

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 September 30, 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, Director Peter Easton, Treasurer Jennifer Smouse (via zoom) and Secretary Al Faella (via zoom). 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 August 26, 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.

Vice Presidents Report – Dick Mole reported. Oct. 10 will be another volunteer day.

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** – No report.
- **Environmental** – Mary Lou Holler read the report.
- **Landscape** – Dave Lanni reported. Plant installation will be done end of October if approved. **MOTION** made by Norm Lockhart and seconded by Dick Mole to approve proposal 2093 for \$3,147 to come from 7650. Motion passed unanimously. 2089 for \$393 – **MOTION** made by Dick Mole and seconded by Norm Lockhart to approve this proposal. 2088 for \$465.95 – **MOTION** made by Dick Mole and seconded by Norm Lockhart to approve this proposal. 2087 for \$1,037.50 – **MOTION** made by Dick Mole and seconded by Norm Lockhart to approve this proposal. 2091 for \$422.37 – **MOTION** made by Dick Mole and seconded by Norm Lockhart to approve this proposal. 2090 for 868.76 – **MOTION** made by Dick Mole and seconded by Phil Lombardo to approve this proposal.
- **Preserve Committee** – No report.
- **Wildlife Committee** – No report.
- **Tree and Gutter Committee** – George Sperry reported.
- **Security Patrol:** Norm reported everything is quiet.
- **Social Committee:** Nancy Gianinio reported. **MOTION** made by Norm Lockhart and seconded by Phil

Lombardo to approve the 26 people listed for the 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** – No report.
- **CDA** – No Report.

Management Report – Brian Rivenbark reported.

New Business

- Gates were discussed.

Unfinished Business – None.

Owners Comments – None.

Next meeting – October 28, 2024 at 9:00 am

Meeting was adjourned at 10:40 am.

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

Infrastructure Report for the period of 8/21 through 9/26/24

8/27 Installed two new ceiling fans in the clubhouse.

8/27 Put acid in the pipes of the fountain in B Park to clean the pipes.

8/27 Worked with CAIaccess to fix Jacaranda gates.

8/29 Diagnosed power outage at the Woodmere entrance and called FPL.

8/29 Tried to diagnose the gate problems at Jacaranda, but could not and had to call CIAccess.

8/29 Fixed electrical problem at the tennis courts.

8/30 Pumps number one and two not working on the berm. Installed a temporary pump to remove the water from the back yards in Hour Glass.

Later in the day we were able to get pump number one working properly. Pump number two is running, but needs a new float switch.

9/3 Purchased a new float switch and installed it at the number two berm pump.

9/3 Installed two new ceiling fans in the clubhouse.

9/8 Installed a new gate closer in south pool gate.

9/13 Restarted route 41 waterfalls and reset the affected timers as FPL restored the power to that area.

9/19 Reinstalled Jacaranda inbound gate arm.

9/24 Replaced three clubhouse light dimmers.

9/24 Replaced broken landscape light fixture near south pool entrance.

9/24 Installed LED bulb in one clubhouse parking lot lights.

9/26 Opened all entry gates and shut down the operating power in advance of the hurricane.

The Infrastructure Committee worked a total of 50 man hours during the period.

Report submitted by George Sperry

Venetia Community Association, Inc.
Welcome Committee Report for September 30, 2024 Board of Directors Meeting

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

There are currently 15 properties for sale in Venetia, as of September 5th, that are listed on the Multiple Listings page provided on our website by Realtor Barbara King. Of those 15, four of those properties are villas, seven are condos, and the remaining four are single-family homes.

Cindy Beckley
Chairwoman, VCA Welcome Committee

Amenities Committee Report for VCA Board of Directors Meeting 09/30/2024

POOL

Changed out new finishing beauty ring on pool ladder. Light inside pool adjusted

Amenities will reach out to paver co to repair pavers at pool, bocce court and paver sidewalks alongside clubhouse.

Tabletops of tables need clip reinforcement and chaise lounges need nuts and bolts. Will gather parts and request assistance from Infrastructure

CLUBHOUSE

No insurance claim to be filed. With a deductible of approx. \$50,000 it did not make sense.

Stripping of roof to commence november

Sheetrock Repair work and painting of Fitness room pending work on clubhouse roof.

Maintenance co. will powerwash pool deck and building in mid october
And wash windows.

Amenities committee has replaced some trees and bushes along fitness side of building and in front of electrical box.

FITNESS ROOM

Waiting on remediation review and then ceiling repair. AC unit is a problem. AC company in multiple times and cannot diagnosis issue accurately.

COURTS

Tree committee took care of trimming and property maintenance co. will powerwash mid to late October.

Submitted Sept 26/2024/Donna DeLuca

Tree and Gutter Committee Report 9/30

The Committee spent three days working with ArtissTree to trim a number of trees throughout the community.

Trees were trimmed in both entryways, around the clubhouse, the tennis courts, Butter Fly Park and along the streets. The ArtissTree Crew did an excellent job in trimming the trees. They trimmed all of the trees that we had on our list plus a couple of additional ones.

We hope that when we go to work on the 2025 tree removal project that ArtissTree comes in with a competitive quotation as they do excellent work, they are easy to work with and to get things done with a minimum disruption to the neighborhood.

A tree removal list for 2025 will be submitted to the Board as soon as the budget for the expected project is finalized by the Board.

The committee will be trimming the older Shady Lady Trees in the next month.

Tree and Gutter Committee Chairman

George Sperry

Being a new committee for Venetia, I need on record those on the committee to be insured.

Event Organizers and Workers

Nancy Gianino - Chair
Donna Lanni - Secretary
Mary Jane Apicello
Nancy Carey
Mary Faella
Linda Fair
Dee Gallagher
Roberta Hatch
Valerie Johnson
Betty Jones
Sharon Morgan
Barbie Packham
Wendy Pelletier
Debra Saunders

Set-Up / Take Down Workers

Mario Gianino
Dave Lanni
Tom Carey
Al Faella
Neil Fair
John Gallagher
Steve Johnson
Jon Jones
John Denny
Bob Packham
Mike Pelletier
Bob Sauders

These are the events planned:

**September 28 - Kevin Sergent - Singer/Guitarist - Clubhouse
- Had 66 attend!**

**October 25 - Tribute to Rod Stewart by Tommy Edwards -
Outside Pool Deck**

January 18 - Classix Band - Outside Pool Deck

February 16 - 2XL Band - Outside Pool Deck

March 15 - Lucky Penny Band - Outside Pool Deck

April 11 - Beatle Beat Outside Pool Deck

We will be holding meetings as needed since each event has an organizer.

Nancy Gianino
Special Events Chair

Venetia Community Association, Inc.
Treasurer's Report
Prepared for September 30 2024
Board of Directors Meeting

Here is my Treasurer's report for the September 30, 2024, VCA Board meeting:

All financial information comes from August 31, 2024, Financial Statements prepared by Sunstate Accounting.

Actual August YTD Revenues are \$1,216,434 which is \$163,397 higher than budget. Special Assessment Revenue for \$142,293 and Gate Sticker Revenue for \$14,662 account for majority of the favorable budget variance.

August YTD Administrative expense is \$88,486 which is \$1,753 less than budget. Insurance premiums that renewed below projections from Atlas Agency account for \$4,178 of this budget favorability. Printing costs are \$1,624 higher than budget as result of special assessment notices mailed out to all owners earlier this year.

August YTD Grounds expense is \$332,124 which is \$4,613 lower than budget. Tree Removal/Replacement is \$70,244 higher than YTD budget and \$43K is related to 90 shady lady trees that were approved by Board to replace those oak and shady lady trees destroyed during Ian storm. Landscape is currently \$45,500 underbudget and as a result of changes made with respect to switching irrigation contractors, entire budget may not be fully expended in 2024. Preserves is currently \$36,000 underbudget but Jan expects to use full budget by year end. Environmental is \$16,500 underbudget and Mary Lou may not use full Wetlands/ Littoral Shelves budget in 2024.

August YTD Maintenance expense is \$54,799 which is \$9,166 higher than budget. Sidewalk repairs for \$32,580 is currently \$9,247 higher than budget but this is just temporary timing as full year budget is \$35,000. Entrance Gates Maint./Repairs is \$6,861 over budget and I anticipate this variance will continue to increase as new gate system seems to need frequent repairs. Drone Flight contract is currently \$2,583 underbudget and since that contract has now ended in July, additional budget savings of \$2,167 should be realized.

August YTD Pool & Recreation expense is \$26,928 which is \$4,272 less than budget. Courts and Clubhouse Maintenance and Repair accounts are currently \$3, 220 underbudget, but recent purchase of 5 ceiling fans for clubhouse will reduce this variance.

August YTD Utilities expense is \$458,197 which is \$4,460 less than budget. Electric expense is over budget by \$2,485 but Cable TV and Internet combined are underbudget by \$7,561. Cable and internet is a timing variance as annual rate increases happen at midyear.

August YTD Other expense is \$99,470 which is \$12,899 higher than budget. Purchase of gate stickers for \$14,606 accounts for most of this budget variance.

Total Expense for August 2024 YTD is \$1,069,003 which is \$6,966 higher than year to date budget.

Venetia Community Association, Inc.
Treasurer's Report
Prepared for September 30 2024
Board of Directors Meeting

Total Net Income for August 2024 is \$156,431. Of this amount, \$142,103 is related to unbudgeted Special Assessment Revenue.

Total Assets as of August 31, 2024, are \$1,281,576. Total Operating Cash as of 8/31 is \$730,644. Total Reserve Cash as of 8/31 is \$509,263.

Total Accounts Receivable as of 8/31 is \$10,219. There are 9 owners that haven't paid their 3rd quarter dues and 3 owners that haven't paid their 2nd quarter dues. In addition, there are 2 owners that haven't paid their \$221 SA billed in February and 1 owner hasn't fully paid the first SA for \$432. There are also 11 owners that still have unpaid late fees or interest charges. 8 owners have been sent NOLAs (notice of lien) and the next step in collections process is to refer these overdue owner accounts after getting NOLA to VCA collections attorney.

Other Assets as of 8/3/24 are \$40,449. The largest Other Asset account is Prepaid Insurance for \$38,780.

Total Liabilities as of 8/31/24 are \$959,968. Current Liabilities are \$459,705. The largest Current Liability account is Deferred Cable Revenue for \$264,836, of which Hotwire Door Fees are \$256,800. Long Term Liabilities as of 8/31 are \$500,263 which consists of the Reserve accounts, including clubhouse roofing, roads/ sidewalks, fountains/waterfalls, irrigation, preserves and pond retention.

Total Equity as of 8/31/24 is \$321,608 and with 643 owners in Venetia this equates to \$500 per owner.

The Finance Committee and select Board members have completed their detailed review of the VCA Proposed 2025 Budget created with submissions from various Committee Chairs. The Proposed 2025 Budget model has already been shared with the full VCA Board. The next step in the Annual Budget process is to mail out to all Venetia owners during the first week in October the 2025 VCA Budget letter, a copy of the 2025 Proposed VCA budget, and a copy of the October 28, 2024, VCA Board meeting agenda. During the Oct 28, 2024, Board meeting I will be asking the full Board to approve the 2025 VCA Budget.

This completes my VCA Treasurer's Report for the September 30, 2024, Board meeting.

Respectfully Submitted,

Jennifer Smouse
VCA Board/Treasurer