

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 January 27, 2025 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, Treasurer Jennifer Smouse, Vice President Dick Mole, Directors Peter Easton and Phil Lombardo. Also present in person was Brian Rivenbark) from Sunstate Management Group.

Al Faella and Michael Jalbert were not present

Minutes –MOTION made by Pete Easton and seconded by Norm Lockhart to approve the minutes of the November 25, 2024 meeting. **Motion passed unanimously.**

Presidents Report: Norm Lockhart reported. Hotwire is continuing the cable installation. Please use the UPS store and also Xfinity store in Venice on 41 as preferred location to return Comcast equipment.. Please follow the rules of the clubhouse and the community.

Treasurers Report – As attached to these corporate records, Jennifer Smouse reported on the 12/31/2024 financials.

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

Vice presidents Report: Dick Mole reported.

Committee Reports—

- **Communications Committee** – Joe Holler reported that the printed directory are ready for delivery. Phil Lombardo, Pete Easton and Norm Lockhart volunteered to deliver the directories.
- **Finance Committee** – No report
- **Infrastructure Committee** – The Infrastructure Committee report was given by Bill Beaumont
A **MOTION** was made by Norm Lockhart and seconded by Dick Mole to approve the \$5800 for the Jacaranda waterfall repair. **Motion passed unanimously**
- **Welcome Committee** – Cindy Beckley reported.
A **MOTION** was made by Norm Lockhart and seconded by Dick Mole to accept the resignation of Marcia Imhoff and Linda Burnside from the committee. **Motion passed unanimously**
A **MOTION** was made by Norm Lockhart and seconded by Dick Mole to appoint Cathy Spizzirri to represent Casa Di Amici and Sherry Blakely to represent VNA One to the committee. **Motion passed unanimously**
- **Amenities** –Donna DeLuca reported.
A **MOTION** was made by Norm Lockhart and seconded by Phil Lombardo to appoint Dave Longfellow

and Dave Burke to the court sub-committee. **Motion passed unanimously**

- **Sarasota County Liaison Committee** – No Report
- **Environmental** – Mary Lou Holler reported.
- **Landscape** – Dave Lanni reported.

A MOTION was made by Norm Lockhart and seconded by Dick Mole to approve the \$3688.84 for irrigation repair completion along Via Del Villetti berm. **Motion passed unanimously**

A MOTION was made by Norm Lockhart and seconded by Dick Mole to approve the 5 proposals from Twin Palms in the amount of \$8588.00 for landscape replacement and repair along Natale Dr. **Motion passed unanimously**

A MOTION was made by Norm Lockhart and seconded by Dick Mole to accept the resignation of Wendy Sealy from the Landscape Committee. **Motion passed unanimously**

- **Wildlife Committee** – Dick Mole reported for Norm Hotz.
- **Preserve Committee:** Jan Weis reported.

A MOTION was made by Norm Lockhart and seconded by Phil Lombardo to approve \$2800 for phase 2 of the preserve restoration plan from Solitude. **Motion passed unanimously**

- **Tree and Gutter Committee** – Jerry Klingensmith reported.

A MOTION was made by Norm Lockhart and seconded by Dick Mole to approve the \$5,870 proposal to trim the dead branches from 130 oak trees. **Motion passed unanimously**

- **Security Patrol:** Norman Hotz reported.
- **Social Committee:** Mary Eve reported.

A MOTION was made by Norm Lockhart and seconded by Dick Mole to approve the appointment of Tamara Thus to the Social Committee. **Motion passed unanimously**

- **Events Committee:** Nancy Gianino reported

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

Sub-Association Reports

- **VNA1** – No Report.
- **Villa Paradiso** – Jan Weis reported.
- **Villa Vivaci** – Norm Lockhart reported for Madeline Salerno.
- **CDA** – No report.

Management Report – Brian Rivenbark reported.

New Business –

~ **Ad Hoc Document Amendment Committee Discussion:** Dick Mole reported that the current Declarations are outdated and the MRTA is due for renewal in 2028. This time frame would give the Association an opportunity to amend the declarations to bring them up to date. An Ad Hoc Committee would need to be formed to review and make suggestions.

~ **Onsite Storage Unit Discussion:** Dick Mole suggested purchasing a storage container to store the items that belong to the association. The container could be stored behind the VCA pool in an area that would be out of sight from the pool area.

Unfinished Business – None.

Owners Comments – Homeowner comments were taken from the floor.

Next meeting – February 6, 2025 at 6:00 pm (**Annual Meeting**)

Meeting was adjourned at 11:08 am.

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

January 27, 2025 President's Report

- There is a change in venue for the Annual meeting on 6 February at 6 pm. We will be at the clubhouse instead of Trinity Church. May be a challenge to fit everyone, but the Zoom access will be set up also. Links have been issued in an eblast from Sunstate
- Hotwire is conducting installs throughout the community and are now staging in the clubhouse on dates already sent out to the community. Great chance for a face-to-face meeting if desired. Call and schedule your consultations and installs. All contact information is on the community website for reference.
- Follow the rules: A lot of violations have been reoccurring in the community such as speeding, running stop signs, pets on courts, parking in road overnight, allowing friends to use clubhouse facilities and fitness room (blocking doors open to allow people to enter facilities), using clubhouse parking as a general parking lot throughout the day, and placing political signs on their house repeatedly. These are just a few examples.
- Cut down on the rudeness, have an intelligent discussion with other community members without the name calling and cussing. Common courtesy would be appreciated. I will not scream and holler at anyone, but will not take it either. These are volunteer positions and open to the community. Join a committee or run for the board to keep Venetia a great place to live and visit.
- We are all here for the betterment of the community.

Norm Lockhart

President, Venetia Community Association

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Venetia Community Association, Inc.

Treasurer's Report

Prepared for January 27, 2025

Board of Directors Meeting

Total unaudited YTD Revenues for 12 months ending December 31, 2024, are \$1,748,184 which is \$182,361 higher than budget. \$142,103 is the unbudgeted Special Assessment Revenue. \$15,851 is unbudgeted Gate Sticker Revenue and \$7,071 is unbudgeted Preserve Violation Fines.

December 2024 YTD Administrative Expense is \$130,231 which is \$5,128 less than budget. Insurance expense has a favorable \$5,412 budget variance.

December 2024 YTD Grounds Expense is \$433,331 which is \$61,775 less than budget. \$25,700 of favorable budget variance is Wetlands/ Littoral Shelves. Irrigation Contract and Repairs has a \$24,535 favorable budget variance. Tree Removal and Replacement has a \$53,221 unfavorable budget variance due to the additional Shady Lady tree replacements from Ian Hurricane that Board approved in 2024. Landscape Service/Replacement/Other had a favorable \$39,395 budget variance and Preserves Trimming and Maintenance had favorable \$11,099 budget variance. Berm and Palm Tree Trimming had a favorable \$8,086 budget variance.

December 2024 YTD Maintenance Expense is \$65,960 which is \$2,490 less than budget. Entrance Gates/ Maintenance Repair had an unfavorable \$11,981 budget variance. This negative gates repair variance was offset by spending \$2,500 less on Maintenance Contract Hourly and Drone Flight Contract was under budget by \$4,750. Sidewalk Repairs was also under budget by \$2,420.

December 2024 YTD Pool & Recreation Expense is \$44,353 which is \$2,447 less than budget. Clubhouse Maintenance Contract was \$3,016 over budget, which was offset by Pool Heater Maintenance contract which was \$3,500 under budget.

December 2024 YTD Utilities Expense is \$691,987 which is \$1,998 under budget. Electric and Water and Sewer were \$2,450 over budget and Comcast Cable and Internet was \$4,448 under budget.

December 2024 YTD Other Expense is \$157,747 which is \$41,624 over budget. Unbudgeted Hurricane Clean-Up repairs account totals \$28,611 and unbudgeted Gate Stickers purchased are \$14,606.

Total Unaudited Expenses for 12 months ending December 31, 2024 are \$1,533,610 which is \$32,213 under budget.

Total Unaudited Net Income for 12 months ending December 31, 2024 is \$214,574 of which \$142,103 is unbudgeted Special Assessment Revenue.

Total Assets as of December 31, 2024 are \$1,320,362. Within Assets category, Operating Cash/ CDs are \$833,978 and Reserve Cash/ CDs are \$462,528.

Other Assets as of December 31, 2024 are \$23,856. Within this category, Prepaid Insurance is \$16,620 and Unpaid Accounts Receivable is \$5,967. There are 9 owners with unpaid assessments, 2 owners with unpaid Preserve Violation fines and 16 owners with unpaid late fees and interest charges. Two owners with unpaid dues over 90 days old have had their accounts turned over to our attorney for legal collection purposes. Cost of using an attorney for collection purposes is subsequently charged to and paid by the delinquent owner.

Current Liabilities as of December 31, 2024 are \$530,736. Within this category, Prepaid Assessments are \$174,174 and Deferred Cable Revenue is \$261,264.

Total Reserves/ Long Term Liabilities as of December 31, 2024 are \$409,875.

Total Equity as of December 31, 2024 is \$379,751 which equates to \$590 for each of the 643 Venetia owners.

The annual VCA financial audit contracted with Tyack CPA and Company, LLC is currently in progress and I anticipate the 2024 audit will be completed by March 2025.

This completes my Treasurer's Report for January 27, 2025 VCA Board meeting.

Respectfully submitted,

Jennifer Smouse
VCA Board/ Treasurer

Venetia Communications Committee Report

January 2025

The printed directories will be delivered in the week of February 17th. I will post an announcement on the website asking for volunteers to help me deliver them to the residents. If you are willing to deliver some, let me know.

Joe Holler

Venetia Community Association, Inc.
Welcome Committee Report for January 27, 2025 Board of Directors Meeting

There have been 43 property closings in 2024. The Welcome Committee has delivered 41 Welcome Bags, with two new residents not present in Venetia as yet.

There are currently 22 properties for sale in Venetia, as of January 5th, that are listed on the Multiple Listings page provided on our website by Realtor Barbara King. Of those 22, five of those properties are villas, eight are condos, and the remaining nine are single-family homes. There are three pending sales of those 22 properties.

Cindy Beckley
Chairwoman, VCA Welcome Committee

Amenities Committee Report for VCA Board of Directors Meeting 01/27/2025

Committee met Tuesday Jan 21

POOL

Researching cost for replacing the pool rails. (rusting)

CLUBHOUSE

Kauffman will now supply install date for soffit area under the clubhouse entryway.

Special events committee wants to discuss storing 10 tables and 100 chairs in storage room. No room. Will discuss another temporary location for winter 2025

Two private events in Feb. the 8th and the 22nd

Hotwire will convert clubhouse in April.

Researching Budget for painting clubhouse in 25-26 ?

Researching Budget for carpet to wood in card room. ?

FITNESS ROOM

Ceiling repair in fitness room quoted at \$1600.

Infrastructure (Dean and Dave will repair.)

Liz will help coordinate creating acoustical panel to cover patch work.

AC problem is intermittent. Kobie has quoted cost for new unit is approx.

\$11,000. Tri-county will provide competitive price and maintenance agreement.

COURTS

We are researching price on resurfacing of tennis/pickleball courts, bocce repair and new court installation. MOR Sports Group from Estero, fl. Jim Irr, Dick Mole and I will meet with rep on 01/30

Amenities saved \$\$ by repairing some pavers at the bocce court. volunteers did some repair work to bocce court boards and repair/replacement of rusted bench hardware, saving over \$1500 in parts.

Please add Dave Longfellow and Jim Burke to Courts sub committee

Dave Goodfellow 705-499-1400

Jim Burke 603-964-8775

Submitted Jan 23, 2025 - DDeLuca

Environmental Report 1/27/25

Solitude was here 3 times this month as per contract.

In addition to the regular maintenance:

Ponds 7 and 29 were treated for lily pads (spatterdock).

Pond 31 had native vegetation thinned.

Littoral shelf 10 was treated for invasive weeds.

We are in the process of getting bids to restore part of the shoreline on pond 8.

Respectfully submitted,

Mary Lou Holler Chair

Landscape Committee Report

Submitted to VCA Board of Directors

Monday, January 27, 2025

The Landscape Committee met on Tuesday January 14. Some of the issues discussed and decided are listed below:

Hurricane season cleanup continues.

- To date, we are only missing a few minor items which are listed below as new proposals. All invoices for all repairs related to the Landscape Committee have been submitted for payment on last year's budget.

New Proposals Forthcoming in line with our 2025 budget

- Proposal 2048 in the amount of \$3688.84 from Twin Palm (TP) for the completion of irrigation along Via Del Villetti berm. This project was approved and slated for last year but was interrupted by storm season.
- Proposals for work along Natale Dr. on both sides of the road for hedge removal and replacement where recommended.
 - Proposal 2207 \$585.25 - Lift Station Plants
 - Proposal 2211 \$1764.50- White Bird of Paradise Removal/Replacement.
 - Proposal 2210 \$4958.25- Removal/replacement hedges along Natale.
 - Proposal 2209 \$300 - Relocation of Fakahachee plants to Natale.
 - Proposal 2208 \$980 - Resod area vacated by Viburnum removal.
- Proposal to complete plantings along Via Del Villetti berm slated and approved for last year.
- Proposal for the fill in of depressed land at culvert on VCA pond behind Bells Pasque villas.
- Removal of two stumps left by Shady Lady's destroyed by hurricane season.
- Proposal for the repair of irrigation between Jacaranda gate and 776.
- Proposal for the completion of the Jacaranda gate plantings approved and slated for last year but delayed over availability of desired plants.
- We will continue with our projects slated for this year's budget along with the clubhouse project begun last year. Detail below.

Approved Proposals Underway or Completed.

N/A

Other Business

- Butterfly Park bridge will be painted in February. Paint and supplies have been purchased.
- The Landscape Committee has two viable proposals for the rehab of the Clubhouse main bed between the road and the parking lot. One proposal has come from Plant Addicts that came in at \$41K and the second is a proposal developed by our gardener sub committee headed by Eileen Mahoney. Eileens groups proposal was a combination of input from the Landscape committee, the gardeners subcommittee and the state. We hope to present our findings to the Board after discussion at our next committee meeting scheduled for February 11th.
- Twin Palms has recommended that we allow the growing season to naturally repair hog damage on Natale rather than invest money in re-soding the area.
- Disposition of prior years funds???

Tree and Gutter Committee Report for 1/27/2025

There was a discussion during the last Board meeting concerning the use of our \$89,200 (40 Tree Removal Project and the Ian 37 Shady Lady Replacement Project) to pay for Hurricane Milton damage. We are requesting the Board's decision on this matter.

We have requested a quote from ArtisTree for the 40 Tree Removal Project for just in case our funding is still available. We would like this quote to be considered before the next Board Meeting so that we can put the project in motion as soon as possible.

Our Committee is meeting this coming Thursday to plan our Shady Lady tree trimming project, the 40 Tree Removal Project (pending funding), Ian Shady Lady Replacement Project (pending funding) and updating the progress of Twin Palm's pending Hurricane Milton tree related clean up projects.

2024 was a very busy year for the Committee. We replaced 40 oak trees, trimmed the berm, installed 90 shady lady trees and watered many of them for 60 days with the help of many volunteers, and to top off the year we straightened over 250 Shady Ladies after the 3 hurricanes.

For the Tree and Gutter Committee

Jerry Klinginsmith

VCA Meeting 1/27/25 - Preserve Update - January 25

During December 2024, post-Helene & Milton work took place in the Preserve. Much of the Preserve was inaccessible due to water retention but there were also quite a few trees and vegetation that blew out of the Preserve that had to be removed. This is always scheduled for the later part of December each year for this purpose. The cost for this was half of Twin Palm's estimate presented to us in July, 2024.

As well, Solitude was scheduled to treat vines which will be a never-ending project. This invoice is also attached. This work started in 2024 but ended in 2025 and will come out of 2025's budget. This included the 2nd treatment of huge pathos vines along Nizza Court, vines behind the Bocce, tennis and basketball courts at the Clubhouse, and the first round of vine treatment in Villa Vivaci. The invoice is attached. Vine treatment will continue through the 1st/2nd quarters of 2025; this cannot be done in the rainy season so in February we'll receive more vine quotes from Solitude.

The Preserve Committee also met with Britt to discuss several survey areas that needed to be remarked but this time we anticipate that we will be placing permanent markers in strategic locations. Several areas were discussed with Britt including a concern of ownership of the Preserve behind Villa Vivaci including the very close Preserve area owned by Walmart. CDA Preserve markers and work were also discussed specific to the Condos. We expect that questions and survey work will be done prior to beginning the vertical cut for 2025 which may now include both common and residential property since we're more "seasoned" in carrying this out!

Finally, we will be reviewing the Restoration Plan Phase 2 from Sarasota County for 2025 and will determine next steps. We'll hopefully have an update on this at our February meeting. the attached invoice from Solitude allows Solitude to proceed with costing out the County Phase 2 work and filing this plan with the County in order to proceed. At the closure of phase 2 we will have addressed all violations throughout Venetia and have established a clean slate unless there are future violations. Note that these Phase 2 areas will be monitored by the County for a period of time to ensure that the restoration is sustained and we will then request a release for the monitoring.

No changes in Committee Membership!

Jan Weis, Chair - VCA Preserve Committee

Cell: 727-543-4788

WILDLIFE:

The colder weather appears to have sent the hogs running. Hopefully they will be staying away.

SECURITY:

An incident appeared on social media regarding missing packages.

Need for scheduling a membership drive.

Questions for legal and insurance.

POSSIBLY INCLUDE DRONE TIMING MAY BE OFF**VNAOne:**

Work continues throughout the neighborhood upgrading properties and grounds. Home sales seem to be still going well

Norman Hotz