

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 Budget Meeting October 28, 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 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 September 30, 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 9/30/2024 financials. Jennifer Smouse also reported on the proposed 2025 budget.

A MOTION was made by Norman Lockhart and seconded by Phil Lombardo to approve the 2025 annual budget at \$600 per quarter. **Motion passed unanimously.**

Committee Reports–

- **Communications Committee** – No report.
- **Finance Committee** – **A MOTION** was made by Norman Lockhart and seconded by Phil Lombardo to approve the resignation of Mary Eve and Jim Chmielak from the Finance Committee. **Motion passed unanimously.**
- **Infrastructure Committee** – George Sperry reported.
A MOTION was made by Norman Lockhart and seconded by Phil Lombardo to appoint Rich Eckenroth to the infrastructure Committee. **Motion passed unanimously.**
- **Welcome Committee** – Cindy Beckley reported.
- **Amenities** – Donna DeLuca reported.
A MOTION was made by Norman Lockhart and seconded by Phil Lombardo to accept the resignation of Jo Price from the Amenities Committee. **Motion passed unanimously.**
A MOTION was made by Norman Lockhart and seconded by Phil lombardo to appoint the 15 members to the Community Enhancement Committee. **Motion passed unanimously.**
- **Sarasota County Liaison Committee** – No report.
- **Environmental** – Mary Lou Holler reported.
- **Landscape** – Dave Lanni reported.
A MOTION was made by Norman Lockhart and seconded by Phil Lombardo to appoint Joy Feazee and Jackie Pashko to the landscape committee. **Motion passed unanimously.**
A MOTION was made by Norman Lockhart and seconded by Phil Lombardo to accept the resignation of Ellse Taylor from the Landscape Committee. **Motion passed unanimously.**

- **Wildlife Committee** – No report.
- **Preserver Committee:** Jan Weis reported.
- **Tree and Gutter Committee** – George Sperry reported.
A **MOTION** was made by Norman Lockhart and seconded by Phil Lombardo to appoint Julie Johnson to the Tree and Gutter Committee. **Motion passed unanimously.**
- **Security Patrol:** Norman Hotz reported.
- **Social Committee:** Mary Eve reported.
A **MOTION** was made by Norman Lockhart and seconded by Phil Lombardo to appoint 11 members as per the Social Committee report. **Motion passed unanimously.**
- **Events Committee:** Nancy Gianino reported

MOTION made by Norman Lockhart and seconded by Phil Lombardo 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** – Rob L reported.

Management Report – Brian Rivenbark reported.

New Business - None.

Unfinished Business – None.

Owners Comments – Homeowner comments were taken from the floor.

Next meeting – November 25, 2024 at 9:00 am

Meeting was adjourned at 11:05 am.

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

Vice Presidents Report

Community Enhancement Committee

Ken Boivin	Doug Formanek	Jerry Bloms
Jay Frazee	Dave Speath	Mark Hoehn
Darlene Frazee	Dave Saxe	Maria Lynn
Greg Seely	Nan Miller	
Paul Starr	David Morse	
Gail Credit	Debbie Lohner	

I would like to propose the above names to be added to the newly formed Community Enhancement Committee.

I would also like to thank everyone who pitched in to help on the volunteer days and putting up Christmas lights. We have a lot more lights to put up, so now everyone on this committee can help for they are now covered under our insurance. I will be sending out notice for future Christmas light hanging days.

Respectively

Dick Mole Vice President Venetia Community

Venetia Community Association, Inc.

Treasurer's Report

Prepared for October 28th, 2024

Board of Directors Meeting

Total YTD Revenues for 9 months ending September 30, 2024 are \$1,345,997 which is \$171,630 higher than budget. \$142,103 of variance is unbudgeted Special Assessment Revenue. \$14,844 is unbudgeted Gate Sticker Revenue and \$7,661 is Preserve Violation Fines.

Sept 2024 YTD Administrative Expense is \$97,933 which is \$3,587 less than budget. Insurance expense has a \$4,486 favorable budget variance.

Sept 2024 YTD Grounds Expense is \$358,810 which is \$20,020 less than budget. \$19,200 of favorable budget variance is Wetlands/Littoral Shelves.

Sept 2024 YTD Maintenance Expense is \$57,507 which is \$6,169 overbudget. Gates maintenance and repairs expense is \$9,319 overbudget. Drone contract is \$3,125 underbudget, as the external drone contract was terminated in July 2024.

Sept 2024 YTD Pool & Recreation Expense is \$31,309 which is \$3,791 underbudget. Pool heater maintenance is \$2,625 underbudget and Courts Maintenance is \$1,615 underbudget.

Sept 2024 YTD Utilities Expense is \$516,577 which is \$3,912 underbudget. Electric is \$2,846 overbudget and Comcast Cable and Internet is \$6,947 underbudget which is just timing, as Comcast annual rate increases take place in July.

September 2024 YTD Other Expense is \$99,820 which is \$12,727 overbudget. \$14,606 of this variance is unbudgeted gate stickers purchased.

Total Expenses for 9 months ending Sept 30, 2024 are \$1,161,954 which is \$12,413 underbudget.

Total Net Income for 9 months ending Sept 30, 2024 is \$184,043. Of this amount, \$142,103 is unbudgeted Special Assessment Revenue.

Total Assets as of Sept 30, 2024 are \$1,251,059. Within Assets category, Operating Cash/CDs is \$710,130 and Reserve Cash/ CDs are \$494,423. Other Assets are \$46,506, the largest of which is Prepaid Insurance for \$33,240. Unpaid Accounts Receivable is \$11,697. There are 18 owners with unpaid dues, interest and late fees that total \$5,976. There are also 9 unpaid Preserve Fines/Violations which total \$5,721.

Current Liabilities as of Sept 30, 2024 are \$409,311.

Total Reserves/ Long Term Liabilities are \$492,528.

Total Equity as of Sept 30, 2024 is \$349,220 which equals \$543 per each of 643 Venetia owners.

As per Agenda today, the VCA will now be voting on the 2025 Proposed VCA Budget that was mailed out in early October via USPS to all VCA owners and also emailed to all VCA owners via eblast from Sunstate Managenent database.

Proposed 2025 VCA Revenues and Expenses are \$1,608,775 which is \$42,952 higher than the 2024 Budget.

I will proceed to read from 2025 Proposed VCA Budget Letter the budget explanations starting with Admin Expense to Other Expense.

The Quarterly Unit Assessment based on the 2025 Proposed Budget is \$600, which is a \$10 increase from 2024 quarterly unit assessment of \$590. The 2025 Proposed Quarterly Unit Assessment of \$600 breakdown is as follows:

\$223 is related to Comcast Cable and Internet Service through May 2025 and Hotwire Bulk Cable/ Internet Service starting in June 2025. Maintenance expense portion of 2025 quarterly unit assessment is \$318 and Reserves portion is \$59.

If there are no questions from members on the Board relating to the 2025 VCA Proposed Budget in amount of \$1,608,775 which equates to a \$600 quarterly unit assessment in 2025, I need a member of the Board to make a resolution to accept the Proposed 2025 VCA Budget which totals \$1,608,775 and will equal a \$600 quarterly unit assessment during 2025.

Next I need another Board member to 2nd the 2025 VCA Budget proposal resolution.

Since this is a Financial vote, each Board member votes separately either yes or no to accept the 2025 Proposed VCA Budget.

Now that the 2025 VCA Budget has been approved by the Board, this completes my Treasurer's Report for the October 28, 2024 VCA Board meeting.

Respectfully Submitted,

Jennifer Smouse

VCA Board/ Treasurer

Infrastructure Report for the period of 9/26 through 10/22/24

- 1. 9/28 Started all entry and exit gates back up after the hurricane shut down.**
- 2. 10/1 Installed fan in clubhouse kitchen.**
- 3. 10/1 Put acid in Jacaranda fountain pump to clean it.**
- 4. 10/1 Got inbound Jacaranda inbound swing gate working.**
- 5. 10/1 Installed new valves in Woodmere Island Fountains.**
- 6. 10/1 Cleaned drain at Woodmere entrance.**
- 7. 10/1 Reset clubhouse light timers.**
- 8. 10/2 Cleaned leaves out of B Park fountain water intake.**
- 9. 10/6 Woodmere outbound left gate arm not working. Turned gate arms off and activated the swing gates.**
- 10. 10/8 Opened all entrance and exit gates and secured them in an open position. Turned off the waterfalls. This was done to prepare for the hurricane.**
- 11. 10/15 Reset light and pump timers.**
- 12. 10/15 Fixed blown down clubhouse sign and installed a new light fixture.**
- 13. 10/15 Reactivated entrance gates. Woodmere outbound gates not working properly. CIAccess called to fix gates.**
- 14. 10/15 Cleaned and started Woodmere fountains.**
- 15. 10/15 Cleaned and started B Park fountain.**
- 16. 10/15 Started all waterfalls.**
- 17. 10/18 Reinstalled Jacaranda inbound gate arm.**
- 18. 10/22 Rebuilt top of Jacaranda island middle fountain that was damaged by the hurricane and cleaned water intake.**
- 19. 10/22 Remounted blown down sign at the Woodmere gate.**
- 20. 10/22 Cleaned Woodmere fountain water valves again.**

The infrastructure Committee worked a total of 54 man hours during the period.

Report submitted by George Sperry

Venetia Community Association, Inc.
Welcome Committee Report for October 28, 2024 Board of Directors Meeting

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

There are currently 16 properties for sale in Venetia, as of October 18th, that are listed on the Multiple Listings page provided on our website by Realtor Barbara King. Of those 16, five 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 10/28/2024

POOL

Amenities will reach out to paver co to repair pavers at pool spa area, bocce court and paver sidewalks alongside clubhouse. Waiting on estimates.

CLUBHOUSE

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 late oct/early nov and wash windows.

FITNESS ROOM

Waiting on remediation review and then ceiling repair. AC problem is intermittent. No issues for last 4 weeks.

COURTS

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

Regret to announce Jo Price will resign membership on Amenities committee.

Jo Price

206-849-4344

Joprice53@hotmail.com

Submitted Oct 25/2024/

Donna DeLuca

Environmental Report 10/28/2024

Solitude performed their regular maintenance for October.

In addition, concerns were addressed for ponds 29 (lily pads), 31 thinning out vegetation and algae, 8 (algae), and 27 invasive growth and thinning of native vegetation.

The committee is looking for new members who are interested in the water features in Venetia. We have a meeting after this meeting here at the clubhouse. If you are interested please stay for a few minutes and let us know what you would like to do.

Respectfully submitted

Mary Lou Holler Chair

Landscape Committee Report

Submitted to VCA Board of Directors

Monday, October 28, 2024

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

Hurricane Milton cleanup continues.

- To date we have spent approximately four days on the general cleanup of Venetia costing \$13,792.50, invoice 13908 attached.
- In addition, we have spent \$2310 to take down a tree at 4125 Bella Pasque. Invoice 13900 attached.
- We will spend approximately \$1200 to right 9 large shady ladies knocked over by the storm.
- We will need to take down 5 Washingtonian Palms at Jacaranda Gate berm. Palm trees will be trimmed at the clubhouse pool perimeter plus a VCA property at Bella Pasque. Proposal 2116 has been accepted and scheduled for this week. Cost \$2580.
- Also, we will continue to clean up the neighborhood. Debris removal along all streets and at Butterfly Park bridge pit commenced last Friday. Twin Palms dump at Woodmere Gate for possible FEMA Pickup. Time and Material Charge. 2-3 Days at \$3000 per day.
- Twin Palms will right and stake all remaining Shady Ladies at a cost, not to exceed \$150. Approximate Cost 9 trees at \$150, \$1350.
- Twin Palms will flush cut or remove all downed Shady Stumps as they clean up the neighborhood.
- Cleanup will continue all VCA property behind owner units. Approximately 10 units. Approximately one day at \$3000 per day.;

New Proposals:

- Submitted for Approval is the 2025 and 2016 Landscape Contract with Twin Palms.
2024 Cost = \$119,376 2025 Cost = \$124,397.28 2026 Cost = \$127,514.52
 - 4% Increase 2.5% Increase
- Proposals for plantings at Jacaranda and Woodmere Gates will be done on November 7th and 8th. Members of the committee will be on hand to assist in the placement of

plants. Total of all Proposals approved \$6335.42. Irrigation is fully functional in these areas.

Approved Proposals Underway or Completed.

- 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. Progress was interrupted by the hurricanes.
- Bed mulching is still on for October 28th.

Other Business

- Volunteer Day – Volunteers continued to remove dead plants at the median on Corso Venetia. The plan to be decided by the Committee is to sod this area. Next volunteer date to be scheduled.
- Butterfly Park bridge was power washed and repaired. We are presently waiting for the bridge to dry out before painting. The two-person crew of Mario Giannini and Jim Irr will continue the rehab process and will stain the bridge as weather allows. Color will be Sherwin Williams Semi Solid Stain, Mountain Ash SW 3540SS Second Volunteer Date was cancelled due to hurricane Helene.
- The Landscape Committee interviewed a new landscape designer for the clubhouse project. Andres Gaviria of The Plant Addicts. He will submit a proposal for the committee to consider in two weeks.
- The new storm protocol worked well with the last two hurricanes. Twin Palms has demonstrated their ability to respond quickly. The owner, Brian Williams coordinates his resources well and communicates with the committee on a timely basis.

Tree and Gutter Committee Report 10/28/24

The committee has been busy straightening up the Shady Lady Trees for the third time this year. There were 3 Oak Trees lost due to the hurricane. In addition, there were 11 Shady Lady Trees that were lost and an additional 5 that are laying down and may be lost. There are 3 that are leaning and need to be straightened. It is interesting to note that only 1 of the Shady Lady Trees that were planted during 2024 was lost.

Attached to this report is a list of 40 Oak Trees to be taken down during 2025, I think that we need to discuss whether or not it is advisable to take down and plant any trees in 2025. We might be better served by using the funds to help pay for the hurricane clean up.

The committee will trim the lower branches of the Shady Lady Trees later this year. This will not be a major trimming of those trees.

There are now 122 Oak Trees remaining along the interior streets. A number of these trees have broken branches hanging in them. We can probably wait until 2025 to trim them.

The committee would like to add the following resident to the committee;

**Julie Johnson... 4452 Cancelllo Grande...703-627-9743
missjulisj@yahoo.com**

Tree and Gutter Committee Chairman George Sperry

Social Committee Report
October, 28, 2024

A meeting was held on 10/14/24 with the remaining members of the Social Committee not associated with the newly formed Special Events Committee. The purpose of the meeting was a reorganization of the Social Committee. Slate of new officers are Mary Eve Chairperson, Sue Luterbach Secretary, and Mary Lou Holler Treasurer. Meetings will continue to be held on second Monday of the month at 2:00 pm. An attached list of members is included in this report for Board approval.

Several activities are planned for the Community including Ladies Out to Lunch, Holiday Open House, Christmas tree and decorating inside the Clubhouse, Welcome Back, and Food Trucks. We will again be collecting toys for local charities through the Blue Santa program. Watch for more details. It was decided we would change the Mix & Mingle on Fridays to Friends on Friday. The first one will be held on 2/28/25. Wendy Seeley volunteered to update the Bulletin Boards every month. Thank you Wendy. It was decided Bingo will be included on the Board. Please check the calendar for more details as these events approach.

We are always looking for new members to join our new and revitalized Social Committee. Please contact any member for questions or to become a member of our group.

Submitted:
Mary Eve, Chairperson

Current Members:
Lorraine Bortner
Karen Boyd
Judy Cannata
Mornina Chmielak
Janice Crocker
Mary Eve
Mary Lou Holler
Lynn Kroll
Sue Luterbach
Bonnie Rohe
Wendy Seeley

I would ask the Board to approve the named members.

SPECIAL EVENTS COMMITTEE

Friday, October 25th was our Tribute to Rod Stewart with Tommy Edward at the Pool & Clubhouse. We had 136 in attendance.

Our next event is Jammin' January on January 18th. Donna Lanni is the event coordinator. Classix will be the band and each time they have played at Venetia, the residents have really enjoy them, with very large turnouts.

The new committee seems to be working well! Thank you for making this happen.

Nancy Gianino

Special Events Chair