

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

Minutes—**MOTION** made by Dick Mole and seconded by Norm Lockhart to approve the minutes of the June 24, 2024 meeting as presented. **Motion passed unanimously.**

Presidents Report: Norm Lockhart reported.

Treasurers Report – As attached to these corporate records, Jennifer Smouse reported on the financials.

Committee Reports—

- **Communications Committee** – No report.
- **Finance Committee** – No report.
- **Infrastructure Committee** – George Sperry reported. **MOTION** made by Norm Lockhart and seconded by Dick Mole to approve the proposal in the amount of \$1819 to purchase two new gate arms from CIA Access. Motion passed unanimously. **MOTION** made by Norm Lockhart and seconded by Phil Lombardo to appoint Scott Getman and Rod Erny to the Infrastructure Committee. Motion passed unanimously.
- **Welcome Committee** – Cindy Beckley reported.
- **Amenities** – Donna DeLuca reported.
- **Sarasota County Liaison Committee** – No report.
- **Environmental** – Mary Lou Holler reported.
- **Landscape** – Dick Mole read the report provided by Dave Lanni. **MOTION** made by Norman Lockhart and seconded by Jennifer Smouse to ratify and accept the proposal from New Life Well and Pump for the replacement of a well pump at 4900/4901 Bella Terra in the amount of \$6050.
- **Wildlife Committee** – No report.
- **Preserve Committee** – Jan Weis reported. **MOTION** made by Norm Lockhart and seconded by Phil Lombardo to approve the cost of \$6,926. Motion passed unanimously.
- **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** – Jan Weis reported.
- **Villa Vivaci** – Madeline Salerno reported.
- **CDA** – No Report.

Management Report – Brian Rivenbark reported.

New Business

- August 13 at 1:00 pm – a representative from University of FL will be in the community to review the irrigation.

Unfinished Business – None.

Owners Comments – None.

Next meeting – August 26, 2024 at 9:00 am

Meeting was adjourned at 10:55 am.

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

Amenities Committee Report for VCA Board of Directors Meeting 07/29/2024

POOL

All good.

Grande Choice has taken on the daily testing each day in month of July.

All good

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 completed first week of July.

Some issues with AC corrected.

Roof Tile colors have been reviewed and Marie Bonanno has worked with roofer to collect color samples and select a tile color for the re-roof. I believe she has left the sample for the Board to look at.

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

One clubhouse reservation on Aug 3rd. Mary Eve to cover. We already have some dates in Feb and March 2025 from the Social Committee

FITNESS ROOM

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

Submitted July 26/2024/Donna DeLuca

Communications Committee Report

July 2024

The communications committee has nothing to report this month.

Joe Holler

Environmental Report 07/29/24

Solitude performed the regular monthly maintenance for July.

The large shelves on pond 6 and 10 are finally getting water on them after the drought we had last summer and winter. This should help to kill off the invasive plants growing on them. I am told that Solitude will bring a crew to work on large shelves in August.

Mary Lou Holler

Infrastructure Report for the period of 6/19/24 through 7/23/24

6/22 Repaired wiring on Route 41 Waterfall Pump No. 2.

6/25 Re Installed Jacaranda Inbound Gate Arm.

6/28 Re Installed Woodmere Inbound Gate Arm.

7/2 Re Installed Jacaranda Inbound Gate Arm.

7/9 Inspected Route 41 Vault. All pumps are now operating.

7/12 Replaced blown fuse in the inbound Jacaranda Gate Arm Control Box.

7/23 Replaced one Carpet Tile in the clubhouse card room for inspection by the clubhouse committee.

7/23 Replaced broken reflector on inbound Jacaranda Gate.

There is only one used and partially broken gate arm in inventory at the clubhouse. We normally keep 2 in stock to replace those that get damaged and no longer can be used. We can purchase 2 new ones from CIAccess at a cost of \$850.00 each delivered plus tax. The total cost including tax would be \$1,819.00. The Committee recommends that the Board approve this expenditure as it is important that we have these replacement arms in stock.

The Infrastructure Committee worked a total of 9 hours during the period.

The Committee would like to add the following members of the community to the Infrastructure Committee;

Scott Getman...860-552-9572...sagetman@yahoo.com

Rod Erny...765-438-3824...r.ernry@outlook.com

Please remove the following Member from the committee;

Stan Kroll

Stan was one of the original members of the committee and has spent a lot of time repairing various items in the community. We wish to thank him for his service and wish him well in his retirement from the committee.

Report submitted by George Sperry

Landscape Committee Report

Submitted to VCA Board of Directors

Monday, July 29, 2024

The Landscape Committee met on Tuesday July 9. Some of the issues discussed and decided are listed below:

Approved Proposals Underway or Completed.

- Ratify New Life Well and Pump proposal #557 for the replacement of the well pump at 4900/4901 Bella Terra, Asset # 41 in the amount of \$6050. Work performed and completed Tuesday 7.9.24.
- Awaiting proposals from Twin Palms and New Life Well and Pump for the replacement of rusted pressure tank and related equipment at 4 corners pump (Cancello Grande and Corso Venetia, asset 49). Will forward via email for approval of the Board when ready.
- 4414 Santina Court – Home under construction – approved last meeting by the Board for proposal 1843 in the amount of \$1830 to be equally split between Landscape and Preserve Committee. We are in the process of arranging for temporary irrigation in the area.
- Proposals 1864, 1863 and 1862 from Twin Palms in the amount of \$1098 for the tennis court areas have been completed. We will require additional plants as others have died since this proposal was presented

Other Business

- Volunteer Day – Next volunteer day date is still to be determined for late summer, early fall.
- The newly formed Venetia Gardeners of the Landscape committee is completing a planting plan for the clubhouse building perimeter and parking lot to street strip. Their plan will be presented to the Landscape committee at our next meeting in August and hopefully ready to present to the Board at the August meeting.

- The committee has finished reviewing the Landscape Maintenance Contract Proposal from Twin Palm for a two-year agreement for 2025 and 2026. We have included the cost for this new contract in our 2025 budget request and need to know when we can present the contract for approval.
- The annual mulch application for September/October of this year was presented and approved at the last Board meeting in the amount of \$12,606.19. At our last meeting, the Landscape Committee felt that we need to review the application areas within the community with Distribution Direct once more to assure all areas are covered and eliminate the possibility of mulching areas not within the scope of need. **Please arrange with Sunstate.**
- At the last meeting, the Board approved a new Irrigation Maintenance contract with Twin Palms as South County had terminated. Since approval, Twin Palms has evaluated the irrigation system and recommended minor repairs which they are affecting now. Larger cost repairs will be presented to the Board in individual proposals in line with our 2024 budget plan. In addition, Twin Palms has agreed to hold the contract price from 2024 through December of 2025 with Board approval.
- Budget 2025 requests have been submitted to the Finance committee for review and approval.

Respectfully submitted by Dave Lanni

July 29, 2024 President's Report

Landscape Committee worked the irrigation transition to Twin Palms. Community irrigation systems are complex and are being monitored and repaired as needed. Clubhouse landscape enhancements are being worked by the committee and our members are developing a plan to enhance color and beauty to the area.

Meant with Will Howell and his team briefly and want to remind our community family to not tamper with the hazard tape around new sidewalks. Just avoid those marked off areas while walking or biking.

Roof replacement for the clubhouse and pool will be scheduled soon and the clubhouse and pool will be closed for a couple days while old roof is stripped. DO NOT enter clubhouse or pool area while closed for safety concerns.

Still looking for infrastructure committee volunteers to assist with quick fixes

Remember to use the entry and exit gates one vehicle at a time. Damage to gates cost money and time.

2025 budget is coming up. Work on the forecast for next year.

Norm Lockhart

President, VCA

Here is my Treasurer's Report for the July 29, 2024 VCA Board meeting:

Actual May 2024 YTD Revenues were \$822,334, which is \$160,753 higher than budget. Special Assessment Revenue for \$142,103 and Gate Sticker Revenue for \$14,046 accounted for majority of favorable revenue budget variance.

May 2024 YTD Administrative expense was \$60,123 which is \$3,723 higher than YTD budget. The 2024 audit fees were paid in full in month of May which caused a temporary timing budget variance for \$2,975. This variance will be reversed by end of 2024 year.

May 2024 YTD Grounds expense was \$218,621 which is \$8,160 higher than YTD budget. Account 7651 Tree Removal/ Replacement accounts for \$41,823 variance over YTD budget. 7653 Berm Trimming is \$20,302 over YTD budget. Accounts 7900 and 7910, Preserve Trimming and Maintenance accounts are currently \$19,084 under YTD budget. Account 7650 Landscape Svc and Replace is \$20,131 under YTD budget. All of these various grounds budget variances for the first 5 months of year are considered to be temporary and it is anticipated that most of accounts that make up grounds budget category will be fully expended by end of 2024.

May 2024 YTD Maintenance expense was \$46,368 which is \$17,847 higher than YTD budget. The Sidewalk Repairs accounted for \$17,997 budget variance which is just timing, as there is \$35,000 annual budget in sidewalk repairs account.

May 2024 Pool and Recreation expense is \$18,513 which is \$987 lower than YTD budget.

May 2024 Utilities expense is \$286,549 which is \$2,611 lower than YTD budget. Electric expense is over budget by \$4,398 while cable and internet accounts are under budget by \$7,325. Cable/ internet is just a temp timing difference as annual Comcast rate increases don't occur until mid year.

Total Expense for May 2024 YTD is \$701,256 which is \$39,676 higher than YTD budget.

Total Net Income for May 2024 YTD is \$121,078. Of this amount, \$142,103 is related to unbudgeted Special Assessment Revenue.

Total Assets at 5/31/2024 are \$1,241,783.

Total Operating Cash is \$685,194 and Total Reserve Cash is \$482,305.

Total Accounts Receivable is \$16,924 and Other Assets are \$57,913. Within open Accounts Receivable as of 5/31/24, there are 29 owners with unpaid 2nd quarter dues, late fees and interest, 17 owners haven't yet paid their 2024 special assessment dues that now have late fees and interest included and one owner hasn't paid in full their 2023 special assessment with late fees and interest.

Total Current Liabilities at 5/31/2024 are \$478,224 and Total Reserves at 5/31/2024 are \$477,305.

Total Equity at 5/31/2024 was \$286,254. Prior Years Fund Balance 5510 accounts for \$205,177 of Total Equity.

The 2025 VCA Budget process has begun. Finance Chair Roger DeNiscia Sr. recently sent out budget template files to each Committee Chair to populate their 2025 budget by account code. I personally forwarded a copy of the May 2024 VCA Financials to the Committee Chairs last week, and hopefully the June 2024 VCA Financials will very soon be completed by Betsy in Sunstate Accounting, as the 2025 master VCA master budget model has June 2024 YTD financials loaded as starting point for building 2025 VCA full year budget.

I anticipate receiving the 2025 budget model template file from Betsy by Friday, August 2nd. Around that same date, Chair Roger/Finance Committee should have received all various 2025 budget submissions from Committee chairs. I will pass along those 2025 VCA budget submissions along with the remainder of unassigned accounts that I as Treasurer personally prepare back to Betsy in Sunstate Accounting by Thursday, August 8 and will request the updated VCA 2025 model to be fully populated with all submissions and Betsy will return to me our 1st draft of 2025 budget by Monday, August 12. Once fully populated 1st draft 2025 budget model is received, Roger/ Finance Committee will set up the annual 2025 budget review meeting later that week or early next week. Therefore by the time the next monthly VCA Board meeting is held, which is Monday, August 26 a first draft of 2025 budget will be available for only Finance Committee and Board to review. After that review is completed and any requested changes from Board are made, the 2nd (and hopefully Final Draft) of 2024 VCA Budget model will be discussed during the September 30 VCA Board meeting, and that Board reviewed version of 2025 budget will be mailed out to all VCA owners during the first week in October 2024. The Final 2025 VCA Budget will be included as an item requiring full Board vote in the October 28 VCA Board meeting. Coupon books for 2025 quarterly dues will be mailed out to all owners during the month of November.

This completes my Treasurer's report for VCA July 29 Board meeting.

Respectfully Submitted,

Jennifer Smouse

VCA Board/ Treasurer

Tree and gutter Committee Report 7/29/24

Twin Palms did an excellent job in planting the 90 Shady Lady Trees. The project was completed in one week and the trees except for 2 look extremely healthy. One tree has been replaced and the other one is being closely watched. We wish to thank all of the residents that helped with the watering of the trees.

Although there were some residents that did not support the planting of the 90 Shady Lady Trees, that mood has changed somewhat with the improved look of the community following the planting.

The committee met on 17 July to go over what needs to be done in 2024 and to work on a 2025 Budget Request. The Budget Request was completed and submitted to the Finance Committee.

The Committee members, following the meeting, toured the Villa Paradiso area. There are VCA Trees that are growing over top of one of the Villas. This along with some other trimming will be done in 2024. It will be a minor amount as there is only a small amount of money left in the Tree Budget.

The Committee Members will trim some of the lower branches off the older Shady Lady Trees this year. The new trees should not be pruned until the trees have been in the ground for one year.

Please remove Dave Bakula from the Tree Committee as he no longer lives in Venetia.

Tree and Gutter Committee Chairman

George Sperry

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

There have been three property closings since the last Board of Directors meeting. The Welcome Committee has delivered two Welcome Bags. The remaining one property with new residents cannot be reached because we have no information on the buyers.

There are currently 15 properties for sale in Venetia, as of July 1st, that are listed on the Multiple Listings page provided on our website by Realtor Barbara King. Of those 15, three of those properties are villas, eight are condos, and the remaining four are single-family homes.

There are five property closings pending, according to Realtor.com. I only have information from Sunstate on one of those pending sales. I would like to make the Board of Directors aware of the lack of communication between “outside” realtors and our property manager. It seems to me that these “outside” realtors, meaning realtors who do not live in Venetia, have no knowledge of the required forms, even the VCA's Application for Purchase. The Casa Di Ameci properties are hardly ever in compliance. It makes it very difficult for the committees who need this information to make these new neighbors feel welcome and give them access to all of Venetia's amenities.

Cindy Beckley
Chairwoman, VCA Welcome Committee