

# 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 August 26, 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, Director Phil Lombardo, Director Peter Easton, Treasurer Jennifer Smouse (via zoom) and Secretary Al Faella (via zoom). Vice President Dick Mole 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 Phil Lombardo and seconded by Norm Lockhart to approve the minutes of the July 29, 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—**

- **Preserver Committee** – Jan Weis reported. **MOTION** made by Norm Lockhart and seconded by Phil Lombardo to approve the compliance letter presented to be sent to those encroaching on the preserve.
- **Communications Committee** – No report.
- **Finance Committee** – Report was read by Norman Lockhart.
- **Infrastructure Committee** – George Sperry reported.
- **Welcome Committee** – Norman Lockhart read the report.
- **Amenities** – Donna DeLuca reported.
- **\*\* A Hotwire representative came in to speak to the community.**
- **Sarasota County Liaison Committee** – No report.
- **Environmental** – Norman Lockhart read the report.
- **Landscape** – Dave Lanni reported. **MOTION** made by Phil Lombardo and seconded by Norman Lockhart to approve \$1,862 from the reserve fund. Motion passed unanimously. **MOTION** made by Norman Lockhart and seconded by Phil Lombardo to approve \$\$\$.
- **MOTION** made by Norman Lockhart and seconded by Phil Lombardo to release the bench at butterfly park back to the family. Motion passed unanimously.
- **Wildlife Committee** – No report.
- **Tree and Gutter Committee** – George Sperry reported.
- **Security Patrol:** No report.
- **Social Committee:** Nancy Gianinio reported. **MOTION** made by Norman Lockhart and seconded by Phil Lombardo to accept the 5 nominations. **MOTION** made by Norman Lockhart and seconded by Phil Lombardo to form a special events committee. Motion passed unanimously.

**MOTION** made by Phil Lombardo 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** – No Report.

**Management Report** – Brian Rivenbark reported.

**New Business**

- None.

**Unfinished Business** – None.

**Owners Comments** – None.

**Next meeting** – September 30, 2024 at 9:00 am

Meeting was adjourned at 10:39 am.

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

## **August 26, 2024 President's Report**

Landscape Committee invited Michael D'Imperio from the county offered a free irrigation evaluation as part of a grant from the University of Florida. Waiting to get on his calendar to start the evaluation.

If you live on the preserve; don't plant or throw anything in the preserve.

Meant with Finance Committee to discuss the first draft of the 2025 budget. Thanks to all for your timely submissions and possible revisions.

Reminder: 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.

Norm Lockhart

President, VCA

**Venetia Community Association, Inc.**  
**Treasurer's Report**  
**Prepared for August 26<sup>th</sup> 2024**  
**Board of Directors Meeting**

Here is my Treasurer's report for the August 26, 2024 VCA Board meeting:

July 2024 YTD Revenues are \$1,093,353 which is \$161,647 higher than budget. Special Assessment Revenue for \$142,103 and Gate Sticker Revenue for \$14,522 account for the majority of the favorable revenue budget YTD variance.

July 2024 YTD Administrative expense is \$79,018 which is \$58 over budget.

July 2024 YTD Grounds expense is \$307,969 which is \$13,324 higher than budget. July 2024 YTD Tree Removal/ Replacement is \$75,078 overbudget and \$50,912 of this variance is a permanent budget variance related to the replacement of shady lady trees that were destroyed by Hurricane Ian. Preserve maintenance and trimming accounts have a favorable YTD budget of \$24,613 which is just temporary timing, as Preserves Committee fully expects to use their entire budget in full by end of 2024.

July 2024 YTD Maintenance expense is \$48,783 which is \$ 8,854 higher than budget. Sidewalk repairs currently is \$12,164 over budget which is just timing as the \$35,000 in full year sidewalk repairs budget will fully cover this YTD variance. Entrance gates repair is \$4,080 overbudget and I anticipate this unfavorable variance will continue to get larger throughout the rest of the year.

July 2024 YTD Pool & Recreation expense is \$23,679 which is \$3,621 less than budget. Pool heater maintenance and courts maintenance make up the majority of this favorable YTD budget variance

July 2024 YTD Utilities expense is \$400,033 which is \$4,791 less than budget. Cable and internet are both temporarily underbudget due to midyear rate increases in Comcast contract. YTD Electric is \$3,171 overbudget due to usage and rate increases which will probably become a permanent budget variance.

July 2024 Other expense is \$99,119 which is \$13,071 higher than budget, largely due to unbudgeted purchase of gate stickers for \$14,606.

Total July 2024 YTD Expenses are \$958,601 which is \$26,895 higher than budget.

Total July 2024 YTD Net Income is \$134,752. Of this amount, \$142,103 is related to unbudgeted Special Assessment Revenue.

Total Assets as of 7/31/24 are \$1,380,309.

Total Operating Cash at 7/31/24 is \$797,090.

Total Reserve Cash at 7/31/24 is \$507,151.

Total Accounts Receivable at 7/31/24 is \$29,978. Prepaid Insurance is \$44,321 and Prepaid Expenses are \$2,313.

**Venetia Community Association, Inc.**  
**Treasurer's Report**  
**Prepared for August 26<sup>th</sup> 2024**  
**Board of Directors Meeting**

There were 67 owners with unpaid dues, including late fees and interest as of the end of July 2024. An updated unpaid AR report as of August 22, 2024 now shows only 41 owners with unpaid dues, late fees and interest. Past Due Statements were mailed or emailed to all owners with open unpaid AR balances in mid-August.

Total Liabilities as of 7/31/24 are \$1,080,380. Of this amount, Current Liabilities are \$573,229 of which Deferred Cable Revenue is \$265,729. Long Term Liabilities/ Reserves at 7/31/24 are \$507,151.

Total Equity as of 7/31/24 is \$299,929 and based on 643 owners in Venetia, that equates to \$466 per owner.

The 2025 Annual VCA Budget process is well underway. A first draft of the full 2025 budget was reviewed in the Finance Committee meeting this past week, with just a few changes being suggested and made. The second draft of the budget model will be shared with the full VCA Board later this week so that all Board members can review 2nd draft with additional changes being made by Board if determined to be needed. In the September Board meeting, the full VCA Board will vote to mail out the Final version of 2025 Draft Budget to all owners in Venetia during the first week in October. Finally, the full VCA Board will then vote to approve the Final 2025 Budget in the October 30, 2024, Board meeting.

This completes my Treasurer's Report for August 22 Board meeting.

Respectfully Submitted,  
Jennifer Smouse  
VCA Board/ Treasurer

## **Venetia Communications Committee Report**

August 2024

The Communication Committee has nothing to report this month.

Joe Holler

To: VCA Board of Directors  
Subject: Finance Committee August Report

The Finance Committee met in a work session on Aug. 21 for the purpose of reviewing 2025 budget requests as incorporated into the Master VCA 2025 Budget Model. In attendance were Finance Committee members, Roger DeNiscia and Patty Lombardo, Committee Advisory member VCA Treasurer Jennifer Smouse , as well as VCA President Norm Lockhart and VCA Board member Pete Easton.

There was extensive discussion of major budget categories and specific discussion regarding individual budget item requests. After considerable exchange of ideas and comments a series of adjustments was decided upon that require the Master VCA 2025 Budget Model to be revised.

Once a revision is completed and further reviewed a recommendation from the Finance Committee will be submitted to the VCA Board.

Respectfully submitted,

Roger DeNiscia  
Patty Lombardo

## **Infrastructure Report for the period of 7/23/24 through 8/20/24**

**7/25 Tightened the pulley on motor that operates the right outbound Jacaranda Gate Arm.**

**7/30 Replaced 25 carpet tiles in the clubhouse card room.**

**7/30 Reset pulley on the motor that operates the Jacaranda outbound gate arm.**

**7/30 Installed a paver block at base of street light at 4972 Bella Terra.**

**8/9 Replaced toilet flapper in clubhouse toilet.**

**8/12 Replaced circuit breaker in Tennis Court Electrical Panel.**

**8/13 Replaced batteries in both the Jacaranda and Woodmere Gate operators.**

**8/13 Replaced the photo cell in the street light near the Woodmere Gate.**

**8/13 Replaced the pole and remounted the sign that was knocked down at Jacaranda.**

**8/16 Tightened light bulb in street light in Villa Vivaci.**

**8/16 Replaced bulb in street light on Corso near Canello.**

**8/20 Replaced screws and washers on pool signs with stainless steel screws and washers.**

**8/20 Replaced photo cell in street light on Nizza Court.**

**8/20 Replaced photo cell in street light on Gaeta.**

**8/20 Replaced belt in the right outbound gate arm operator at Woodmere.**

**8/20 Realigned Pedestrian Gate Latch at Woodmere.**

**8/20 Cleaned the accumulated sand off the parking lot at the clubhouse near the Bocce Courts.**

**The Infrastructure Committee worked a total of 44 man hours during the period.**

**Reliance did an excellent job in cleaning the water falls. Residents have been remarking about how nice they look.**

**Report submitted by George Sperry**



Venetia Community Association, Inc.  
Welcome Committee Report for August 26, 2024 Board of Directors Meeting

There have been five property closings since the last Board of Directors meeting, with one sale pending. The Welcome Committee has delivered five Welcome Bags.

There are currently 17 properties for sale in Venetia, as of July 31st, that are listed on the Multiple Listings page provided on our website by Realtor Barbara King. Of those 17, four of those properties are villas, eight are condos, and the remaining five are single-family homes.

Cindy Beckley  
Chairwoman, VCA Welcome Committee

## **Amenities Committee Report for VCA Board Meeting 08/26/2024**

POOL-Volunteers have resumed testing in August. Thank you Jim Irr.

-Re: rusting sign issue brought up in last board mtg...Jim Irr used goof-off product called rust-all to remove rust stains on the pool planter sign and the tiles on the planter itself. It cleaned up extremely well. George Sperry's committee will change out the screws to a marine grade stainless steel.

-Building Reliance brought in pool furniture into the clubhouse for storm Debbie, and is on call thru the end of October.

-Pool services company will change out new finishing beauty ring on pool ladder also look at loose light under water.

-Shout out to Marie and Pete Bonanno, repainted the pool telephone box, took care of planter gardening, helped source materials for clubhouse and worked with Infrastructure when changing out carpet tiles.

CLUBHOUSE -Cleanup and remediation completed, clubhouse reopened 6/20/2024

Some issues with AC will be reported on by Tuesday.8/26. Look at processing an insurance claim.

-We advised Kauffman roofing of the color tile we decided upon.

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

-Roof vent issue causing major leak in Fitness room. Temporary fix by roof to be completed asap by Kauffman.

-Mary Eve has taken care of being point person for summer clubhouse rentals and fob distribution to new residents.

-Infrastructure will work on making all LED can lights same brightness

Infrastructure will install 4 new fans in clubhouse for us.

FITNESS ROOM: -Ceiling damaged during storm Debbie. Roof inspection 8/22

Submitted Aug 23/2024/Donna DeLuca

Environmental Report 08/26/24

Solitude has performed its regular monthly maintenance on the ponds and sumps.

Special attention will be given to shelf 10 and sump 24.

Mary Lou Holler

# Landscape Committee Report

Submitted to VCA Board of Directors

Monday, August 26, 2024

The Landscape Committee met on Tuesday August 13. Some of the issues discussed and decided are listed below:

## New Proposals:

- New Life Weel and Pump – proposal 558 for the replacement of the pressure tank and associated hardware at he corner of Canello Grande and Corso Venetia. The old tank is rusted and the hardware is failing. Cost of proposal \$1862.00. Funds from Irrigation Reserve Fund.
- Proposals 2048 for \$3688.84 and 2050 for \$195.00 from Twin Palms for Irrigation along the berm from Bella Terra to the end of Via Del Villetti. This will substantially complete this inside section of berm and allow for the finish of planting approved previously. Clock may need replacement as noted.

## Approved Proposals Underway or Completed.

- 4414 Santina Court – Home under construction – proposal 1843 in the amount of \$1830 to be equally split between Landscape and Preserve Committee. Two separate bills will be sent to each committee. **Completed.**

## Other Business

- Volunteer Day – There will be two scheduled volunteer days for the month of September covering areas such as the tennis courts, Woodmere gate, Butterfly Park(bridge cleaning and repair) .
- The newly formed Venetia Gardeners of the Landscape committee have completed and presented preliminary plans for the Club House Redo. These

plans represent a good start for the project with further work at our next meeting.

- We heard from Mike D'Imperio, an Extension Agent with Water Resources at UF/IFAS Extension Sarasota County regarding programs that may offer water usage savings from our irrigation systems. This was a first contact that needs to be discussed at our next meeting. At the same time he gave us contact information for a person who might assist us in our Clubhouse planting project.
- The annual mulch application for September/October of this year is scheduled for October 28. Dick Mole reviewed the areas to receive mulch to assure proper application. Price is unchanged from the approved \$12606.
- Board needs to consider a request to remove the memorial bench from Butterfly Park and donate it to the family(their request) of the person it commemorates. The Landscape Committee registered no objection to doing so.

Respectfully submitted by Dave Lanni

## PRESERVE COMMITTEE UPDATE – AUGUST 2024

The Preserve Committee met on the first Friday of this month; attendance included all committee members along with VCA Board members Norm Lockhart/President, Jennifer Smouse/Treasurer, and Al Faella/Secretary.

We have now completed two sessions of tree trimmings within the Preserve conducted by Solitude; there were all behind owner properties.

Our next step is to proceed with the Phase 1 restorations for encroachments into the Preserve as identified by Sarasota County during the past year's work; Solitude is contracted to proceed with these restorations. Phase 1 covers restorations that are smaller in size and cost. These are easily resolved by Solitude and are not potential situations that require further monitoring by Sarasota County. Upcoming Phase 2 in 2025 will include much larger restorations many of which are behind homeowner property and will require multi-year monitoring by Sarasota County. Regardless of size or cost, however, they are all still violations of the Preserve policy and as such the Committee recommends that the cost of remediation for those behind homeowner property should be the owner's responsibility or the sub-associations responsible for villas and condos. Our belief is that Venetia property owners should not be paying the costs of violations by homeowners whose properties do not comply with our long-stated Preserve policy. It is expected that every Venetia Homeowner and their sub-association is responsible for being aware of property lines. The Committee has recommended that VCA should be reimbursed for these Phase 1 and future restoration expenses since it is a violation of Preserve policy and considered to be damage to VCA property - much like our policy on gate damage. All meeting attendees were in agreement and recommended that this policy be presented at the VCA Board meeting. A notice was drafted with details of the violation that would be sent to each homeowner copying their sub-association President stating the violation and cost; Sunstate would proceed to process those fines through their new system offsetting VCA's expenses. Note: these fines can be by a single property owner with their sub-association President copied OR can be to just the sub-association President if that association is responsible for the violation.

Submitted by Jan Weis, Preserve Chair and

Cindy Beckley, Linda Braun, Bil Lewis, Madeline Salerno, Jimmy Spizzirri

No changes in committee membership

## **Tree and Gutter Committee Report 8/26/24**

**The committee spent parts of three days straightening up the Shady Lady Trees following Tropical Storm Debby. Although some of the trees were bent all the way to the ground, all of them survived.**

**We thank all of the volunteers and residents that have been putting water on the trees. One of the trees died, but not because of lack of water. The contractor, Twin Palms, replaced the tree at no charge. Two of the new Oak Trees planted at the Woodmere Entrance also died. Those tree were replaced by ArtisTree at no charge.**

**Both the new and older Shady Lady Trees are showing tremendous growth that improves the look of the neighborhood.**

**Later in the fall the committee will trim the lower branches off the older Shady Lady Trees.**

**A list of Oak Trees to be trimmed in 2024 is being developed. We need to find out, at the Board Meeting, what monies are available for this project.**

**The committee spent the most of Wednesday Morning, 21 August, putting together a list of Oak Trees to be removed in 2025.**

**Tree and Gutter Committee Chairman  
George Sperry**