 1843 to be equally split between the Landscape and Preserve budget.
- Volunteer Day – limited Volunteer Day occurred on Thursday 6/20 to remove dead bushes at Cancellato Grande/Corso Venetia intersection. Next Volunteer Day to occur later in Summer, date to be determined.
- In line with the 2024 budget, the Committee surveyed the clubhouse area for plant renovation.
-We have received proposals and the Board approved last time, proposal from Twin Palms to replace hedges at 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. Presently scheduled for July 9, we will request a new proposal to include bushes that have recently died at the Pickleball courts.

- The Clubhouse building perimeter and parking lot to street strip are being further evaluated since this is a focal point of our community. We have been in touch with a professional designer and are awaiting a proposal and we have had a volunteer from the community to work up a plan for the area.
- We are reviewing a revised Landscape Contract Proposal from Twin Palm for a two-year agreement for 2025 and 2026. We have added a new provision to this contract which will slightly increase the cost to the community for 25-26. The contract will be submitted at the next Board meeting.
- The Venetia Garden Volunteers whose responsibility will be to fine prune the ornamental beds in the community and make recommendations for new plantings in those beds was formed after the last Board meeting. For the Boards approval we have the following residents we would like to add to our committee. Elisa Taylor, Wendy Seeley, Eileen Mahoney, Debbie Irr, Pam Biasotti.
- We submit a proposal for the annual mulch application for September/October of this year. The proposal is dated May 20, 2024, in the amount of \$12,606.19 against a budget of \$12,551. Original budget request was \$13,500.
- South County has terminated our contract with them with thirty days' notice, effective July 12,2024.
- We have gotten a contract proposal from Twin Palms to assume responsibility for Irrigation in the community the remainder of this year. This contract will be less than the present contract, coming in at \$620 per month or \$7440 annually. We request that the Board Accept and sign the contract to take effect immediately in order to provide for a smooth transition.

Respectfully submitted by Dave Lanni

June 2024 Preserve Update

The committee continues to work with Britt Surveying, Solitude, and Sarasota County in restoring and addressing the issues discovered over the last 2 years.

In June:

1. Britt Surveying has now added 50 preserves markers throughout Venetia in areas that needed further definition such as around cul de sacs, etc. These were approved at the April meeting.
2. Solitude completed the trimming/felling of trees on the first list of tree issues; cost was approved in April.
3. The committee with Sarasota County and Solitude have now reviewed a second tree list and we are awaiting a quote from Solitude after the second walkaround last week (may have to bring this to the VCA Board meeting for approval).
4. The first round of serious invasive vine trimming has taken place by Solitude on Nizza Court. This was also approved in April 2024.
5. Solitude has completed the Restoration Plan and has forwarded to Sarasota County for review. We will then receive this month for review and once approved, it will be brought to the board. This will include the restoration cost of areas that have encroached into the Preserve which will have to be treated to remove non-native vegetation and restored.
6. There were only two areas where the Preserve encroached drastically onto VCA property, and the committee is in the restoration process for these areas. The Board has approved the cost for restoration of the first area on Sintina (Preserve Committee paid half/VCA Landscaping paid half) and planting will take place once we are sure of irrigation and consistency of rain.
 - a. We are now asking for approval for the second restoration area on Corso Venetia Boulevard. The invoice is attached (Twin Palm 1954 in the amount of \$2,408.75. The difference here is that Preserve will pay half (\$1204.37) as before but instead of VCA Landscaping picking up the other half, the owners have agreed to pay the remaining half of these cost themselves. This will then complete the work on Preserve encroachment onto VCA Common property.
7. Next steps: we are preparing communication materials with Solitude/Sarasota County for the community including updated Guidelines to avoid future encroachment issues that can lead to fines; owner/landscaper notices for proper Preserve care, updated Survey Charts to post on-line, etc.

No Change in Committee: Linda Braun, Cindy Beckley, Bill Lewis, Madeline Salerno, Jim Spizzirri, Jan Weis – Chair