

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 April 28, 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 March 31, 2025 meeting. **Motion passed unanimously.**

Presidents Report: Norm Lockhart reported. Hotwire installation, garage sales must be inside garages, Volunteer group raked the Corso Venetia Island before the sod was put down, the gutter pond policy regarding erosion will be sent to attorney for review, check the committee members on the website.

Treasurers Report – As attached to these corporate records, Jennifer Smouse reported on the 03/31/25 financials.

A **MOTION** was made by Norman Lockhart and seconded by Pete Easton to approve the treasurer's report for March 31 2025. **Motion passed unanimously.**

Vice presidents Report: Dick Mole reported. A Committee will be formed for the document review.

Committee Reports—

- **Communications Committee** – Norm Lockhart reported for Joe Holler. The directories have been distributed.
- **Finance Committee** – Patty Lombardo reported. A survey has been established and will be sent to the community.
- **Infrastructure Committee** – Alex Sarelis reported. Fountains cleaned, new security lighting at clubhouse, replaced gear box at jacaranda gate, batteries and door handles replaced at clubhouse, electronic latch at pool replaced, new phone boxes, shelving units installed in ladies showers, working on new contract for fountain pumps.
- **Welcome Committee** – Cindy Beckley reported. Norm Lockhart reported for Cindy Beckley
A **MOTION** was made by Norm Lockhart and seconded by Dick Mole to accept the resignation of Barbara Johnson from the Welcome Committee. **Motion passed unanimously.**
- **Amenities** –Norm Lockhart reported for Donna Deluca
- **Sarasota County Liaison Committee** – No Report
- **Environmental** – Mary Lou Holler reported. Treatments for weeds on ponds continues, torpedo grass

removal proposal \$3,570.

A **MOTION** was made by Norm Lockhart and seconded by Jennifer Smouse to approve the \$3,750 torpedo grass removal proposal from Solitude. **Motion passed unanimously**
Pond erosion was discussed.

A **MOTION** was made by Jennifer Smouse and seconded by to approve the erosion control proposal in the amount of \$114,789, The project will be expensed - \$40,000 from pond reserve line item, \$25,000 from Equity and the \$49,000 will be borrowed from the road paving line item to be paid back within one year. **Motion failed 3 yes 3 No**

A **MOTION** was made by Rob Luysterborghs and seconded by Norm Lockhart to approve the \$263,486 proposal for the bank erosion repair from Solitude to be special assessed to the community at a duly called Board special assessment meeting. **Motion Passed 4 Yes and 2 no votes.**

- **Landscape** – Dave Lanni reported. Dick Mole reported for Dave Lanni. Discussion was had regarding the dead shrubs at the Canello Grande and Corso Venetia intersection. Discussion was tabled until the next month meeting.

A **MOTION** was made by Dick Mole and seconded by Jennifer Smouse to approve the \$13,930 for Annual palm trimming from Twin Palms. **Motion passed unanimously**

- **Preserve Committee:** Jan Weis reported. The preserve cut will begin on June 9th

A **MOTION** was made by Norm Lockhart and seconded by Rob Luysterborghs to appoint Cathy Spizzirri to the preserve committee. **Motion passed unanimously**

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

A **MOTION** was made by Norm Lockhart and seconded by Dick Mole to approve the additional \$16,300 for the Oak tree trimming additional cut. **Motion passed unanimously**

A **MOTION** was made by Norm Lockhart and seconded by Dick Mole to approve the additional \$760 for the Oak tree removal. **Motion passed unanimously**

A **MOTION** was made by Norm Lockhart and seconded by Jennifer Smouse to approve the additional \$1500 for the Oak tree stump grinding. **Motion passed unanimously**

A **MOTION** was made by Rob Luysterborghs and seconded by Norm Lockhart to approve the additional \$300 for the Pine tree removal. **Motion passed unanimously**

- **Security Patrol:** No report.
- **Social Committee:** Mary Eve reported. The next lunch will be at Daryl's restaurant. Steppin out will be in June July and August.
- **Events Committee:** Nancy Gianino reported.

A **MOTION** was made by Norm Lockhart and seconded by Dick Mole to appoint Anna Reynafarje to the Events Committee. **Motion passed unanimously**

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
- **Villa Paradiso** – Jan Weis reported. Residents are not stopping at the stop sign at Nizza and Corso Venetia. Discussion followed regarding the options to prevent the running of the stop sign.
- **Villa Vivaci** –
- **CDA** – Rob Luysterborghs reported the sidewalks have been repaired.

Management Report – Brian Rivenbark reported.

New Business –

Vote to form Documents Committee:

A MOTION was made by Norm Lockhart and seconded by Jennifer Smouse to approve forming a Documents Committee to review the current documents and make recommendations for amendment.

Motion passed unanimously.

Vote to appoint Volunteers for the Document Committee:

A MOTION was made by Norm Lockhart and seconded by Jennifer Smouse to appoint Rob Lynn, Al Faella, Linda Ranker, Jim Irr and Rob Luysterborghs to the Document review committee. **Motion passed unanimously.**

Discussion Regarding the Draft Pond Erosion Protection: Discussed earlier under Environmental report.

Unfinished Business – None.

Owners Comments – Homeowner comments were taken from the floor.

Next meeting – May 19, 2025 at 9:00 am

Meeting was adjourned at 11:18 am.

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

April 28, 2025 President's Report

- Starting the VCA covenants/documents review needs to start. We have four members signed up for the covenant review committee. All residents are encouraged to review documents and make suggestions to committee members so we can get the ball rolling. We will have to establish a way to establish communications once we meet with the members of the committee.
- May is the last month for Hotwire installs going on now. Residents deciding to remain with Comcast can do so at residential rates. Must call and establish an account with Comcast before June 1st. Hotwire will be provided by the HOA starting June 1st. To prevent charges for fiber installs please contact Hotwire to conclude the installs prior to the end of April. Call and schedule your consultations and installs. All contact information is on the community website for reference.
- There has been questions concerning garage sales and moving sales. After discussing with a VNA One member, it was determined that a sale can happen if nothing is displayed in the driveway. All items being sold must be in the house or garage and no signage is to be displayed in the yard stating there is a sale.
- Volunteer committee saved a few hundred dollars in labor costs for the sod placement at the island on Corso Venetia. Eight volunteers showed up making quick progression in clearing the area. Anyone interested in saving the community money and is capable of a little manual labor, please send your names to Dick Mole, our VCA Vice President, so we can add you to the list to ensure you are covered under the insurance.
- Working with VNA One to establish Rules and Regulations document for residents near ponds and to assist in erosion efforts. Sending to lawyer for review to ensure we are legal.
- Thanks to the Social Committee headed by Mary Eve in honoring our volunteer Board members for all boards within our community.

Norm Lockhart, VCA President

Rules and Regulations for Venetia Residents near ponds

- To ensure integrity of the ponds and banks throughout the Venetia Community, residents living near the ponds must attempt to control the flow of rain/storm water off their roofs to assist in slowing down the erosion process.
- If you do not have gutters on all sides of your house, we recommend that you consider installing them and directing the water flow from the down spouts toward the front of the house. The water from the down spouts in the back of the house should also be directed to the front of the house if possible. If that is not possible, the installation of underground piping into the ponds to reach the water when it is at the lowest level (dry season) is recommended.
- Do not mow too close to the ponds edge. Keep heavy machinery away from the edge of the ponds to prevent further collapse of top soil. Weed eating would be preferred in the area along the ponds edge.
- Irrigation systems must be inspected and free from breaks to prevent deterioration of the soil underground near the ponds. Inspect sprinkler heads and broken pipes to ensure there is not a heavy flow of water into the ponds
- The erosion of the pond banks in the community is becoming a major problem and a very costly to fix. When a resident's backyard begins to disappear into the pond it becomes the responsibility of the community to rectify the situation. This adds to the cost of your quarterly dues.

Venetia Community Association, Inc.

Treasurer's Report

Prepared for April 28, 2025

Board of Directors Meeting

March 2025 YTD Revenues are \$402,947 which is \$4,540 higher than budget. Miscellaneous income is \$3,695 higher than budget largely due to receipt of insurance reimbursement check for \$3850 for ballister damage at Woodmere entrance caused by car accident.

March 2025 YTD Admin expense is \$40,329 which is \$2,239 higher than budget. Audit Fees are \$4,549 higher than budget which is just a temporary timing difference as audit was completed in February but the budget was allocated evenly throughout the year. Insurance expense is \$2,455 under budget YTD as policies with premium increases didn't renew until March 28.

March 2025 YTD Grounds expense is \$66,100 which is \$65,920 lower than YTD budget. Preserves are \$18,750 less than budget and Wetlands/ Littoral is \$6,500 under YTD budget. Tree Removal and Trimming and Berm Trimming are \$24,536 under budget, but berm trimming vendor quote has been approved by Board last month and work by JB Tree vendor should be underway soon. Landscape irrigation, replacement, mulch and palm tree trimming accounts are \$16,704 under budget YTD.

March 2025 YTD Maintenance expense is \$4,262 which is \$8,600 less than budget. Sidewalk repairs account for \$6,250 of favorable budget variance but a recent bill received from Will Howell will eliminate any favorable budget variance in sidewalks repairs account.

March 2025 YTD Pool & Recreation expense is \$13,337 which is \$668 less than budget.

March 2025 YTD Utilities expense is \$177,938 which is \$90 less than budget.

March 2025 YTD Other expense is \$42,221 which is \$1,669 higher than budget. \$3,023 bill from Nostalgic for streetlight and street sign repairs was charged to hurricane cleanup expense .

March 2025 YTD Expenses in total are \$344,187 which is \$71,370 less than budget.

March 2025 YTD Net Income is \$58,760.

Total Assets as of March 31, 2025 are \$1,357,033. Within Assets category, Operating Cash/ CDs are \$838,967 and Reserve Cash and CDs are \$438,820.

Other Assets as of March 31, 2025 are \$79,245. Prepaid Insurance is \$69,929 and Prepaid Expenses are \$2,713. Accounts Receivable is \$7,147. There are 7 owners with unpaid 1st quarter assessments and 7 owners with unpaid partial quarterly assessments, late fees and interest. One owner who owes 3 quarters of assessment dues has had their account turned over to attorney for collection. 2nd Quarter assessments were due April 1. Please make certain to pay your dues before April 30 otherwise a \$25 late fee plus interest will be added to your VCA owner account.

Current Liabilities as of March 31, 2025 are \$525,958. Within this category, Deferred Cable Revenue is \$258,585 and Prepaid Assessments are \$162,427.

Total Reserves/ Long Term Liabilities are \$429,275.

Total Equity as of March 31, 2025 is \$401,799 which equates to \$ 625 for each of 643 owners within Venetia.

This completes my Treasurer's Report for the April 28, 2025 VCA Board meeting.

Respectfully submitted,

Jennifer Smouse
VCA Board/ Treasurer

Venetia Communications Committee Report

April 2025

The printed directories have arrived and have been distributed. Thanks to all of the volunteers for your help.

If you did not get one, contact Joe Holler

Joe Holler

Venetia Community Association, Inc.
Welcome Committee Report for April 28, 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 25 properties for sale in Venetia, as of April 22nd, that are listed on the Multiple Listings page provided on our website by Realtor Barbara King. Of those 25, six of those properties are villas, five are condos, and the remaining 14 are single-family homes.

One committee member, Barbara Johnson, is resigning from this committee. I ask the Board to accept her resignation.

Cindy Beckley
Chairwoman, VCA Welcome Committee

Amenities Committee Report for VCA Board of Directors Meeting 04/28/25

Committee met Tuesday April 15

POOL

Still Researching cost for replacing the pool rails. (rusting)
Will look at cost to re-strap some of the pool furniture, discolored.
Pool deck was powerwashed 4/23. We need to open weep holes for better drainage on the deck. Mulch and dirt has built up on outside of rails.

CLUBHOUSE

Researching Budget for painting clubhouse in Y25 or Y26?
Researching Budget for carpet to wood planking in card room.
Clubhouse Trash pick up from FCC continues to be an issue. FCC should be picking up 2x week, at side of clubhouse. Instead we have to roll the bins out to the street and its then taken as residential pick up. I suggest we DO NOT PAY FCC for any commercial pick up invoice until this is resolved.

FITNESS ROOM

We're waiting on the repair to 1 more treadmill.

COURTS

We are researching price on resurfacing of tennis/pickleball courts, bocce repair and new court installation. MOR Sports Group and Sports Surfaces have provided estimates, waiting on Welsh for one more estimate. Jim Irr, Dick Mole and someone from the tennis group will be on the committee reviewing same.

In person Amenities committee meetings will pause starting June and will resume in October.

Donna DeLuca
Submitted 4/25/25

Environmental Report 04/28/25

Solitude as performed the regular monthly maintenance on the sumps and ponds. Please keep in mind that certain treatments can take anywhere from 7 days to 14 days to clear, and others can be 30 days (especially submerged vegetation).

I have a bid for the cleanup of the shelf on pond 10 of the invasive torpedo grass that has taken over the shelf.

Solitude will cut the grasses as low to the ground as possible. All native species, mostly Duck Potato, will not be cut. Material will be left to naturally decompose.

Price is \$3,570.00

Due on execution of the agreement is 50% of the total price.

Due upon completion of the services the remaining 50 % of the total price.

This must be done when the shelf is dry and before rainy season. Like NOW.

The \$3,570.00 will come out of line 7820 Wetlands/Littoral (\$26,000.00)

The committee is submitting 3 non-binding estimates to repair the shoreline of pond 8. The estimates are as follows: \$263,486.00 for the whole pond, \$74,957.00 for the pond bordering on Corso Venetia, and \$114,789.00 for the part bordering part on Corso Venetia and San Tomaso.

Our committee strongly recommends taking the \$114,789.00 non-binding estimate to repair the shoreline that has experienced the most erosion and will also improve safety concerns.

See the attached proposal for the shelf on pond 10 and then the three estimates for pond 8.

Respectfully submitted,

Mary Lou Holler

Chair Environmental Committee

Respectfully submitted

Mary Lou Holler

Chair Environmental Committee

SERVICES AGREEMENT

PROPERTY NAME: **Venetia Community Association**

CUSTOMER NAME: **Venetia Community Association**

SERVICE DESCRIPTION: Pond 10 littoral shelf- Torpedograss cutting

EFFECTIVE DATE: **April 7, 2025**

SUBMITTED TO: MaryLou Holler, marylougholler@gmail.com

SUBMITTED BY: Liz Rocque, Business Development Consultant

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.

2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.

4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse Customer for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.

6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION: LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

Venetia Community Association

Services Agreement

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11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.
13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.
17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.
18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

Venetia Community Association

Services Agreement

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19. **NOTICES.** All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. **BINDING.** This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. **SEVERABILITY.** If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]

Venetia Community Association

Services Agreement

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By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Venetia Community Association

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**

SCHEDULE A – SCOPE OF SERVICES

Specifications:

1. All Torpedograss within the Pond 10 littoral shelf will be cut as low to the ground level as possible.
2. All native species, mostly Duck Potato, will not be cut.
3. Material will be left to naturally decompose.

Assumptions:

1. Company will have free and unimpeded access to the work locations.
2. Pricing is good while the shelf is dry and not holding water.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

SCHEDULE B – PRICING SCHEDULE

Total Price: **\$3,570.00** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of the services: remaining 50% of the Total Price



ESTIMATE

Shoreline Restoration Repair

SOLitude Lake Management
1320 Brookwood Drive, Suite H
Little Rock, AR 72202
888.480.LAKE
www.solitudelakemanagement.com

PROJECT NAME:

Venetia

SOLitude Contact:

Liz Rocque

978-501-5072
liz.rocque@solitudelake.com

LOCATION:

Pond 8 Option #1: 175' x 12' and 985' x 18' SOX installation and 16 drainage boxes and pipe extensions (11,075 square feet).
\$263,486.00

Estimate Date:

January 17, 2025

Expires On:

March 17, 2025

Pond 8 Option #2: 330' x 18' SOX installation and 5 drainage boxes and pipe extensions (3,300 square feet).
\$74,957.00

Grand Total (USD):

Based on Selection

PRODUCT / SERVICE

- Repair eroded shoreline to create a Bioengineered Living Shoreline to stop future erosion and stabilize the shoreline
- Estimated area to be repaired: 1,160 - 330 linear feet, and 11,075 - 3,300 square feet
- Installation of geotextile erosion repair system (SOX Erosion Solutions™, Filtrexx® or similar) anchored into firm ground
 - Includes:
 - Geotextile, technical grade mesh material with rip-stop technology
 - Wooden stakes, diamond braid rope and/or steel anchors as required
- Geotextile mesh system will be filled with sediment dredged from the pond if suitable and/or imported fill as required
- Sod installation INCLUDED once the system is installed

SPECIAL PROJECT / SITE NOTES

- Access between 4328 Corso Venetia and 4618 Gaeta.

CUSTOMER RESPONSIBILITIES

- Customer is responsible for securing and/or cost of any necessary permits
- Marking sprinkler heads, irrigation intakes or other structures, otherwise SOLitude will not be responsible for damages to unmarked equipment or structures
- Identify access points and staging areas for equipment and for fill delivery and storage during the project
- Watering/irrigating new sod, seed or plantings immediately following installation to ensure survival of living shoreline

WARRANTY

- Geotextile material is warranted for five (5) years
- The labor warranty for any manual adjustments needed is for one (1) year
- The warranties do not cover damage to material due to 'acts of God' such as floods, hurricanes or other catastrophic events, vandalism or theft.

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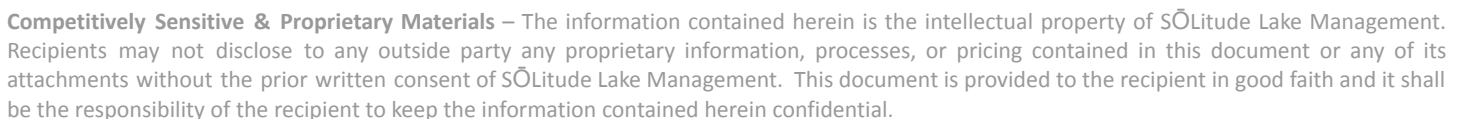


- Lack of healthy sod, grass or plant cover due to insufficient watering/irrigation will void the warranties. This is a bioengineered living wall system that must be adequately watered

- Customer signature to this non-binding estimate, gives SOLitude's operations team approval to access the property to conduct a site survey to verify site conditions, equipment access and other project logistics.
- Following the operations site survey, a formal contract document will be forwarded for signature. Any adjustments to the project cost will be made prior to submitting the formal contract and will be discussed with the Customer at that time.

Date _____

This estimate is for the work scope and materials as described above. Modifications, additional or inclusions will be at an additional cost to the customer.





ESTIMATE

Shoreline Restoration Repair

SOLitude Lake Management
1320 Brookwood Drive, Suite H
Little Rock, AR 72202
888.480.LAKE
www.solitudelakemanagement.com

PROJECT NAME:

Venetia

SOLitude Contact:

Liz Rocque

978-501-5072
liz.rocque@solitudelake.com

LOCATION:

Pond 8 Option #3: 480' x 18' SOX installation and 7 drainage boxes and pipe extensions (4,800 square feet).

Estimate Date:

February 6, 2025

Expires On:

April 6, 2025

Grand Total (USD):	\$114,798.00
---------------------------	---------------------

PRODUCT / SERVICE

- Repair eroded shoreline to create a Bioengineered Living Shoreline to stop future erosion and stabilize the shoreline
- Estimated area to be repaired: 480 linear feet, and 4,800 square feet
- Installation of geotextile erosion repair system (SOX Erosion Solutions™, Filtrexx® or similar) anchored into firm ground
 - Includes:
 - Geotextile, technical grade mesh material with rip-stop technology
 - Wooden stakes, diamond braid rope and/or steel anchors as required
- Geotextile mesh system will be filled with sediment dredged from the pond if suitable and/or imported fill as required
- Sod installation INCLUDED once the system is installed

SPECIAL PROJECT / SITE NOTES

- Access between 4328 Corso Venetia and 4618 Gaeta.

CUSTOMER RESPONSIBILITIES

- Customer is responsible for securing and/or cost of any necessary permits
- Marking sprinkler heads, irrigation intakes or other structures, otherwise SOLitude will not be responsible for damages to unmarked equipment or structures
- Identify access points and staging areas for equipment and for fill delivery and storage during the project
- Watering/irrigating new sod, seed or plantings immediately following installation to ensure survival of living shoreline

WARRANTY

- Geotextile material is warranted for five (5) years
- The labor warranty for any manual adjustments needed is for one (1) year
- The warranties do not cover damage to material due to 'acts of God' such as floods, hurricanes or other catastrophic events, vandalism or theft.
- Lack of healthy sod, grass or plant cover due to insufficient watering/irrigation will void the warranties. This is a bioengineered living wall system that must be adequately watered

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ACCEPTANCE OF ESTIMATE

- Customer signature to this non-binding estimate, gives SOLitude's operations team approval to access the property to conduct a site survey to verify site conditions, equipment access and other project logistics.
- Following the operations site survey, a formal contract document will be forwarded for signature. Any adjustments to the project cost will be made prior to submitting the formal contract and will be discussed with the Customer at that time.

Signature

Date

Notes / Terms

This estimate is for the work scope and materials as described above. Modifications, additions or inclusions will be at an additional cost to the customer.



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LANDSCAPING COMMITTEE REPORT FOR CDA BOARD MEETING ON
4/28/25

The work described on the landscaping proposals approved at the last meeting will be done on 5/13/25. This includes the bottlebrush bushes at the 16 locations which are in the center of condos between units A/C and B/D, as well as replacement of palm trees at 4262B, 4210B and 4214A.

We are asking for approval of the following landscaping proposals:

Proposal 2322 in the amount of \$45.00 for trimming of dead palm tree stalk at 4271B.

Proposal 2323 in the amount of \$309.00 for installation of nine 3-gallon dwarf fire bush in front of landscape bed between 4271 and 4275.

Proposal 2324 in the amount of \$50.00 for top soil to fill in hole at 4421B by pond.

Proposal 2325 in the amount of \$58.25 for two 3-gallon junipers in open spot at 4417B.

Proposal 2326 in the amount of \$1,375.00 for corner of Corso Venetia and Vicenza to the right of backflow pipes. This is for removal of plant material, grinding of old stump, installation of 6' palm tree and installation of sod.

Proposal 2327 in the amount of \$45.00 for trimming of dead palm tree stalk at 4202B.

Proposal 2328 in the amount of \$83.25 for removal of dead and replacement with two 3-gallon junipers at 4214B.

Proposal 2329 in the amount of \$652.50 to dig out queen palm at 4414C and replacement with 25-gallon single foxtail palm.

Proposal 2330 in the amount of \$90.50 for three 3-gallon junipers in landscape bed at 4442B.

Proposal 2331 in the amount of \$587.00 for removal of dead plants and replacement with 12 3-gallon Indian Hawthorne in landscape bed by sidewalk on left side of 4442C.

As far as pool landscaping, we are asking approval of proposal 2308 in the amount of \$468.50 for removal of dead plant material on the left of walk-in gate to Cabana Pool and installation of two 15-gallon Viburnum.

DELETE THIS
FIRST PAGE!!!!

Twin Palm Landscape Care
3757 Ulman Ave
North Port, FL 34286 US
9414295785
support@twinpalmlandscape.com

Estimate



ADDRESS

Casa Di Amici
5602 Marquesas Circle
#103
Sarasota, FL 34223
United States

SHIP TO

Casa Di Amici
4450 Corso Venetia Blvd
Venice, FL 34293
United States

ESTIMATE

2308

DATE

03/31/2025

P.O. NUMBER

Pool Landscaping

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Plant Removal	Removal of 6 dead plant Material and disposal on the left side of the Walkin gate at the pool	1	75.00	75.00
	7gViburnumO	7 Gal Viburnum O (replace the dead viburnum removed on the left side of the walk in gate)	5	65.00	325.00
	7gplantinstall	7 Gal Plant Install Labor Only	5	18.00	90.00
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch	4	6.25	25.00
		Above is at the shared pool area			

TOTAL

\$515.00

Accepted By

Accepted Date

Twin Palm Landscape Care
3757 Ulman Ave
North Port, FL 34286 US
9414295785
support@twinpalmlandscape.com

Estimate

**ADDRESS**

Casa Di Amici
5602 Marquesas Circle
#103
Sarasota, FL 34223
United States

SHIP TO

Casa Di Amici
4450 Corso Venetia Blvd
Venice, FL 34293
United States

ESTIMATE #	DATE	
2322	04/17/2025	

P.O. NUMBER

4271 B

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Treetrimming	Trim dead stalk on pygmy date palm tree and remove debris and dispose offsite @ 4271 B	1	45.00	45.00

TOTAL

\$45.00

Accepted By

Accepted Date

Twin Palm Landscape Care
3757 Ulman Ave
North Port, FL 34286 US
9414295785
support@twinpalmlandscape.com

Estimate

**ADDRESS**

Casa Di Amici
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#103
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United States

SHIP TO

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4450 Corso Venetia Blvd
Venice, FL 34293
United States

ESTIMATE #	DATE	
2323	04/17/2025	

P.O. NUMBER

4271 & 4275

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	3gdwarffirebush	3 Gal Dwarf Fire Bush Installed in front of landscape bed between 4271 & 4275	9	20.00	180.00
	3gplantinstall	3 Gal Plant Install labor	9	6.00	54.00
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch Above is to fill in open landscape bed in front of the Sellom plants under palms	12	6.25	75.00

TOTAL

\$309.00

Accepted By

Accepted Date

Twin Palm Landscape Care
3757 Ulman Ave
North Port, FL 34286 US
9414295785
support@twinpalmlandscapcare.com

Estimate

**ADDRESS**

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SHIP TO

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4450 Corso Venetia Blvd
Venice, FL 34293
United States

ESTIMATE #	DATE	
2324	04/17/2025	

P.O. NUMBER

Behind 4421 B

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Top Soil	Yard Top Soil Installed in hole behind Unit 4421 B by pond	1	50.00	50.00

TOTAL

\$50.00

Accepted By

Accepted Date

Twin Palm Landscape Care
3757 Ulman Ave
North Port, FL 34286 US
9414295785
support@twinpalmlandscapcare.com

Estimate

**ADDRESS**

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United States

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Casa Di Amici
4450 Corso Venetia Blvd
Venice, FL 34293
United States

ESTIMATE #

2325

DATE

04/17/2025

P.O. NUMBER

4417 B

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	3gjuniper	3 Gal Juniper Parsoni Installed in open spot @ 4417 B	2	20.00	40.00
	3gplantinstall	3 Gal Plant Install labor	2	6.00	12.00
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch	1	6.25	6.25

TOTAL

\$58.25

Accepted By

Accepted Date

Twin Palm Landscape Care
 3757 Ulman Ave
 North Port, FL 34286 US
 9414295785
 support@twinpalmlandscapcare.com

Estimate



ADDRESS

Casa Di Amici
 5602 Marquesas Circle
 #103
 Sarasota, FL 34223
 United States

SHIP TO

Casa Di Amici
 4450 Corso Venetia Blvd
 Venice, FL 34293
 United States

ESTIMATE

2326

DATE

04/17/2025

P.O. NUMBER

Corso Venetia and Vicenza

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Plant Removal	Removal of Ixora plant Material and disposal, grind old stump below ground and prep for sod installation to the right of the water backflow pipes on the corner of Corso Venetia and Vicenza	1	300.00	300.00
	Triplepygmydateb&B	6 foot Triple Pygmy Date Palm B&B	1	475.00	475.00
	B&B Install	B&B plant installed	1	125.00	125.00
	Floratamsod	Install Pallet St. Augustine Floratam sod	0.75	550.00	412.50
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch	10	6.25	62.50

TOTAL

\$1,375.00

Accepted By

Accepted Date

Twin Palm Landscape Care
3757 Ulman Ave
North Port, FL 34286 US
9414295785
support@twinpalmlandscapcare.com

Estimate

**ADDRESS**

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#103
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United States

SHIP TO

Casa Di Amici
4450 Corso Venetia Blvd
Venice, FL 34293
United States

ESTIMATE #	DATE	
2327	04/17/2025	

P.O. NUMBER

4202 B

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Treetrimming	Trim dead stalk on pygmy date palm tree and remove debris and dispose offsite @ 4202 B	1	45.00	45.00

TOTAL

\$45.00

Accepted By

Accepted Date

Twin Palm Landscape Care
3757 Ulman Ave
North Port, FL 34286 US
9414295785
support@twinpalmlandscapcare.com

Estimate

**ADDRESS**

Casa Di Amici
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#103
Sarasota, FL 34223
United States

SHIP TO

Casa Di Amici
4450 Corso Venetia Blvd
Venice, FL 34293
United States

ESTIMATE #	DATE	
2328	04/17/2025	

P.O. NUMBER

4214 B

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Plant Removal	Removal of dead Juniper plant Material and disposal @ 4214 B	1	25.00	25.00
	3gjuniper	3 Gal Juniper Parsoni Installed @ 4214 B	2	20.00	40.00
	3gplantinstall	3 Gal Plant Install labor	2	6.00	12.00
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch	1	6.25	6.25

TOTAL

\$83.25

Accepted By

Accepted Date

Twin Palm Landscape Care
3757 Ulman Ave
North Port, FL 34286 US
9414295785
support@twinpalmlandscapcare.com

Estimate

**ADDRESS**

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4450 Corso Venetia Blvd
Venice, FL 34293
United States

ESTIMATE #	DATE	
2329	04/17/2025	

P.O. NUMBER

4414 C

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Treeremoval	Dig out Queen Palm and dispose of material @ 4414 C	1	250.00	250.00
	25gSingleFoxtail	25 Gal Single Foxtail Palm (installed to replace dead Queen Palm)	1	315.00	315.00
	25gplantinstall	25 Gal plant install labor only	1	75.00	75.00
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch	2	6.25	12.50

TOTAL

\$652.50

Accepted By

Accepted Date

Twin Palm Landscape Care
3757 Ulman Ave
North Port, FL 34286 US
9414295785
support@twinpalmlandscapcare.com

Estimate

**ADDRESS**

Casa Di Amici
5602 Marquesas Circle
#103
Sarasota, FL 34223
United States

SHIP TO

Casa Di Amici
4450 Corso Venetia Blvd
Venice, FL 34293
United States

ESTIMATE #	DATE	
2330	04/17/2025	

P.O. NUMBER

4442 B

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	3gjuniper	3 Gal Juniper Parsoni (in landscape bed in front of Unit 4442 B)	3	20.00	60.00
	3gplantinstall	3 Gal Plant Install labor	3	6.00	18.00
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch	2	6.25	12.50

TOTAL

\$90.50

Accepted By

Accepted Date

Twin Palm Landscape Care
3757 Ulman Ave
North Port, FL 34286 US
9414295785
support@twinpalmlandscape.com

Estimate

**ADDRESS**

Casa Di Amici
5602 Marquesas Circle
#103
Sarasota, FL 34223
United States

SHIP TO

Casa Di Amici
4450 Corso Venetia Blvd
Venice, FL 34293
United States

ESTIMATE #	DATE	
2331	04/17/2025	

P.O. NUMBER

4442 C

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Plant Removal	Removal of fern plant Material and disposal from the junipers on the left side of Unit 4442 by the sidewalk	1	125.00	125.00
	Plant Removal	Removal of dead Indian Hawthorne plant Material and disposal in landscape bed by sidewalk on left side of 4442 Unit C	1	75.00	75.00
	3gindianhawthorne	3 Gal Indian Hawthorne (in landscape bed by sidewalk on left side of 4442 Unit C)	12	20.00	240.00
	3gplantinstall	3 Gal Plant Install labor	12	6.00	72.00
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch	12	6.25	75.00

TOTAL

\$587.00

Accepted By

Accepted Date

Landscape Committee Report

Submitted to VCA Board of Directors

Monday, April 28, 2025

The Landscape Committee met on Tuesday April 17, 2025. Some of the issues discussed and decided on are listed below:

New/Old Proposals approved and proposed.

- Proposal 2303 is submitted to the Board for the annual palm trimming in the amount of 13,930. Last year VCA paid in the amount of \$12920. This is tentatively scheduled for the end of May in conjunction with the villas and condos.
- Approved Proposal 2252 for \$996 to complete plantings along Via Del Villetti berm- **Completed.**
- Approved Proposal 2250 for \$3850 for placing sod at the median strip on Corso Venetia. Volunteer Group will rake out and prepare the area – **Completed. Thanks you to the Volunteer Group.**
- Proposal for the repair of irrigation between Jacaranda gate and 776. **Damage to that area of Berm is significant with at least 24 wire breaks and missing or broken valves. Twin Palms has submitted a proposal, to be discussed at next committee meeting, then presented to the Board.**
- The Garden Group has completed the Woodmere Gate bull noses. **Thank you to Jackie Pashco and Michael Marengi for their work. It looks beautiful.**
- The Landscape Committee is continuing our review of the Clubhouse landscape project, and we should have our results ready for next Board meeting.
- Proposal for the replacement of dead or dying hedges along Canello Grande has been tabled and awaits a decision from the Board.

Other Business

- We will next look at Woodmere gate, left hand side as you enter and put together a plan for cleaning up and replanting that area. The Volunteer Group with Twin Palms will work to remove overgrown vines and plantings next September. The landscape committee will then draft and price a proposal to revive the area by the end of the year.

Twin Palm Landscape Care
3757 Ulman Ave
North Port, FL 34286 US
9414295785
support@twinpalmlandscap.com

Estimate



ADDRESS

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

SHIP TO

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

ESTIMATE

2303

DATE

03/28/2025

P.O. NUMBER

palm trimming

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Palmtrimreg	Trim Washingtonian palm tree Reg cut and removed debris over 50 tall	64	55.00	3,520.00
		61 outside Jacaranda Gate, 3 inside Jacaranda gate			
	Palmtrimreg	Trim Washingtonian palm tree Reg cut and removed debris under 50 tall	53	35.00	1,855.00
		15 inside jacaranda gate, 22 in center island across 4240 Corso Venetia Blvd., 8 outside Jacaranda gate, 8 near corner of Natalia dr and Corso Venetia Blvd.			
	Palmtrimreg	Trim Sable/Cabbage palm tree Reg cut and removed debris	47	25.00	1,175.00
		3 Along Sidewalk at Jacaranda gate, 8 at Butterfly park, 2 by lift station on Natalia Dr, 12 near corner of Natalia and Corso Venetia, 1 near Natalia Gate, 4 by pond near US 41 and woodmere,			

DATE		DESCRIPTION	QTY	RATE	AMOUNT
		2 behind 4314 Nizza Ct, 7 on leftside of 4348 Nizza Ct, 1 by light post at Clubhouse, 5 near Tennis and Basketball court, 2 by 4223 Corso Venetia			
	Palmtrimreg	Trim Queen palm tree Reg cut and removed debris	23	25.00	575.00
		4 in hedge row next to 4223 Corso Venetia, 4 around lift station Natalia, 5 in center island by Natalia and Corso Venetia, 3 in island at Natalia Gate, 7 near pond along US 41 and Woodmere			
	Palmtrimreg	Trim Date palm tree Reg cut and removed debris	17	65.00	1,105.00
		4 near Jacaranda Gate, 2 on corner of Corso Venetia And Canello Grande, 6 in Center Island at Woodmere and Natalia, 3 behind 4314 Nizza Ct, 2 By clubhouse			
	Palmtrimreg	Trim Reclinata palm tree Reg cut and removed debris	64	25.00	1,600.00
		15 by Jacaranda Gate, 14 on corner of Canello Grande and Corso Venetia, 31 by Clubhouse, 4 in center island inside pool			
	Palmtrimreg	Trim Royal palm tree Reg cut and removed debris	66	25.00	1,650.00
		1 at Jacaranda Gate, 10 inside gate in the center island, 15 near lift station on Natalia Dr, 3 in center island at Natalia gate, 4 on			

DATE		DESCRIPTION	QTY	RATE	AMOUNT
		top of the hill at Woodmere waterfall, 15 along Woodmere entrance, 18 at Club house			
	Palmtrimreg	Trim Chinese Fan palm tree Reg cut and removed debris 10 behind 4314 Nizza Ct, 8 on side of 4348 Nizza Ct	18	25.00	450.00
	Dump Fee	Debris Dump Fee	1	2,000.00	2,000.00
TOTAL					\$13,930.00

Accepted By

Accepted Date

Twin Palm Landscape Care
 3757 Ulman Ave
 North Port, FL 34286 US
 9414295785
 support@twinpalmlandscapcare.com

Estimate



ADDRESS
Casa Di Amici 5602 Marquesas Circle #103 Sarasota, FL 34223 United States

SHIP TO
Casa Di Amici 4450 Corso Venetia Blvd Venice, FL 34293 United States

ESTIMATE #	DATE	
2308	03/31/2025	

P.O. NUMBER
 Pool Landscaping

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Plant Removal	Removal of 6 dead plant Material and disposal on the left side of the Walkin gate at the pool	1	75.00	75.00
	15galViburnumo	15 Gal Viburnum "O" Installed	2	146.25	292.50
	15gplantinstall	15 Gal Plant Install labor	2	38.00	76.00
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch Above is at the shared pool area	4	6.25	25.00
TOTAL					\$468.50

Accepted By

Accepted Date

PRESERVE COMMITTEE – VCA APRIL UPATE

Dates have now been set for the 2025 Vertical Cut – the weather window is Monday, June 9 through Thursday, June 20. Depending on what TP runs into during this year's cut, weather issues, and the necessary flex in TP scheduling to address emergencies and switching priorities, we feel these dates will accommodate our needs. The start date will be sent to Sunstate who will give residents the advance notification.

It has been recommended by the County, Solitude and TP that we wait until after the above work is done to begin to place strategic marker changes to more permanent markers. Violations that will be monitored will require new permanent markers hence there are various reasons to delay this project until we have a laundry list of marker changes before we begin.

We have a new Preserve Committee member, Cathy Spizzirri. Cathy is an addition to our committee; Jim Spizzirri will remain on the committee as well. We ask for the VCA Board to approve this addition.

No other changes in Committee Membership.

Submitted by Jan Weis, Chair

4/25/25

Tree and Gutter Committee Report for 4/28/2025

The Committee started the 2nd phase of the berm trimming on Monday, April 21st. As of today it appears it will be complete by Friday afternoon.

Please approve funding for the following:

1. We requested the funding for additional trimming behind 4330 Via Del Villetti since the last Board meeting. This address could not be completed last year. We need a final approval of the proposal that increased the project from \$13,800 to \$16,300. .

2. After trimming a tree in the Hour Glass HOA we found an additional dead tree. It is basically behind 4254 Via Del Villetti. We received an approval for this tree on 4/23/25 but we need the Board's final approval of the additional \$700. The proposal was sent to Brian's office via Twin Palm.

3. JB Tree could not remove the gigantic 3 tree stump in Hour Glass that was left over from Hurricane Ian. This stump is basically behind 5029 Bella Terra. JB Tree's subcontractor, Steve's Stump Grinding (self employed), has provided a proposal for \$1500.00. This proposal will bring our funding to \$18,500 (budget amount is \$25,000).

As a note, there are 3 HOA's on the other side of the berm: Hour Glass, Hour Glass Estates and Circle Woods.

When you leave the community through the Jacaranda Gate please notice the difference around the fountains and along our 776 boundary. You can actually see the traffic lighting now.

Jerry Klinginsmith
for the Tree and Gutter Committee

ESTIMATE

Steve's Stump Grinding
6116 Brentwood Ave
Sarasota, FL 34231-3912

stwigg14@yahoo.com
(941)232-1192



Bill to
Hourglass HOA

Estimate details
Estimate no.: 1029
Estimate date: 04/24/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Service	Uprooted oak stump behind 5027 Bella Terr Dr Venice, Fl	1	\$1,500.00	\$1,500.00
Total						\$1,500.00

Accepted date

Accepted by



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/19/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Mason-Terthay Agency, Inc. 525 Bay Isles Rd #1258 Longboat Key FL 34228	AGENT Nick Arnone FAX: 941-351-0153 FAX: 941-351-0668 ADDRESS: INSURER AFFORDING COVERAGE INSURER A: Western World INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
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INSURED Steve's Slump Grinding LLC 6116 Brentwood Ave Sarasota FL 34231	COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:
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THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF INSURANCE	POLICY NUMBER	POLICY PERIOD	REVISION	LIMITS
<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	NPP1653814	12/07/2024	12/07/2025	EACH OCCURRENCE \$ 1,000,000
GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> OCC <input type="checkbox"/> LOC				DAMAGE TO RENTED PREMISES (See endorsement) \$ 100,000
OTHER:				MED EXP (Any one person) \$ 5,000
AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY LEASED AUTOS ONLY NON-OWNED AUTOS ONLY				PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS, COMPOUND ADD \$ COMBINED SERVICE LIMIT \$ SEA ACCIDENT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ THEFT/PROPERTY DAMAGE (Per annual) \$ EACH OCCURRENCE \$ AGGREGATE \$
UMBRELLA LMB EXCESS LMB OWNED LEASED RETENTION \$				PER \$ DOW \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Yellowstone Landscape
6108 33rd St E
Bradenton FL 34208

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
J. Todd Terthay

ACORD 25 (2016/03)

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Licensed & Insured

Code 8533

Name Veretia Home Phone C/o Bill 248-980-5287 Work Phone

Address 4570 Cancelllo Grande AVE Venice FL 34293

We propose to furnish the necessary equipment and labor to do the following work in a workmanlike and timely manner:

Type of Work:

Based on ALL the Trimming From the walk through its - 14,000⁰⁰
For the trimming.

Remove 1 OAK behind 5052 Belle Terra - 1100⁰⁰

NEXT to 109 - Remove 1 OAK No Grinding - 1300⁰⁰

Remove OAK behind 4302 Via del Valetti - 1400⁰⁰

DISPOSAL fee - 1500⁰⁰

This proposal may be withdrawn by us if not accepted within ____ days.

Proposal / Work Order payment terms: ____% down payment. Balance due upon completion. Any additional work, other than above listed work, will require a separate proposal / work order, and must be signed and accepted before any additional work will be performed by any employee of Tree Service. We are not responsible for any damages to underground utilities and irrigation.

☐ Check box for hauling away chips from stump grinding.

Date: 3/9/25

Total Price: \$ 16,300⁰⁰

Tree Service Authorized Signature:

(JB)

The terms and conditions of this Proposal/Work Order are hereby accepted and you are authorized to do the work as specified.

Date: _____

Acceptance Signature: _____

Social Committee Report
April 28, 2025

Our last Ladies Lunch was held at Cafe Venice. 20 ladies attended. The next lunch will be held at Darrell's Restaurant on May 21. Lynn Knoll is contact for this lunch.

Friends on Friday held on April 25 will be honoring Board Members from all five communities. We will have another Friends on Friday in May. Depending on number of people in attendance, we might decide to wait until September to start up again.

For the months of June, July, and August we have had a Steppin' Out dinner each month. Judy Cannata has always hosted these events. Because of health issues she is unable to do this but other committee members are taking on these events. We will have Steppin' Out dinners this summer. Stay tuned for more information.

Special Events Committee Board Report for 4/28/2025

The committee is currently planning smaller events for the next several months.
Nothing to report at this time.

Please add to the Special Events Committee: Ana Reynafarje, 4512 Corsio Venetia

Thank you.

Regards,
Donna M. Lanni, Chair
Special Events Committee

The Villa Vivaci Board had voted to replace a portion of the landscaping around the pool and in the community gardens to the north of the pool and at the flagpole and the work has been completed.

The board has received the covenant amendment regarding roof cleaning from the attorney and now must review and vote to present it to the membership for a vote.

Respectfully submitted,

Madeline Salerno
President, Villa Vivaci

**VCA FINANCE COMMITTEE
APRIL 2025 REPORT**

To: VCA President and Board of Directors
Subj: Finance Committee April 2025 Report
Date: April 24, 2025
From: Roger DeNiscia, Chair

1. The VCA Treasurer reported that a \$245,000 CD is coming due and arrangements have been made to roll it over to another 180 day CD at an interest rate of 3.8%.
2. Erosion of the pond bank to the rear of 8 properties caused by residential storm runoff on Pond 29 was discussed. Remediation alternatives were discussed by the Finance Committee members and the VCA Board members in attendance but no definitive solution was identified.
3. With respect to the proposed resident survey the responses of the Committee Chairs was presented and were evaluated. Of the 20 plus response categories 10 were selected to be included in the survey. The survey will be conducted by email contact to all community residents.
4. The VCA Treasurer explained that the budget preparation for 2026 will begin in May at which time the preliminary budget schedule will be presented.

The next Finance Committee will be held on May 8.

VCA Infrastructure Committee Report

April 2025

The Infrastructure Committee has completed the following projects during the month of April:

1. Cleaning of the three fountains in the center isle of Woodmere entrance. Required draining, sweeping the fountains clean from debris and refilling.
2. Check and clean the fill valves in the fountains and ensure they are working correctly.
3. Install new LED security lights and sensors at the rear of the clubhouse, replacing the old halogen lights.
4. North exit lift arm at Jacaranda, Gear box replaced, motor bolts and belt replaced to stop the gate from bouncing excessively.
5. Keypad locks for the Storage and FACP room batteries replaced.
6. Door handles for the French doors leading to the meeting room secured.
7. Electronic latch for the entry gate at the pool near the Spa was replaced.
8. A new emergency phone box at the pool has been replaced for Hotwire telephone service to be installed.
9. Shelving unit installed in the lady's room shower for the cleaning crew supplies.
10. Float valve for the Jacaranda ponds adjusted to correct water level.
11. New PVC plumbing was installed on the Butterfly Park Fountain to replace the broken shutoff valve.

The committee is working on a new contract for pump maintenance for both of the entrance waterfalls. The current contractor is WET Technologies who we have asked to reissue a new contract, we have sent an RFP to Genesis Water Management to compare pricing and services.

The Infrastructure Committee work a total of 40 hours to complete these tasks.

Alex Sarelas