

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 Special Assessment Meeting June 30, 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, Secretary Peter Easton, Directors Rob Luysterborghs and Ken Boivin. Also present in person was Brian Rivenbark from Sunstate Management Group.

Vice President Dick Mole & Director Mary Zahr were not present.

Minutes –MOTION made by Ken Boivin and seconded by Norm Lockhart to approve the minutes of the May 19, 2025 meeting. **Motion passed unanimously.**

Presidents Report: Norm Lockhart reported. Norm reminded the residents to not harass each other. Please tell solicitors to leave the property. Norm reminded the Board members who have not signed in to their VCA email to do so.

Treasurers Report – As attached to these corporate records, Jennifer Smouse reported on the 05/30/25 financials.

A MOTION was made by Jennifer Smouse and seconded by Norm Lockhart to approve the special assessment total amount of \$253,985 which is \$395 per unit for the pond shoreline restoration on pond #8, the special assessment will be due on August 15th 2025. **Motion passed unanimously.**

A MOTION was made by Norman Lockhart and seconded by Ken Boivin to approve the treasurer's report for May 30 2025. **Motion passed unanimously.**

Vice presidents Report: No Report

Committee Reports—

- **Communications Committee** – No report
- **Finance Committee** – Pete Easton reported. The survey was discussed.
- **Infrastructure Committee** – Alex Sarelas reported. Total 53 hours on issues and projects that include gate sensor shields, all three pumps on islands on Woodmere, pool gate closer was replaced, repairs on fountain at Butterfly park, arms reinstalled at Jacaranda there was a lightning strike, Jacaranda falls pump is being replaced, floating fountain breaker replaced and the controller at the Woodmere gate will be replaced.

A MOTION was made by Norm Lockhart and seconded by Ken Boivin to approve the Fountain and waterfall repairs. The waterfall fountain in the amount of \$4,376.16 and the Liftmaster Controller at the Woodmere Gate in the amount of \$2,238.47 will be expensed from reserves. **Motion passed**

unanimously

- **Welcome Committee** – Cindy Beckley reported. 7 properties have closed and there were 5 gift bags delivered
- **Amenities** – Donna Deluca reported. There have been issues with Howards pool World. Proposals were submitted. The Committee chose to contract with Royal Pool Services for the pool. Pool furniture is being re-strapped.

A MOTION was made by Norm Lockhart and seconded by Pete Easton to approve \$1,597.50 for the pool furniture restrapping. **Motion passed unanimously**

The Clubhouse trash is still not being picked up. The courts are still being discussed.

- **Sarasota County Liaison Committee** – No Report
- **Environmental** – Rob Lynn reported. A walk through with Solitude has been scheduled. Pond treatments were reported. Pond 8 shoreline restoration is scheduled for July 28 and could be a 5 week project.
- **Landscape** – Dave Lanni reported. The palm trimming has been completed and there are two new areas in Villa Paradiso that will be VCA responsibility. The berm irrigation repairs is underway and will be functional in two weeks. The clubhouse landscape project has been drafted. The hedge at Canello Grande is on hold. Mulch has been approved. There are three mainline breaks. The wells have been inspected. 2026 landscape budget has begun. The Gardeners sub Committee has been very active this month.

A MOTION was made by Norm Lockhart and seconded by Ken Boivin to appoint Herb Mayer to the Landscape committee. **Motion passed unanimously**

- **Preserve Committee:** Jan Weis reported. The preserve cuts have begun,
A MOTION was made by Norm Lockhart and seconded by Ken Boivin to approve the \$32,800 for the preserve vertical cuts. **Motion passed unanimously.**
The preserve cuts will be done in two different phases. There are two large trees that will need to be removed. All of the grounds committees will need to coordinate with same vendors
- **Tree and Gutter Committee** – Jerry Klinginsmith reported. Berm trimming is complete. The shady Lady trees have been straightened and staked. The permit for the remaining oaks in VCA has been approved. Tree trimming proposals are being collected.
- **Security Patrol:** Pete Easton reported. The drone flights have been ongoing and there are no sightings as of today.
- **Social Committee:** No Report
- **Documents Committee:** No Report

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

Sub-Association Reports

- **VNA1** – No Report
- **Villa Paradiso** – Jan Weis reported. Landscaping project have been completed.
- **Villa Vivaci** – Madeline Salerno Reported: There some dirty roofs in the community, the Board is working on getting the covenants amended, painting the villas and install ne pool pump.
- **CDA** – No report.

Management Report – Brian Rivenbark reported. MRTA will need to be done, Concrete vendor will be contacted for the sidewalk replacement form the irrigation repairs, Contacting Royal pool to sign contract ASAP.

New Business – None

Unfinished Business –

Policy on Hume Gutter Drainage to Ponds: Rob Luysterborghs reported. The draft of the policy is almost complete.

Discussion on Formation of Fining Committee: Norm Lockhart reported. The Compliance Committee is still being discussed.

Owners Comments – Homeowner comments were taken from the floor.

Next meeting – July 28th , 2025 at 9:00 am

Meeting was adjourned at 10:47am.

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

VENETIA COMMUNITY ASSOCIATION, INC.
FINANCIAL REPORTS
May 31, 2025

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BALANCE SHEET

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Venetia Community Association, Inc.

Balance Sheet as of 5/31/2025

Assets	Operating	Reserve	Total
Operating Accounts			
1017 - Truist OP 2442	(\$44,191.96)		(\$44,191.96)
1018 - Truist OP 2442 ICS	\$463,302.78		\$463,302.78
1034 - BankUnited OPMM 8450	\$5,616.13		\$5,616.13
1044 - First Horizon OPMM 2011	\$6,177.27		\$6,177.27
1047 - First Hor CD6912 11/21/25 3.35%	\$245,000.00		\$245,000.00
1090 - Petty Cash - Infrastructure	\$926.00		\$926.00
Total Operating Accounts	\$676,830.22		\$676,830.22
Reserve Accounts			
1217 - Bank OZK CD 6305 12/14/25 4.40%		\$240,611.30	\$240,611.30
1218 - Truist MM 2450		\$75,000.33	\$75,000.33
1219 - Truist MM 2450 ICS		\$121,460.87	\$121,460.87
Total Reserve Accounts		\$437,072.50	\$437,072.50
Other Assets			
1100 - Accounts Receivable	\$15,028.78		\$15,028.78
1320 - Allowance for Bad Debt	(\$544.17)		(\$544.17)
1610 - Prepaid Insurance	\$58,274.31		\$58,274.31
1615 - Prepaid Expenses	\$6,288.47		\$6,288.47
Total Other Assets	\$79,047.39		\$79,047.39
Total Assets	\$755,877.61	\$437,072.50	\$1,192,950.11

Venetia Community Association, Inc.

Balance Sheet as of 5/31/2025

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	\$21,213.81		\$21,213.81
3030 - Accrued Expenses	\$1,490.00		\$1,490.00
3035 - Prepaid Assessments	\$53,224.20		\$53,224.20
3045 - Deferred Cable Revenue	\$256,800.00		\$256,800.00
3050 - Deferred Revenue	\$115,550.58		\$115,550.58
3450 - Operating Income Carryover	\$17,500.00		\$17,500.00
Total Current Liabilities	\$465,778.59		\$465,778.59
Reserves			
5130 - Fountains/Waterfalls Reserve		\$44,197.31	\$44,197.31
5131 - Waterfall & Pump Equipment Reserve		\$36,900.94	\$36,900.94
5132 - Well Pump Stations Reserve		\$12,182.00	\$12,182.00
5133 - Irrigation Equipment Reserve		\$18,000.00	\$18,000.00
5140 - Fence/Gate Reserve		\$26,515.54	\$26,515.54
5141 - Fence/Gate Electronics Reserve		\$7,000.50	\$7,000.50
5210 - Pond Retention Reserve		\$33,750.50	\$33,750.50
5220 - Preserves Committee Reserve		\$27,000.20	\$27,000.20
5300 - Bldg Restoration Reserve		\$15,000.00	\$15,000.00
5320 - Paving/Roads/Sidewalks Reserve		\$136,069.49	\$136,069.49
5340 - Pool Reserve		\$33,993.91	\$33,993.91
5400 - Clubhouse/Roofing Reserve		(\$8,706.32)	(\$8,706.32)
5410 - Clubhouse A/C Reserve		\$7,455.20	\$7,455.20
5450 - Courts Reserve		\$19,999.51	\$19,999.51
5485 - Capital Improvements Reserve		\$7,238.81	\$7,238.81
5490 - Reserves Interest - Current		\$20,474.91	\$20,474.91
Total Reserves		\$437,072.50	\$437,072.50
Equity			
5510 - Prior Years Fund Balance	\$373,038.80		\$373,038.80
5525 - Surplus Carryover	(\$30,000.00)		(\$30,000.00)
5999 - Net Income	(\$52,939.78)		(\$52,939.78)
Total Equity	\$290,099.02		\$290,099.02
Total Liabilities / Equity	\$755,877.61	\$437,072.50	\$1,192,950.11

Venetia Community Association, Inc.

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6200 - Assessment Fees	68,145.00	68,145.00	-	340,725.00	340,725.00	-	817,740.00
6210 - Reserve Fees	-	-	-	76,066.50	76,066.50	-	152,133.00
6215 - Cable/Internet Assessment	47,405.58	47,479.75	(74.17)	237,027.92	237,398.75	(370.83)	569,757.00
6340 - Late Fees	1,425.00	41.67	1,383.33	2,428.00	208.31	2,219.69	500.00
6345 - Interest Fees	579.83	-	579.83	1,043.38	-	1,043.38	-
6910 - Bank Interest	324.10	750.00	(425.90)	4,402.48	3,750.00	652.48	9,000.00
6915 - Gate Stickers/RFID	140.00	256.67	(116.67)	1,890.00	1,283.35	606.65	3,080.00
6920 - Miscellaneous Income	-	58.33	(58.33)	3,870.00	291.69	3,578.31	700.00
6926 - Cable Rights Income	891.92	893.00	(1.08)	4,463.92	4,465.00	(1.08)	25,865.00
6930 - Surplus Rollover	2,500.00	2,500.00	-	12,500.00	12,500.00	-	30,000.00
Total Income	121,411.43	120,124.42	1,287.01	684,417.20	676,688.60	7,728.60	1,608,775.00
Total Income	121,411.43	120,124.42	1,287.01	684,417.20	676,688.60	7,728.60	1,608,775.00

Operating Expense

Administrative							
7020 - Dues/Licenses/Permits	675.00	83.33	(591.67)	675.00	416.69	(258.31)	1,000.00
7040 - FL Dept of State Fee	-	8.33	8.33	61.25	41.65	(19.60)	100.00
7100 - Insurance	5,827.43	6,358.33	530.90	28,275.08	31,791.65	3,516.57	76,300.00
7140 - Professional Fees - Audit	-	516.67	516.67	6,099.00	2,583.35	(3,515.65)	6,200.00
7150 - Professional Fees - Legal	(1,003.56)	208.33	1,211.89	600.00	1,041.69	441.69	2,500.00
7160 - Professional Fees - Rsv Study	-	300.00	300.00	540.00	1,500.00	960.00	3,600.00
7170 - Professional Fees - Tax Prep	-	25.00	25.00	300.00	125.00	(175.00)	300.00
7200 - Management Fees	3,380.00	3,380.00	-	16,900.00	16,900.00	-	40,560.00
7250 - Office Svc/Supplies/Misc	133.96	500.00	366.04	1,569.81	2,500.00	930.19	6,000.00
7260 - Postage	17.52	500.00	482.48	1,450.42	2,500.00	1,049.58	6,000.00
7261 - Printing	100.80	416.67	315.87	1,896.15	2,083.35	187.20	5,000.00
7300 - Communications Expense	-	16.67	16.67	-	83.31	83.31	200.00
7400 - Telephone	228.26	383.33	155.07	1,716.05	1,916.65	200.60	4,600.00
Total Administrative	9,359.41	12,696.66	3,337.25	60,082.76	63,483.34	3,400.58	152,360.00

Grounds							
7510 - Irrigation Contract	620.00	620.00	-	3,100.00	3,100.00	-	7,440.00
7520 - Irrigation Maint/Repairs	833.56	2,916.67	2,083.11	8,159.11	14,583.35	6,424.24	35,000.00
7550 - Lake Maintenance Contract	2,698.59	2,761.83	63.24	13,492.95	13,809.15	316.20	33,142.00
7600 - Landscape Contract	10,366.44	10,366.42	(.02)	51,832.20	51,832.10	(.10)	124,397.00
7620 - Landscape Mulch	-	1,208.33	1,208.33	156.16	6,041.65	5,885.49	14,500.00
7650 - Landscape Svc/Replacement/Other	202.36	4,958.33	4,755.97	13,476.62	24,791.65	11,315.03	59,500.00
7651 - Tree Removal/Replacement	450.00	7,433.33	6,983.33	2,350.00	37,166.65	34,816.65	89,200.00
7652 - Tree Maintenance/Trimming	116.02	833.33	717.31	6,229.59	4,166.65	(2,062.94)	10,000.00
7653 - Berm Trimming	-	2,083.33	2,083.33	17,300.00	10,416.65	(6,883.35)	25,000.00
7655 - Palm Tree Trimming	14,355.00	1,416.67	(12,938.33)	14,355.00	7,083.31	(7,271.69)	17,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7680 - Fountain/Waterfall Maint.	1,365.00	416.67	(948.33)	4,993.75	2,083.35	(2,910.40)	5,000.00
7681 - Waterfall Maintenance Contract	-	575.00	575.00	1,520.00	2,875.00	1,355.00	6,900.00
7820 - Wetlands/Littoral Shelves	135,043.50	2,166.67	(132,876.83)	135,043.50	10,833.31	(124,210.19)	26,000.00
7900 - Preserve Trimming	-	5,416.67	5,416.67	-	27,083.35	27,083.35	65,000.00
7910 - Preserve Maintenance	1,785.00	833.33	(951.67)	4,585.00	4,166.69	(418.31)	10,000.00
Total Grounds	167,835.47	44,006.58	(123,828.89)	276,593.88	220,032.86	(56,561.02)	528,079.00
Maintenance							
8030 - Security	-	83.33	83.33	-	416.69	416.69	1,000.00
8031 - Drone Flight Contract	-	20.83	20.83	-	104.15	104.15	250.00
8040 - Lamp Post Maintenance	-	166.67	166.67	-	833.31	833.31	2,000.00
8050 - Entrance Gates Maint/Repairs	1,114.69	416.67	(698.02)	3,698.77	2,083.35	(1,615.42)	5,000.00
8150 - Maintenance Repairs/Svc/Supply	598.59	1,250.00	651.41	5,955.21	6,250.00	294.79	15,000.00
8220 - Pest Control Int/Ext	-	208.33	208.33	673.90	1,041.69	367.79	2,500.00
8221 - Wildlife Control	-	58.33	58.33	-	291.69	291.69	700.00
8230 - Sidewalk Repairs	-	2,083.33	2,083.33	-	10,416.65	10,416.65	25,000.00
Total Maintenance	1,713.28	4,287.49	2,574.21	10,327.88	21,437.53	11,109.65	51,450.00
Pool & Recreation							
8310 - Clubhouse Maint. Contract	1,518.00	1,618.17	100.17	7,590.00	8,090.85	500.85	19,418.00
8320 - Clubhouse Supplies	123.71	166.67	42.96	267.59	833.31	565.72	2,000.00
8330 - Clubhouse Maint/Repairs	75.58	833.33	757.75	610.03	4,166.65	3,556.62	10,000.00
8340 - Welcome Committee	42.77	50.00	7.23	394.61	250.00	(144.61)	600.00
8400 - Pool Maint. Contract	850.00	850.00	-	4,250.00	4,250.00	-	10,200.00
8420 - Pool/Deck Repair/Svc	150.00	541.67	391.67	5,529.49	2,708.31	(2,821.18)	6,500.00
8425 - Pool Heater Maintenance	-	291.67	291.67	-	1,458.31	1,458.31	3,500.00
8430 - Exercise Equipment Repair	1,615.00	108.33	(1,506.67)	2,363.88	541.69	(1,822.19)	1,300.00
8500 - Courts Maintenance	-	208.33	208.33	214.00	1,041.69	827.69	2,500.00
Total Pool & Recreation	4,375.06	4,668.17	293.11	21,219.60	23,340.81	2,121.21	56,018.00
Utilities							
8620 - Electric	5,970.26	6,758.33	788.07	30,870.77	33,791.65	2,920.88	81,100.00
8660 - Cable TV	849.84	29,425.60	28,575.76	119,218.85	147,128.00	27,909.15	147,128.00
8661 - Bulk Cable/Internet Svc	42,989.79	-	(42,989.79)	42,989.79	-	(42,989.79)	310,086.00
8665 - Cable Addtl' Srvs (Internet)	849.83	22,508.60	21,658.77	91,448.87	112,543.00	21,094.13	112,543.00
8700 - Water & Sewer	633.97	650.00	16.03	3,604.39	3,250.00	(354.39)	7,800.00
Total Utilities	51,293.69	59,342.53	8,048.84	288,132.67	296,712.65	8,579.98	658,657.00
Other							
9710 - Contingency Fund	-	402.33	402.33	-	2,011.65	2,011.65	4,828.00
9711 - Gate Sticker Expense	45.08	-	(45.08)	45.08	-	(45.08)	-
9712 - Storage Units	350.20	354.17	3.97	1,751.00	1,770.85	19.85	4,250.00
9713 - Holiday Decorations	-	83.33	83.33	114.26	416.65	302.39	1,000.00
9899 - Hurricane Clean-Up	-	-	-	3,023.35	-	(3,023.35)	-

Venetia Community Association, Inc.

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
9970 - Transfer to Reserves	-	-	-	76,066.50	76,066.50	-	152,133.00
Total Other	395.28	839.83	444.55	81,000.19	80,265.65	(734.54)	162,211.00
Total Expense	234,972.19	125,841.26	(109,130.93)	737,356.98	705,272.84	(32,084.14)	1,608,775.00
Operating Net Total	(113,560.76)	(5,716.84)	(107,843.92)	(52,939.78)	(28,584.24)	(24,355.54)	-
Net Total	(113,560.76)	(5,716.84)	(107,843.92)	(52,939.78)	(28,584.24)	(24,355.54)	-

VENETIA COMMUNITY ASSOCIATION, INC.

Reserve Balances

May 31, 2025

		YTD	YTD	YTD	YTD	Current
	Balance 1/1/25	Contribution	Allocation	Expense	Interest	Balance
5130 Fountains/Waterfalls	\$ 51,997.81	(0.50)	-	(7,800.00)	-	44,197.31
5131 Waterfall & Pump Equipment	36,900.94	-	-	-	-	36,900.94
5132 Well Pump Stations	12,182.00	-	-	-	-	12,182.00
5133 Irrigation Equipment	18,000.00	-	-	-	-	18,000.00
5140 Fence/Gate	13,067.54	13,448.00	-	-	-	26,515.54
5141 Fence/Gate Electronics	2,000.50	5,000.00	-	-	-	7,000.50
5210 Pond Retention	31,667.00	2,083.50	-	-	-	33,750.50
5220 Preserves Committee	24,000.20	3,000.00	-	-	-	27,000.20
5300 Building Restoration	15,000.00	-	-	-	-	15,000.00
5320 Paving/Roads/Sidewalks	143,194.74	25,455.00	-	(32,580.25)	-	136,069.49
5340 Swimming Pool	30,192.41	3,801.50	-	-	-	33,993.91
5400 Clubhouse / Roofing	(13,816.82)	10,018.50	-	(4,908.00)	-	(8,706.32)
5410 Clubhouse A/C	13,600.00	3,400.00	-	(9,544.80)	-	7,455.20
5450 Courts	19,999.51	-	-	-	-	19,999.51
5485 Capital Improvements	(2,621.69)	9,860.50	-	-	-	7,238.81
5490 Interest	14,510.41	-	-	-	5,964.50	20,474.91
Total Reserves	\$ 409,874.55	76,066.50	-	(54,833.05)	5,964.50	437,072.50

Expense Details

5130 Fountains/Waterfalls

2/25/25 - Genesis Sprinklers & Water Mgmt - See Inv #6882 - \$7,800

Total \$ 7,800.00

5320 Paving/Roads/Sidewalks

4/16/25 - Howell Concrete - Damaged concrete project - \$32,580.25

Total \$ 32,580.25

5400 Clubhouse / Roofing

2/19/25 - Mark Kaufman Roofing - See Inv #9615-3 - \$4,908

Total \$ 4,908.00

5410 Clubhouse A/C

3/20/25 - Bowersox A/C & Heating- Replace Clubhouse fitness room A/C system - \$9,544.80

Total \$ 9,544.80

Allocation Details

June 30, 2025 President's Report

- Residents are responsible for their guests. Don't allow visitors to harass other residents as well as stop harassing each other. A community looks out for each other. If anyone sees this type of behavior say something respectfully.
- Solicitors are ramping up in the neighborhood. Tell your contractors to stop traveling throughout the community to hand out flyers and knock on random doors to drum up more business. Residents should share great contractor information with each other.
- Need all committees to prioritize big projects so we all can prioritize the projects over the future. A lot of big projects will require attention and money. Want to avoid special assessments, so we must prioritize and fund properly.
- Former board members with board emails, please transfer those addresses to the new board members.
- Thanks to all of our volunteers for continuing your service to the community.

Norm Lockhart, VCA President

Venetia Community Association, Inc.

Treasurer's Report

Prepared for June 30, 2025

Board of Directors Meeting

May 2025 YTD Revenues are \$684,417 which is \$7,729 higher than budget. Slightly under half of this variance is due to Misc. Income being \$3,578 more than budget, primarily due to receipt of insurance reimbursement check for \$3,850 for ballister damage at Woodmere entrance caused by car accident. Late fee and interest revenue YTD is \$3,471 which is \$3,263 higher than budget.

May 2025 YTD Admin expense is \$60,083 which is \$3,401 less than budget.

May 2025 YTD Grounds expense is \$276,594 which is \$56,561 higher than budget. YTD actual Wetlands/ Littoral Shelves expense is \$135,043 representing 50% of cost of May 2025 Solitude agreement for restoration of Pond 8. This deposit on contract resulted in Littoral Shelves account being \$124,210 more than YTD budget. When the Special Assessment for Pond 8 Restoration is approved by Board, the Special Assessment Revenue will offset the cost of the Solitude shoreline restoration contract. Two other grounds accounts are significantly underbudget as of May. Preserve Trimming is \$27,083 underbudget but the recently completed community wide Preserve Trimming by Twin Palm will eliminate that variance. Tree Removal and Replacement account is \$34,817 underbudget as Tree Committee has decided not to remove additional oak trees during 2025.

May 2025 YTD Maintenance expense is \$10,328 which is \$11,110 less than budget. \$10,417 of variance is sidewalk repairs, as Board has not been sent for their approval any Will Howell quotes for 2025 sidewalk repairs.

May 2025 YTD Pool & Recreation expense is \$21,220 which is \$2,121 lower than budget.

May 2025 YTD Utilities expense is \$288,133 which is \$8,580 less than budget. Cable and internet services YTD is \$6,013 less than budget primarily due to Hotwire conversion from Comcast in May. May YTD Electric expense is also \$2,921 lower than budget.

May 2025 YTD Other expense is \$81,000 which is \$735 higher than budget. This budget variance is primarily caused by Hurricane Milton Clean-Up costs of \$3,023 offset by \$2,012 favorable YTD contingency variance .

May 2025 YTD Total Expense is \$737,357 which is \$32,084 higher than budget.

May 2025 YTD Net Loss is \$24,356.

Total Assets as of May 31, 2025 are \$1,192,950. Within Assets category, Operating Cash/CDs is \$676,830 and Reserve Cash/CDs is \$437,073. The Bank of Ozark Reserve CD was just renewed during May for 7 month 4.40% interest rate.

Other Assets as of May 31, 2025 are \$79,047. Prepaid Insurance is \$58,274 and Prepaid Expense is \$6,288. Accounts Receivable at 5/31/2025 is \$15,029. There were 17 owners with unpaid 2nd quarter assessments and 6 owners with unpaid 1st and 2nd quarter assessments. An updated unpaid AR report as of June 23, 2025 now shows 13 owners with unpaid assessments totalling \$ 7,524. Three owners with unpaid assessments over 90 days old have had their accounts turned over to our attorney for collection and seven owners have been sent a Notice of Lien (NOLA). All fees charged by attorney to collect past due assessments are charged to owner's account.

Current Liabilities as of May 31, 2025 are \$465,779. Within this category, Deferred Cable Revenue is \$256,800, Deferred Revenue is \$115,551 and Prepaid Assessments are \$53,224.

Total Reserves/Long Term Liabilities as of May 31, 2025 are \$437,072.

Total Equity as of May 31, 2025 is \$299,099 which equates to \$465 for each of 643 owners within Venetia.

The full VCA Board voted during April monthly meeting to accept a quote from vendor Solitude for restoration of shoreline for Pond 8 for \$263,486. This quote was subsequently updated by Solitude with revised contract total of \$270,087 and Board approved that revised Solitude vendor contract amount during May monthly meeting.

A Special Assessment notice dated June 2, 2025 was mailed to all 643 VCA owners. Full Board approval of Special Assessment Proposal in amount of \$395 per owner for Shoreline Restoration on Pond 8 is now being requested. After Board approval is received during today's monthly Board meeting, \$395 invoices dated July 1, 2025 will be mailed out to all VCA owners with a firm due date of August 15, 2025. If \$395 Special Assessment invoice payment is not received by Sunstate by August 15, late fees and interest will be added to the owner's account.

Today I am asking the Board to approve a resolution to send out a \$395 Special Assessment invoice to all VCA owners for purpose of paying vendor Solitude to restore shoreline on Pond 8.

Now that Board has approved the \$395 Special Assessment, this completes my Treasurer's report for the June 30, 2025 VCA Board meeting.

Respectfully submitted,

Jennifer Smouse
VCA Board/ Treasurer

**VCA FINANCE COMMITTEE
JUNE 2025 REPORT**

To: VCA President and Board of Directors
Subj: Finance Committee June 2025 Report
Date: June 25, 2025
From: Roger DeNiscia, Chair

1. Community Survey

Patty Lombardo reported that 115 residents responded to the Community Survey which is an 18% response rate. Most responses came from single family home residents followed by villa and condo residents.

- A. Responders were requested to list 3 priority items among the 11 subject areas:
 - i. Security issues/needs were the most frequently cited.
 - ii. 30 respondents considered “improved security at the gates as the highest priority “need” with 14 others considering gated security as 2nd and 3rd priority so that 44 of 115 responses (38%) consider security as a priority issue
 - iii. More security lighting is the second “need” most noted with 33 respondents (29%)
 - iv. 34 respondents (29%) cited the basketball/shuffleboard courts should be removed and replaced with additional pickleball courts
- B. New pool/clubhouse furniture and a patio outside the pool area were also cited.
- C. The Finance Committee notes that the survey results will be used for VCA planning purposes and are not intended to be reflected in the current or future budget appropriations. However, the number and range of responses is an indication of residents’ concerns.

2. 2026 budget preparation

- A. Budget requests packages were sent to operating Committee Chairs to be returned by July 22.
- B. Also in preparation for budget request reviews the 2026 reserve study update will be discussed at the July Finance Committee meeting.

3. The next Finance Committee meeting will be held on July 10.

VCA Infrastructure Committee Report

June 2025

The Infrastructure Committee has worked a total of 53 hrs. this month repairing and resolving the following issues and projects during the month of June:

- 1) Built and Installed plexiglass rain shields on the gate sensors near the lift arms. These sensors are used to control whether the arms come back down or stay up if a vehicle is present in the opening.
- 2) Replaced all three fountain pumps in the fountains in the center isle of the Woodmere entrance.
- 3) The pool gate closer to the gate nearest the Spa was examined and replaced.
- 4) The Butterfly Park fountain PVC pipes on the main water feed needed to be glued as they were only friction fitted to insure they were going to work properly before gluing.
- 5) One of the exit arms at the Jacaranda gate needed to be reinstalled after being hit by a pool service truck.
- 6) During the storms last week, we suffered electrical damage to several areas of our infrastructure because of a power surge caused by lightning.
 - a) The waterfall fountain on the south Jacaranda Falls, which was just repaired two weeks ago, was seized up and now needs to be replaced. The quote in the amount of \$4,376.16, has been submitted to the board for approval.
 - b) The electrical breaker for the floating fountain on 41 was seized and burned and needs replacement. Fortunately, it did not damage the fountain. A quote in the amount of \$392.76 has been submitted by WET and will be covered under fountain/waterfall maintenance expense.
 - c) The Liftmaster controller at the Woodmere entrance suffered damage also as a result of the electrical storm. The quote in the amount of \$2,238.47 for the replacement of the touch screen and control board has been submitted to the board for approval.
- 7) Once the controller has been repaired, we can proceed to determine if the gate arms will function properly or if they have also been damaged from the lightning.
- 8) The committee has worked diligently to find and reset tripped breakers, reset relays to make pumps, waterfalls and gates operational again. They have also been working on the lift gates to try and resolve the issues with them not working properly.

Alex Sarelas, Chairman

Venetia Infrastructure Committee

<u>Member</u>	<u>Cell Phone</u>	<u>E-Mail</u>
Herb Luterbach	262-786-7885	hluterbach@att.net
Dave Troschinetz	248-719-5748	davetrosch@yahoo.com
Bill Beaumont	248-980-5287	abbottbeaumont@sbcglobal.net
Dean Draper	941-220-8744	ddd83@sbcglobal.net
Joe Holler	724-272-5293	joewholler@comcast.net
Tom Knuth	651-621-3113	knu772@comcast.net
Alex Sarelas	847-705-6616	alex@sarelas.net
Rod Erny	765-438-3829	r.erny@outlook.com
Scott Getman	860-552-9572	sgetman@yahoo.com
Rich Eckenroth	610-405-3365	reck33@hotmail.com
Jay Frazee	941-915-6009	nfrazee77gmail.com

Retired Committee Chairs and Advisors

Art Apicello	941-266-7633	ajapicello@comcast.net
George Sperry	941-441-5135	georgesperry@aol.com
Bill Crocker	941-525-7261	billjansml@gmail.com

Venetia Community Association, Inc.
Welcome Committee Report for June 30, 2025 Board of Directors Meeting

There have been seven property closings since the last Board meeting. The Welcome Committee has delivered five Welcome Bags, as two of the new owners indicated that their properties would be used as rental income properties and that they would not be residents.

There are currently 22 properties for sale in Venetia, as of June 21st, that are listed on the Realtor.com website. Of those 22, four of those properties are villas, one is condos, and the remaining 17 are single-family homes. And of those 22 properties listed for sale, there are currently four pending closings.

Cindy Beckley
Chairwoman, VCA Welcome Committee

Amenities Committee Report for VCA Board of Directors Meeting
06/30/25

POOL

Pool maintenance company has been taken over by Howards Pools.
VCA is researching alternative contractors

10 pieces of pool furniture will be out for restrapping. We should have pieces back by mid July.
Total cost is \$1597.50. Will come from Clubhouse maintenance/repair budget line item.

CLUBHOUSE

Clubhouse Trash pick-up from FCC continues to be an issue. I suggest we DO
NOT PAY FCC for any commercial pick up invoice until this is resolved.

FITNESS ROOM

Numerous pieces of equipment were in need of repair and taken care of by end of May.

COURTS

Paperwork with prices for re-surfacing provided to Jim Irr and Dick Mole for
followup.

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

Donna DeLuca
Submitted 06/26/25

ENVIRONMENTAL COMMITTEE REPORT

JUNE 30, 2025

- **Maintenance performed by Solitude during their four visits:**
 - Treatment of all invasive shoreline weeds and grasses throughout all water sites, shelves of ponds 6 and 10 were given special attention to control invasive weeds that had become overgrown
 - After spraying invasive weeds on the shelf of pond 10, a Solitude crew weed wacked invasive weeds to water level
 - Algae treated along perimeter of pond 11
 - Lilly pads were treated on pond 29
- Solitude annual maintenance agreement renewed effective June 1st at an annual cost of \$33,687.43 (previous years contract was \$33,142)
- Committee received concern from a resident on Cernala Court about a possible drainage problem from the storm drain to their retention pond. Solitude and environmental committee looked at pond and determined there was no problem at this time.
- Pond 8 shoreline restoration updates:
 - Work scheduled to begin, Monday, July 28th, could take up to five weeks to complete, but hopefully will be completed sooner
 - Residents around pond 8 have been notified of start date.
 - Committee will provide further updates to residents once we are closer to start (need to mark any sprinkler heads near pond work zone, watering sod once installed and notifying lawn maintenance providers to stay off new sod for three weeks following installation)

Respectfully submitted,

Rob Lynn
Co-Chair Environmental Committee

Landscape Committee Report

Submitted to VCA Board of Directors

Monday, June 30, 2025

The Landscape Committee met on Tuesday, June 10. Issues discussed and proposals for work are listed below.

New/Old Proposals approved and proposed.

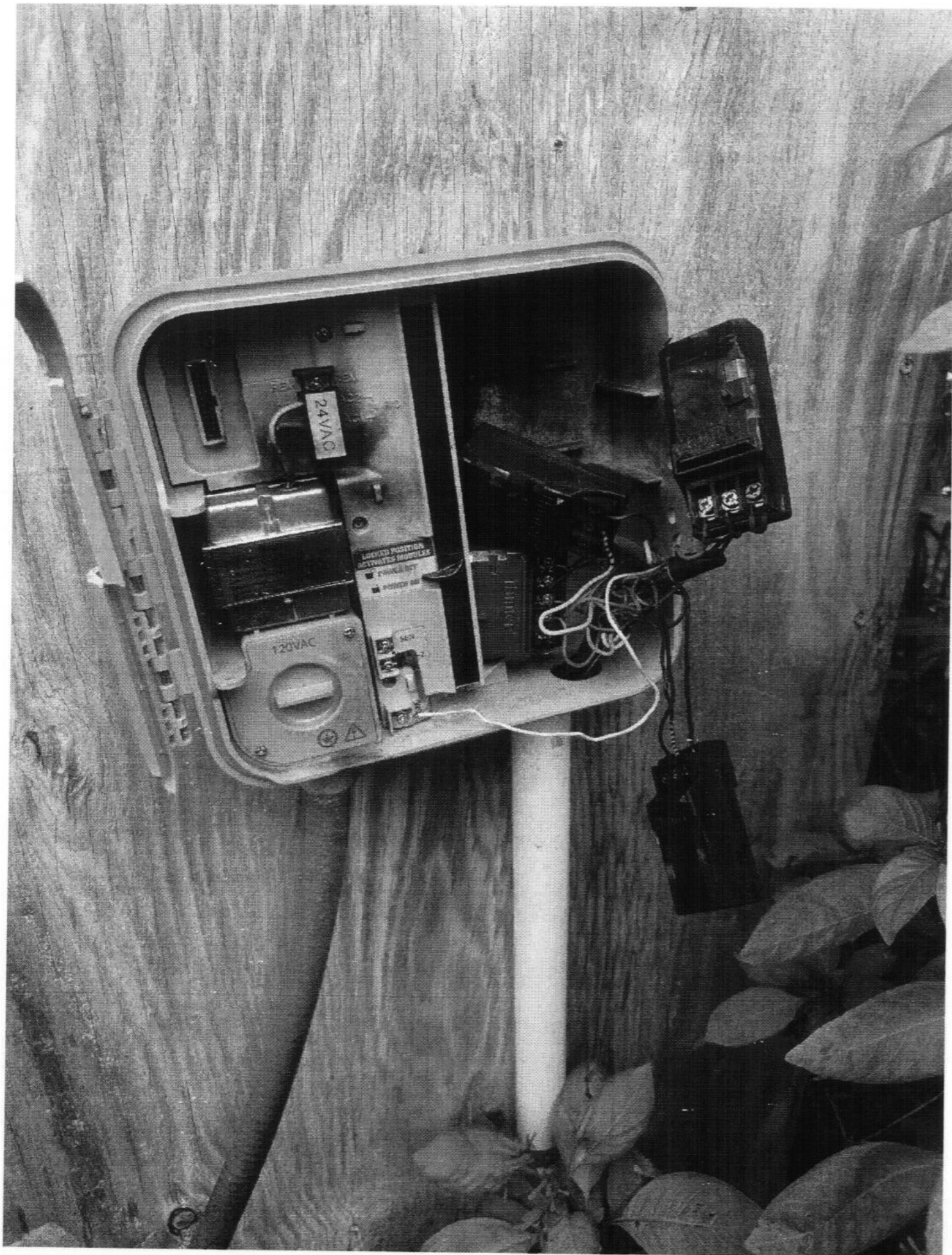
- Proposal 2303 – Palm Trimming has been completed. We gained a new area of responsibility for palm trimming and bed maintenance in Villa Paradiso. This area is in front of sump 28 between units 4496 and 4500. The palms were trimmed at minimal cost and will be included in next year's budget as the area between the Paradiso pool and condos.
- Proposal 2337 in the amount of \$20,282.51 for the rehabilitation of the irrigation infrastructure along the berm from Jacaranda Gate area to 776 around toward Via Del Villetti is currently underway with valves being uncovered and parts on order for project. Completion in about two weeks.
- The Landscape Committee has come up with a preliminary plan for the clubhouse landscape project. A materials list has been developed with plant specification and numbers. Pricing has begun by Twin Palms. We will meet with Twin Palms next to determine fitting the plan to the actual planting.
- Work for the hedges on Cello Grande at Bella Terra has been halted as the homeowner does not want us to work on the property unless he is on premises and approves of our plan. He will not approve removal if we are removing and leave the area bare.
- Distribution Direct proposal approved for the annual mulch application was submitted and approved. Application will be scheduled for the end of October. Invoice dated, April 27, 2025, Distribution Direct in the amount of \$12,497.17. **Need Date.**

New Business

- **Emergency Irrigation Repairs** - Two mainline breaks on Woodmere with clock being struck by lightning. Clock has been replaced. One break has been fixed and the other will require lifting sidewalk and repairing line. Repair commenced on Friday of last week. Breaks were Oak tree root damage. Cost to be determined. (See attached).
- Twin Palms is in the process of inspecting our well pumps to ensure operation after the storms.
- Budget 2026 is under development.

Respectfully submitted: David Lanni





The Preserve Committee/Twin Palm completed the 2025 vertical cut on June 20, having worked for 10 days. Each day included overnight rain which kept areas of the Preserve's low-lying area quite wet however we were able to work around this for the most part. The final cost was \$32,800 which included 10 days at \$2800 and only 8 dump trips at \$600. The original estimate was \$40,800 for 12 days at \$2800 and 12 dump trips at \$600; we will return to a couple of small sites at the end of the year during the "storm clean-up" project. Our strategy will most likely change; do pond areas first at the driest time possible; return to finish VCut areas in 1st quarter '26 as needed. VCA common property will most likely be in the next round. Planning work based on weather patterns is iffy at best.

Meanwhile, we have two large trees, one pine for cut-down to 10 feet requiring removal rather than dropping into the Preserve. The other is a large live tree that has been uprooted yet is holding its "ground"; in this case we have to quickly get the proper approval for removal from the county as this is a live tree. We want both trees taken care of ASAP. No cost yet.

We will now be contacting Britt Surveying to again replace markers that we know have disappeared.

We've received the approval from Sarasota County on the second round of restorations and are awaiting further details from Solitude on final cost and timing.

Finally, again, it seems that Venetia would benefit from the Grounds committee chairs meeting prior to and during the planning/budget process to coordinate upcoming work; we typically use the same vendors; we can coordinate anticipated timing and take advantage of each other's input. "Grounds" should be a team - we're not taking advantage of our resources; just working in silos.

Jan Weis

Cell: 727-543-4788

Requesting approval for Twin Palm Vertical Cut invoice in the amount of \$32,800 attached above.

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

Invoice



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

SHIP TO
Venitia Community Association Preserve clean up behind VNA-1, Villa Vivaci, Villa Paradiso, and Casa Di Amici

INVOICE #	DATE	TOTAL DUE		TERMS	ENCLOSED
14674	06/23/2025	\$32,800.00		Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
06/09/2025	verticalcut	Vertical Trim of overgrown vegetation from preserve over property lines at a height of 15 feet. This includes planned deeper cutback to recently visible reflagged markers from Britt. Including removal of debris offsite. Per day cost based on 5 men with machines, dump trucks and trailers and all necessary equipment	10	2,800.00	28,000.00
06/20/2025	Dump Fee	Debris Dump Fee per day	8	600.00	4,800.00
		* Above was to hand cut with chainsaws, pole saws and use machine with grabbers to load debris into vehicles for removal, will hand carry debris between homes when not accessible with equipment			0.00
		* Above was for 10 days for trimming back Preserve			0.00

DATE		DESCRIPTION	QTY	RATE	AMOUNT
		areas encroaching into property lines behind all Single Family Residents, Villas, and condo units. * The employees are in house Twin Palm employees Service dates were 6/9, 6/10, 6/11, 6/12, 6/13, 6/16, 6/17, 6/18, 6/19, & 6/20			0.00

BALANCE DUE

\$32,800.00

Pay invoice

Tree and Gutter Committee Report for 6/30/25 Update

Contacted FPL to trim 7 locations along the berm. They met with us on May 27 and completed the project May 30. FPL trimmed 4 of the 7 locations that we identified in the Circlewoods side of the berm. We will monitor the locations not trimmed during the upcoming year.

The Committee finished our straightening/re-staking the Shady Lady Tree Project.

A Permit Request was submitted to Sarasota County to remove the remaining 120 Oak Trees along the boulevard in 2026 with the installation of Shady Lady trees in 2027, 2028 and 2029. We received a verbal approval for the project on Thursday afternoon. We do have to submit a tree installation plan for the 3 years to complete the approval process.

Proposal requests were sent out for bids to trim the trees along streets and Clubhouse. We are removing 1 tree at the north entrance to the pool which will open the area up to allow for extra sunshine in this area.

Jerry Klinginsmith
for the Tree and Gutter Committee

Villa Vivaci Committee Report for 6/30/25 VCA Board Meeting

The Board vote on presenting the proposed covenant amendments regarding roof cleaning to the residents for a vote has been delayed until the July 16, 2025 board meeting. Some residents proceeded with roof cleaning on their own, leaving a few units with roofs in need of cleaning. The association continues to work on addressing this matter.

We are in the process of securing quotes for painting the exterior of villas.

Respectfully submitted,

Madeline Salerno

VVNA President