

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 August 25, 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 Pete Easton and Director Rob Luysterborghs. Also present in person was Brian Rivenbark from Sunstate Management Group.

Vice President Dick Mole, & Directors Mary Zahr & Ken Boivin were not present.

Minutes –MOTION made by Norm Lockhart and seconded by Pete Easton to approve the minutes of the July 28, 2025 meeting with corrections. **Motion passed unanimously.**

Presidents Report: Norm Lockhart reported. Collection scam, Sunstate management will be managing VNA one starting September 1, Norm thanked the committees for the budget planning, Preserve letters.

Treasurers Report – As attached to these corporate records, Jennifer Smouse reported on the 07/31/25 financials.

A **MOTION** was made by Norm Lockhart and seconded by to approve the treasurer's report for July 31 2025. **Motion passed unanimously.**

Liz Rouque from Solitude gave a presentation on the Placo catfish in the ponds and what can be done to minimize the destructive burrowing in the ponds.

Vice presidents Report: No Report

Committee Reports—

- **Communications Committee** – No report
- **Finance Committee** – Norm Lockhart reported.
- **Infrastructure Committee** – Alex Sarelas reported.

A **MOTION** was made by Norm Lockhart and seconded by Rob Luysterborghs to approve the proposal from Water Equipment Technologies to replace the floating fountain motor at the Woodmere entrance in the amount of \$4,198 to be expensed from fountain reserve account.

Motion passed unanimously

- **Welcome Committee** – Cindy Beckley reported.
- **Amenities** –Donna Deluca reported.
- **Sarasota County Liaison Committee** – No Report
- **Environmental** – Rob Lynn reported.

A **MOTION** was made by Norm Lockhart and seconded by Pete Easton to Accept the resignation of Bill Lewis from the Environmental Committee. **Motion passed unanimously**

- **Landscape** – Dave Lanni reported.
- **Preserve Committee:** Jan Weis reported.
A **MOTION** was made by Norm Lockhart and seconded by Pete Easton to accept the resignation of Bill Lewis from the Preserve Committee. **Motion passed unanimously**
A **MOTION** was made by Rob Luysterborghs and seconded by Norm Lockhart to contact Solitude to pause the preserve restoration Contracts pending the communication with Sarasota County regarding. **Motion passed unanimously**
A **MOTION** was made by Rob Luysterborghs and seconded by Norm Lockhart to inform Sarasota County that the Association contests the preserve violations on the basis that the violations existed upon approval and possible statute of limitations. **Motion passed With Jennifer Smouse abstaining**
- **Tree and Gutter Committee** – George Sperry reported.
A **MOTION** was made by Norm Lockhart and seconded by Rob Luysterborghs to approve the proposal from Artistree for the stump grinding in the amount of \$675 to be expensed from line item 7651. **Motion passed unanimously**
- **Security Patrol:** No Report
- **Social Committee:** Mary Eve reported. The school supply drive was successful. Steppin out has also been successful. The ladies luncheons have had great attendance.
- **Documents Committee:**
A **MOTION** was made by Norm Lockhart and seconded by Pete Easton to appoint Herb Mayer, to the Documents Committee.
A **MOTION** was made by Norm Lockhart and seconded by Pete Easton to appoint Herb Mayer as the Chairperson of the document committee. **Motion passed unanimously**

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

Sub-Association Reports

- **VNA1** – Norm Hotz reported. VNA One will transition to Sunstate Management on September 1st
- **Villa Paradiso** – Jan Weis reported. Landscaping issues was discussed.
- **Villa Vivaci** –Madeline Salerno Reported.
- **CDA** – No report.
-

Management Report – Brian Rivenbark reported.

New Business – None

Unfinished Business –

Policy on Homeowner Gutter Drainage to Ponds: Norm Lockhart reported. There was a meeting with the Attorney and this will need to be a rule and a 14 day notice will need to be sent.

Discussion on Formation of Compliance Committee: Norm Lockhart reported. There have not been any volunteers for the compliance committee. One owner volunteered for the committee.

Owners Comments – Homeowner comments were taken from the floor.

Next meeting – September 29 , 2025 at 9:00 am

Meeting was adjourned at 11:15am.

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

August 25, 2025 President's Report

- Be aware of possible scams concerning VCA HOA payments. One of our residents received a collection letter for a late VCA payment from 2023 at an old address they do not reside anymore. There were no payments in our system and seemed fishy since it was two years old. Just want everyone to be on the lookout for any suspicious activities.
- Be advised of the VNA One transition to Sunstate Management beginning September 1st 2025. Information is beginning to flow concerning payments and procedures with the new company. Hopefully it will be easier with Sunstate managing all VCA Associations.
- Budget season is upon us and all committees are to be commended on their quick response and making this year's budget process much smoother than in the past. Appreciate all the help from every committee.
- Letters have gone out for preserve violations. There are a lot of concerns because it seems like the county is giving violations to properties that have been untouched for many years. I am sure we will discuss further in this meeting.
- I have copies of the covenants and by laws for the document review committee. If you are on the committee, we will vote you in today and get the ball rolling to get these documents reviewed and revised for the benefit of the community.
- Just want to remind everyone that we are here to make the community better and hopefully be able to have good discussions without tearing each other apart. Healthy discussions are better than screaming and hollering at each other.

Norm Lockhart, VCA President

Venetia Community Association, Inc.

Treasurer's Report

Prepared for Aug. 25, 2025

Board of Directors Meeting

July 2025 YTD Revenues are \$1,219,801 which is \$260,502 higher than budget. \$253,985 of this variance is from \$395 Special Assessment for Pond 8 billed to owners at end of June. \$3,850 of the revenue budget variance is from insurance reimbursement check for damage at Woodmere entrance due to car accident. \$3,334 of favorable revenue budget variance is quarterly late fees and interest higher than budget.

July 2025 YTD Admin expense is \$82,356 which is \$6,520 lower than budget. Insurance expense accounts for \$4,578 of favorable variance which is permanent due to 2025 policy renewals less than budget. Office supplies and postage account for \$2,210 of favorability against budget.

July 2025 YTD Grounds expense is \$341,084 which is \$33,038 higher than budget. Wetlands/ Littoral Shelves is \$120,799 overbudget due to 50% down-payment to Solitude for Pond 8 restoration. Tree Removal/ Replacement is \$49,683 lower than budget as Tree Committee decided not to remove additional oak trees during 2025. Irrigation Repairs and Landscape Replacement accounts are \$32,182 lower than budget which is just temporary as Board has recently approved large irrigation repairs and Clubhouse relandscaping plans for 2nd half of 2025.

July 2025 YTD Maintenance expense is \$39,912 which is \$9,899 higher than budget. Sidewalk repairs account for \$11,764 of maintenance variance but only \$1,348 will remain as variance against sidewalks by end of year.

July 2025 YTD Pool & Recreation expense is \$29,866 which is \$2,811 lower than budget. Pool Heater maintenance is \$2,041 less than budget.

July 2025 YTD Utilities expense is \$389,043 which is \$11,082 less than budget. Electric accounts for \$4,568 of this variance and Cable and Internet account for \$6,651 of variance due to early switchover to Hotwire.

July 2025 YTD Other expense is \$120,173 which is \$195 higher than budget.

July 2025 YTD Expenses in total are \$1,002,435 which is \$22,719 higher than budget.

July 2025 YTD Net Income is \$217,366.

Total Assets as of July 31, 2025 are \$1,602,390. Within Assets category, Operating Cash/ CDs are \$948,656 and Reserve Cash/ CDs are \$472,343.

Other Assets as of July 31, 2025 are \$181,391. Prepaid Insurance is \$46,519 and Prepaid Expenses are \$5,649. Accounts Receivable is \$129,666 of which \$96,317 is for unpaid SA notices for 252

owners that aren't due and payable until Aug 15. An updated AR listing as of August 18 has a revised balance owed of \$43,366 of which \$17,760 is for unpaid SA bills for 46 owners. Late fee of \$25 and finance charge interest will now be added with overdue SA AR bills sent to each delinquent owner by end of August. There are also 42 owners that haven't paid their July 1 quarterly dues and \$25 late fee and FC interest has been added and statements by SS mailed out to owners at beginning of August. VCA owner accounts with past due balances continue to have finance charge added each month until balance is paid in full.

Current Liabilities as of July 31, 2025 are \$569,641. Within this category, Deferred Cable Revenue is \$231,101 and Deferred Revenue is \$250,686. Prepaid Assessments are \$35,325 and Accounts Payable is \$39,854.

Total Reserves/ Long Term Liabilities are \$472,343.

Total Equity as of July 31, 2025 is \$560,405 which equates to \$871 for each of 643 owners within Venetia.

The 2026 VCA Annual Budget Process is well underway. The Finance Committee, including select Board members, met via zoom on August 14 and reviewed the first consolidated draft of the 2026 VCA budget. After making a couple of minor changes that were requested during that meeting, an updated version of the 2026 VCA Proposed budget will now be shared with the full VCA Board prior to the September 29, 2025 Board meeting. I plan to present the 2026 proposed VCA budget during the September 29 board meeting after which the annual budget mailer will be sent out to all VCA owners. The full VCA Board will vote on whether to approve the 2026 Proposed Budget during the October 27 2025 VCA Board meeting.

This completes my Treasurer's Report for the August 25, 2025 VCA Board meeting.
Respectfully Submitted,

Jennifer Smouse
VCA Board/ Treasurer

VCA FINANCE COMMITTEE
AUGUST 2025 REPORT

August 22, 2025

To the VCA President and Board of Directors:

At its August meeting the Finance Committee reviewed the 2026 proposed VCA operating budget as compiled from budget requests submitted by the VCA operating Committee Chairs as well as the recommendations of the VCA treasurer.

After considerable discussion and with input and direction from the Finance Committee's advisory member, the VCA Treasurer, Jennifer Smouse and from the VCA Board members in attendance (Norm Lockhart, VCA President; and Directors Peter Easton, and Rob Luysterborghs) the Finance Committee agreed to a draft version of the 2026 budget that will now be shared with the full VCA Board between the August and September meetings.

The Finance Committee recognizes the efforts of the VCA operating Committee Chairs and Members and the VCA Treasurer in preparing an annual budget that provides sufficient funds to meet operating expenses and future capital needs.

Respectfully submitted,

Roger DeNiscia
Patty Lombardo
Herb Mayer

Venetia Community Association, Inc.
Welcome Committee Report for August 25, 2025 Board of Directors Meeting

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

There are currently 10 properties for sale in Venetia, as of August 17th, that are listed on the Realtor.com website. Of those 10, one of those properties is a villa, two are condos, and the remaining 7 are single-family homes. And of those 10 properties listed for sale, there are currently two pending closings.

Cindy Beckley
Chairwoman, VCA Welcome Committee

Amenities Committee Report for VCA Board of Directors Meeting
08/25/25

POOL

Geothermal heater for spa recently required service visit from Symbiont. All set.

Oak tree taken down this past week.

Thanks to Dick Mole who has helped with Pool issues recently.

10 pieces of pool furniture came back from restrapping. Vendor did a good job. We will get a quote to do remaining chairs and chaises that need attention.

CLUBHOUSE

Clubhouse commercial Trash pick-up from FCC determined to be Weds. We should NOT need to bring trash bins out to the curb. Commercial pick up service to have one worker bring bins to the truck. DD to continue to follow up.

Clubhouse private event scheduled for Saturday 8/30 – Mary Eve to coordinate with resident.

COURTS

Paperwork with prices for re-surfacing and court conversion option provided to Jim Irr and Dick Mole for follow-up. Contractors should be called to determine firm quote and availability if project is approved.

NOTE: In person Amenities committee meetings have been paused starting June and will resume in October.

Donna DeLuca

Submitted 08/21/25

ENVIRONMENTAL COMMITTEE REPORT

AUGUST 25, 2025

- **Maintenance performed by Solitude during their visits:**

- Shoreline weed control
- Littoral shelves treated Ponds 6, 8, 9, 10 and 15
- Weed control
- Dye application where needed

In addition to maintenance work performed, clean up of Sump 14 (Sintina Court) has been completed, work was approved by Board during the July meeting.

- **Committee received the following concerns from residents:**
 - Resident near Sump 33, which has been treated for excessive algae growth on August 20th.
- **Pond 8 shoreline restoration updates:**
 - Work completed on August 13th
 - Few surprises, job went as planned
 - Lawn maintenance contractors continue to stay off newly laid sod
 - Committee will send out reminder to Pond 8 residents to not cut new sod until the week of September 1st and to create the buffer zone 2-3 feet from edge of pond (only weed wacking of grass and to keep grass at 8-10 inches high)
- **Waiting on proposal from Solitude to install drainage boxes (like what was installed at Pond 8) in areas where erosion is occurring between houses on Ponds 10 and 5.**
- **We have learned that a homeowner (4340 Via Del Santi, North side of Pond 10) has installed drainage boxes on each side of their property and has tied their rear downspouts into these boxes. They are smaller than the drainage boxes installed at Pond 8.**
- **Have received a quote from Alex Johnson on controlling the Plecostomus ("Pleco's") catfish at Ponds 5 and 10, which is attached**
NOTE - we are providing this to you not for spending approval at this time but for education on how Venetia can consider dealing with this problem and the associated cost.

- **One of the environmental committee members, Bill Lewis, has submitted his resignation effective immediately due to personal reasons. We therefore request the Board's approval to remove Bill from the environmental committee.**
- **Anyone interested in joining the environmental committee should reach out to Mary Lou or Rob.**

Respectfully submitted,

**Mary Lou Holler
Co-Chair Environmental Committee**

**Rob Lynn
Co-Chair Environmental Committee**

Rob Lynn

From: Alex Johnson <alex.johnson@solitudelake.com>
Sent: Friday, July 18, 2025 1:42 PM
To: Rob Lynn
Cc: Liz Rocque
Subject: Plecos at Venetia

Hi Rob,

Liz told me that you all discovered there were plecos in ponds 5 & 10 and said you all wanted to know what options we had to deal with these fish. There are a couple of options we have for these fish

Option 1- Fish Removal

This involves deploying gill nets from a boat in each pond and leaving them for approximately 24 hours. While the nets are deployed, I would walk the perimeter of each pond to identify and plug any existing burrows with chicken wire to prevent re-use. The following day, I would retrieve the nets and remove any undesired fish caught.

Similar to regular fishing, the success of net deployment can vary. To effectively manage the pleco population, I recommend performing this at least three times a year, with four times a year being optimal. Due to their prolific breeding, this is an ongoing process that would need to be repeated annually to prevent rapid re-establishment of populations.

Option 2: Artificial Habitats

This approach focuses on minimizing burrowing activity rather than complete fish removal. We would install artificial habitats in areas with high burrowing activity to encourage the plecos to use these instead of burrowing into the shorelines. I would still conduct quarterly perimeter checks of each pond to identify and plug any new burrows.

This option would involve a two-part contract: an initial contract for the construction and installation of the habitats and the initial bank inspection, followed by an annual contract for quarterly monitoring of the banks and habitats.

Here's a breakdown of the pricing for each pond and option:

Pond 5	Price
Gill Net (4 nets, 4 times/year)	\$3,693.33
Artificial Habitat- Initial	\$3,140.00
Artificial Habitat- Annual	\$1,447.00
Pond 10	Price
Gill Net (8 nets, 4 times/year)	\$7,226.67
Artificial Habitat- Initial	\$7,373.00
Artificial Habitat- Annual	\$1,447.00

Let me know if you have any questions

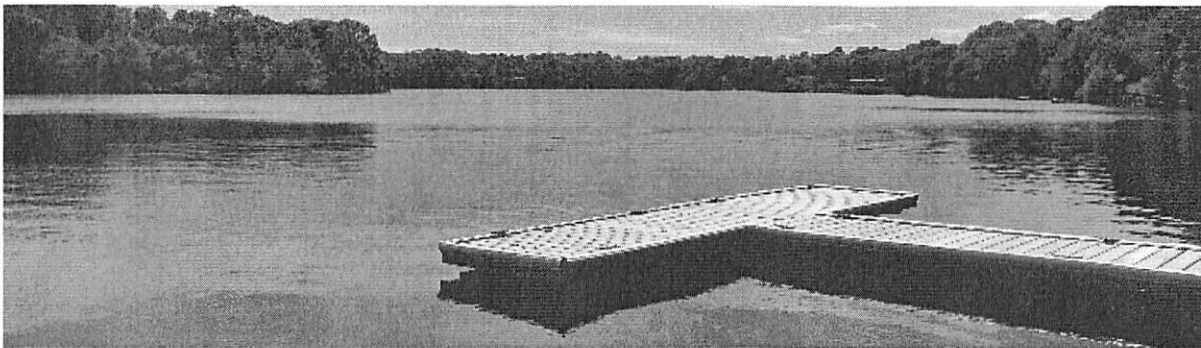
Alex Johnson
Project Manager
Fisheries Biologist



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Landscape Committee Report

Submitted to VCA Board of Directors

Monday, August 25, 2025

The Landscape Committee met on Tuesday, August 12. Issues discussed and proposals for work are listed below.

New/Old Proposals approved and proposed.

- Proposal 2337, as approved in the amount of \$20,282.51 for the rehabilitation of the irrigation infrastructure along the berm from Jacaranda Gate to Via Del Villetti. Landscape Committee walked the berm last Thursday. Work is substantially complete but with some fine tuning needed to finish. Bill is still being held until completed.
- Proposal 2420 in the amount of \$19,190.00 to rehab Areas 1-4 of the clubhouse beds. Work will commence as scheduled September 8th. Plants will be picked out the week prior and delivered by Twin Palms. Committee members will oversee all phases of installation and Twin Palms will begin clearing asap as their schedule permits. This, as always, as weather permits.
- **Emergency Irrigation Repairs** - Three mainline breaks on Woodmere with clock being struck by lightning. All repairs have been made, and the area is back up running. Approximate cost to date \$5K plus another \$1K to complete repairs. In addition, sleeve drilling under Woodmere by Keen is approximately \$1500. Total not to exceed \$7500. Keene bill has been submitted for payment and awaiting Twin Palms bill.

New Business

- Woodmere gate cleanup will commence within the next two weeks with a plan and proposal for rehab being submitted, hopefully by next meeting. This will include Woodmere gate, right hand side as you enter and the Nizza Court at the end of the cul de sac where there are dead hedges.

Respectfully submitted: David Lanni

PRESERVE UPDATE – AUGUST 2025 VCA MEETING

The Preserve Committee is now in the final stages of Preserve Remediations. All notices have been sent to those with violations with details on next steps. We want to ensure that new plants have a good chance of surviving so we believe Solitude will begin these plantings starting at the end of this month or early September. Weather is the greatest impact on this process. As well, the two trees that were approved; (1 removal and 1 trimmed down) are also now being scheduled.

We're in the process of checking out serious damage to pine trees that are evidently infected with pine beetles that attack if a pine is stressed (lightning strikes as in the case of the most recent dead trees). We have three cases we're aware of where these beetles have totally killed these pines within 3 weeks. At least we want to know if we can treat healthy trees in close vicinity to those that are infected. The county and Solitude is researching this for us; we're also contracting universities where this research is taking place for their assistance. These beetles don't care where a pine tree is; Preserve or elsewhere so best we figure this out. Seems the only tree that is made of Krypton is the Pepper Tree.

Now we wait until after hurricane season to see if we have any further work in 2025.

I'm very sad to announce that Bill Lewis in VNA1 has resigned from the Preserve Committee. He's been such a trooper over the last years, always attending our meetings which most times were while walking throughout Venetia. He's been instrumental in making the Preserve Community a success.

We have no replacement for Bill at this time.

Jan Weis, Chair – VCA Preserve Committee

Tree and Gutter Committee Report for 8/25/25 Update

ArtisTree removed the Oak tree by the Clubhouse pool Thursday and should be done trimming the 89 Oak trees tomorrow. We thank the Landscape Committee for assisting with the Clubhouse island Oaks – they ensured the Oaks were trimmed properly for the new plantings.

Since ArtisTree will be grinding the stump at the Clubhouse this week we requested a proposal to grind 2 stumps left over from Hurricane Milton – 4390 Natale Dr and 4975 Bella Terra. The proposal will be for \$500. We request this be approved prior to receiving the written proposal.

The Committee has started trimming the Shady Lady trees. So far we have worked for the 2 Wednesdays. Last week we had 2 volunteers help us. The project hopefully will be completed in September.

The Committee replaced 55 tree stakes this month. We changed to 2x2 stakes so they will not rot as fast and maybe hinder damage caused by all the Lawn companies.

Jerry Klinginsmith
for the Tree and Gutter Committee



TREE DEPARTMENT PROPOSAL

Venetia
Common

SUBMISSION DATE: August 22, 2025

Bid price good for 30 days

This ArtisTree proposal, in printed or electronic form, contains confidential information and is intended only for the requesting parties. It is not to be reviewed, retransmitted or disseminated to unintended recipients.

SCOPE OF WORK:

1. Stump Grinding of 2 Stumps to Ground Level
2. 4390-4382 Natale and 4975-4979 Bella Terra
3. Removal of Debris and Dump fees included

TOTAL PRICE: \$675.00

PLEASE EMAIL SIGNED PROPOSAL TO: Attention: Randy Cravens or call ArtisTree's Tree Department with any questions.

Randy Cravens, Tree Department Manager
299 S. Havana Rd.
Venice, FL 34292
P: 941.488.8897 x 303

Thank you for the opportunity to bid on your project!

ACCEPTANCE OF PROPOSAL: _____ **DATE** _____

Villa Vivaci Committee Report for 8/25/25 VCA Board Meeting

It has been blissfully quiet in Villa Vivaci. Perhaps this is the proverbial calm before the storm.

Respectfully submitted,

Madeline Salerno

VVNA President

VCA Infrastructure Committee Report

August 2025

The Infrastructure Committee has worked a total of 18 hrs. this month repairing and resolving the following issues and projects:

- 1) The pool gate closer to the gate nearest the pump room has been repaired. New hinges and closer were installed.
- 2) The emergency telephone service at the pool and exercise room has been restored by Hotwire.
- 3) Several minor repairs have been made in the clubhouse, door locks toilet paper holders, etc.
- 4) At Butterfly Park fountain pavers which were lifted to do the repairs to the pipes have now had the hole re-filled and the pavers re-installed and all the pavers have been sanded.
- 5) The LiftMaster controller at the Woodmere entrance has finally been put back into operation and the entrance is secure. Several parts, including the door/screen and CPU have been replaced, the final cost of repair has not been determined yet as we are discussing with CIA Access and LiftMaster, warranty effectiveness as lightening/surge issues may void the warranty. This total cost could be \$4500-5000.
- 6) The fountain at 41 and Woodmere has taken several surge/lightning hits in the last several months. We have had WET out to replace a blown breaker last month and this month after the latest storm the fountain motor was blown. We have an estimate to replace the motor and service/clean the other working parts of the fountain to make it operational again. Total cost being \$4,198.90 parts and labor.

Alex Sarelas, Chairman



of Southwest Florida LLC

State of Florida Certified Plumbing Contractor
#CFC1429137
451 Interstate Court - Sarasota, FL 34240
Phone 941-232-4629 FAX 941-371-5151
Email: wettec@verizon.net

August 22, 2025

Venita Community
Attn:
RE: US41 Entrance Floating fountain

We are pleased to quote on the following services and materials.

Field service to furnish and install new Aquamaster motor onto fountain, completely clean with pressure washer, test lights, install back into lake, wire up and test.

Your Cost ... \$ 4,198.90

Labor \$600

Parts \$3,598.90

Prices do not include sales tax or in freight
Terms net 10 days
Please allow 2-3 weeks ARO.

Please do not hesitate to contact us with any questions you may have.

Thank You

H. H. (Tom) Morgan III

By signing and returning a copy of this contract, you agree to all the above terms and conditions

Company Venetia Community Association Inc

Signature Brian Rivenbark CAM 8.25.25