

# 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 February 24, 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, Secretary Peter Easton, Directors Rob Luysterborghs and Ken Boivin. Also present in person was Brian Rivenbark from Sunstate Management Group.

**Minutes –MOTION** made by Jennifer Smouse and seconded by Norm Lockhart to approve the minutes of the January 27 2025 meeting. **Motion passed unanimously.**

**MOTION** made by Jennifer Smouse and seconded by Norm Lockhart to approve the minutes of the February 6 2025 Organizational meeting with corrections. **Motion passed unanimously.**

**Presidents Report:** Norm Lockhart reported. There are several upcoming social events. The garbage collection will be on Wednesdays starting on March 31<sup>st</sup>.

**Treasurers Report** – As attached to these corporate records, Jennifer Smouse reported on the 01/31/25 financials.

**A MOTION** was made by Norm Lockhart and seconded by Dick Mole to approve the 2024 VCA audit report. **Motion passed unanimously**

**A MOTION** was made by Norman Lockhart and seconded by Pete Easton to approve the treasurers report for January 31 2025. **Motion passed unanimously.**

**Vice presidents Report:** Dick Mole reported. There will be a volunteer day coming up soon to help with landscape removal. Dick thanked the tree committee for their work in the community.

### **Committee Reports–**

- **Communications Committee** – Joe Holler reported. Joe asked for volunteers for the distribution of the directory
- **Finance Committee** – No report
- **Infrastructure Committee** – The Infrastructure Committee report was given by Alex Sarelas. There was work in Butterfly Park, the clubhouse and reinstalling the gate arms when they are knocked down. The Jacaranda pond liner has some damage and will eventually need to be replaced.
- **Welcome Committee** – Cindy Beckley reported. The welcome committee has delivered three welcome packets.
- **Amenities** –Donna DeLuca reported. Researching the cost to replace the pool rails, Owners are throwing food in the trash containers please do not put food in the trash containers. The soffit repair is complete. Hotwire will covert the clubhouse in April, paint for the clubhouse is expected in 2026,

Carpet cleaning will be done, new fans were installed, AC issues are still present, repair and replacement to the courts.

- **Sarasota County Liaison Committee** – No Report
- **Environmental** – Mary Lou Holler reported. Pond 27 was treated for several issues, several companies have been contacted for the pond erosion issue.
- **Landscape** – Dave Lanni reported.  
**A MOTION** was made by Dick Mole and seconded by Norm Lockhart to approve the \$996.00 for plantings along Via Del Villetti berm. **Motion passed unanimously**  
**A MOTION** was made by Dick Mole and seconded by Norm Lockhart to approve the proposal from Twin Palms in the amount of \$3850.00 for sod replacement in the median along Corso Venetia just past the four corners. **Motion passed unanimously**
- **Wildlife Committee** – Norm Hotz reported. All is quiet.
- **Preserve Committee**: Jan Weis reported. The committee needs another volunteers to represent VNA one. Phase one of restoration has been completed. A list will be compiled for trees that look like they may fall. The preserve cut will start at the end of March or early April. The CDA walk through went well to inspect the vertical cut areas.
- **Tree and Gutter Committee** – Jerry Klinginsmith reported. 28 shady lady's and three oaks were lost during the hurricane. The Board agrees to not replace these currently. The dead hanging limbs were removed. There are three proposal for the berm trimming. Three dead trees and two large stumps that need to be removed on the berm.  
**A MOTION** was made by Norm Lockhart and seconded by Dick Mole to appoint Andrew Langel to the Landscape Committee. **Motion passed unanimously**
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- **Social Committee**: Mary Eve reported. The welcome back party was successful. The ladies lunch was a good time. The next event is the chili night on March 1<sup>st</sup> The next ladies lunch will be at Caraba's restaurant.
- **Events Committee**: Nancy Gianino reported. There will be a St Patricks day event on March 15<sup>th</sup> Beatle Beat is April 11<sup>th</sup> The committee needs more volunteers from VNA one.

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

#### **Sub-Association Reports**

- **VNA1** – Norm Hotz reported that owners are installing new landscaping.
- **Villa Paradiso** – Jan Weis reported. Weed treatment is underway and the roof cleaning will start on February 27<sup>th</sup> the next phase for the landscaping is up for discussion
- **Villa Vivaci** – No Report
- **CDA** – Rob Luysterborghs reported the entryway and stairs are being pressure washed. Tree trimming is underway. There are some minor repairs to the sidewalks needed.

**Management Report** – Brian Rivenbark reported.

**New Business** – Patty Lombardo reported that the are speeding cars going through the stop sign at Corso Venetia and Nizza Ct. The Board will research getting portable speed bumps.

**Unfinished Business** – None.

**Owners Comments** – Homeowner comments were taken from the floor.

**Next meeting** – March 31, 2025 at 9:00 am

Meeting was adjourned at 10:56am.

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

## **February 24, 2025 President's Report**

- Jacaranda Falls are being fixed. Found repairs that need to be made during cleaning. Repairs are being made. New falls restored once complete.
- Hotwire is conducting installs throughout the community Call and schedule your consultations and installs. All contact information is on the community website for reference. Gotta log in to gethotwired.com and use the community code to get contact information
- Great event on the 16<sup>th</sup>, thanks to Barbie for getting that event set up and for keeping the rain away. Great time for all in attendance.
- “Chili Winter Night” at the Clubhouse on Saturday March 1<sup>st</sup> from 5-9 PM. \$10 per person. Read the flyer and RSVP.
- Saturday, March 15<sup>th</sup> 6-9 pm St. Patrick's Day celebration, featuring “The Lucky Penny” Band. Watch for the flyer and RSVP for \$15 per person.
- Thanks for all our volunteers that make our community a wonderful place to live.

Norm Lockhart

President, Venetia Community Association

Venetia Community Association, Inc.

Treasurer's Report

Prepared for February 24, 2025

Board of Directors Meeting

Total January 2025 Revenues are \$157,972 which is \$1,448 lower than budget. Cable Rights Income is \$1,262 lower than budget due to lack of recognition of Hotwire Cable Rights, since contract doesn't start until June 1.

January 2025 Administrative Expense is \$17,315 which is \$4,619 higher than budget. Audit fees are \$3,483 over budget which is just temporary timing variance as annual audit is completed at beginning of year but this budget line was allocated evenly throughout 2025. Postage and printing are \$1,785 higher than budget due to USPS mailing cost of the Annual Meeting notices to all owners.

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Total January 2025 Expenses are \$135,157 which is \$28,717 less than budget.

Total January 2025 Operating Income is \$22,815.

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Other Assets as of January 31, 2025 are \$51,400. Prepaid Insurance is \$11,080 and Prepaid Expenses are \$2,913. Accounts Receivable is \$37,951. There are 79 owners with unpaid assessments late fees and interest. Two owners with unpaid dues over 90 days old have had their

accounts turned over to attorney for collection. Unpaid quarterly dues statements were mailed to all owners with unpaid Jan 1 2025 dues on February 14.

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Total Reserves/Long Term Liabilities as of January 31, 2025 are \$448,181.

Total Equity as of January 31, 2025 is \$365,854 which equates to \$569 per each of 643 owners within Venetia.

The 2024 Annual VCA Financial Audit performed by Tyack CPA and Company LLC has been completed. The 2024 Draft Audit report was personally reviewed by me in detail and copies of draft audit report have been shared with the rest of the VCA Board. I am now requesting the Full Board to approve the annual VCA Audit Report for 2024.

Now that Board has ratified/approved the 2024 VCA Annual Audit report, this completes my Treasurer's Report for the February 24, 2025 VCA meeting.

Respectfully submitted,

Jennifer Smouse  
VCA Board/ Treasurer

## **Venetia Communications Committee Report**

April 2024

Changes have been made to the website recently in an attempt to make our information more secure. Residents might notice that some bookmarks they have made within the website don't work anymore. In which case, the resident would have to log into the website again and remake their bookmarks. Sorry for the inconvenience.

Joe Holler

## **Infrastructure Activity 1/23/25 thru 2/24/25**

- 1. Repaired the leaking fill system for the Butterfly Park fountain by installing new PVC piping.**
- 2. Drained and cleaned the fountain in Butterfly Park, removed all the debris.**
- 3. Acid washed the lighting fixtures to remove the calcium deposits.**
- 4. Repaired the lights in Butterfly Park fountain by replacing all the seals and installed new LED lights.**
- 5. Replaced timer on Hot-Tub in pool area.**
- 6. Repaired ceiling in Fitness room by installing new drywall, re-texturing and painting to patch the hole created by the roofing contractors.**
- 7. Repaired rubber seals on urinals in clubhouse men's bathroom and changing room to stop leaking.**
- 8. Replaced faulty light sensor on streetlight at 4901 Bella Terra.**
- 9. Replaced hinges on pedestrian gate in Villa Paradiso access to Woodmere.**
- 10. Managed the cleaning of the ponds, sumps and waterfalls at the Jacaranda gate for three days in 2 hour shifts.**
- 11. Oversaw the installation of new call box at Jacaranda entrance.**
- 12. Put up gate arm in Jacaranda entrance after being hit by a truck trying to access the community without calling.**
- 13. Re-installed the Jacaranda exit gate arm after bolts had come loose and the arm fell off.**

**The Infrastructure Committee worked 54 hrs. on these items.**

**This Infrastructure report prepared on behalf of George Sperry, committee chairman, Infrastructure committee.**



Venetia Community Association, Inc.  
Welcome Committee Report for February 24, 2025 Board of Directors Meeting

There have been three property closings since the last Board meeting. The Welcome Committee has delivered three Welcome Bags.

There are currently 23 properties for sale in Venetia, as of February 5<sup>th</sup>, that are listed on the Multiple Listings page provided on our website by Realtor Barbara King. Of those 23, four of those properties are villas, seven are condos, and the remaining 12 are single-family homes.

Cindy Beckley  
Chairwoman, VCA Welcome Committee

# **Amenities Committee Report for VCA Board of Directors Meeting 02/24/2025**

Committee met Tuesday feb 18

## **POOL**

Researching cost for replacing the pool rails. (rusting)  
Chairs treated this past Friday 2/14

## **CLUBHOUSE**

Kauffman completed the soffit repair tues 2/11 entryway.  
Hotwire will convert clubhouse wifi and TV in April.  
Researching Budget for painting clubhouse in Y25 or Y26 ?  
Researching Budget for carpet to wood planking in card room.  
Carpet is already stained. Will try to use shampoo-er on Sunday

## **FITNESS ROOM**

Ceiling repair in fitness room quoted at \$1600.  
2 guys from Infrastructure (Dean and Dave did a great job) Completed for \$100  
We are researching replacing 2 existing fans and need a new pedestal floor fan.  
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 a someone from the tennis group will be on the committee doing research.  
Please add Dave Longfellow and Jim Burke to Courts sub committee.

Submitted 2/19/25

Donna DeLuca

Environmental report 2/24/25

Solitude had 3 visits this month. Most of the treatment was to the perimeter of the ponds and sumps.

Pond 27 was treated for several problems.

Smaller sumps are drying out and may develop algae due to the shallow nature.

The committee met on Friday and discussed the condition of the other large ponds and although there are small washouts they are not critical at the time.

We have been trying to get a second bid on pond 8, which needs immediate attention in some areas. A complete reconstruction of the entire bank of pond 8 needs to be done in the next year or two. Most of the damage to pond 8 occurred during the last year with 3 storms in 3 months, and 2 years ago with Ian.

Due to illness the meeting for a second bid has been postponed. The Solitude bid will only be valid until March 17<sup>th</sup>, so we will request that Solitude extend the date of their bid for one more month, and hopefully we will be able to get at least one more bid before the March meeting.

Mary Lou Holler

Chair, Environmental Committee.

The below info was reviewed in 2021 when the Preserve Committee was established to review % of impact on VCA; these numbers do not indicate "priority" of any community in project or financial decisions. The remaining 58% of owners reside adjacent to ponds/sumps and/or VCA common property maintained by the Environmental Committee/VCA Landscaping.

Community:    #/% of owners adjacent to VCA Preserve:

CDA	56/160 or 35%
VNA1	151/374 or 40%
VP	24/42 or 57%
VV	36/66 or 55%
TOTAL:	267/642 or 42%

The Committee's February meeting included Andrea/Sarasota County and Liz/Solitude who reviewed the next steps for the Phase 2 Restoration to be done in 2025. The final restoration costs and schedule will be sent to us by the end of March. We were also joined by Pete Easton from the VCA board who has an interest in our work given that he's in charge of VCA's drone security over Preserve property. Once the above project is completed, these specific areas will be on a monitoring status with Sarasota County for several years to ensure no further encroachment takes place.

As reported last month, members of the Committee met at the Britt Surveying offices to discuss reposting survey markers located in areas where markers are not visible which is preventing Twin Palm to go further in-depth, if confirmed, to the preserve line (while TP has a full set of survey charts, they will discontinue a vertical cut in locations where markers don't match the survey location or cannot be found). These areas were recommended by Sarasota County during last year's walkaround confirming the Phase 1 restoration review. Now that the Preserve has dried out, this reposting is scheduled for the 25th of this month (location and GPS code are already known; survey crew's work should be fairly quick). Twin Palm will join us as well since they are preparing the quote for this year's 1st/2nd quarter vertical cut.

We've confirmed pond/sump areas with the Environmental Committee that need attention; these were not accessible in last December's clean-up cut.

A walkaround with two members of the CDA Board (Jennifer Smouse and Bob Graue) took place this month accompanied by Jim Spizzirri (committee member) to review the work that was done in CDA during the December '24 clean-up post Milton, the past meetings with the County and Britt,

and resulting plans for reposting markers within their community (above) in advance of the upcoming Vertical Cut.

Committee: No Changes

Cindy Beckley

Linda Braun

Bill Lewis

Madeline Salerno

Jim Spizzirri

Jan Weis, Chair

The Special Events Committee had a Sold-Out Event on February 12th. It was organized by Barbie Packham and 2XL was the band that played. Everything went smoothly and was very successful with 180 residents!

March 15 will be a St. Patrick's Day Celebration and is being organized by Mary Faella, Dee Gallagher and Sharon Martin. The Lucky Penny Band will be playing from 6-9. The organizers are hoping to purchase a temporary boundary / border around the spa for safety and will be kept in storage after each event.

Beatle Beat is scheduled for April 11th and will close out the entertainment during the Season at Venetia. They were a huge hit 2 years ago!

We have 13 members on the Committee who are a great group of residents that work well together to plan, set up and take down Venetia's large events. Deb Sauders provides Flyers for the event to be used on the Venetia website & Facebook. She also takes many photos during our Events and does an outstanding job! Most Committee Members are from our Condo's. We are in need of more residents from our homes and villas to help with these events. Please call Nancy Gianino if you are interested in volunteering on our Committee.

The Community events are sold out most of the time with the residents expressing their gratitude & appreciation for these events!

Nancy Gianino

## **Tree and Gutter Committee Report for 2/24/2025**

The final number of trees lost due to Hurricane Milton is 26 Shady Ladies and 2 Oaks. We have had a request to replace one of these trees. The overall question is: Are we going to continue to replace trees destroyed by hurricanes/high winds after we complete replacing trees from Hurricane Ian?

The Committee has trimmed 90% of the Shady Ladies. We expect to finish the project in the next week.

We provided supervision support for the Hurricane Milton 130 Tree Hanging Limb Project. JB Trees finished the project in 2 days and was very thorough.

The Tree Committee is requesting estimates from 3 vendors so we can finish the berm trimming project that was started last year.

There are 3 dead trees on the berm that must be removed. Do we have any funds remaining in our budget line 7651 - Tree Removal/Replacement for this project so we do not have to use berm funds for this safety issue?

Committee Changes:

We would like to welcome our new member: Andrew Langel, 4439 Via Del Villetti, (941) 544-1003, aw198135@gmail.com

Jerry Klinginsmith - Committee Chair

George Sperry - Committee Advisor.

Jerry Klinginsmith  
for the Tree and Gutter Committee

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Cindy Beckley  
Chairwoman, VCA Welcome Committee



# **Amenities Committee Report for VCA Board of Directors Meeting 02/24/2025**

Committee met Tuesday feb 18

## **POOL**

Researching cost for replacing the pool rails. (rusting)  
Chairs treated this past Friday 2/14

## **CLUBHOUSE**

Kauffman completed the soffit repair tues 2/11 entryway.  
Hotwire will convert clubhouse wifi and TV in April.  
Researching Budget for painting clubhouse in Y25 or Y26 ?  
Researching Budget for carpet to wood planking in card room.  
Carpet is already stained. Will try to use shampoo-er on Sunday

## **FITNESS ROOM**

Ceiling repair in fitness room quoted at \$1600.  
2 guys from Infrastructure (Dean and Dave did a great job) Completed for \$100  
We are researching replacing 2 existing fans and need a new pedestal floor fan.  
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 a someone from the tennis group will be on the committee doing research.  
Please add Dave Longfellow and Jim Burke to Courts sub committee.

Submitted 2/19/25

Donna DeLuca

Environmental report 2/24/25

Solitude had 3 visits this month. Most of the treatment was to the perimeter of the ponds and sumps.

Pond 27 was treated for several problems.

Smaller sumps are drying out and may develop algae due to the shallow nature.

The committee met on Friday and discussed the condition of the other large ponds and although there are small washouts they are not critical at the time.

We have been trying to get a second bid on pond 8, which needs immediate attention in some areas. A complete reconstruction of the entire bank of pond 8 needs to be done in the next year or two. Most of the damage to pond 8 occurred during the last year with 3 storms in 3 months, and 2 years ago with Ian.

Due to illness the meeting for a second bid has been postponed. The Solitude bid will only be valid until March 17<sup>th</sup>, so we will request that Solitude extend the date of their bid for one more month, and hopefully we will be able to get at least one more bid before the March meeting.

Mary Lou Holler

Chair, Environmental Committee.

The below info was reviewed in 2021 when the Preserve Committee was established to review % of impact on VCA; these numbers do not indicate "priority" of any community in project or financial decisions. The remaining 58% of owners reside adjacent to ponds/sumps and/or VCA common property maintained by the Environmental Committee/VCA Landscaping.

Community:    #/% of owners adjacent to VCA Preserve:

CDA	56/160 or 35%
VNA1	151/374 or 40%
VP	24/42 or 57%
VV	36/66 or 55%
TOTAL:	267/642 or 42%

The Committee's February meeting included Andrea/Sarasota County and Liz/Solitude who reviewed the next steps for the Phase 2 Restoration to be done in 2025. The final restoration costs and schedule will be sent to us by the end of March. We were also joined by Pete Easton from the VCA board who has an interest in our work given that he's in charge of VCA's drone security over Preserve property. Once the above project is completed, these specific areas will be on a monitoring status with Sarasota County for several years to ensure no further encroachment takes place.

As reported last month, members of the Committee met at the Britt Surveying offices to discuss reposting survey markers located in areas where markers are not visible which is preventing Twin Palm to go further in-depth, if confirmed, to the preserve line (while TP has a full set of survey charts, they will discontinue a vertical cut in locations where markers don't match the survey location or cannot be found). These areas were recommended by Sarasota County during last year's walkaround confirming the Phase 1 restoration review. Now that the Preserve has dried out, this reposting is scheduled for the 25th of this month (location and GPS code are already known; survey crew's work should be fairly quick). Twin Palm will join us as well since they are preparing the quote for this year's 1st/2nd quarter vertical cut.

We've confirmed pond/sump areas with the Environmental Committee that need attention; these were not accessible in last December's clean-up cut.

A walkaround with two members of the CDA Board (Jennifer Smouse and Bob Graue) took place this month accompanied by Jim Spizzirri (committee member) to review the work that was done in CDA during the December '24 clean-up post Milton, the past meetings with the County and Britt,

and resulting plans for reposting markers within their community (above) in advance of the upcoming Vertical Cut.

Committee: No Changes

Cindy Beckley

Linda Braun

Bill Lewis

Madeline Salerno

Jim Spizzirri

Jan Weis, Chair

The Special Events Committee had a Sold-Out Event on February 12th. It was organized by Barbie Packham and 2XL was the band that played. Everything went smoothly and was very successful with 180 residents!

March 15 will be a St. Patrick's Day Celebration and is being organized by Mary Faella, Dee Gallagher and Sharon Martin. The Lucky Penny Band will be playing from 6-9. The organizers are hoping to purchase a temporary boundary / border around the spa for safety and will be kept in storage after each event.

Beatle Beat is scheduled for April 11th and will close out the entertainment during the Season at Venetia. They were a huge hit 2 years ago!

We have 13 members on the Committee who are a great group of residents that work well together to plan, set up and take down Venetia's large events. Deb Sauders provides Flyers for the event to be used on the Venetia website & Facebook. She also takes many photos during our Events and does an outstanding job! Most Committee Members are from our Condo's. We are in need of more residents from our homes and villas to help with these events. Please call Nancy Gianino if you are interested in volunteering on our Committee.

The Community events are sold out most of the time with the residents expressing their gratitude & appreciation for these events!

Nancy Gianino

## **Tree and Gutter Committee Report for 2/24/2025**

The final number of trees lost due to Hurricane Milton is 26 Shady Ladies and 2 Oaks. We have had a request to replace one of these trees. The overall question is: Are we going to continue to replace trees destroyed by hurricanes/high winds after we complete replacing trees from Hurricane Ian?

The Committee has trimmed 90% of the Shady Ladies. We expect to finish the project in the next week.

We provided supervision support for the Hurricane Milton 130 Tree Hanging Limb Project. JB Trees finished the project in 2 days and was very thorough.

The Tree Committee is requesting estimates from 3 vendors so we can finish the berm trimming project that was started last year.

There are 3 dead trees on the berm that must be removed. Do we have any funds remaining in our budget line 7651 - Tree Removal/Replacement for this project so we do not have to use berm funds for this safety issue?

Committee Changes:

We would like to welcome our new member: Andrew Langel, 4439 Via Del Villetti, (941) 544-1003, aw198135@gmail.com

Jerry Klinginsmith - Committee Chair

George Sperry - Committee Advisor.

Jerry Klinginsmith  
for the Tree and Gutter Committee

Twin Palm Landscape Care  
3757 Ulman Ave  
North Port, FL 34286 US  
(941) 429-5785  
support@twinpalmlandscapcare.com

Estimate



ADDRESS
Venitia Community Association P.O.Box 18809 Sarasota, Fl 34276

SHIP TO
Venitia Community Association Center island sod across from 4234 Corso Venetia Blvd

ESTIMATE #	DATE	
2250	02/18/2025	

P.O. NUMBER  
Center island sod

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Floratamsod	Install Pallet St.Augustine Floratam sod  Above is top sod island that the juniper was all removed across from 4234 Corso Venetia Blvd	7	550.00	3,850.00

TOTAL **\$3,850.00**

Accepted By

Accepted Date

Twin Palm Landscape Care  
 3757 Ulman Ave  
 North Port, FL 34286 US  
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## Estimate



### ADDRESS

Venitia Community Association  
 P.O.Box 18809  
 Sarasota, FL 34276

### SHIP TO

Venitia Community Association  
 Berm plant replacements

### ESTIMATE #

2252

### DATE

02/18/2025

### P.O. NUMBER

Phase 2 Berm

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	7gViburnumO	7 Gal Viburnum O Installed	3	65.00	195.00
		Above is behind 4306 Via Del Villetti Dr on the berm			0.00
	7gViburnumO	7 Gal Viburnum O Installed	1	65.00	65.00
		Above is behind 4314 Via Del Villetti Dr on the berm			0.00
	7gViburnumO	7 Gal Viburnum O Installed	8	65.00	520.00
		Above is behind 4362 Via Del Villetti Dr on the berm			0.00
	7gplantinstall	7 Gal Plant Install Labor Only	12	18.00	216.00

TOTAL

**\$996.00**

Accepted By

Accepted Date



**VCA FINANCE COMMITTEE  
FEBRUARY 2025 REPORT**

To: VCA President and Board of Directors  
Subj: Finance Committee February 2025 Report  
Date: February 19, 2025  
From: Roger DeNiscia, Chair

The Finance Committee meeting held on February 17, 2025 was attended by members Roger DeNiscia and Patty Lombardo, VCA Treasurer, Jennifer Smouse, and VCA Board President Norm Lockhart. Finance Committee member Herb Mayer was not in attendance.

The purpose of the meeting was to set the Finance Committee “agenda” for the coming year. The VCA Treasurer who acts as an advisory member of the Committee provided a summary of the VCA financial condition for 2025 as follows:

Total Revenue amounted to \$1,744,186 while total expenses were \$ 1,583,609. Total fund balance/ equity at the end of 2024 is \$383,853. This amounts to \$600 per owner that represents one quarter of VCA annual dues. The VCA Treasurer considers this to be appropriate and sufficient. The Treasurer also reported that the Reserve Balance is on schedule. In the opinion of the Treasurer the VCA financial condition meets best practice standards.

There was considerable discussion of the annual budget process and possible need for new capital investment since the community “infrastructure” is 25 years old. In connection with this Member Patty Lombardo suggested that we reach out to community residents on potential future projects/expenditures via some sort of on line survey. The consensus of the meeting attendees was that the community should be surveyed as recommended by Ms. Lombardo who volunteered to look into how such a survey can be implemented. It was also agreed that the Finance Comm proceed with the 2026 budget preparation process well in advance of the summer budget deadline.

# Landscape Committee Report

Submitted to VCA Board of Directors

Monday, February 24, 2025

The Landscape Committee met on Tuesday February 11. Some of the issues discussed and decided on are listed below:

## New Proposals Forthcoming in line with our 2025 budget

- Proposal 2252 for \$996 to complete plantings along Via Del Villetti berm slated and approved for last year but delayed due to storm season.
- Proposal 2250 for \$3850 for placing sod at the median strip on Corso Venetia. Volunteer Group will rake out and prepare the area and we will assure that there is proper irrigation before placement.
- Proposals for work along Natale Dr. on both sides of the road for hedge removal and replacement where recommended. **Approved at last meeting work to commence February 24 – 28th**
- Proposal for the repair of irrigation between Jacaranda gate and 776. **Waiting for Proposal**
- Proposal for the completion of the Jacaranda gate plantings approved and slated for last year but delayed over availability of desired plants. **Waiting For Proposal.**
- We have proposal in hand for the Clubhouse project to be discussed and voted at our next committee meeting. If satisfactorily passed we will present to the Board at the next meeting. We have dismissed the \$41,000 proposal from Plant Addicts.
- Proposal for the replacement of dead or dying hedges along Canello Grande. Originally planted by developers, these hedges are in need of partial replacement. At issue is where the boundary line is and if the hedges fall within the homeowner's property should the homeowner be responsible or the VCA community that has regularly cared for, trimmed and fertilized these hedges. There have been varying opinions as to where the boundaries are on both sides of the street as this effects our future planning. It is our opinion that we should have the area surveyed to verify ownership. We ask for guidance and direction on this matter.

## Other Business

- Butterfly Park bridge painting has been completed by Jim Irr and Mario Gianino.
- Request expenditures to date for Landscape Committee Budget Line Items to plan future projects.
- Jim Irr has volunteered to accompany Twin Palms on our monthly irrigation inspections to assure contract compliance.

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