

# 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 BUDGET Meeting October 27, 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 (zoom), Vice President Dick Mole, Treasurer Jennifer Smouse and Directors Rob Luysterborghs and Ken Boivin. Also present in person was Brian Rivenbark from Sunstate Management Group.

Secretary Pete Easton was not present.

**Minutes –MOTION** made by Norm Lockhart and seconded by Rob Luysterborghs to approve the minutes of the September 29, 2025 meeting with corrections. **Motion passed unanimously.**

**Presidents Report:** Norm Lockhart reported.

**Treasurers Report** – As attached to these corporate records, Jennifer Smouse reported on the 09/30/25 financials.

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

Jennifer Smouse explained the proposed 2026 annual budget by each line item. Discussion followed regarding the proposed budget.

A **MOTION** was made by Rob Luysterborghs and seconded by Dick Mole to approve the 2026 VCA annual budget as presented. **Motion passed with Rob Luysterborghs abstaining.**

**Vice presidents Report:** Dick Mole Reported. The Christmas lights have been installed.

### **Committee Reports—**

- **Communications Committee** – No report.
- **Finance Committee** – No Report.
- **Infrastructure Committee** – Alex Sarelis reported.
- **Welcome Committee** – Cindy Beckley reported.
- **Amenities** –Donna Deluca reported.

A **MOTION** was made by Rob Luysterborghs and seconded by Ken Boivin to approve \$2822.25 expense to restrap 15 pieces of pool furniture. **Motion passed unanimously.**

- **Sarasota County Liaison Committee** – Norm Lockhart reported. There are no current updates.
- **Environmental** – Mary Lou Holler reported.
- **Landscape** – Dave Lanni reported.

A **MOTION** was made by Dick Mole and seconded by Ken Boivin to approve the landscape proposal 2537 in the amount of \$7575.50 for the sod and planting to complete the rehab of Woodmere Gate and

Nizza Court. **Motion passed unanimously**

**A MOTION** was made by Dick Mole and seconded by Ken Boivin to approve the landscape proposal 2538 in the amount of \$340.00 for the sod and planting to complete the rehab of Woodmere Gate and Nizza Court. **Motion passed unanimously**

- **Preserve Committee:** Jan Weis reported.

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

**A MOTION** was made by Rob Luysterborghs and seconded by Jennifer Smouse to approve the proposal from Timber Time Tree Care in the amount of \$57,000 to remove the remaining 120 Oak trees along the streets in 2026. **Motion passed unanimously**

- **Security Patrol:** No Report

- **Social Committee:** Mary Eve reported.

**A MOTION** was made by Norm Lockhart and seconded by Rob Luysterborghs to appoint Sue Olson to the Enhancement committee. **Motion passed unanimously**

**A MOTION** was made by Norm Lockhart and seconded by Rob Luysterborghs to appoint Ray Simmons to the Enhancement committee. **Motion passed unanimously**

- **Documents Committee:** Herb Mayer reported. The committee will be making a recommendation to the Board soon.

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

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

- **VNA1** – Norm Hotz reported.
- **Villa Paradiso** – Jan Weis reported
- **Villa Vivaci** – Madeline Salerno reported.
- **CDA** – Rob Luysterborghs reported.

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

**A MOTION** was made by Norm Lockhart and seconded by Ken Boivin to approve the \$1200 proposal for the sidewalk repair at the Cabana pool area that is on VCA common area to be charged against 5320 paving reserve. **Motion passed unanimously**

**A MOTION** was made by Rob Luysterborghs and seconded by Jennifer Smouse to accept the resignation of Mary Zahr from the Board of Directors of VCA. **Motion passed unanimously**

#### **New Business –**

**A MOTION** was made by Rob Luysterborghs and seconded by Dick Mole to appoint Jackie Pashco, Kelly Maffett, Jan Weis, Patty Lombardo and Rich Eckenroth to the Hearing and fining Committee. **Motion passed unanimously**

#### **Unfinished Business –**

**Regulation on Homeowner Gutter Drainage to Ponds:** Rob Luysterborghs reported. The proposed drainage regulation was presented.

**A MOTION** was made by Jennifer Smouse and seconded by Ken Boivin to approve the proposed house gutter drainage regulation as presented. **Motion passed unanimously**

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

**Next meeting** – November 24, 2025 at 9:00 am

Meeting was adjourned at 11:26 am.

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

## **October 27, 2025 President's Report**

- Be aware of damaged sidewalks. If any resident notices bad sidewalks please report to the board so we can work on getting them fixed.
- Had a backed up gutter near 4306 Via Del Santi that we may have to look into. Looks like water is overflowing out of that gutter. Hope we can investigate and find out what is causing this water retention problem.
- Control your speed and utilize the stop signs within the community. Safety is everyone's responsibility for all residents.

Norm Lockhart, VCA President

Venetia Community Association, Inc.

Treasurer's Report

Prepared for October 27, 2025

Board of Directors Meeting

September 2025 YTD Revenues are \$1,466,719 which is \$262,843 higher than budget. \$253,985 of this variance is unbudgeted Special Assessment Revenue for Pond 8 Restoration. Late Fees and Interest account account for \$5,509 of variance. Miscellaneous Income is \$3,850 higher than budget from receipt of insurance reimbursement check to pay for damage to ballisters by Woodmere entrance from car accident.

September 2025 YTD Administrative expense is \$105,216 which is \$9,054 lower than budget. Insurance expense has a \$5,640 favorable budget variance. Office supplies and postage combined have a \$3,959 favorable variance.

September 2025 YTD Grounds expense is \$594,226 which is \$198,167 higher than budget. Wetlands/ Littoral Shelves is \$256,002 more than budget due to payment to Solitude for Pond 8 restoration. Tree Removal/ Replacement is \$62,500 lower than budget as a result of decision by Tree Committee to not remove or replace oak trees during 2025.

September 2025 Maintenance expense is \$45,021 which is \$6,434 higher than budget. Entrance Gates Maint/Repairs are \$4,214 higher than YTD budget. Sidewalk repairs are \$8,198 over YTD budget but much of this variance is timing and should be reduced to \$1,948 by end of year. General maintenance and repairs expense is \$3,634 lower than YTD budget.

September 2025 YTD Pool & Recreation expense is \$35,927 which is \$6,086 lower than budget. Clubhouse Maint/ Repairs are \$5,919 lower than budget. Pool Deck repairs are \$4,369 higher than budget partially due to switching to Royal Pool vendor. Pool Heater Maintenance is \$2,625 lower than budget.

September 2025 YTD Utilities expense is \$488,561 which is \$14,977 lower than budget. \$5,938 of favorable variance is related to electric. \$9,268 of favorable variance is Cable/ Internet expense due to converting to Hotwire in May 2025.

September 2025 YTD Other expense is \$121,234 which is \$424 less than budget.

September 2025 YTD Expenses in Total are \$1,390,186 which is \$174,059 higher than budget.

September 2025 YTD Net Income is \$76,533.

Total Assets as of September 30, 2025 are \$1,358,329. Within Assets category, Operating Cash/CDs are \$829,038 and Reserve Cash and CDs are \$474,336.

Other Assets as of September 30, 2025 are \$54,955. Prepaid Insurance is \$34,965 and Prepaid Expenses are \$5,088. Accounts Receivable is \$15,446. There are 12 owners that haven't paid the Pond 8 Special Assessment. There are 13 owners that haven't paid their July quarterly dues. The 3 owners that haven't paid their April and July quarterly dues have had their accounts turned over to attorney for collection.

21 owners have had NOLAs issued by Sunstate and \$25 collection fee has been added to each of those accounts.

Current Liabilities as of September 30, 2025 are \$471,272. Within this category, Deferred Cable Revenue is \$244,572 and Prepaid Assessments are \$157,792.

Total Reserves/ Long Term Liabilities are \$467,485. The largest reserve is currently Paving/ Roads/ Sidewalks for \$148,797.

Total Equity as of September 30, 2025 is \$419,572 which equates to \$652 for each of 643 owners within Venetia.

Today is the Annual VCA Budget meeting during which the Board reviews and approves the 2026 VCA Proposed Annual Budget in the amount of \$1,590,541. 2026 VCA dues assessment calculates to \$600 per quarter, which is exactly the same as 2025 VCA quarterly dues assessment of \$600.

A detailed copy of the 2026 VCA Proposed Budget along with Treasurer's Budget Memo and Oct 27 Meeting Agenda was mailed via USPS and e-blasted via internet to all VCA owners during 1st week in October. I will now review the contents of the VCA 2026 Proposed Budget memo.

After addressing any questions on the Proposed 2026 VCA Budget from rest of Board and owners, I am now requesting that the Board approve the 2026 VCA Proposed Budget for \$1,590,541 which equates to 2026 quarterly dues of \$600.

Now that VCA Board has approved the 2026 VCA Budget for \$1,590,541, my Treasurer's Report for the October 27, 2025 VCA Board Budget meeting is complete.

Respectfully Submitted,

Jennifer Smouse  
VCA Board/ Treasurer

**Venetia Community Association, Inc.**  
**Proposed Budget**  
**January 1, 2026 - December 31, 2026**

	2025 Approved Budget	2026 Proposed Budget
<b>INCOME</b>		
6200 · Assessment	817,740	803,787
6210 · Reserve Fee	152,133	192,345
6215 · Cable/Internet Assessment	569,757	544,525
6225 · Special Assessment 6/30/25	0	0
6340 · Late Fee	500	750
6345 · Interest Fees	0	250
6910 · Interest Income	9,000	7,500
6915 · Gate Stickers/RFID	3,080	4,200
6920 · Miscellaneous	700	500
6925 · Cable Refund	25,865	36,684
6930 · Surplus Rollover	30,000	0
<b>TOTAL INCOME</b>	<b>1,608,775</b>	<b>1,590,541</b>
<b>EXPENSE</b>		
<b>ADMINISTRATIVE</b>		
7020 · Dues/Licenses/Permits	1,000	1,000
7040 · FL Dept of State Fee	100	100
7100 · Insurance	76,300	76,915
7140 · Professional Fees - Audit	6,200	7,200
7150 · Professional Fees - Legal	2,500	5,000
7160 · Professional Fees - Rsv Study	3,600	720
7170 · Professional Fees - Tax Prep	300	350
7200 · Management Fees	40,560	41,772
7250 · Office Svc/Supplies/Misc	6,000	5,000
7260 · Postage	6,000	4,500
7261 · Printing	5,000	5,600
7300 · Communications Expense	200	200
7301 · Income Tax	0	0
7400 · Telephone	4,600	360
<b>TOTAL ADMINISTRATIVE</b>	<b>152,360</b>	<b>148,717</b>
<b>GROUNDS</b>		
7510 · Irrigation Contract	7,440	7,663
7520 · Irrigation Maint/Repairs	35,000	35,000
7550 · Lake Maintenance Contract	33,142	34,465
7600 · Landscape Contract	124,397	128,130
7620 · Landscape Mulch	14,500	14,500
7650 · Landscape Svc/Replacement	59,500	54,385
7651 · Tree Removal/Replacement	89,200	96,000
7652 · Tree Maintenance/Trimming	10,000	10,000
7653 · Berm Trimming	25,000	0
7655 · Palm Tree Trimming	17,000	17,000
7680 · Fountain/Waterfall Maint.	5,000	6,000
7681 · Waterfall Maintenance Contract	6,900	5,000
7820 · Wetlands/Littoral	26,000	26,000
7900 · Preserve Trimming	65,000	50,000
7910 · Preserve Maintenance	10,000	10,000
<b>Total Grounds</b>	<b>528,079</b>	<b>494,143</b>
<b>MAINTENANCE</b>		
8030 · Security	1,000	1,000
8031 · Drone Flight Contract	250	250
8040 · Lamp Post/Signs Maintenance	2,000	2,000

	2025 Approved Budget	2026 Proposed Budget
8050 · Entrance Gates Maint/Repairs	5,000	7,500
8150 · Maintenance Repairs/Svc/Supply	15,000	15,000
8220 · Pest Control Int/Ext	2,500	2,500
8221 · Wildlife Control	700	700
8230 · Sidewalk Repairs	25,000	10,000
8231 · Gutters	0	10,000
<b>TOTAL MAINTENANCE</b>	<b>51,450</b>	<b>48,950</b>
<b>POOL &amp; RECREATION</b>		
8310 · Clubhouse Cleaning Contract	19,418	20,400
8320 · Clubhouse Supplies	2,000	2,000
8330 · Clubhouse Maint/Repairs	10,000	14,000
8340 · Welcome Committee	600	700
8400 · Pool Maint. Contract	10,200	12,900
8420 · Pool/Deck Repair/Svc	6,500	6,500
8425 · Pool Heater Maintenance	3,500	3,500
8430 · Exercise Equipment Repair	1,300	1,300
8500 · Courts Maintenance	2,500	2,500
<b>TOTAL POOL &amp; RECREATION</b>	<b>56,018</b>	<b>63,800</b>
<b>UTILITIES</b>		
8620 · Electric	81,100	77,000
8660 · Cable TV	147,128	0
8661 · Bulk Cable/Internet Svc	310,086	544,525
8665 · Cable Addtl' Srvs (Internet)	112,543	0
8700 · Water & Sewer	7,800	8,300
<b>TOTAL UTILITIES</b>	<b>658,657</b>	<b>629,825</b>
<b>OTHER</b>		
9710 · Contingency Fund	4,828	3,280
9711 · Gate Sticker Expense	0	3,381
9712 · Storage Units	4,250	5,100
9713 · Holiday Decorations	1,000	1,000
9899 · Hurricane Clean-Up	0	0
9970 · Transfer to Reserves	152,133	192,345
<b>TOTAL OTHER</b>	<b>162,211</b>	<b>205,106</b>
<b>TOTAL EXPENSES</b>	<b>1,608,775</b>	<b>1,590,541</b>

QUARTERLY UNIT ASSESSMENT	2025	2026
MAINTENANCE	\$ 318	\$ 312
CABLE & INTERNET (Lots Excluded)	\$ 223	\$ 213
RESERVES	\$ 59	\$ 75
<b>TOTAL</b>	<b>\$ 600</b>	<b>\$ 600</b>
Total Units Paying Cable/Internet	639	640
Vacant Lots	4	3
<b>Total Units</b>	<b>643</b>	<b>643</b>
<b>Maintenance &amp; Reserves Paid</b>	<b>4</b>	<b>4</b>
QUARTERLY LOT ASSESSMENT	2025	2026
(Lots excluded from paying Cable & Internet)	\$ 377	\$ 387
Total Vacant Lots	4	3

Venetia Community Association, Inc.  
PROPOSED BUDGET FOR THE PERIOD  
January 1, 2026 - December 31, 2026  
DESIGNATED RESERVES  
643 Units

PERCENT  
FUNDING  
100.00%

		1	2	3	4	5	6	7	8	9	10	11	12	13
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2025	ASSESSMENTS COLLECTED 2025	2025 ALLOCATION ADJ	ESTIMATED EXPENDITURES 2025	ESTIMATED TRANSFERS 2025	ESTIMATED BALANCE 12/31/2025	2026 ALLOCATION ADJ	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QUARTER
ACCT#	ASSET													
5130	Fountains/Waterfalls	10	1	51,997	51,998	-1	0	12,482	0	39,514	0	12,483	12,483	4.85
5131	Waterfall & Pump Equipment	10	1	38,000	36,901	0	0	0	0	36,901	0	1,099	1,099	0.43
5132	Well Pump Stations	10	1	34,300	12,182	0	0	0	0	12,182	0	22,118	22,118	8.60
5133	Irrigation Equipment	10	1	28,000	18,000	0	0	0	0	18,000	0	10,000	10,000	3.89
5140	Fence/Gate Reserve	15	1	49,964	13,068	26,896	0	0	0	39,964	0	10,000	10,000	3.89
5141	Fence/Gate Electronics	15	1	12,001	2,001	10,000	0	0	0	12,001	0	0	0	0.00
5210	Pond Retention	4	2	40,000	31,667	4,167	0	0	0	35,834	0	4,166	2,083	0.81
5220	Preserves Committee	4	2	36,000	24,000	6,000	0	15,000	0	15,000	0	21,000	10,500	4.08
5300	Blding Restoration/Painting	5	1	35,000	15,000	0	0	0	0	15,000	0	20,000	20,000	7.78
5320	Roads/Paving/Sidewalks	20	18	1,027,000	143,195	50,910	0	32,580	0	161,524	0	865,476	48,082	18.69
5340	Swimming Pool	15	3	53,000	30,192	7,603	0	0	0	37,795	0	15,205	5,068	1.97
5400	Clubhouse/Roofing	25	25	76,635	-13,817	20,037	0	4,908	0	1,312	0	75,323	3,013	1.17
5410	Clubhouse A/C	5	3	50,000	13,600	6,800	0	9,545	0	10,855	0	39,145	13,048	5.07
5450	Courts	7	1	32,000	20,000	0	0	0	0	20,000	0	12,000	12,000	4.67
5485	Capital Reserve	5	1	39,949	-2,622	19,721	0	0	0	17,099	0	22,850	22,850	8.88
5490	Interest				14,510	6,936	0	0	0	21,447	0	0	0	0.00
TOTAL				1,603,846	409,875	159,069	0	74,516	0	494,428	0	1,130,864	192,345	74.78

**Venetia Community Association, Inc.**  
**2025 Proposed VCA Budget**

October 3, 2025

To Venetia Community Association owners:

The enclosed 2026 Proposed VCA Budget has been compiled by the Finance Committee using budget submissions from the VCA Committee Chairs. An advance copy of Proposed 2026 Budget was also shared with all members of VCA Board. The VCA Board has determined that this 2026 Budget adequately covers all required operating and maintenance expense and also includes an increase in the reserve accounts.

Total 2026 VCA Budgeted Income and Expense is \$1,590,541 which is \$18,234 (1.1%) lower than the 2025 Budget.

2026 Administrative expense is \$148,717 which is \$3,643 (2.4 %) lower than 2025 budget. Reserve Study is \$720 which is \$2,880 lower than 2025 budget due to vendor contract fee change. Legal expense is \$5,000 which is \$2,500 higher than budget. Legal Fees are expected to increase as newly formed Documents Committee starts to review VCA Covenants and Bylaws during 2026. Telephone expense is \$360 which is \$4,240 less than 2025 budget. Front and rear gate phones were switched over to Hotwire at no additional cost as included in Hotwire bulk service contract.

2026 Grounds expense is \$494,143 which is \$33,936 (6.4%) lower than 2025 budget. Grounds expenses reduction of \$25,000 as no berm trimming scheduled in 2026. Preserve trimming is \$50,000 which is a \$15,000 reduction from 2025 budget. Tree Removal is \$96,000 which is \$6,800 higher than 2025 budget. Remaining oak trees (excluding entrances) will be removed during 2026.

2026 Maintenance expense is \$48,950 which is \$2,500 (4.9%) lower than 2025 budget. Sidewalk and gutter repairs are \$20,000 which is \$5,000 less than 2025 budget. Entrance Gates Maint/ Repairs for \$7,500 is a \$2,500 increase over 2025 budget.

2026 Pool & Recreation expense is \$63,800 which is \$7,782 (13.9%) higher than 2025 budget. Pool maintenance contract is \$12,900 which is \$2,700 higher than 2025 budget due to switching cleaning contract to Royal in July 2025.

Clubhouse Maintenance/ Repairs is \$14,000 which is \$4,000 higher than 2025 budget.

2026 Utilities expense is \$629,825 which is \$28,832 (4.4%) lower than 2025 budget. Bulk Cable/Internet is lower by \$25,232 due to switch to Hotwire contract in May 2025.

2026 Other expense is \$205,106 which is \$42,895 (26.4%) higher than 2025 budget. Majority of this increase comes from Transfer from Reserves allocations budgeted at \$192,345 in 2026. Well Pump Stations Reserve was increased by \$14,300. Irrigation Reserve was increased by \$10,000. Fence/ Gates Reserve was increased by \$10,000. Building Restoration/ Painting Reserve was increased by \$20,000 and Clubhouse AC was increased by \$16,000.

**Venetia Community Association, Inc.**  
**2025 Proposed VCA Budget**

The quarterly unit assessment for 2026 Proposed Budget is \$600, which is the exact same amount as 2025 quarterly assessment. The 2026 Proposed Quarterly Unit Assessment breakdown is as follows: \$213 (36%) is related to Hotwire Bulk Cable/ Internet Service. Maintenance expense portion is \$312 (52%) and Reserves portion is \$75 (12%).

Please note that the 2025 Proposed Venetia Community Association Budget will be presented and voted on by VCA Board as part of the next scheduled VCA Board meeting on October 27, 2025.

Prepared by,

Jennifer Smouse  
VCA Board/ Treasurer

# **VCA Infrastructure Committee Report**

## **October 2025**

The Infrastructure Committee has worked a total of 25 hrs. this month repairing and resolving the following issues and projects:

1. Several new lights have been installed in the clubhouse entry area. The new lighting was installed to highlight new plantings after the landscaping was completed.
2. Electrical work at the Jacaranda entry has been an ongoing task this month. There have been several problems to fix, outlets that do not work anymore, a streetlight that was not functioning, spotlight on the fountains broken.

Alex Sarelas, Chairman

Venetia Community Association, Inc.  
Welcome Committee Report for October 27, 2025 Board of Directors Meeting

There have been three property closings since the last Board meeting. The Welcome Committee has not delivered the gift bags because the new owners are not in Venetia as yet.

There are currently 13 properties for sale in Venetia, as of October 20<sup>th</sup>, that are listed on the Realtor.com website. Of those 13, two of those properties are villas, three are condos, and the remaining 8 are single-family homes. And of those 13 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 on 10/27/25

Amenities committee met 10/21

**POOL**

Pool maintenance agreement with Royal Pools, local vendor. Clubhouse pool in very good shape, but expenses increased for what should have been preventative maintenance months ago thru our previous pool vendors.

Another 15 pieces of pool furniture are out for restrapping. We should have pieces back by end of November. Request approval of \$2822.25 for remainder of work. Also will ask infrastructure to look at reinforcing tabletops. Clips on order.

**CLUBHOUSE**

Clubhouse private event on Saturday 11/8  
Ask infrastructure to replace stained carpet tiles.

**COURTS**

Paperwork with prices for re-surfacing will be provided to Jim Irr and Dick Mole for Follow-up. Contractors should be called to determine firm quote and availability if project is approved. Cost analysis and recommendations to be provided to the Board prior to Nov BOD mtg.

Donna DeLuca  
Submitted 10/23/25

PATIO FURNITURE SERVICE AND SUPPLY LLC

NEIL GUTHRIE  
2085 ANDREA LN #7  
Fort Myers, FL 33912  
Neil (239) 770-8443 or Patti (239) 368-9491  
Website: [www.patfumswfl.com](http://www.patfumswfl.com)  
email: patfurn@aol.com

INVOICE/QUOTE 10/9/25

ATTENTION  
DONNA DELUCA  
  
[ziti4me@icloud.com](mailto:ziti4me@icloud.com)  
Ship To:  
GATE 8181 ENTER  
SAME

TO: VENETIA COMMUNITY ASSOCIATION  
4401 CORSO VENETIA BLVD.  
VENICE FL.

PHONE #: 203-556-3565 D

SALESPERSON	COLORS	SHIP DATE	PAYMENTS
NEIL GUTHRIE	#252	2-6 WEEKS	ON DELIVERY

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	SERVING SW FLA FOR OVER 26 YEARS		
	REMOVE AND RESTRAP BASKET WEAVE		
	PATIO FURNITURE		
15	CHAISE LOUNGE	\$150.00	\$2,250.00
3	ARM DINING CHAIR	\$100.00	\$300.00
	#252 DOVE		
	PICK UP & DELIVERY	\$100.00	\$100.00
3% FEE ADDED IF PAYING WITH A CREDIT CARD		SUBTOTAL	\$2,650.00
		TAX RATE	6.50%
		SALES TAX	\$172.25
		TOTAL	\$2,822.25
		PAYMENTS/CREDITS	
		BALANCE DUE	

THANK YOU FOR YOUR BUSINESS!

## **October 27, 2025 Sarasota County Liaison Report**

- No updates to last months report...below is last months report. Still no start date for construction from CEM.
- 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 23 October 2025.

Norm Lockhart

Sarasota County Liaison for Venetia Community Association

Environmental Report    October 27<sup>th</sup> 2025

Solitude has completed 3 of the 4 onsite maintenance reports for this month. November thru March they will be here 3 times a month.

The lily pads have been treated twice on pond 11.

The shelf on pond 6 has been treated for invasive weeds, except for those near native plants.

The usual treatment for algae, shoreline weeds and lily pads has been done. In all cases it takes 10 days to 2 weeks to see results.

Solitude installed 4 drainage boxes near pond 5 in Villa Vivaci. Pipes were extended into the pond and covered with fill dirt and sod. The sod should be watered daily for 2 -4 weeks.

The committee will be meeting onsite with Solitude on the 30<sup>th</sup> to check on the other ponds and sumps that may need to have work done.

We have \$4,383.00 left in our budget, and the bid is \$5,155.00. This is \$772.00 over our budget. The 772.00 will be from reserves.

Respectfully submitted,

Mary Lou Holler

Rob Lynn

Co-chairs environmental committee

## **Landscape Committee Report**

Submitted to VCA Board of Directors

Monday, October 27, 2025

The Landscape Committee met on Tuesday, October 16. Issues discussed and proposals for work are listed below.

New/Old Proposals approved and proposed.

- Irrigation repairs between Jacaranda Gate through Via Del Villetti Berm have been substantially completed. All that remains is repair of Zone 8 on Via Del Villetti which had been disconnected at some point, by possibly a homeowner.

New Business

- Woodmere Gate proposal 2496 for the cleanup of the area has been completed by Twin Palms and the Volunteers. Requesting proposals 2537 for \$7575.50 and 2538 \$340.00 be approved to finish the area. We propose to plant a combination of sod, Jatropha, copper leaf and Mulhy Grasses for both sides of the hedge to complete Woodmere Gate and Nizza Court. We will plant Bahia sod at the end of Woodmere were dead hedges were removed.
- Natale Palm Island – We have a plan in the form of proposal 2539 in the amount of \$4121 for the rehab of the Natale palm island. We will request a vote the next meeting on this issue after it is discussed with the Landscape Committee.
- The Landscape Committee Gardeners and the Volunteer Group will be planting poinsettias at both entrance bullnoses for the holiday season second week of November.

Respectfully submitted: David Lanni

**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
2537	10/23/2025

### P.O. NUMBER

Woodmere berm

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Floratamsod	Install Pallet St.Augustine Floratam sod	9	550.00	4,950.00
	15gJatropha	15 Gal Jatropha Tree	5	150.00	750.00
	15gplantinstall	15 Gal Plant Install labor	5	38.00	190.00
	3gNoraGrantIxora	3 Gal Nora Grant Ixora	7	20.00	140.00
	3gcopperleaf	3 Gal Copper Leaf Plant	7	20.00	140.00
	3gmulhygrass	3 Gal Mulhy Grass	2	20.00	40.00
	3gplantinstall	3 Gal Plant Install labor	16	6.00	96.00
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch	20	6.25	125.00
		Above is for the outside berm area on Woodmere			
	Floratamsod	Install Pallet St.Augustine Floratam sod	1	550.00	550.00
	3gcopperleaf	3 Gal Copper Leaf Plant (3 at each end of the Firebush hedge)	6	20.00	120.00
	3gplantinstall	3 Gal Plant Install labor	6	6.00	36.00
	15gJatropha	15 Gal Jatropha Tree (one at each end)	2	150.00	300.00
	15gplantinstall	15 Gal Plant Install	2	38.00	76.00

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Coco Brown Mulch	labor 2 Cu Ft Bag Coco Brown Mulch Above is for the inside hedge at the end of Nizza Crt	10	6.25	62.50

TOTAL

**\$7,575.50**

Accepted By

Accepted Date

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	
2538	10/23/2025	

**P.O. NUMBER**

Sod replace hedge woodmere

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	<b>Bahiasod</b>	Pallet Bahia Sod Installed  Above is to sod area at the end of Woodmere where dead hedge was replaced	1	340.00	340.00

TOTAL

**\$340.00**

Accepted By

Accepted Date

**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
2539	10/23/2025

**P.O. NUMBER**

Natale Dr island

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	<b>Tree Relocation</b>	Removal and reinstall of Queen Palm tree Above is to move 1 tall queen palm to other side of the island next to the other tall queen.	1	150.00	150.00
	<b>25gqueenpalm</b>	25 Gal Queen Palm 8 - 9 foot tall	2	320.00	640.00
	<b>25gplantinstall</b>	25 Gal plant install labor only	2	75.00	150.00
	<b>15gJatropha</b>	15 Gal Jatropha Tree	2	150.00	300.00
	<b>15gplantinstall</b>	15 Gal Plant Install labor	2	38.00	76.00
	<b>Sodremoval</b>	Removal of Sod and prep for new sod installation per Sq Ft	1,600	0.30	480.00
	<b>Floratamsod</b>	Install Pallet St.Augustine Floratam sod	4	550.00	2,200.00
	<b>Coco Brown Mulch</b>	2 Cu Ft Bag Coco Brown Mulch Above is to remove all existing sod, relocate 1 queen palm, install 2 new palms and 2 new Jatropha bushes, top dress with new mulch and sod	20	6.25	125.00

DATE		DESCRIPTION	QTY	RATE	AMOUNT
		entire island with new sod			

TOTAL \$4,121.00

Accepted By

Accepted Date

## PRESERVE UPDATE – OCTOBER 2025

On October 23, Solitude started the Phase 2 restorations as approved by VCA. We are awaiting Britt Surveying to wrap up one part of this project which will enable us to finalize everything. Going forward, there is required County monitoring through Solitude of these areas for a period of time to ensure that no further encroachment takes place and that the new native plantings remain healthy. This is standard procedure and has been the case over the past 20 years when owners had no resource but to call the County into Venetia for violations. Evidence of this can be seen by county violation posts throughout Venetia.

Now that this work is done we can finally proceed to put in place the on-going monitoring and maintenance program that is required by VCA to actually promote a healthier Preserve. Going forward, our original policy will be that homeowners who violate the Preserve policy will be required to restore any damage at their cost. Much of this has to do with consistent communication and education with owners; especially new owners not familiar with this environment. We are working with Sunstate to provide a seller release so that new owners do not “buy” a violation. We also will have a “vendor notice” for all independent landscapers whom we know simply take the easy way of simply dumping refuse into the Preserve rather than proper removal. As well, going forward, we’ll work with arborists from Sarasota County as we continue to identify hazardous trees and invasive plants that have been allowed to literally kill the Preserve. Hurricanes will ensure the future needs of all of this.

We have developed an excellent relationship and level of trust with Sarasota County allowing us the freedom to now monitor and resolve our own problems. Homeowners bordering the Preserve (42% of homeowners) now have a resource to access when they need information, have questions, or if their property is at risk of damage from tree limbs or a dead tree – issues they were previously expected to resolve and pay for themselves by using vendors with no knowledge or approval to even do the work.

## **Tree and Gutter Committee Report for 10/27/25**

No notable projects this month. We have met with Howell Concrete to get a proposal to repair gutters.

Project approval: We would like the Board's approval to remove the remaining 120 Oak Trees along the streets in 2026.

Funding: We would like the Board to approve the attached proposal for \$57,000 from Timber Time Tree Care. This new vendor has been vetted by Committee members and their proposal is much less than ArtisTree's \$93,000 and Twin Palm's \$94,080. We are expecting to start this 2 week project in January 2026.

Departing member: Scott Hampson – moved. We have really appreciated all his support for the past 4 years.

Committee planning meeting will be held at the Clubhouse on November 3<sup>rd</sup> at 9:00-11:00

Jerry Klinginsmith  
for the Tree and Gutter Committee

**Timber Time Tree  
Care LLC**ESTIMATE  
EST0196

Griffin Moeller  
Business Number (941) 662-  
0915  
746 Morningside Drive  
Englewood, FL  
34223  
941-662-0915  
timbertimetrees@gmail.com

DATE  
10/08/2025TOTAL  
USD \$57,000.00

TO

**Venetia Community. Jerry Smith**

4401 Corso Venetia Blvd, Venice, FL 34293

D 5732860113

floatrboat@gmail.com

## DESCRIPTION

RATE QTY AMOUNT

Removal of approximately 120 Oak trees through the community. \$475.00 120 \$57,000.00

Oak trees are all located roadside along the main roads within the community.

Oak trees vary in sizes. Price is based on a per tree average for the project.

Trees will be fully removed, excluding stumps, as well as bushes surrounding the base.

All debris will be hauled away leaving only a cut to ground level stump.

TOTAL

USD \$57,000.00

TIBBONS MBSOWRY  
1171 GRIFFIN RD  
VEWICE FL. 34693

826595

CUSTOMER'S ORDER NO.	DEPARTMENT	DATE
NAME		9/29/25
ADDRESS		
CITY, STATE, ZIP		
VEWICE FL.		
SOLD BY	CASH	C.O.D.
CHARGE	ON. ACCT.	MDSE. RETD.
PAID OUT		

QUANTITY	DESCRIPTION	PRICE	AMOUNT
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*[Signature]*

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3320/46350

KEEP THIS SLIP FOR REFERENCE

01-11

Villa Vivaci Committee Report for 10/27/25 VCA Board Meeting

The 2026 budget will be voted on at the November meeting. The pool furniture is in the process of being refurbished. The property is being mulched this week.

Respectfully submitted,

Madeline Salerno

VVNA President