

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 November 24, 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 (Zoom) Secretary Pete Easton and Director Ken Boivin. Also present in person was Brian Rivenbark from Sunstate Management Group.

Rob Luysterborghs was not present.

Minutes –MOTION made by Ken Boivin and seconded by Pete Easton to approve the minutes of the October 27, 2025, meeting. **Motion passed unanimously.**

Presidents Report: Norm Lockhart reported.

Treasurers Report – As attached to these corporate records, Jennifer Smouse reported on the 10/31/25 financials.

A **MOTION** was made by Dick Mole and seconded by Ken Boivin to approve the treasurer’s report for October 2025. **Motion passed unanimously.**

Vice presidents Report: Dick Mole Reported. The Christmas light volunteers were thanked. The lighting ceremony will be on November 30th

Committee Reports–

- **Communications Committee** – No report.
- **Finance Committee** –Dick Mole reported for Roger DeNiscia.
- **Infrastructure Committee** – Alex Sarelas reported.
- **Welcome Committee** – Cindy Beckley reported.
A **MOTION** was made by Norm Lockhart and seconded by Dick Mole to appoint Alexis McErlain to the welcome committee. **Motion passed unanimously.**
- **Amenities** –Donna Deluca reported.
Rob Luysterborghs entered the meeting at 9:20 AM
A **MOTION** was made by Norm Lockhart and seconded by Ken Boivin to approve \$27,000 expense to resurface the tennis courts. This will be funded from the reserves. **Motion passed unanimously.**
- **Sarasota County Liaison Committee** – Norm Lockhart reported.
- **Environmental** – Mary Lou Holler reported.
- **Landscape** – Dave Lanni reported.
A **MOTION** was made by Norm Lockhart and seconded by Ken Boivin to approve the landscape proposal 2539 in the amount of \$4,121.00 for the palm replacement at the island on Natale. **Motion passed**

unanimously

A MOTION was made by Norm Lockhart and seconded by Ken Boivin to ratify the emergency expense in the amount of \$1,260 to repair the irrigation tank on Via Del Villetti. **Motion passed unanimously**

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

A MOTION was made by Norm Lockhart and seconded by Jennifer Smouse to approve \$3,122 for new preserve violation markers. **Motion passed unanimously**

A MOTION was made by Norm Lockhart and seconded by Ken Boivin to accept the resignation of Madeline Salerno from the Preserve Committee. **Motion passed unanimously**

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

A MOTION was made by Ken Boivin and seconded by Norm Lockhart to appoint Don Graves to the Tree and Gutter Committee. **Motion passed unanimously**

- **Security Patrol:** No Report
- **Social Committee:** Mary Eve reported.
- **Documents Committee:** Herb Mayer reported.

A MOTION was made by Norm Lockhart and seconded by Ken Boivin to accept the resignation of Jim Irr from the Documents Committee. **Motion passed unanimously.**

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

Sub-Association Reports

- **VNA1** – Norm Hotz reported.
- **Villa Paradiso** – Jan Weis reported
- **Villa Vivaci** –No report.
- **CDA** – Rob Luysterborghs reported.

Management Report – Brian Rivenbark reported.

New Business –

- **Board Review of Proposed Rules and Regulations:** Discussed under Documents Committee report

Unfinished Business – None

Owners Comments – Homeowner comments were taken from the floor.

Next meeting – December 15, 2025 at 9:00 am

Meeting was adjourned at 10:17 am.

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

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

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BALANCE SHEET

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Venetia Community Association, Inc.

Balance Sheet as of 10/31/2025

Assets	Operating	Reserve	Total
Operating Accounts			
1017 - Truist OP 2442	\$51,316.81		\$51,316.81
1018 - Truist OP 2442 ICS	\$591,725.04		\$591,725.04
1034 - BankUnited OPMM 8450	\$5,678.38		\$5,678.38
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	\$900,823.50		\$900,823.50
Reserve Accounts			
1217 - Bank OZK CD 6305 12/14/25 4.40%		\$245,092.05	\$245,092.05
1218 - Truist MM 2450		\$61,880.61	\$61,880.61
1219 - Truist MM 2450 ICS		\$186,402.43	\$186,402.43
Total Reserve Accounts		\$493,375.09	\$493,375.09
Other Assets			
1100 - Accounts Receivable	\$31,936.10		\$31,936.10
1320 - Allowance for Bad Debt	(\$544.17)		(\$544.17)
1610 - Prepaid Insurance	\$29,137.16		\$29,137.16
1615 - Prepaid Expenses	\$4,717.82		\$4,717.82
Total Other Assets	\$65,246.91		\$65,246.91
Total Assets	\$966,070.41	\$493,375.09	\$1,459,445.50

Venetia Community Association, Inc.

Balance Sheet as of 10/31/2025

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	\$14,290.50		\$14,290.50
3035 - Prepaid Assessments	\$36,366.30		\$36,366.30
3045 - Deferred Cable Revenue	\$241,515.00		\$241,515.00
3050 - Deferred Revenue	\$231,398.50		\$231,398.50
3450 - Operating Income Carryover	\$5,000.00		\$5,000.00
Total Current Liabilities	\$528,570.30		\$528,570.30
Reserves			
5130 - Fountains/Waterfalls Reserve		\$39,514.32	\$39,514.32
5131 - Waterfall & Pump Equipment Reserve		\$23,939.42	\$23,939.42
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		\$39,963.54	\$39,963.54
5141 - Fence/Gate Electronics Reserve		\$4,991.13	\$4,991.13
5210 - Pond Retention Reserve		\$35,834.00	\$35,834.00
5220 - Preserves Committee Reserve		\$30,000.20	\$30,000.20
5300 - Bldg Restoration Reserve		\$15,000.00	\$15,000.00
5320 - Paving/Roads/Sidewalks Reserve		\$161,524.49	\$161,524.49
5340 - Pool Reserve		\$37,795.41	\$37,795.41
5400 - Clubhouse/Roofing Reserve		\$1,312.18	\$1,312.18
5410 - Clubhouse A/C Reserve		\$10,855.20	\$10,855.20
5450 - Courts Reserve		\$19,999.51	\$19,999.51
5485 - Capital Improvements Reserve		\$17,099.31	\$17,099.31
5490 - Reserves Interest - Current		\$25,364.38	\$25,364.38
Total Reserves		\$493,375.09	\$493,375.09
Equity			
5510 - Prior Years Fund Balance	\$373,038.80		\$373,038.80
5525 - Surplus Carryover	(\$30,000.00)		(\$30,000.00)
5999 - Net Income	\$94,461.31		\$94,461.31
Total Equity	\$437,500.11		\$437,500.11
Total Liabilities / Equity	\$966,070.41	\$493,375.09	\$1,459,445.50

Venetia Community Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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	-	681,450.00	681,450.00	-	817,740.00
6210 - Reserve Fees	38,033.25	38,033.25	-	152,133.00	152,133.00	-	152,133.00
6215 - Cable/Internet Assessment	47,554.25	47,479.75	74.50	474,204.50	474,797.50	(593.00)	569,757.00
6225 - Special Assessment 6/30/25	-	-	-	253,985.00	-	253,985.00	-
6340 - Late Fees	-	41.67	(41.67)	4,878.00	416.66	4,461.34	500.00
6345 - Interest Fees	96.75	-	96.75	2,174.59	-	2,174.59	-
6910 - Bank Interest	329.22	750.00	(420.78)	6,007.25	7,500.00	(1,492.75)	9,000.00
6915 - Gate Stickers/RFID	294.00	256.67	37.33	3,277.00	2,566.70	710.30	3,080.00
6920 - Miscellaneous Income	-	58.33	(58.33)	3,870.00	583.34	3,286.66	700.00
6926 - Cable Rights Income	3,057.00	3,057.14	(.14)	19,748.92	19,750.70	(1.78)	25,865.00
6930 - Surplus Rollover	2,500.00	2,500.00	-	25,000.00	25,000.00	-	30,000.00
Total Income	160,009.47	160,321.81	(312.34)	1,626,728.26	1,364,197.90	262,530.36	1,608,775.00
Total Income	160,009.47	160,321.81	(312.34)	1,626,728.26	1,364,197.90	262,530.36	1,608,775.00

Operating Expense

Administrative

7020 - Dues/Licenses/Permits	-	83.33	83.33	675.35	833.34	157.99	1,000.00
7040 - FL Dept of State Fee	-	8.33	8.33	61.25	83.30	22.05	100.00
7100 - Insurance	5,827.43	6,358.33	530.90	57,412.23	63,583.30	6,171.07	76,300.00
7140 - Professional Fees - Audit	1,500.00	516.67	(983.33)	7,599.00	5,166.70	(2,432.30)	6,200.00
7150 - Professional Fees - Legal	292.00	208.33	(83.67)	3,746.00	2,083.34	(1,662.66)	2,500.00
7160 - Professional Fees - Rsv Study	-	300.00	300.00	1,390.00	3,000.00	1,610.00	3,600.00
7170 - Professional Fees - Tax Prep	-	25.00	25.00	300.00	250.00	(50.00)	300.00
7200 - Management Fees	3,380.00	3,380.00	-	33,800.00	33,800.00	-	40,560.00
7250 - Office Svc/Supplies/Misc	608.05	500.00	(108.05)	3,104.55	5,000.00	1,895.45	6,000.00
7260 - Postage	760.18	500.00	(260.18)	3,305.00	5,000.00	1,695.00	6,000.00
7261 - Printing	682.42	416.67	(265.75)	4,499.31	4,166.70	(332.61)	5,000.00
7300 - Communications Expense	-	16.67	16.67	-	166.66	166.66	200.00
7400 - Telephone	35.15	383.33	348.18	2,408.45	3,833.30	1,424.85	4,600.00
Total Administrative	13,085.23	12,696.66	(388.57)	118,301.14	126,966.64	8,665.50	152,360.00

Grounds

7510 - Irrigation Contract	620.00	620.00	-	6,200.00	6,200.00	-	7,440.00
7520 - Irrigation Maint/Repairs	504.76	2,916.67	2,411.91	34,160.79	29,166.70	(4,994.09)	35,000.00
7550 - Lake Maintenance Contract	2,806.54	2,761.83	(44.71)	27,525.65	27,618.30	92.65	33,142.00
7600 - Landscape Contract	10,366.44	10,366.42	(.02)	103,664.40	103,664.20	(.20)	124,397.00
7620 - Landscape Mulch	-	1,208.33	1,208.33	156.16	12,083.30	11,927.14	14,500.00
7650 - Landscape Svc/Replacement/Other	1,340.00	4,958.33	3,618.33	37,895.72	49,583.30	11,687.58	59,500.00
7651 - Tree Removal/Replacement	-	7,433.33	7,433.33	4,400.00	74,333.30	69,933.30	89,200.00
7652 - Tree Maintenance/Trimming	-	833.33	833.33	17,098.94	8,333.30	(8,765.64)	10,000.00
7653 - Berm Trimming	-	2,083.33	2,083.33	17,300.00	20,833.30	3,533.30	25,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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	14,166.66	(188.34)	17,000.00
7680 - Fountain/Waterfall Maint.	-	416.67	416.67	7,665.11	4,166.70	(3,498.41)	5,000.00
7681 - Waterfall Maintenance Contract	380.00	575.00	195.00	1,140.00	5,750.00	4,610.00	6,900.00
7820 - Wetlands/Littoral Shelves	5,155.50	2,166.67	(2,988.83)	280,657.50	21,666.66	(258,990.84)	26,000.00
7900 - Preserve Trimming	8,433.00	5,416.67	(3,016.33)	67,503.00	54,166.70	(13,336.30)	65,000.00
7910 - Preserve Maintenance	-	833.33	833.33	4,110.00	8,333.34	4,223.34	10,000.00
Total Grounds	29,606.24	44,006.58	14,400.34	623,832.27	440,065.76	(183,766.51)	528,079.00
Maintenance							
8030 - Security	-	83.33	83.33	-	833.34	833.34	1,000.00
8031 - Drone Flight Contract	-	20.83	20.83	-	208.30	208.30	250.00
8040 - Lamp Post/Signs Maintenance	1,195.96	166.67	(1,029.29)	2,561.96	1,666.66	(895.30)	2,000.00
8050 - Entrance Gates Maint/Repairs	2,895.59	416.67	(2,478.92)	10,860.05	4,166.70	(6,693.35)	5,000.00
8150 - Maintenance Repairs/Svc/Supply	1,559.39	1,250.00	(309.39)	9,175.10	12,500.00	3,324.90	15,000.00
8220 - Pest Control Int/Ext	341.93	208.33	(133.60)	1,469.65	2,083.34	613.69	2,500.00
8221 - Wildlife Control	-	58.33	58.33	-	583.34	583.34	700.00
8230 - Sidewalk Repairs	-	2,083.33	2,083.33	26,947.50	20,833.30	(6,114.20)	25,000.00
Total Maintenance	5,992.87	4,287.49	(1,705.38)	51,014.26	42,874.98	(8,139.28)	51,450.00
Pool & Recreation							
8310 - Clubhouse Maint. Contract	1,518.00	1,618.17	100.17	15,180.00	16,181.70	1,001.70	19,418.00
8320 - Clubhouse Supplies	127.85	166.67	38.82	395.44	1,666.66	1,271.22	2,000.00
8330 - Clubhouse Maint/Repairs	1,352.36	833.33	(519.03)	2,933.71	8,333.30	5,399.59	10,000.00
8340 - Welcome Committee	-	50.00	50.00	394.61	500.00	105.39	600.00
8400 - Pool Maint. Contract	975.00	850.00	(125.00)	9,000.00	8,500.00	(500.00)	10,200.00
8420 - Pool/Deck Repair/Svc	422.89	541.67	118.78	9,666.82	5,416.66	(4,250.16)	6,500.00
8425 - Pool Heater Maintenance	-	291.67	291.67	-	2,916.66	2,916.66	3,500.00
8430 - Exercise Equipment Repair	175.00	108.33	(66.67)	2,713.88	1,083.34	(1,630.54)	1,300.00
8500 - Courts Maintenance	135.39	208.33	72.94	349.39	2,083.34	1,733.95	2,500.00
Total Pool & Recreation	4,706.49	4,668.17	(38.32)	40,633.85	46,681.66	6,047.81	56,018.00
Utilities							
8620 - Electric	4,971.54	6,758.33	1,786.79	59,858.62	67,583.30	7,724.68	81,100.00
8660 - Cable TV	-	-	-	119,218.85	147,128.00	27,909.15	147,128.00
8661 - Bulk Cable/Internet Svc	43,004.28	44,298.00	1,293.72	259,931.39	221,490.00	(38,441.39)	310,086.00
8665 - Cable Addtl' Srvs (Internet)	-	-	-	91,448.87	112,543.00	21,094.13	112,543.00
8700 - Water & Sewer	899.92	650.00	(249.92)	6,978.53	6,500.00	(478.53)	7,800.00
Total Utilities	48,875.74	51,706.33	2,830.59	537,436.26	555,244.30	17,808.04	658,657.00
Other							
9710 - Contingency Fund	-	402.33	402.33	-	4,023.30	4,023.30	4,828.00
9711 - Gate Sticker Expense	270.48	-	(270.48)	1,115.73	-	(1,115.73)	-
9712 - Storage Units	340.00	354.17	14.17	3,491.80	3,541.70	49.90	4,250.00
9713 - Holiday Decorations	1,171.03	83.33	(1,087.70)	1,285.29	833.30	(451.99)	1,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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	38,033.25	38,033.25	-	152,133.00	152,133.00	-	152,133.00
Total Other	39,814.76	38,873.08	(941.68)	161,049.17	160,531.30	(517.87)	162,211.00
Total Expense	142,081.33	156,238.31	14,156.98	1,532,266.95	1,372,364.64	(159,902.31)	1,608,775.00
Operating Net Total	17,928.14	4,083.50	13,844.64	94,461.31	(8,166.74)	102,628.05	-
Net Total	17,928.14	4,083.50	13,844.64	94,461.31	(8,166.74)	102,628.05	-

VENETIA COMMUNITY ASSOCIATION, INC.

Reserve Balances

October 31, 2025

	Balance 1/1/25	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5130 Fountains/Waterfalls	\$ 51,997.81	(1.00)	-	(12,482.49)	-	39,514.32
5131 Waterfall & Pump Equipment	36,900.94	-	-	(12,961.52)	-	23,939.42
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	26,896.00	-	-	-	39,963.54
5141 Fence/Gate Electronics	2,000.50	10,000.00	-	(2,161.00)	-	9,839.50
5210 Pond Retention	31,667.00	4,167.00	-	-	-	35,834.00
5220 Preserves Committee	24,000.20	6,000.00	-	-	-	30,000.20
5300 Building Restoration	15,000.00	-	-	-	-	15,000.00
5320 Paving/Roads/Sidewalks	143,194.74	50,910.00	-	(37,428.62)	-	156,676.12
5340 Swimming Pool	30,192.41	7,603.00	-	-	-	37,795.41
5400 Clubhouse / Roofing	(13,816.82)	20,037.00	-	(4,908.00)	-	1,312.18
5410 Clubhouse A/C	13,600.00	6,800.00	-	(9,544.80)	-	10,855.20
5450 Courts	19,999.51	-	-	-	-	19,999.51
5485 Capital Improvements	(2,621.69)	19,721.00	-	-	-	17,099.31
5490 Interest	14,510.41	-	-	-	10,853.97	25,364.38
Total Reserves	\$ 409,874.55	152,133.00	-	(79,486.43)	10,853.97	493,375.09

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

5131 Waterfall & Pump Equipment

9/16/25 - Water Equipment Technologies - New Aquamaster motor installation for floating fountain - \$4,689.91
 10/14/25 - Water Equipment Technologies - S. Jacaranda Falls - new motor & pump end - \$8,271.61
Total \$ 12,961.52

5141 Fence/Gate Electronics

9/1/25 - CIA Access - Main control board replacement - \$2,161
Total \$ 2,161.00

5320 Paving/Roads/Sidewalks

4/16/25 - Howell Concrete - Damaged concrete project - \$32,580.25
 10/1/25 - CIA Access - Replace front door & screen on CAPXM - \$2,310.33
 10/1/25 - CIA Access - Front display replaced - \$2,538.04
Total \$ 37,428.62

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

November 24, 2025 President's Report

- Ensure gate stickers are issued to residents, caregivers, long term visitors, and not vendors.
- Keep an eye out for landscapers and residents mowing too close to ponds and into preserve borders. Know where your property line is located and ensure we prevent violations from occurring in the future.
- A big thank you to all our volunteers for assisting with holiday decorations and landscaping. Making a lot of progress and saving the community lots of money. Appreciate all the hard work and dedication.
- 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 November 24, 2025

Board of Directors Meeting

October 2025 YTD Revenues are \$1,626,728 which is \$262,530 higher than budget \$253,985 of this variance is unbudgeted Special Assessment Revenue for Pond 8 Restoration. Late fees and Interest account for \$6,663 of variance. Miscellaneous Income is \$3,850 higher than budget due to receipt of insurance reimbursement check to pay for damage to balusters by Woodmere entrance from car accident.

October 2025 YTD Administrative expense is \$118,301 which is \$8,666 lower than budget. Insurance expense has a \$6,171 favorable budget variance. Telephone has a \$1,425 favorable variance due to converting pool phone to Hotwire. Reserve Study expense has a \$1,610 favorable variance.

October 2025 YTD Grounds expense is \$623,832 which is \$183,767 higher than budget. Wetlands/Littoral Shelves expense account has a \$258,991 unfavorable budget variance which is an offset to favorable Special Assessment revenue for Pond 8 variance. Tree Removal/ Replacement has \$69,933 favorable budget variance because of decision by Tree Committee to not remove or replace oak trees during 2025. Landscape replacement and mulch are temporarily underbudget by \$23,605 until vendor invoices are paid for those services.

October 2025 YTD Maintenance expense is \$51,014 which is \$8,139 higher than budget. Entrance Gates/ Maintenance Repairs accounts for \$6,693 of this budget variance. Sidewalk repairs are currently \$6,114 overbudget which will be reduced to \$1,948 by end of year.

October 2025 YTD Pool & Recreation expense is \$40,634 which is \$6,048 less than budget. Clubhouse Maintenance/Repairs are \$5,400 lower than budget. Pool Deck Repair/ Service is \$4,250 higher than budget largely due to switch to Royal Pool vendor.

October 2025 YTD Utilities expense is \$537,436 which is \$17,808 lower than budget. Electric and water/ sewer have combined \$7,256 favorable variance and remaining \$10,552 variance is Cable/ Internet due to Hotwire switchover in May.

October 2025 YTD Other expense is \$161,049 which is \$518 higher than budget.

October 2025 YTD Total Expense is \$1,532,267 which is \$159,902 higher than budget.

October 2025 YTD Net Income is \$94,461.

Total Assets as of October 31,2025 are \$1,459,446. Within Assets category, Operating Cash/ CDs are \$900,824 and Reserve Cash and CDs are \$493,375.

Other Assets as of October 31, 2025 are \$65,247. Prepaid Insurance is \$29,137 and Prepaid Expense is \$4,718. Accounts Receivable is \$29,137. There are 4 owners that haven't paid the Pond 8 Special Assessment. There are 55 owners that haven't paid their October 1 dues. There are 8 owners that haven't paid July 1 dues and those delinquent accounts have now been turned over to VCA attorney for collection. When that happens, attorney collection fees charged are added to the owner's account balance.

Current Liabilities as of October 31, 2025 are \$528,570. Within this category, Deferred Cable Revenue is \$241,515 and Deferred Revenue is \$231,399. Prepaid Assessments are \$36,366.

Total Reserves/Long Term Liabilities as of October 31, 2025 are \$493,375. The largest reserve is Paving/ Roads/ Sidewalks for \$161,524.

Total Equity as of October 31, 2025 is \$437,500 which equates to \$680 for each of 643 owners within Venetia.

The VCA Board approved the 2026 Annual Budget during the October 27, 2025 meeting. A copy of the Approved 2026 VCA Budget for \$1,590,531 is posted on the Venetia website under VCA/Financials/ 2026.

The 2026 VCA Quarterly Dues assessment remains the same as 2025 which is \$600 per quarter. Truist coupon books for your use in paying 2026 VCA dues were mailed out via USPS to all VCA owners in early November.

This completes my Treasurer's Report for today's meeting.

Respectfully Submitted,

Jennifer Smouse
VCA Board/ Treasurer

**VCA FINANCE COMMITTEE
NOVEMBER 2025 REPORT**

November 21, 2025

To the VCA President and Board of Directors:

At its November meeting the Finance Committee reviewed and discussed modifications and amendments to its Mission Statement, originally adopted in 2020.

The intent of the modifications is to enhance the ability of the Finance Committee to provide assistance to the VCA Treasurer and VCA Board in financial matters. The VCA Treasurer has provided comments regarding the suggested amendments/modifications. It is anticipated that a draft amended mission statement will be considered at the next Finance Committee meeting.

Respectfully submitted,

Roger DeNiscia
Patty Lombardo
Herb Mayer

VCA Infrastructure Committee Report

November 2025

The Infrastructure Committee has worked a total of 35 hrs. this month repairing and resolving the following issues and projects:

1. The Jacaranda electrical problem was solved, streetlight repaired, outlets and outlet covers replaced, everything is now functional.
2. Spotlight on the Jacaranda fountains was broken off and we have replaced it with a new spotlight.
3. With the time change, all manual timers we have installed throughout the property were all reset.
4. We inspected all the streetlights and found 7-8 of them which continue to operate during the day. We tested the sensors and trimmed vegetation from around the lamp posts to allow the daylight to hit the sensor and shut the light off. We will next ask everyone to inform us if there are streetlights that do not operate near their homes.
5. There were several minor pool repairs which were made.
6. We replaced carpet tiles in the cardroom; all spare tiles have been used.
7. The two electrical panels that power the gates have had dual grounding rods and surge protectors installed to try to prevent damage from electrical storms. This was accomplished by Zues Electric.
8. We have investigated the cause of the 3 streetlights at the Woodmere entrance that are not working to discover that the line was cut when the repairs to irrigation were made at the entrance. Parts have been ordered and we will be repairing them in the next 2 weeks.
9. Have also ordered spotlights to replace the ones at the top of the Woodmere waterfall that are broken.

Alex Sarelas, Chairman

Venetia Community Association, Inc.
Welcome Committee Report for November 24, 2025 Board of Directors Meeting

There have been three property closings since the last Board meeting. The Welcome Committee has delivered one gift bag, and will deliver one more soon. The third property closing is going to be an investment property and the new owner has been sent the information for new residents. We have asked that they share the information with the tenant.

There are currently 13 properties for sale in Venetia, as of November 20th that are listed on the Realtor.com website. Of those 13, one of those properties is a villa, six are condos, and the remaining six are single-family homes. And of those 13 properties listed for sale, there are currently three pending closings.

I would like to have approval from the Board of Directors to add Alexis McErlain to this committee. Her phone number is 231-282-1716 and her email is alexism.mcerlain9@gmail.com

Thank you.

Cindy Beckley
Chairwoman, VCA Welcome Committee

Amenities Committee Report for VCA Board of Directors
Meeting on 11/24/25

Amenities committee met 11-18

COURTS

We have received 3 quotes/reviews of court resurfacing and have decided on SportsSurfaces to do the work estimated at \$27,000. There is currently \$20k in reserves. The reserves for the 2026 budget was increased to \$32k so we have sufficient funds available as of Jan 1 to complete the resurfacing.

The work will be completed before the end of December. I've included the estimate and the certificate of insurance and have asked Sunstate to provide an expedited down payment check to SportSurfaces to ensure we do not lose our place in their schedule. We need the Board to officially approve the expenditure at the 11/24 meeting.

POOL

The pool furniture from phase 2 re-strapping project will be returned by Weds 11/26. The vendor will take the remaining 7 chaises and have them back to us by mid-December.

CLUBHOUSE

Ladies bathroom kitchen side needs some construction/repair work done. We've asked Infrastructure to take a look which will include changing out the older low profile toilets, and we're looking at getting an estimate from a local contractor as well if infrastructure doesn't want to take on the task.

AC yearly maintenance done Friday 11/21 for all 4 units– by Bowersox

Amenities committee will research and recommend having availability of (2) AED (automated external defibrulator) and CPR kits on premise. We will research training sessions for both as local fire depts offer training to communities.

Our committee is looking into how to repair/replace a number of the plantation shutters in the clubhouse 3 main rooms. Shutters are old so parts availability is an issue

Committee will be taking down fabric pendants and curtains in the meeting room, discussing ways to freshen up that room. Question is whether or not we need an okay to take down old curtains and pendants.

Currently the Amenities committee takes care of fobs for the clubhouse but also we take care of pedestrian gate keys. Because these keys are for the gates, we suggest the venetia gates group handle these moving forward.

A few months ago the Finance Committee sent off a survey to residents about concerns, improvements/suggestions, projects within the community and what the next steps would be. We have never heard what the results of that survey was and the conclusions the committee reached. We are asking the Finance group to issue some sort of a written report to the community in the form of an e-blast.

Donna DeLuca
Submitted 11/21/25



7011 Wilson Rd.
West Palm Beach Fl. 33413
561-964-2001 | Fax: 561-964-5009
www.sportsurfaces.com

PROPOSAL/AGREEMENT

February 20, 2025

Venetia

4401 Corso Venetia Blvd
Venice FL 34293

Agreement made between Sports Surfaces LLC. hereinafter called the Contractor and Venetia hereinafter called the Customer for resurfacing of (2) tennis courts with respect to the following terms and specifications:

COURT PREPARATION:

Court Size: (2) tennis courts 60' x 120'

The Contractor will pressure clean and power blow court(s) as necessary to remove loose dirt, mildew and oil.

The Contractor will patch depressions greater than 1/16" after 1 hour drying time in sunlight, grind down any ridges as necessary. Depressions are low spots that hold water on the court. Up to 20 gallons of patching material included. The contractor will install 150 linear feet of fiberglass mesh strips over hairline cracks.

The Contractor will install (2) fiberglass membranes sized 8'x10' on court #1 and 20'x12' on court #2.

Note: court must have a minimum of 1% slope in one plane in order to guarantee removal of water.

SURFACING OF TENNIS COURT(S)

The Contractor will apply (1) **Coat of Acrylic Resurfacer** over entire court area to fill voids and provide smooth surface.

The Contractor will apply (2) **Coats of Acrylic Color Concentrate** (two-tone), To provide in depth color over court surface.

Color Choice _____

(Colors may be selected by visiting <https://sportsurfaces.com/design/surface-color-selector/>) The Contractor

will accurately locate, mark, and paint two inch wide playing lines in accordance with USTA regulations using white textured heavy bodied acrylic latex paint. The Contractor will stripe each tennis court with (2) pickleball lines to USAPA standards.

FEE

The Contractor agrees to provide tools, materials, labor, supervision and insurance to complete the above work for a sum of **TWENTY SEVEN THOUSAND DOLLARS (\$27,000.00)**

*All prices are in US Dollars. Prices are subject to change after fourteen (14) days. Our bid prices are based upon you providing adequate access and storage areas.

February 20, 2025



7011 Wilson Rd.
West Palm Beach Fl. 33413
561-964-2001 | Fax: 561-964-5009
www.sportsurfaces.com

Venetia

4401 Corso Venetia Blvd
Venice FL 34293

OPTIONAL – PLEASE INITIAL TO ORDER

Waste

Removal: Customer will provide dumpster for waste removal or agrees hereby to be billed for waste removal fees. Average Price per dumpster \$ 600-\$1,000.00 depending on location/service provider.

Demolition waste removal in “fee”. Any other dumpsters needed not included in “fee”.

Dumpster provided by Customer _____ Dumpster provided by Sport Surfaces _____

Color Choice Additional Coating: Light Colors and Red will need a 3rd Coat. ADD \$ 1,600.00 _____
Only needed if red or light colors are chosen. Most colors do not need additional coating.

PROVISIONS:

The Customer agrees to pay a 33% due upon acceptance of proposal

The Customer agrees to pay a 33% due upon commencement.

The Customer agrees to balance upon completion of the above-proposed work.

GUARANTEE

The Contractor guarantees all work against defects in workmanship or materials for a **period of (2) years** from date of completion. This guarantee excludes Normal wear and tear, physical abuse or neglect and any other conditions beyond the contractor’s control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc. will scuff and damage surface. Guarantee shall become void upon owner’s failure to adhere and comply with the payment schedule.

TERMS & CONDITIONS

CUSTOMER AGREES THAT BY SIGNING THE BELOW CONTRACT THEY AGREE TO ABIDE BY OUR TERMS AND CONDITIONS WHICH CAN BE FOUND BY CLICKING THIS LINK OR CUTTING AND PASTING THIS LINK ONTO THEIR BROWSER: <https://sportsurfaces.com/terms-and-conditions/>

Respectfully submitted by: *Nick Chavez* - Sports Surfaces LLC.

Proposal accepted by: _____ Title: _____ Date: _____

November 24, 2025 Sarasota County Liaison Report

- No updates to traffic study report...No update for construction from CEM.
- The county's consultant submitted a draft analysis, and the county asked them for additional information. County is waiting for the finished traffic study report from their consultant.
- Reached out to CEM to see when apartment complex construction on Jacaranda will begin, but still have not received a reply.

Norm Lockhart

Sarasota County Liaison for Venetia Community Association

Environmental Report 11/24/2025

Solitude had 3 scheduled visits this month.

November 5: treated shoreline weeds in 10, 19-35, 40-44 and algae in 32.

November 10: treated shoreline weeds in 1-9, 14, 36-39 and inspected outfall structures. He talked to a homeowner living next to sump 38, which may need some attention next spring.

November 19: treated shoreline weeds in 11,12,13,15, 17, 18. He also treated lily pads in 5 and 10, and treated algae in pond 1.

He will pay special attention to shelf 10 to keep the grasses from returning. The dry season is here already and can be a problem for controlling weeds.

Respectfully submitted,

Mary Lou Holler

Rob Lynn

Co-chairs

Landscape Committee Report

Submitted to VCA Board of Directors

Monday, November 24, 2025

The Landscape Committee met on Tuesday, November 11. Issues discussed and proposals for work are listed below.

New/Old Proposals approved and proposed.

- Zone 8 on the Via del Villetti Berm repairs should be completed by months end.
- Woodmere Gate Twin Palms proposals 2537 and 2538 for the planting of the area have been completed. As we finished up the area, we also replanted the pedestrian gate area into Villa Paradiso which was overgrown and scraggly. This came in at \$525, which is below our discretionary amount.
- Natale Palm Island – We request approval of Twin Palms proposal 2539 in the amount of \$4121 for the rehab of the palm island which will include 2 new palms, transplant of one existing palm, the addition of Jatropha and Saint Augustine grass (to replace the existing Bahia grass).
- We need to ratify the emergency replacement of the expansion tank at the well on the Via Del Villetti Berm by Twin Palms, Invoice 15167 for \$1260.04. The tank was originally installed two years ago by a previous vendor. Because of the nature of the break on the tank, we suspect that vandalism may have been involved.
- Distribution Direct finished the installation of the mulch within the VCA community on November 30. Due to the amount of re-work; late start; late pickup of empty pallets at the clubhouse and leftover mulch (2 pallets), we recommend looking for a new vendor for next year's application.

Respectfully submitted: David Lanni

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

Estimate



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

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

ESTIMATE #	DATE
2539	10/23/2025

P.O. NUMBER
 Natale Dr island

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Tree Relocation	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
	25gqueenpalm	25 Gal Queen Palm 8 - 9 foot tall	2	320.00	640.00
	25gplantinstall	25 Gal plant install labor only	2	75.00	150.00
	15gJatropha	15 Gal Jatropha Tree	2	150.00	300.00
	15gplantinstall	15 Gal Plant Install labor	2	38.00	76.00
	Sodremoval	Removal of Sod and prep for new sod installation per Sq Ft	1,600	0.30	480.00
	Floratamsod	Install Pallet St.Augustine Floratam sod	4	550.00	2,200.00
	Coco Brown Mulch	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

VCA Board Update - Preserve Update – November, 2025

We will be following up with Solitude on the restoration #2 plantings to ensure that the description and final plantings are accurate. Due to very dry conditions over the last months, we'll determine any further steps or adjustments that may be necessary.

Presenting one invoice from Solitude for the final step, which is the violation markers that are placed in the Preserve. This would be used for further monitoring. These are the same markers that have been placed throughout Venetia for previous violations. Asking for approval.

Madeline Salerno has resigned from the Preserve Committee effective immediately. Madeline represented Villa Vivaci for this committee. Please approve and update.

Solitude Invoice for Approval – Preserve Violation Markers \$3,122. This would be charged to the Preserve Maintenance Account # 7910.

SERVICES AGREEMENT

PROPERTY NAME: **Venetia Community Association**
CUSTOMER NAME: Venetia Community Association
SERVICE DESCRIPTION: Phase 2 Restoration Project- Sign Installation
EFFECTIVE DATE: November 17, 2025
SUBMITTED TO: Janis Weis, janisweis@msn.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:

Customer's Address for Notice Purposes:

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

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

Sign Installation Specifications:

1. Company will build and install twenty-two (22) new Preserve boundary signs.
2. Signs will be installed just within the Preserve boundary on either side of the homes.
3. 4971 Bella Terra Dr. will have two (2) metal plaques replaced. Posts are already present.

Equipment:

(22) 4x4 Pressure Treated Wood Posts

(24) Metal Signs

Manual Tools, Shovels, etc.

General Qualifications:

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



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$3,122.00** 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

Tree and Gutter Committee Report for 10/27/25

No notable projects this month

2026 Project approval: We would like the Board's approval for the Butterfly Garden portion of Howell Concrete and Land Services Inc proposal for \$9,046.00. Funding would come out of 5320 Roads/Paving/Sidewalks, estimated ending balance for 12/31/25 is \$161,524.

History: This project is located on the short connector street at the beginning of Butterfly Park. After the street paving was completed in 2024 this area of the street could not drain so we have standing water for long periods of time even after the weekly park irrigation. Over time this is going to cause damage to the pavement. Howell has determined with his laser that we need to put a concrete drain completely across this short connector. Howell has also repaired a like piece of concrete for us near the stop sign on Via Del Villetti.

We would like to thank everyone in VNA1 that has placed mulch under their Shady Lady trees. This will drastically decrease damage to the tree trunks by lawn services.

In December the Committee will start removing stakes and supports for those trees well rooted and stable.

January 12, 2026 will be the start date for removing the remaining 120 Oak trees along the streets. As a reminder all the Oak Trees will remain at both entrances, Butterfly Park, the Clubhouse complex, the tree island on Via Del Villettii and Villa Paradiso lake.

February 2026 we will be installing new trees. The number is unknown until we receive proposals which were requested last week.

April/May 2026 we will contract for our annual tree trimming. We currently have 168 Shady Lady trees to trim.

New member: Don Graves
4285 Corso Venetia Blvd, (314) 308-8034, cndgraves@gmail.com

Jerry Klinginsmith
for the Tree and Gutter Committee

Howell Concrete & Land Service Inc.
P.O. Box 607
Englewood, FL 34295
(941) 468-2944
Office@hclsi.com
Www.hclsi.com

11/5/25

Sunstate Management
228 Ponce De Leon Ave.
Venice, FL 34285

Location: Venetia (Various Locations)
Venice, FL 34285
ATTN: Brian

Concrete Curb Proposal

We propose to provide the following services:

- (1) Butterfly Garden:
Saw cut asphalt and existing curb sections as needed.
Excavate asphalt and road base as needed.
Remove two sections of damaged curb.
Form two curved curb transitions and connecting curb section.
Pour 75 linear feet of curb including transition sections.
Hauling and disposal of debris into a local recycling facility.

Total: \$9,046.00

(2)	5041/5043	RxR	19lf
	4269/4273	RxR	25lf
	4414/4410	RxR	25lf
	4308/4306	RxR	18lf
	Woodmere Ent.	RxR	16lf

Under
Negotiation

- Saw cut damaged curb sections.
Remove damaged sections using excavator mounted hydraulic hammer.
Form, pour and finish curb sections as needed.
Hauling and disposal of debris into a local recycling facility.

Total: \$13,095.00

Social Committee Report
November 24, 2025

Members of the Committee and some residents decorated the Christmas Tree and the inside of the Clubhouse on 11/22. Thanks to all who helped and to Sue Luterbach for the fresh baked goodies to enjoy.

Our next event is the annual Holiday Open House which will be held on December 7 at 5:00 at the Clubhouse. Bring a dish to share and enjoy your friends and neighbors. We will be raffling 4 gift baskets at this event with the proceeds donated to the Principals Lunch Program at Garden Elementary School to benefit underserved students. We are also looking into adopting a family for Christmas.

Our Christmas Ladies Lunch will be held on December 9 at 11:30 at Millie's Restaurant. Contact Bonnie Rowe for reservations.

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Documents Committee Report – 11/24/25

We have reviewed all of the Venetia Community Association governing documents as requested. Although there was much discussion of amending the VCA Declaration of Covenants and Conditions, we determined that this would not be a realistic option, as this requires an affirmative vote of 67% of the members of the community.

As an alternative, we decided to create a “Rules and Regulations” document summarizing all owner’s rights and responsibilities, as detailed in the governing documents.

Pursuant to the Declaration, the document we have created includes “Community-Wide Standards” which specify each owner’s duties regarding the maintenance of their property. A draft of this document has been forwarded to the Board for their consideration.

The committee is recommending that this document be adopted and be printed in booklet format for distribution to all current owners with additional copies available for new owners.

We believe that this document will help all Venetia owners understand their rights and responsibilities, and be a valuable asset to all current and future residents.

We have scheduled our next meeting for Thursday December 4th at 10:00am to review the Board’s thoughts and comments. This meeting will be held in the clubhouse and via Zoom.

Respectively submitted,

Herb Mayer

David Lanni

Linda Ranker

Rob Lynn

Rob Luysterborghs