

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 September 29, 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, Vice President Dick Mole, Treasurer Jennifer Smouse (zoom) secretary Pete Easton and Director Rob Luysterborghs. Also present in person was Brian Rivenbark from Sunstate Management Group.

Director Mary Zahr & Ken Boivin were not present.

Minutes –MOTION made by Norm Lockhart and seconded by Dick Mole to approve the minutes of the August 25, 2025 meeting with corrections. **Motion passed unanimously.**

Presidents Report: Norm Lockhart reported. The preserve encroachment violations were inspected. Thanks to the volunteers for the landscape project at the clubhouse, Sunstate management started management for VNA one. Inappropriate emails will not be answered.

Treasurers Report – As attached to these corporate records, Jennifer Smouse reported on the 08/31/25 financials.

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

Vice presidents Report: Dick Mole Reported. Holiday lights were discussed

A **MOTION** was made by Norm Lockhart and seconded by Rob Luysterborghs to approve \$1,000 for new Christmas lights for 2025. **Motion passed unanimously**

Committee Reports—

- **Communications Committee** – No report.
- **Finance Committee** – Norm Lockhart reported.
- **Infrastructure Committee** – George Sperry reported.
A **MOTION** was made by Norm Lockhart and seconded by Dick Mole to approve the proposal from WET for the new waterfall pump at the South Jacaranda waterfall in the amount of \$7,330.45. To be expensed from reserves 5131. **Motion passed unanimously**
- **Welcome Committee** – Cindy Beckley reported.
- **Amenities** –Jim Irr reported. The pool deck was pressure washed.
- **Sarasota County Liaison Committee** – Norm Lockhart reported.
- **Environmental** – Rob Lynn reported. The drainage boxes to prevent erosion was discussed.
A **MOTION** was made by Norm Lockhart and seconded by Pete Easton to approve the \$5,155 proposal from Solitude in the amount of \$5,155 for the erosion control on pond 5. **Motion passed unanimously**

- **Landscape** – Dave Lanni reported.
A MOTION was made by Norm Lockhart and seconded by Dick Mole and seconded by to approve the Lighting strike repairs in the amount of \$2,546.00. **Motion passed unanimously**
A MOTION was made by Norm Lock Hart and seconded by Dick Mole to approve the landscape proposal #2496 in the amount of \$1,340 for the removal of debris at the Woodmere gate. **Motion passed unanimously**
Rob Luysterborghs stated he would like to move forward with compliance on the owner at the corner of Cancelllo Grande and Corso Venetia regarding the removal of the dead bushes.
- **Preserve Committee: Jan Weis reported.**
- **Tree and Gutter Committee** – Jerry Klinginsmith reported.
A MOTION was made by Norm Lockhart and seconded by Rob Luysterborghs to approve the proposal from Twin Palm for the shady lady tree cleanup in the amount of \$300. Motion passed unanimously
A MOTION was made by Norm Lockhart and seconded by Dick Mole to appoint William Langel to the Tree and Gutter Committee. **Motion passed unanimously.**
A MOTION was made by Rob Luysterborghs and seconded by Dick Mole to rescind the Motion to appoint William Langel to the Tree and Gutter Committee due to age. This will allow the Board to investigate if the age of the son of the owner is a liability issue. **Motion passed unanimously.**
- **Security Patrol:** No Report
- **Social Committee:** Mary Eve reported.
- **Documents Committee:** Herb Mayer reported. The committee had their first meeting and there should not be an issue with reviewing the documents.

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

Sub-Association Reports

- **VNA1** – Jim Irr reported. Sunstate started the Management of VNA one on September 1st
- **Villa Paradiso** – No report
- **Villa Vivaci** –Madeline Salerno Reported.
- **CDA** – No report.
-

Management Report – Brian Rivenbark reported. There is a section of sidewalk near the Cabana pool that will need to be repaired. Brian will get competitive bids.

New Business – None

Unfinished Business –

Policy on Homeowner Gutter Drainage to Ponds: Rob Luysterborghs reported. The proposed drainage policy was presented. There was an additional change needed. Norm Lockhart stated that the Board will review this change then vote on approval next month.

Owners Comments – Homeowner comments were taken from the floor.

Next meeting – October 27, 2025 at 9:00 am

Meeting was adjourned at 10:24 am.

Respectfully submitted by,
Brian Rivenbark /LCAM,

for The Venetia Community Association Board of Directors

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

TABLE OF CONTENTS:

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 8/31/2025

Assets	Operating	Reserve	Total
Operating Accounts			
1017 - Truist OP 2442	\$66,640.11		\$66,640.11
1018 - Truist OP 2442 ICS	\$608,432.95		\$608,432.95
1034 - BankUnited OPMM 8450	\$5,655.15		\$5,655.15
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	\$932,831.48		\$932,831.48
Reserve Accounts			
1217 - Bank OZK CD 6305 12/14/25 4.40%		\$243,295.69	\$243,295.69
1218 - Truist MM 2450		\$75,000.63	\$75,000.63
1219 - Truist MM 2450 ICS		\$155,041.12	\$155,041.12
Total Reserve Accounts		\$473,337.44	\$473,337.44
Other Assets			
1100 - Accounts Receivable	\$31,872.48		\$31,872.48
1320 - Allowance for Bad Debt	(\$544.17)		(\$544.17)
1610 - Prepaid Insurance	\$40,792.02		\$40,792.02
1615 - Prepaid Expenses	\$5,301.00		\$5,301.00
Total Other Assets	\$77,421.33		\$77,421.33
Total Assets	\$1,010,252.81	\$473,337.44	\$1,483,590.25

Venetia Community Association, Inc.

Balance Sheet as of 8/31/2025

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	\$178,617.25		\$178,617.25
3035 - Prepaid Assessments	\$47,636.72		\$47,636.72
3045 - Deferred Cable Revenue	\$247,629.00		\$247,629.00
3050 - Deferred Revenue	\$115,550.58		\$115,550.58
3450 - Operating Income Carryover	\$10,000.00		\$10,000.00
Total Current Liabilities	\$599,433.55		\$599,433.55
Reserves			
5130 - Fountains/Waterfalls Reserve		\$39,514.57	\$39,514.57
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		\$33,239.54	\$33,239.54
5141 - Fence/Gate Electronics Reserve		\$9,500.50	\$9,500.50
5210 - Pond Retention Reserve		\$34,792.25	\$34,792.25
5220 - Preserves Committee Reserve		\$28,500.20	\$28,500.20
5300 - Bldg Restoration Reserve		\$15,000.00	\$15,000.00
5320 - Paving/Roads/Sidewalks Reserve		\$148,796.99	\$148,796.99
5340 - Pool Reserve		\$35,894.66	\$35,894.66
5400 - Clubhouse/Roofing Reserve		(\$3,697.07)	(\$3,697.07)
5410 - Clubhouse A/C Reserve		\$9,155.20	\$9,155.20
5450 - Courts Reserve		\$19,999.51	\$19,999.51
5485 - Capital Improvements Reserve		\$12,169.06	\$12,169.06
5490 - Reserves Interest - Current		\$23,389.09	\$23,389.09
Total Reserves		\$473,337.44	\$473,337.44
Equity			
5510 - Prior Years Fund Balance	\$373,038.80		\$373,038.80
5525 - Surplus Carryover	(\$30,000.00)		(\$30,000.00)
5999 - Net Income	\$67,780.46		\$67,780.46
Total Equity	\$410,819.26		\$410,819.26
Total Liabilities / Equity	\$1,010,252.81	\$473,337.44	\$1,483,590.25

Venetia Community Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	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	-	545,160.00	545,160.00	-	817,740.00
6210 - Reserve Fees	-	-	-	114,099.75	114,099.75	-	152,133.00
6215 - Cable/Internet Assessment	47,405.58	47,479.75	(74.17)	379,244.67	379,838.00	(593.33)	569,757.00
6225 - Special Assessment 6/30/25	-	-	-	253,985.00	-	253,985.00	-
6340 - Late Fees	2,000.00	41.67	1,958.33	4,403.00	333.32	4,069.68	500.00
6345 - Interest Fees	569.51	-	569.51	1,792.32	-	1,792.32	-
6910 - Bank Interest	374.22	750.00	(375.78)	5,338.05	6,000.00	(661.95)	9,000.00
6915 - Gate Stickers/RFID	504.00	256.67	247.33	2,829.00	2,053.36	775.64	3,080.00
6920 - Miscellaneous Income	-	58.33	(58.33)	3,870.00	466.68	3,403.32	700.00
6926 - Cable Rights Income	3,057.00	3,057.14	(.14)	13,634.92	13,636.42	(1.50)	25,865.00
6930 - Surplus Rollover	2,500.00	2,500.00	-	20,000.00	20,000.00	-	30,000.00
Total Income	124,555.31	122,288.56	2,266.75	1,344,356.71	1,081,587.53	262,769.18	1,608,775.00
Total Income	124,555.31	122,288.56	2,266.75	1,344,356.71	1,081,587.53	262,769.18	1,608,775.00

Operating Expense

Administrative							
7020 - Dues/Licenses/Permits	-	83.33	83.33	675.35	666.68	(8.67)	1,000.00
7040 - FL Dept of State Fee	-	8.33	8.33	61.25	66.64	5.39	100.00
7100 - Insurance	5,827.43	6,358.33	530.90	45,757.37	50,866.64	5,109.27	76,300.00
7140 - Professional Fees - Audit	-	516.67	516.67	6,099.00	4,133.36	(1,965.64)	6,200.00
7150 - Professional Fees - Legal	2,411.56	208.33	(2,203.23)	3,339.20	1,666.68	(1,672.52)	2,500.00
7160 - Professional Fees - Rsv Study	850.00	300.00	(550.00)	1,390.00	2,400.00	1,010.00	3,600.00
7170 - Professional Fees - Tax Prep	-	25.00	25.00	300.00	200.00	(100.00)	300.00
7200 - Management Fees	3,380.00	3,380.00	-	27,040.00	27,040.00	-	40,560.00
7250 - Office Svc/Supplies/Misc	99.64	500.00	400.36	2,417.30	4,000.00	1,582.70	6,000.00
7260 - Postage	31.01	500.00	468.99	2,503.36	4,000.00	1,496.64	6,000.00
7261 - Printing	464.80	416.67	(48.13)	3,574.63	3,333.36	(241.27)	5,000.00
7300 - Communications Expense	-	16.67	16.67	-	133.32	133.32	200.00
7400 - Telephone	63.04	383.33	320.29	2,326.26	3,066.64	740.38	4,600.00
Total Administrative	13,127.48	12,696.66	(430.82)	95,483.72	101,573.32	6,089.60	152,360.00

Grounds							
7510 - Irrigation Contract	620.00	620.00	-	4,960.00	4,960.00	-	7,440.00
7520 - Irrigation Maint/Repairs	24,482.08	2,916.67	(21,565.41)	32,641.19	23,333.36	(9,307.83)	35,000.00
7550 - Lake Maintenance Contract	2,806.54	2,761.83	(44.71)	21,912.57	22,094.64	182.07	33,142.00
7600 - Landscape Contract	10,366.44	10,366.42	(.02)	82,931.52	82,931.36	(.16)	124,397.00
7620 - Landscape Mulch	-	1,208.33	1,208.33	156.16	9,666.64	9,510.48	14,500.00
7650 - Landscape Svc/Replacement/Other	1,105.56	4,958.33	3,852.77	15,889.01	39,666.64	23,777.63	59,500.00
7651 - Tree Removal/Replacement	-	7,433.33	7,433.33	2,350.00	59,466.64	57,116.64	89,200.00
7652 - Tree Maintenance/Trimming	10,279.49	833.33	(9,446.16)	16,798.94	6,666.64	(10,132.30)	10,000.00
7653 - Berm Trimming	-	2,083.33	2,083.33	17,300.00	16,666.64	(633.36)	25,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7655 - Palm Tree Trimming	-	1,416.67	1,416.67	14,355.00	11,333.32	(3,021.68)	17,000.00
7680 - Fountain/Waterfall Maint.	-	416.67	416.67	6,029.11	3,333.36	(2,695.75)	5,000.00
7681 - Waterfall Maintenance Contract	-	575.00	575.00	760.00	4,600.00	3,840.00	6,900.00
7820 - Wetlands/Littoral Shelves	139,536.00	2,166.67	(137,369.33)	275,502.00	17,333.32	(258,168.68)	26,000.00
7900 - Preserve Trimming	17,627.50	5,416.67	(12,210.83)	50,427.50	43,333.36	(7,094.14)	65,000.00
7910 - Preserve Maintenance	(1,785.00)	833.33	2,618.33	4,110.00	6,666.68	2,556.68	10,000.00
Total Grounds	205,038.61	44,006.58	(161,032.03)	546,123.00	352,052.60	(194,070.40)	528,079.00
Maintenance							
8030 - Security	-	83.33	83.33	-	666.68	666.68	1,000.00
8031 - Drone Flight Contract	-	20.83	20.83	-	166.64	166.64	250.00
8040 - Lamp Post/Signs Maintenance	89.36	166.67	77.31	1,366.00	1,333.32	(32.68)	2,000.00
8050 - Entrance Gates Maint/Repairs	2,808.37	416.67	(2,391.70)	7,964.46	3,333.36	(4,631.10)	5,000.00
8150 - Maintenance Repairs/Svc/Supply	-	1,250.00	1,250.00	6,115.71	10,000.00	3,884.29	15,000.00
8220 - Pest Control Int/Ext	111.89	208.33	96.44	1,127.72	1,666.68	538.96	2,500.00
8221 - Wildlife Control	-	58.33	58.33	-	466.68	466.68	700.00
8230 - Sidewalk Repairs	-	2,083.33	2,083.33	26,347.50	16,666.64	(9,680.86)	25,000.00
Total Maintenance	3,009.62	4,287.49	1,277.87	42,921.39	34,300.00	(8,621.39)	51,450.00
Pool & Recreation							
8310 - Clubhouse Maint. Contract	1,518.00	1,618.17	100.17	12,144.00	12,945.36	801.36	19,418.00
8320 - Clubhouse Supplies	-	166.67	166.67	267.59	1,333.32	1,065.73	2,000.00
8330 - Clubhouse Maint/Repairs	75.58	833.33	757.75	1,505.77	6,666.64	5,160.87	10,000.00
8340 - Welcome Committee	-	50.00	50.00	394.61	400.00	5.39	600.00
8400 - Pool Maint. Contract	975.00	850.00	(125.00)	7,050.00	6,800.00	(250.00)	10,200.00
8420 - Pool/Deck Repair/Svc	20.00	541.67	521.67	8,339.97	4,333.32	(4,006.65)	6,500.00
8425 - Pool Heater Maintenance	-	291.67	291.67	-	2,333.32	2,333.32	3,500.00
8430 - Exercise Equipment Repair	-	108.33	108.33	2,538.88	866.68	(1,672.20)	1,300.00
8500 - Courts Maintenance	-	208.33	208.33	214.00	1,666.68	1,452.68	2,500.00
Total Pool & Recreation	2,588.58	4,668.17	2,079.59	32,454.82	37,345.32	4,890.50	56,018.00
Utilities							
8620 - Electric	5,980.84	6,758.33	777.49	48,721.27	54,066.64	5,345.37	81,100.00
8660 - Cable TV	-	-	-	119,218.85	147,128.00	27,909.15	147,128.00
8661 - Bulk Cable/Internet Svc	42,989.79	44,298.00	1,308.21	173,937.32	132,894.00	(41,043.32)	310,086.00
8665 - Cable Addtl' Srvs (Internet)	-	-	-	91,448.87	112,543.00	21,094.13	112,543.00
8700 - Water & Sewer	808.09	650.00	(158.09)	5,495.50	5,200.00	(295.50)	7,800.00
Total Utilities	49,778.72	51,706.33	1,927.61	438,821.81	451,831.64	13,009.83	658,657.00
Other							
9710 - Contingency Fund	-	402.33	402.33	-	3,218.64	3,218.64	4,828.00
9711 - Gate Sticker Expense	247.94	-	(247.94)	732.55	-	(732.55)	-
9712 - Storage Units	350.20	354.17	3.97	2,801.60	2,833.36	31.76	4,250.00
9713 - Holiday Decorations	-	83.33	83.33	114.26	666.64	552.38	1,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
9899 - Hurricane Clean-Up	-	-	-	3,023.35	-	(3,023.35)	-
9970 - Transfer to Reserves	-	-	-	114,099.75	114,099.75	-	152,133.00
Total Other	598.14	839.83	241.69	120,771.51	120,818.39	46.88	162,211.00
Total Expense	274,141.15	118,205.06	(155,936.09)	1,276,576.25	1,097,921.27	(178,654.98)	1,608,775.00
Operating Net Total	(149,585.84)	4,083.50	(153,669.34)	67,780.46	(16,333.74)	84,114.20	-
Net Total	(149,585.84)	4,083.50	(153,669.34)	67,780.46	(16,333.74)	84,114.20	-

VENETIA COMMUNITY ASSOCIATION, INC.

Reserve Balances

August 31, 2025

	Balance 1/1/25	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5130 Fountains/Waterfalls	\$ 51,997.81	(0.75)	-	(12,482.49)	-	39,514.57
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	20,172.00	-	-	-	33,239.54
5141 Fence/Gate Electronics	2,000.50	7,500.00	-	-	-	9,500.50
5210 Pond Retention	31,667.00	3,125.25	-	-	-	34,792.25
5220 Preserves Committee	24,000.20	4,500.00	-	-	-	28,500.20
5300 Building Restoration	15,000.00	-	-	-	-	15,000.00
5320 Paving/Roads/Sidewalks	143,194.74	38,182.50	-	(32,580.25)	-	148,796.99
5340 Swimming Pool	30,192.41	5,702.25	-	-	-	35,894.66
5400 Clubhouse / Roofing	(13,816.82)	15,027.75	-	(4,908.00)	-	(3,697.07)
5410 Clubhouse A/C	13,600.00	5,100.00	-	(9,544.80)	-	9,155.20
5450 Courts	19,999.51	-	-	-	-	19,999.51
5485 Capital Improvements	(2,621.69)	14,790.75	-	-	-	12,169.06
5490 Interest	14,510.41	-	-	-	8,878.68	23,389.09
Total Reserves	\$ 409,874.55	114,099.75	-	(59,515.54)	8,878.68	473,337.44

Expense Details

5130 Fountains/Waterfalls

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

7/7/25 - Water Equipment Technologies - Submersible motor - \$4,682.49

Total \$ 12,482.49

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

September 29, 2025 President's Report

- Working on the Preserve Violations and developing a resolution. Asking the Preserve Committee to conduct a walk through with board members to discuss issues with the “bill back” process. After witnessing some of the fixes the county recommended, there is a lot of trees and bushes removed deep in the preserve and does not look like homeowner violations. Need to identify if there are any homeowner violations with property/preserve boundaries to see what, if any violations were committed by homeowners.
- Thanks to the landscape committee for the redesign of the clubhouse landscaping. Saved a lot of money and was hands on the entire project. Thanks to the entire committee and to Jackie for her vision to the project.
- VNA One transitioned to Sunstate Management beginning September 1st 2025. The Sunstate online system will have two separate accounts for VNA One and VCA. Stay on top of the two separate accounts to ensure dues are paid on time and to the proper locations.
- If you want to send vulgar and disrespectful emails to the board or Sunstate Management you will not receive a reply.

Norm Lockhart, VCA President

Venetia Community Association, Inc.

Treasurer's Report

Prepared for September 29, 2025

Board of Directors Meeting

August 2025 YTD Revenues are \$1,344,357 which is \$262,769 higher than budget. Most of Revenue variance is due to unbudgeted Special Assessment Pond 8 Revenue for \$253,985. Late Fees are \$4,070 higher than budget. Miscellaneous Income is \$3,850 higher than budget due to insurance reimbursement received for ballister damage at Woodmere entrance from car accident.

August 2025 YTD Admin expense is \$95,484 which is \$6,090 less than budget. Insurance expense is \$5,109 lower than budget due to favorable policy renewals. Reserve Study is \$1,010 less than budget.

August 2025 YTD Grounds expense is \$546,123 which is \$193,070 higher than budget. \$253,985 variance in Wetlands/ Littoral Shelves expense is related to remediation work done on Pond 8 which was recovered through a June 30 Special Assessment. Tree Removal Replacement is \$57,117 less than budget and Landscape Svc/ Replacement is \$23,778 lower than budget but upcoming projects related to clubhouse will reduce some of that budget variance.

August 2025 YTD Maintenance expense is \$42,921 which is \$8,621 higher than budget. Sidewalk repairs for \$26,348 are \$9,681 over YTD budget. Entrance Gate Maint/ Repairs are \$4,631 overbudget due to unplanned repairs to gates largely related to electrical storms. General Maint/ Repairs is currently \$3,884 lower than budget.

August 2025 YTD Pool & Recreation is \$32,455 which is \$4,890 less than budget. Clubhouse Maint/ Repairs is \$5,161 lower than budget and Pool Heater and Courts Maintenance are \$3,786 less than budget. Pool Deck Repair is \$4,007 higher than budget and Exercise Equipment Repair is \$1,672 higher than budget.

August 2025 YTD Utilities is \$438,822 which is \$13,010 lower than budget. Electric and Water and Sewer are \$5,050 less than budget with remaining \$8,000 favorable variance due to midyear conversion to Hotwire from Comcast.

August 2025 YTD Other is \$120,772 which is \$47 less than budget.

August 2025 YTD Total Expenses are \$1,276,576 which is \$178,655 higher than budget.

August 2025 YTD Net Income is \$67,780.

Total Assets as of August 31, 2025 are \$1,483,590. Within Assets category, Operating Cash/ CDs are \$932,831 and Reserve Cash/ CDs are \$473,337.

Other Assets as of August 31 are \$77,421. Prepaid Insurance is \$40,792 and Prepaid Expense is \$5,301. Accounts Receivable Net is \$4,757. There are 30 owners with unpaid Special Assessments that had Aug 15 due date. There are also 37 owners with unpaid 3rd quarter (7/1) dues and 56 owners have unpaid late fees and interest charges. There are two owners' accounts with unpaid assessments over 90 days old that have been referred to attorney for collection. Reminder that 4th Quarter assessments are due this Weds, Oct 1. If not received by Oct 31, \$34 in combined late fee/ interest will be added to your account.

Current Liabilities as of August 31 are \$599,434. Within this category, Deferred Cable Revenue is \$247,629, Accounts Payable is \$128,617 and Prepaid Assessments are \$47,637.

Total Reserves/ Long Term Liabilities as of August 31 are \$473,337.

Total Equity as of August 31 is \$410,819 which equates to \$639 for each of 643 owners within Venetia.

The Proposed 2026 VCA Budget has been prepared by the Finance Committee using submissions from various Committee Chairs. The Proposed 2026 Budget approved by Finance Committee was then shared with all members of VCA Board of Directors. A few changes were requested by BOD and an updated version of the Proposed 2026 Budget was created. The revised copy of Proposed 2026 Budget will be mailed to all VCA owners during the 1st week in October.

I am pleased to report that there will no change in the 2026 quarter dues which calculate to \$600 per quarter, as per the 2026 Proposed VCA budget. The full VCA Board will vote to approve the 2026 Proposed VCA budget during the October 27, 2025 Board meeting.

This completes my Treasurer's Report for the September 29, 2025 VCA Board meeting.

Respectfully Submitted,

Jennifer Smouse
VCA Board/ Treasurer

VCA Infrastructure Committee Report

September 2025

The Infrastructure Committee has worked a total of 48 hrs. this month repairing and resolving the following issues and projects:

1. We have purchased 3 more gate arms for the lift gates from a new supplier. The arms, rather than being 17 ft long, consist of three sections which need to be assembled. As a result, the cost is greatly reduced. The cost per gate arm is \$259.00 as opposed to the old arms being \$630.00. We will install them on both entry gates to test their performance.
2. Repairs to the parking lot asphalt have been made in the last two weeks, to patch several holes.
3. Branches from a fallen tree along the berm have been cut up and the pathway restored to allow Solitude access to treat the pond behind the homes on Via Del Villetti.
4. The timer and the gate valve which control the amount of water in the ponds on Jacaranda have been repaired and reset allowing for the proper water level to be maintained.
5. The floating fountain on 41 at Woodmere has had it's motor replaced by WET and is performing well.
6. Replaced two gate arms this past month, both have failed due to stress cracks in the aluminum pole. This is due to the age of the arms; number of times they have been hit, and normal wear and tear from going up and down.
7. Modifications to the counterweights for the lift arms was required to allow them to fit in the new arms.
8. Several streetlights have been repaired this past month, due to burned bulbs or broken day/night sensors.
9. Lighting in front of the clubhouse after the new landscaping has been restored. There were several brakes in the underground cabling due to the old plants being removed.
10. A new outlet has been installed just outside the pool area to allow for lighting during special events.
11. One of the pool heaters was repaired by installing new ground wiring.
12. Spa timer was repaired.
13. Several repairs have been made to the clubhouse bathrooms.
14. We have a quote from WET for \$7,330.45, attached, to replace the motor and pump for the south Jacaranda falls. This need board approval.

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

September 23, 2025

Venita Community
Attn: Alex
RE: South Jacaranda falls

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

Field service to check out pump, found motor running with no water pumping pulled, transported to service center, tear down and inspect found shaft was broken at the coupling, furnish and install new 15 HP 230 volt 1 PH motor and new pump end, reassemble, reinstall, wire up and test.

Your Cost ... \$ 7330.45

Labor 1500.00

Motor 3176.16

Pump 2654.29

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 are agreeing to all of the above terms and conditions

Company _____

Signature _____

Venetia Community Association, Inc.
Welcome Committee Report for September 29, 2025 Board of Directors Meeting

There have been four property closings since the last Board meeting. The Welcome Committee has delivered four gift bags.

There are currently 11 properties for sale in Venetia, as of August 25th, that are listed on the Realtor.com website. Of those 11, one of those properties is a villa, two are condos, and the remaining 8 are single-family homes. And of those 11 properties listed for sale, there are currently three pending closings.

Cindy Beckley
Chairwoman, VCA Welcome Committee

Amenities Report

September 29, 2025

The pool deck was scheduled to be cleaned at the end of last week.

Donna

September 29, 2025 Sarasota County Liaison Report

- The county's consultant submitted a draft analysis, and the county asked them for additional information. Improvements recommended in the report will not occur immediately. Something of that scale would require design and permitting. Additionally, there is no funding allocated to this project. Have no copies of the draft analysis at this time.
- Reached out to CEM to see when apartment complex construction on Jacaranda will begin, but have not received a reply as of 25 September 2025.

Norm Lockhart

Sarasota County Liaison for Venetia Community Association

Environmental Committee Report 9/ 29/2025

Visits from Solitude this month:

9/5 regular maintenance

9/10 a boat was used to treat lily pads in ponds 10 and 9. Treated lake weeds in ponds 6 and 11. Checked the oxygen levels in pond 5. It registered ok.

9/19 treated algae in sump 26 and retreated in sump 33 Addressed torpedo grass at the base of the fountain in pond 2 and the lily pads.

It was discovered that pond 5 has a safety issue along one of its banks. Solitude has given us a bid to change the number of drainage boxes from 4 to 5 on that pond. I have attached the bid for the board's approval. We will have to use a small amount from our reserves as our budget is almost gone for this year.

Our tech from Solitude found a downed tree on sump 18, which makes it hard to maneuver along the edge. The Infrastructure Committee is cutting the tree up and disposing of it. Our thanks to the infrastructure committee for helping Solitude.

A request from a resident on pond 11 to check for lily pads and weeds was forwarded to our tech.

Respectfully submitted,

Mary Lou Holler

Rob Lynn

Co Chairs

SERVICES AGREEMENT

PROPERTY NAME: **Venetia Community Association**
CUSTOMER NAME: Venetia Community Association
SERVICE DESCRIPTION: Erosion Repairs- Ponds 5
EFFECTIVE DATE: September 18, 2025
SUBMITTED TO: Rob Lynn, roblynn60@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 SOLitude 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.

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.

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]



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. **Pond 5:** between 4124 & 4126 Bella Pasque- install a 12" drain box with concrete around it, build a berm, install a drainpipe, and run it to the lake with an anchor at the end. Install fill dirt, pack it down, install cocomesh, and sod over the eroded area with St. Augustine.
2. **Pond 5:** between 4128 & 4130 Bella Pasque- install a 12" drain box with concrete around it, build a berm, install a drainpipe, and run it to the lake with an anchor at the end. Install 2 yards of fill dirt, pack it down, install cocomesh, and sod over the eroded area with St. Augustine.
3. **Pond 5:** between 4132 & 4134 Bella Pasque- install a 12" drain box with concrete around it, build a berm, install a drainpipe, and run it to the lake with an anchor at the end. Install fill dirt, pack it down, install cocomesh, and sod over the eroded area with St. Augustine.
4. **Pond 5:** between 4564 & 4568 Canello Grande Ave.-install a 12" drain box with concrete around it, build a berm, install a drainpipe, and run it to the lake with an anchor at the end. Install fill dirt, pack it down, install cocomesh, and sod over the eroded area with St. Augustine.

General Qualifications:

1. 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: **\$5,155.00** 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

Landscape Committee Report

Submitted to VCA Board of Directors

Monday, September 29, 2025

The Landscape Committee met on Tuesday, September 11. 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 Jacaranda Gate/776 Berm has been completed as to scope of project. Smaller repairs will be made in the coming month to get the area to 100% coverage.
- Proposal 2420 in the amount of \$19,190.00 to rehab Areas 1-4 of the clubhouse beds has been completed. Many thanks to the members of the landscape committee for their efforts to complete this project in a timely and cost effective manner. Special thanks to Jackie Pashko and Herb Meyer who masterminded this project for us; planned, picked plants and oversaw planting. Twin Palms did a fantastic job in their coordination and installation of the project.
- **Emergency Irrigation Repairs** - Three mainline breaks on Woodmere with clock being struck by lightning. All repairs have been completed. We need to ratify the expenses to date. Keene Choice Communications Est. 206 \$1500. Twin Palms invoice 14824, \$1046.50

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. Requesting approval of Estimate/Proposal 2496 to clear and dispose of debris at Woodmere gate. \$1340.00
- Request an increase of discretionary expenditures by the landscape committee from \$500 to \$750.

Respectfully submitted: David Lanni

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

Invoice



BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
14824	08/11/2025	\$1,046.50	Net 30	

P.O. NUMBER

Woodmere entrance irrigation

DATE		DESCRIPTION	QTY	RATE	AMOUNT
08/06/2025	Node100	Hunter Node 100 Battery Timer	3	175.00	525.00
	9VBatt	9V Battery	6	5.00	30.00
	Rainbirdclatching	Rainbird DC Latching Solenoid	2	41.55	83.10
	PGPRotor	Hunter PGP Rotor Head Assy Above rotor there where 6 on the flat top turf area around the palms of the fountain, 7 in the bottom part of the field	13	18.64	242.32
	3/4" Coupler	3/4" PVC Coupler Fitting	2	0.93	1.86
	3/4x3polynipple	3/4" x 3" threaded Poly Nipple	2	0.86	1.72
	Irrigation Repair	Irrigation Repair labor Above were repairs made after finding missing valves by fountain and sidewalk area.	2.50	65.00	162.50

BALANCE DUE

\$1,046.50

Pay invoice

Keen Choice Communications, Inc.

Estimate

24166 Sunny Lane
Bonita Springs, FL 34135

Date	Estimate #
7/15/2025	206

Name / Address
Venetia Community Association C/O Sunstate Association Management Brian Rivenbark P.O Box 18809 Sarasota, Fl. 34276

			Project
Description	Qty	Rate	Total
2" Directional Bore - (2" Bore for Irrigation Sleeve 60')	1	1,500.00	1,500.00
Total			\$1,500.00

Twin Palm Landscape Care
3757 Ulman Ave
North Port, FL 34286 US
9414295785
support@twinpalmlandscapcare.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 #	DATE	
2496	09/25/2025	

P.O. NUMBER
woodmere entrance clean up

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Machine operator	Hourly rate for skid machine and operator	4	150.00	600.00
	General Labor	General labor for driver and dump trucks per hour (3 men @ 4 hours)	12	45.00	540.00
	Dump Fee	Debris Dump Fee	1	200.00	200.00
		Above is to remove all the sellom plants and ferns along the hedge at woodmere entrance and dump the debris off site			
TOTAL					\$1,340.00

Accepted By

Accepted Date

Tree and Gutter Committee Report for 9/29/25

The trimming of the 89 Oak trees is complete.

All 3 stumps were removed by ArtisTree at the Clubhouse, 4390 Natale Dr and 4975 Bella Terra.

We completed trimming the Shady Lady trees. We would like to thank both the Infrastructure and Amenities Committees for their help with the project.

Funding: Please approve the attached Twin Palm invoice for \$300 which is for Dump Fee's for 3 days of Shady Lady debris.

New member: We would like to welcome William Langel, 4439 Via del Viletti Dr to our Committee.

Jerry Klinginsmith
for the Tree and Gutter Committee

1994

Gmail

Mon, Sep 15, 2025 at 10:16 AM

Palm Landscape Care <quickbooks@palmlandscape.com>

Palm Landscape Care <quickbooks@notification.intuit.com>
 E-To: support@winpalmlandscape.com
 inan@sunstatemanagement.com, invoices@sunstatemanagement.com, floatboat@gmail.com



Your invoice is ready!

BALANCE DUE

\$300.00

View and pay



Dear Venetia Community Association,

We appreciate your business. Please find your invoice details here. Feel free to contact us if you have any questions.

Have a great day!

Twin Palm Landscape Care

Bill to

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

25, 3:46 PM

Email - New payment request from Twin Palm Landscape Care - invoice 14926

Ship to

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

Terms

Net 30

P.o. number

Shady lady trimming clean up

08/18/2025

Dump Fee

\$50.00

Debris Dump Fee and clean up

1 X \$50.00

08/29/2025

Dump Fee

\$125.00

Debris Dump Fee

1 X \$125.00

09/09/2025

Dump Fee

\$125.00

Debris Dump Fee

1 X \$125.00

Balance due \$300.00

Social Committee Report
September 26, 2025

Summer is winding down and we are looking forward to the return of our seasonal membership and residents.

Our Ladies Lunch continued all summer with the September lunch held at Abbey's on Miami. Our next lunch will be held October 15 at Venice Art Center.

Steppin Out was held in September at Cafe Venice. We welcomed three new residents in Venetia at that dinner.

Friends on Friday will begin again on September 26 at the Clubhouse. All residents are welcome.

We are planning our Holiday Open House again this year. It will be held on December 7. Come and enjoy the beauty of our decorated Clubhouse. More detail to follow.

Submitted by:
Mary Eve, chairperson

Villa Vivaci Committee Report for 9/29/25 VCA Board Meeting

The membership vote for the covenant amendment regarding roof cleaning failed. As such, the HOA will continue to be responsible for roof cleaning and the handful of roofs that need to be cleaned will be addressed in the coming weeks.

Respectfully submitted,

Madeline Salerno

VVNA President