

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 November 25, 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 Peter Easton, Treasurer Jennifer Smouse (via zoom) and Secretary Al Faella (via zoom). And Vice President Dick Mole Also present in person was Brian Rivenbark and Lindsey Olson (via zoom) from Sunstate Management Group.

Phil Lombardo and Michael Jalbert were not present

Minutes –MOTION made by Norm Lockhart and seconded by Dick Mole to approve the minutes of the October 28, 2024 meeting with corrections. **Motion passed unanimously.**

Presidents Report: Norm Lockhart reported. Please do not continue dumping on the hurricane debris pile

Treasurers Report – As attached to these corporate records, Jennifer Smouse reported on the 10/31/2024 financials.

A **MOTION** was made by Norman Lockhart and seconded by Dick Mole to approve the treasurers report for October 31 2024. **Motion passed unanimously.**

Vice presidents Report: Dick Mole reported.

Committee Reports—

- **Communications Committee** – No report.
- **Finance Committee** –
A **MOTION** was made by Pete Easton and seconded by Norm Lockhart to appoint Herb Meyer to the Finance committee. **Motion passed unanimously.**
- **Infrastructure Committee** – George Sperry reported. The infrastructure committee worked 97 volunteer hours this past month.
- **Welcome Committee** – Norm Lockhart reported for Cindy Beckley.
- **Amenities** – Norm Lockhart reported for Donna DeLuca.
A **MOTION** was made by Norm Lockhart and seconded by Dick Mole to approve the resignation of Eric Barth from the amenities committee. **Motion passed unanimously.**
- **Sarasota County Liaison Committee** – Jo Price reported.
A **MOTION** was made by Norm Lockhart and seconded by Dick Mole to accept the resignation of all the members of the Sarasota County Liaison Committee. **Motion passed unanimously**
- **Environmental** – Mary Lou Holler reported.
A **MOTION** was made by Norm Lockhart and seconded by Pete Easton to appoint Rob Lynn to the Environmental Committee. **Motion passed unanimously**

- **Landscape** – Dave Lanni reported.

A MOTION was made by Norm Lockhart and seconded by Dick Mole to approve the irrigation maintenance contract from Twin Palms for 2025 at the same cost as 2024. **Motion passed unanimously**

- **Wildlife Committee** – No report.

- **Preserve Committee:** No report.

- **Tree and Gutter Committee** – George Sperry reported.

A MOTION was made by Norm Lockhart and seconded by Pete Easton to accept the resignation of Jo Price from the Tree & Gutter Committee. **Motion passed unanimously.**

- **Security Patrol:** Norman Hotz reported.

- **Social Committee:** Mary Eve reported.

- **Events Committee:** Nancy Gianino reported

MOTION made by and seconded by to accept all committee reports as presented. **Motion passed unanimously.**

Sub-Association Reports

- **VNA1** – No Report.
- **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 – Homeowner comments were taken from the floor.

Next meeting – December 30, 2024 at 9:00 am

Meeting was adjourned at 10:41 am.

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

Here is my VCA Treasurer's report for the November 25, 2024 Board meeting:

Total YTD Revenues for 10 months ending October 31, 2024 are \$1,501,462 which is \$178,299 higher than budget. \$142,103 of variance is unbudgeted Special Assessment Revenue. \$15,096 is unbudgeted Gate Sticker Revenue and \$7,661 is unbudgeted Preserve Violation Fines.

October 2024 YTD Administrative Expense is \$108,640 which is \$4,159 less than budget. Insurance expense has a favorable \$4,795 budget variance.

October 2024 YTD Grounds Expense is \$381,227 which is \$39,695 less than budget. \$21,367 of favorable budget variance is Wetlands/ Littoral. Preserve Trimming and Maintenance accounts currently have combined \$16,067 favorable budget which is expected to be expended before year end.

October 2024 YTD Maintenance Expense is \$61,262 which is \$4,220 overbudget. Entrance Gates Maintenance and Repairs account is \$12,176 overbudget. Drone Flight contract is \$3,667 underbudget. Maintenance Repairs and Contract Hourly combined is \$4,888 underbudget.

October 2024 YTD Pool & Recreation Expense is \$34,409 which is \$4,591 underbudget. Pool Heater Maintenance is \$2,917 underbudget and Courts Maintenance is \$1,796 underbudget.

October 2024 YTD Utilities Expense is \$573,899 which is \$4,421 underbudget. Electric is \$1,829 overbudget and Comcast Cable and Internet is \$6,333 underbudget which is just timing, as Comcast annual rate increases took place midyear.

October 2024 YTD Other Expense is \$141,790 which is \$26,712 overbudget. \$14,606 is unbudgeted gate stickers purchased. \$13,793 is unbudgeted Hurricane Clean-Up Expense. I recently asked Sunstate accounting to reactivate the Hurricane Clean Up expense account which will now be used to track all vendor invoices received related to Hurricane Milton clean-up and repairs. As of end of October, only one invoice from Twin Palm for debris clean was received and paid for 13,793.

Total Expenses for 10 months ending October 31, 2024 are \$1,301,228 which is \$21,934 underbudget.

Total Net Income for 10 months ending October 31, 2024 is \$200,233 of which \$142,103 is unbudgeted Special Assessment Revenue.

Total Assets as of October 31, 2024 are \$1,453,662. Within Assets category, Operating Cash/ CDs are \$912,611 and Reserve Cash/CDs are \$487,675.

Within Operating CD category, a \$243,000 six month CD was recently renewed at First Horizon Bank at 3.80% interest rate.

Other Assets are \$53,377, with the largest being Prepaid Insurance for \$27,700. Unpaid Accounts Receivable is \$24,208. There are 45 owners with unpaid dues, interest and late fees that total \$22,159. There are also 4 unpaid Preserve Fines/ Violations that total \$2,049.

Current Liabilities as of October 31, 2024 are \$600,578.

Total Reserves/Long Term Liabilities as of October 31, 2024 are \$487,675.

Total Equity as of October 31, 2024 is \$365,310 which equates to \$568 for each of 643 Venetia owners.

This completes my Treasurer's Report for November 25, 2024 VCA Board meeting.

Respectfully Submitted,

Jennifer Smouse

VCA Board/ Treasurer

November 18, 2024

President and Directors VCA Board,

The VCA Finance Committee recommends Herb Mayer to be appointed as a Committee member. Herb moved to Venetia from Massachusetts a year ago and he and his wife are full time residents of the community. Herb has an accounting background and attended Amherst College.

The members of the Finance Committee consider Herb to be eminently qualified to become a member and hereby request that the President and Board approve Herb Mayer as a voting member of the Finance Committee.

Respectfully submitted,

Roger DeNiscia

Patty Lombardo

Infrastructure Report for the period of 10/23 thru 11/19/2024

1. 10/23 Reinstalled left Jacaranda outbound gate arm.
2. 10/23 Replaced two sets of light bulbs in the fitness center.
3. 10/24 Traced and fixed electrical problem on Woodmere Island.
4. 10/24 Fixed electrical short in pool landscape lighting.
5. 10/29 Glued clubhouse table edge back in place.
6. 10/29 Replaced two burned out clubhouse parking lot lights bulbs.
7. 10/29 Removed fuses in three broken Street lights.
8. 10/29 Repaired water leak in Men's Room.
9. 10/29 Straightened the tops of two street lights.
10. 10/29 Cleaned water intake valves in Woodmere Fountains.
11. 11/5 Replaced shorted wire with underground cable at Woodmere.
12. 11/5 Reset timers to Standard Time.
13. 11/5 Straightened sign post on Woodmere Island.
14. 11/5 Levelled a number of sunken pavers around the pool.
15. 11/7 Replaced blown fuse in street light Near 5017 Bella Terra.
16. 11/9 Reinstalled Woodmere inbound gate arm.
17. 11/12 Replaced a number of burned out landscape light bulbs on Woodmere Island.
18. 11/12 Fixed partial electrical problem by replacing a burned out relay at Woodmere.
19. 11/17 Replaced broken gate arm at inbound Woodmere.
20. 11/19 Replaced clubhouse door latch.
21. 11/19 Adjusted toilet water control in women's toilet in the clubhouse.
22. 11/19 Adjusted Woodmere outbound gate arm.
23. 11/19 Fixed electrical problem at Woodmere. It appears the Hot Wire nicked a landscape wire which was causing the shorting problem.

The infrastructure Committee worked a total of 97 man hours during the period.

Report submitted by George Sperry

Venetia Community Association, Inc.
Welcome Committee Report for November 25, 2024 Board of Directors Meeting

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

There are currently 15 properties for sale in Venetia, as of November 4th, 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.

Cindy Beckley
Chairwoman, VCA Welcome Committee

Amenities Committee Report for VCA Board of Directors Meeting 11/25/2024

POOL

Infrastructure repaired some of the pavers poolside. Amenities will look at repairing some pavers at the bocce court. Price for vendor to handle both projects was \$6,000, we felt was too much \$\$\$. We are looking at other options to address some pavers at the bocce courts

CLUBHOUSE

Stripping of roof was completed Nov 14.

Roofing company anticipates roof will be completed by thanksgiving. Still TBD Sheetrock Repair work and painting of Fitness room pending completion of work on clubhouse roof.

Maintenance co. will powerwash pool deck and building first week in Dec.

FITNESS ROOM

Ceiling repair to waiting until roof is completed

AC problem is intermittent. Kobie will provide cost to replace blower motor versus cost to replace unit, which is out of warranty.

COURTS

Tree committee took care of trimming and property maintenance co. will powerwash tennis courts, basketball, curbing, walkways 1st week in December

Eric Barth has resigned from the Amenities committee.

Submitted nov 19th/2024/

Donna DeLuca

Environmental Report 11/25 2024

Solitude performed regular maintenance on the water features of Venetia.

Rob Lynn is a new member of the committee.

4831 Via San Tomaso

Roblynn60@gmail.com

302 275 4241

Respectfully submitted,

Mary Lou Holler

Landscape Committee Report

Submitted to VCA Board of Directors

Monday, November 25, 2024

The Landscape Committee met on Tuesday November 12. Some of the issues discussed and decided are listed below:

Hurricane Milton cleanup continues.

- To date, Landscape Committee has spent approximately \$25,901.50 for Milton Cleanup.
- In addition, to what submitted at the las Board meeting we have spent for Batch one, \$16,102.50 and Batch two, \$9,799.
- All bills for work to date have been submitted and approved for payment.
- We will continue to close out the damage report list, see attached.

New Proposals:

- Extend existing 2024 Irrigation Contract with Twin Palms through 2025 at same cost. Set price per month and time and materials on all repairs. Document attached.

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. In progress, to be completed week of November 25th.
- Distribution Direct bill for mulching on hold until DD explains why no price allowance for excluding clubhouse at road.
- Jacaranda/Woodmere gate planting project is 80% complete awaiting plants not available at planting time. Twin Palms bills were approved for payment for work completed only. Balance to be submitted later.

Other Business

- Volunteer Day – Next scheduled Volunteer Day will be in January after the holidays.
- Butterfly Park will be painted after the holidays. Volunteer crew will purchase supplies in the coming weeks before year end.
- The Landscape Committee interviewed a new landscape designer for the clubhouse project. Andres Gaviria of The Plant Addicts. Still awaiting proposal.
- Eileen Mahoney was to meet with Forest from the state agency last Thursday. Results to be discussed at next committee meeting.
- We will need a proposal from Twin Palms for sod repair and/or replacement for hog damage on Natale.

- Discuss responsibility of fallen branches from Preserve areas to VCA property.

POST HURRICANE MILTON DAMAGE REPORT OCTOBER 2024			
LOCATION	ISSUE	RESPONSIBILITY	STATUS
4127 Bella Pasque	Bottlebrush tree down on edge of pond in rear	VCA	remove debris, Clean up debris, level and resod
4117-4119 Bella Pasque	Various palm trees from preserve compromised	VCA	Palms trimmed by JB, Clean debris left
Pond behind Bella Pasque	Various broken branches on trees around pond	VCA	Reinspect
Various locations	Shady Lady trees down, Homes and Villas	VCA	Twin Palms to remove remainng stumps, sod and sod/compile list
4125 Bella Pasque	Sod area where old tree removed	VCA	Pending
Jacaranda Berm	Remove Downed oak branches where needed	VCA	TP, mulch area as needed
4520- 4522 Cancelllo Grande	Remove branches behind unit	VCA	TP
4526-4528 Cancelllo Grande	Cleanup branches behind unit	VCA	TP
4570 Cancelllo Grande	Trim hedges at side of unit	VCA	TP
4145-4139 Bella Pasque	Debris cleanup at palm trees at perimeter	VCA	TP
4418 - 4414 Sintini	Remove downed trees and clear debris		TP
Woodmere Gate	Fema to remove debris stacked at gate	VCA	Fema and Sunstate

EXHIBIT A
Venetia Community Common Areas
SPECIFICATIONS & PROCEDURES

1. IRRIGATION

- a. On a Monthly basis, the contractor will cycle, inspect and adjust each zone of the irrigation system, to include:
 - i. Checking that the Irrigation system is operating correctly and adjusting as needed.
 - ii. Checking all system piping for leaks.
 - iii. Checking all sprinkler heads and nozzles for damage or wear.
 - iv. Identifying all areas not receiving appropriate amounts of water and making necessary sprinkler head adjustments to facilitate coverage of the affected area(s), including:
 - cleaning nozzles
 - clearing grass that is affecting proper operation of sprinkler heads.
 - adjusting spray patterns
 - v. Checking control valve operation.
 - vi. Recommending additional changes to the irrigation system.
 - vii. A monthly Clock report will be sent to landscape committee for review and includes a brief face to face meeting to go over the report if committee feels it necessary at no additional costs.
- b. Additional labor and materials will be charged for:
 - i. Repairing damaged or worn heads and nozzles.
 - ii. Installing or removing risers to accommodate plant growth.
 - iii. Installing 'donuts' around sprinkler heads.
 - iv. All work on pipes.
 - v. All repair work on control valves.
 - vi. All repair work on wires.
 - vii. All electrical work.
 - viii. Any expansion of an existing zone.
 - ix. Addition of a new zone.
- c. Emergency Response
 - i. In the event of a line break or significant leak, the contractor will ensure that the water supply is shut down to the affected zone(s) as soon as possible to prevent undue loss of water and pressure.
 - ii. TPLC will then make one attempt to secure written approval from the homeowner to repair the damage prior to making any repairs.
 - iii. In the event the homeowner cannot be reached, TPLC will follow the appropriate Board Policy that is in place at that time.
 - iv. Regular hourly rates will apply for emergency response between the hours of 7:30am and 4:30pm. After hours and weekend responses will be billed at a rate of time and a half the hourly rate identified on Exhibit B, with a 1-hour minimum charge, plus parts.



3757 Ulman Ave. North Port Fl 34286
941-429-5785

Exhibit B

2024 Venetia Community Common Area

	Pricing	
	<u>Monthly</u>	<u>Annually</u>
Bi-Monthly Irrigation Maintenance	\$ 620.00	\$ 7,440.00
♦ Irrigation Inspection		
Total	\$ 620.00	\$ 7,440.00
Hourly rate for Irrigation repairs	\$ 65.00	per hour
Hourly rate for time and material jobs/general labor rate	\$ 45.00	per hour

_____ Initial Twin Palm Landscape Care

_____ Initial Venetia Community Common Area

Tree and Gutter Committee report 11/25/24

The committee has spent an enormous amount of time straightening up the Shady Lady trees. There has been a lot of wind lately which caused a number of them to tip over for about the fourth time.

There are approximately 80 to 100 Oak Trees that have broken branches hanging in them. Some of them are broken and wedged in other branches and some are just broken and hanging. The narrative in the last paragraph of this report could help us rectify this situation.

It appears that we have lost at least 5 more shady lady trees that died due to the hurricane. We will have a final count of the lost trees at the next meeting.

At the last meeting some asked if we could cut down the remaining 122 Oak Trees and not replace them. We don't think that the County would allow that but we have asked them if we could take down the trees in 2025 and replace them over the following two years. As of today, 11/21/24, we have not gotten a response.

What do the Board members think of that approach to the tree situation?

Jo Price has resigned from the committee. We thank her for her hard work on the committee. Please remove her name from the committee listing.

Tree and Gutter Committee Chairman

George Sperry

Social Committee

November, 2024

A Ladies Lunch took place on 11/20 at Mona Me Cafe hosted by Lynn Kroll. Over 30 ladies attended. Our Christmas lunch will take place on December 11 at Millie's Restaurant in Sarasota hosted by Bonnie Rohe.

Christmas decorating will be done on 11/23. We are anxious to see our new tree which was purchased after Christmas last year. Again this year we will be collecting new unwrapped toys in partnership with the Venice Police Dept. Please bring your donations and place them under the Christmas tree until 12/21. Wendy Seeley and Morina Chmielak are organizing this project.

The Holiday Open House will be held Dec 8 at 5:00 in the Clubhouse. Please bring a hearty appetizer to share and enjoy your neighbors and friends in our decorated community. Janice Crocker is hosting this event. Janice needs two volunteers to help set up and take down tables and chairs the day of this event. Please contact Janice for details.

On Jan 8, Mary Lou Holler and Karen Boyd have arranged to have Maine Lobster Truck in the community. Check the website for more information.

Mary Eve, Social Committee Chair

Next Special Event is Jammin' January at the pool on January 18th!

Happy Holidays to All!

Nancy Gianino

Special Events Chair