

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 December 15, 2025 at 9:00 a.m.

Call to Order –The Meeting was called to order at 9:00 am by Vice President Dick Mole.

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, Secretary Pete Easton , Director Ken Boivin and Director Rob Luysterborghs. Also present in person was Brian Rivenbark from Sunstate Management Group.

Minutes –**MOTION** made by Pete Easton and seconded by Ken Boivin to approve the minutes of the November 24, 2025, meeting. **Motion passed unanimously.**

Presidents Report: Norm Lockhart reported.

Treasurers Report – As attached to these corporate records, Jennifer Smouse reported on the 11/30/25 financials.

A **MOTION** was made by Norm Lockhart and seconded by Rob Luysterborghs to approve the treasurer’s report for November 2025. **Motion passed unanimously.**

Vice presidents Report: Dick Mole Reported. The courts are being resurfaced today.

Committee Reports–

- **Communications Committee** – No report.
- **Finance Committee** – Patty Lombardo reported for Roger DeNiscia. Patty reported on the recent “wish list” survey that was sent to all residents. Security, lighting and speeding were the leading concern from the survey.
- **Infrastructure Committee** – Alex Sarelas reported.
- **Welcome Committee** – Cindy Beckley reported.
- **Amenities** –Dick Mole reported for Donna Deluca.

A **MOTION** was made by Norm Lockhart and seconded by Rob Luysterborghs to approve the proposal from Mk Painting to paint the Exterior of the Clubhouse in the amount of \$9,800. **Motion passed unanimously.**

- **Sarasota County Liaison Committee** – Norm Lockhart reported.
- **Environmental** – Mary Lou Holler reported.
- **Landscape** – Dave Lanni reported.
- **Preserve Committee:** Jan Weis reported. Jan is seeking volunteers from VNA one and Villa Vivaci. No clean up cuts will be done this year. There will be some finish up work in 2026.
- **Tree and Gutter Committee** – Jerry Klinginsmith reported.

A **MOTION** was made by Norm Lockhart and seconded by Jennifer Smouse too to rescind the 2017/2018 Board vote regarding only 40 trees to be removed each year. **Motion passed unanimously**

A **MOTION** was made by Jennifer Smouse and seconded by Norm Lockhart to to approve the gutter repair quote at Butterfly Garden from Tibor Masonry in the amount of \$12,500 this will be transferred funds from line item 7651 (Tree removal and replacement) to 8231 (Gutters). **Motion passed unanimously**

A **MOTION** was made by Ken Boivin and seconded by Norm Lockhart to approve the proposal from Timber Time Tree Care in the amount of \$37,000 to install 50 Shady Lady trees in February 2026. This will be funded from line item 7651 (Tree removal and replacement). **Motion failed 3-3. With Pete Easton, Rob Luysterborghs and Ken Boivin abstaining**

- **Security Patrol:** Norm Hotz reported. The drones are still being used to enhance security.
- **Social Committee:** Mary Eve reported.
- **Documents Committee:** Herb Mayer reported. Herb put the Board on notice for violation of the documents.

MOTION made by Dick Mole and seconded by Jennifer Smouse 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 –

- **Discussion and Vote on preserve violation expenses:** Rob Luysterborghs reported.

A **MOTION** was made by Rob Luysterborghs and seconded by Ken Boivin for the board to reconsider the July Meeting vote to bill back owners 100% of the cost of preserve violation remediation expenses and to approve reductions to the amount to be billed back to 9 of the 14 property owners who were sent bill back letters. Owners will receive a new bill back letter with a payment due date of January 31, 2026. **Motion Passed 5-1 with Norm Lockhart abstaining**

As part of the vote, Board also finds the following:

Last year's bill backs to owners in 2024 are final and will not be revisited. The facts supported those bill backs and the owners waived any right to contest them by paying those bill backs in full.

The 4 owners who did not request a meeting on November 19, 2025 to contest the dollar amount billed back to them for remediation of violations shall receive a letter requesting they pay the total amount assessed on before January 31, 2025.

Property owners are responsible for knowing their property boundaries and not damaging adjoining common or preserve property. Property owners also inherit prior owners' liabilities associated their properties and must bring non-compliant properties into compliance with VCA and County legal requirements such as rules for not damaging common or preserve property.

Despite these property owner legal responsibilities, the Board will make these one-time adjustments to some of the 2025 bill backs to reflect that the owners' and VCA's shared failure to take reasonable steps over the past 20 plus years to inspect, detect and correct home builders' or

home owners' past and ongoing preserve violations.

Going forward, owners will be 100% financially responsible for any future violations and/or costs or preserve remediation to correct violations due to their encroachment on preserve properties.

Going forward, the Preserve Committee shall direct the County to deal directly with specific property owner violations of any preserve regulations. The Preserve Committee will not commit to the County that VCA will pay any fines or remediation costs on behalf of VCA or any owner unless and until the County has first provided that owner and VCA with a detailed notice of any alleged violation and an opportunity to contest or correct any alleged violations.

The Preserve Committee shall work to detect and help owners correct any potential preserve violations to avoid any potential future County findings of violations and orders for VCA to perform remediation in the preserve to correct owners' violations.

Unfinished Business – None

Owners Comments – Homeowner comments were taken from the floor. Preserve issues, rules and regulations

Next meeting – January 26, 2026 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

December 15, 2025 President's Report

- Renewal of CD for VCA took place this month. Thanks to Jennifer and Dick for getting that completed. I am sure Jennifer will cover details in her treasurer's report.
- John Farley is working to correct one of our flagpole issues. Looks like there is an issue with the rope and a lift will have to be used to repair. John is working to remedy.
- Still a few residents needing to catch up on their dues. Collections are in the works. Ensure timely payments and making the payments to the correct bank. Coupon books will not steer you wrong.
- VCA Annual meeting will be on 4 February 2026 at 6 pm at the Jacaranda Public Library on Woodmere. There will be five open board positions up for election at the annual meeting to the VCA Board of Directors. The one vacant position is for a resident of Villa Vivaci. We need a resident from there to fill a position to represent that community within Venetia. E-blast was sent out on December 9th.
- Enjoy the winter festivities provided by the social committees. Keep an eye on your emails for upcoming events.
- I want to wish every resident and their families a very merry holiday season. May the new year be an exciting one.

Norm Lockhart, VCA President

VCA Infrastructure Committee Report

December 2025

The Infrastructure Committee has worked a total of 32 hrs. this month repairing and resolving the following issues and projects:

1. The women's bathroom in the clubhouse has had water and odor issues recently. We had to remove sections of the wall and investigate leaks, none were found. After two weeks the wood and wall have remained dry, so we have repaired the wall and are preparing to finish and paint. Since the bathroom showers are so infrequently used we are suggesting that the cleaning crew pour water down each of the shower drains and the floor drains on a weekly basis to help prevent odors from the sewers.
2. We have repaired three more streetlights which we have discovered were not working.
3. We have repaired the issue with the three streetlights at the Woodmere entrance that were not working. We trenched to find the junction box and ran new wires to replace the wires which were cut and repair the broken conduit.
4. After the rain we had we discovered a broken sensor which was preventing all of the lighting at the Woodmere island, the waterfall and bridges and all of the Christmas lighting from illuminating.
5. New spotlights have been installed to replace the burned out and broken ones at the top of the Woodmere waterfall.
6. We are working with Synergy Electric, to come out and quote us on repairing our existing lighting or replacing it with LED's. We have 2 lights that are not working consistently, and the lighting is just not bright enough to cover the whole area of the courts for safe playing after dark.

Alex Sarelas, Chairman

Venetia Community Association, Inc.

Treasurer's Report

Prepared for December 15, 2025

Board of Directors Meeting

November 2025 YTD Revenues are \$1,754,776 which is \$268,290 higher than budget. \$253,985 of this variance is unbudgeted Special Assessment Revenue for Pond 8 Restoration. Late Fees and Interest account for \$8,024 of variance. Miscellaneous Income is \$3,850 higher due to receipt of insurance reimbursement check to pay for damage to balusters by Woodmere gate entrance.

November 2025 YTD Administrative expense is \$129,573 which is \$10,090 lower than budget. Insurance expense has a favorable \$6,702 budget variance. Postage and office supplies have a favorable \$2,617 variance.

November 2025 YTD Grounds expense is \$661,940 which is \$177,868 higher than budget. Wetlands/ Littoral Shelves is \$256,824 more than budget of which \$253,985 is related to Pond 8 Special Assessment work done by Solitude.

Tree Removal/ Replacement is \$77,367 lower than budget as a result of Committee decision not to remove or replace oak trees during 2025.

November 2025 YTD Maintenance expense is \$53,256 which is \$6,094 higher than budget. Entrance Gates Maint/Repairs are \$8,518 higher than budget. Sidewalk Repairs are \$1,948 higher than full year budget. General Maintenance/ Repairs is \$4,575 lower than budget.

November 2025 YTD Pool & Recreation expense is \$43,517 which is \$7,833 less than budget. Clubhouse Maint/ Repairs is currently \$6,147 under budget and Clubhouse Supplies are \$1,422 less than budget.

November 2025 YTD Utilities expense is \$587,237 which is \$19,714 less than budget. Electric is \$8,450 less than budget and water/ sewer is \$591 higher than budget. Bulk Cable/ Internet is \$11,856 less than budget due to switching to Hotwire in May 2025.

November 2025 YTD Other expense is \$161,648 which is \$377 higher than budget.

November 2025 YTD Expenses are \$1,637,271 which is \$146,701 higher than budget.

November 2025 YTD Net Income is \$117,505.

Total Assets as of November 30, 2025 are \$1,384,021. Operating Cash is \$841,410 and Reserve Cash and CDs are \$492,786. A new 3 month CD with First Horizon Bank paying 2.85% interest was just opened last week. This CD will appear under Operating Cash category.

Other Assets as of November 30, 2025 and \$49,825. Prepaid Insurance is \$23,310 and Accounts Receivable is \$22,701. There are 3 owners that haven't paid their Pond 8 Special Assessment. There are 30 owners that haven't yet paid their Oct 1 quarterly dues. There are 6 owner accounts that have been referred to VCA collections attorney. One owner's account has now been paid in full and the other five are still pending final settlement with attorney.

Current Liabilities as of November 30, 2025 are \$439,601. Deferred Cable Revenue for \$238,458 is the largest Current Liabilities account.

Total Reserves/Long Term Liabilities are \$483,876. The largest Reserve is Paving/Roads/Sidewalks for \$159,924.

Total Equity as of November 30, 2025 is \$460,544 which equates to \$716 for each of 643 owners within Venetia.

There is no change to the amount of the VCA Quarterly dues in 2026. Amount is \$600 per quarter with Jan 1, April 1, July 1 and October 1 2026 due dates. Truist Bank coupon books that can be used when paying your 2026 dues were mailed out to all owners during November.

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

Respectfully Submitted,

Jennifer Smouse
VCA Board/ Treasurer

Venetia Community Association, Inc.
Welcome Committee Report for December 15, 2025 Board of Directors Meeting

There have been no property closings since the last Board meeting.

There are currently 15 properties for sale in Venetia, as of December 10th that are listed on the Realtor.com website. Of those 15, three of those properties are villas, five are condos, and the remaining seven are single-family homes. And of those 15 properties listed for sale, there are currently four pending closings. Sunstate has not provided buyer information for two of those four pending closings.

Thank you.

Cindy Beckley
Chairwoman, VCA Welcome Committee

Amenities Committee Report For VCA Board Mtg Dec 15th, 2025

COURTS

The VCA Board approved the resurfacing of the tennis/pickleball courts for \$27,000. The project was approved in the Nov mtg should commence approximately Dec 15. We will send off eblasts advising the courts will be closed for approx. 1 week. **Funds will come from courts reserve 5450.**

CLUBHOUSE

The clubhouse has recd 3 estimates for painting of the exterior. Project can commence in December. Amenities is requesting **approval of \$9,800 expenditure from MS Painting of Sarasota.** Copy of their proposal, certificate of insurance and W-9 from the contractor is attached. **Funds will come from Building Restoration Painting Reserves 5300. MS will begin power-wash & Prep on 12/20-21**

Amenities is reviewing quotes from vendors to replace plantation shutters. No action yet until estimates are reviewed.

Amenities committee recd approval in Nov mtg to research and recommend having availability of (2) AED (automated external defibrillator) and CPR kits on premise. Will advise Board soon.

Any questions, let me know.

Donna DeLuca – dec 11-2025





MS Painting Inc
PO Box 1464
Framingham, MA
01701
MS Painting FL Inc
7224 Great Egret Blvd
Sarasota, FL
34241
contact@mspaintingfl.com
www.mspaintingservices.com
877-266-7100
Fax: (774) 777-3569

MS Painting Inc

Invoice

Bill To: Donna Deluca
ziti4me@icloud.com
4401 Corso Venetia Blvd
Venice, FL, 34293-7090
+1 (203) 556-3565

Ship To: 4401 Corso Venetia Blvd
Venice, FL, 34293-7090

Invoice No: 2266
Date: ~~12/03/2025~~
Due Date: ~~12/03/2025~~

*upon completion
OK Marcos. 12/4
will send final inv.*

Tracking No
Ship Via
FOB

\$9,800 - pg 3

Description	Quantity	Rate	Amount
Full Exterior Painting Services, with a slight changes in the colors.	1	\$10,990.00	\$10,990.00
<p>1. Project Overview</p> <p>The purpose of this project is to prepare and apply Sherwin Williams exterior paint to the exterior of the house. Work will be completed to industry standards to enhance curb appeal, protect surfaces, and ensure long-lasting durability.</p>			
<p>2. Work to be Performed</p>			
<p>A. Surface Preparation</p> <p>Client is responsible for cutting the bushes before painting starts.</p> <p>Protect adjacent surfaces (windows, doors, landscaping, walkways, and fixtures) with masking tape, plastic sheeting, and drop cloths.</p> <p>Power wash all stucco surfaces using TSP & Bleach to remove dirt, mildew, chalking, and loose paint.</p> <p>Scrape and wire-brush peeling or flaking areas.</p> <p>Caulk the minor stucco cracks ,hairlines, and all the gaps along the trim using elastomeric caulking.</p> <p>Allow repaired areas to cure as required by manufacturer.</p>			
<p>B. Painting Application</p> <p>Apply primer to repaired or bare areas as needed.</p> <p>Apply two coats of exterior paint to all stucco surfaces.</p> <p>Apply two coats of paint to trim, doors, columns, and accent areas.</p> <p>Apply two coats of paint to the soffit, and fascia around the building.</p> <p>Apply two coats of paint to the downspouts and gutters.</p> <p>Ensure uniform coverage and proper adhesion across all stucco surfaces.</p>			
<p>C. Cleanup</p> <p>Remove all masking, tape, coverings, and debris.</p> <p>Clean up surrounding areas and leave the job site in broom-swept condition.</p> <p>Dispose of waste materials in accordance with local regulations.</p>			
<p>3. Materials & Products</p> <p>All the paint and supplies are included on this estimate and will provide by Sherwin Williams.</p>			
<p>4. Exclusions</p> <p>Major stucco repairs, patching, or structural work beyond minor crack filling.</p> <p>Replacement of trim, soffits, or other building components.</p>			
<p>5. Warranty</p> <p>All workmanship is guaranteed for 3 years against peeling, blistering, or flaking due to improper surface preparation or application.</p> <p>We are fully insured.</p>			
Discount provide by Marcos	1	-\$1,190.00	-\$1,190.00

MS Painting Inc - Invoice 2266 - 12/03/2025

Payment Details

The down payment of 35% \$1,120.00 is due when you sign the contract, balance due when you finish the work. We accept the following payment methods: checks.

Zelle Information: MS Painting Inc contractor@mspaintingservices.com

Check,

Or

Venmo Information:

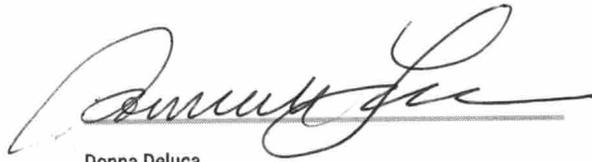
Marcos Sousa
508-400-5175

Subtotal	\$9,800.00
TAX 0%	\$0.00
Shipping	\$0.00
Total	\$9,800.00
PAID	\$0.00

Balance Due \$9,800.00



MS Painting Inc
MS Painting Inc
12/03/2025



Donna Deluca
12/03/2025

Photo 1





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/04/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Accent Brokers Insurance 4503 Curry Ford Road Orlando FL 32812		CONTACT NAME: PHONE (A/C, No, Ext): (407) 306-0101 FAX (A/C, No): (407) 479-3444 E-MAIL ADDRESS: certificates@accentbrokers.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: CLEAR BLUE INSURANCE COMPANY	NAIC # 28860
		INSURER B: GEICO MARINE INSURANCE COMPANY	37923
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS			
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			BGFL0028536702	08/03/2025	08/03/2026	EACH OCCURRENCE \$ 1,000,000			
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000			
	<input checked="" type="checkbox"/> Blanket AI						MED EXP (Any one person) \$ 10,000			
	<input checked="" type="checkbox"/> Blanket WOS						PERSONAL & ADV INJURY \$ 1,000,000			
	GEN'L AGGREGATE LIMIT APPLIES PER:									GENERAL AGGREGATE \$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC									PRODUCTS - COMP/OP AGG \$ 2,000,000
	OTHER:									\$
B	AUTOMOBILE LIABILITY			9300241694	11/17/2025	11/17/2026	COMBINED SINGLE LIMIT (Ea accident) \$			
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$ 25,000			
	<input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident) \$ 50,000			
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$ 25,000			
	<input type="checkbox"/> RETENTION \$						PIP \$ 10,000			
	UMBRELLA LIAB						EACH OCCURRENCE \$			
	EXCESS LIAB						AGGREGATE \$			
	DED						\$			
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE			
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in N/A)						OTH-ER			
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$			
							E.L. DISEASE - EA EMPLOYEE \$			
							E.L. DISEASE - POLICY LIMIT \$			

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Painting

CERTIFICATE HOLDER**CANCELLATION**

Donna Deluca 4401 Corso Venetia Blvd Venice FL 34293	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Request for Taxpayer Identification Number and Certification

**Give form to the
 requester. Do not
 send to the IRS.**

Go to www.irs.gov/FormW9 for instructions and the latest information.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<p>1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p>MS Painting Florida Inc</p>	
	<p>2 Business name/disregarded entity name, if different from above.</p>	
	<p>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____</p> <p>Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) _____</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p style="text-align: right;"><i>(Applies to accounts maintained outside the United States.)</i></p>
	<p>3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____ <input type="checkbox"/></p>	
	<p>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p>7224 Great Egret Blvd</p>	<p>Requester's name and address (optional)</p>
	<p>6 City, state, and ZIP code</p> <p>Sarasota, FL 34241</p>	
	<p>7 List account number(s) here (optional)</p>	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number									
or									
Employer identification number									
6	1	-	1	4	5	0	1	6	4

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date 12/04/2025
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

December 15, 2025 Sarasota County Liaison Report

- As of 3 December; the county's consultant has submitted the revised traffic study for the Hwy 41 and 776 stretch of Jacaranda Rd running past our Jacaranda entrance. It is currently under review of the Sarasota County Traffic team.
- Waiting for Ms. Wiggins and her traffic team to provide an update to any county future plans for traffic flow.
- At this time, CEM did not provide a start date for when construction to apartment complex on Jacaranda will begin.

Norm Lockhart

Sarasota County Liaison for Venetia Community Association

Environmental Report 12/15/25

Solitude has performed general maintenance twice so far this month.

*Algae was treated in ponds 1 and 6.

*Lily pad treatment in 5 is beginning to take effect.

*The second treatment included shoreline weed control and special attention to the shelf on 10.

In January we will have a meeting to discuss how to proceed with the instillation of drainage boxes on pond 10.

When I was walking the large ponds, I noted many homes were complying with the board's directive to maintain the grass within 3 feet of the pond at height levels of 8 to 10 inches. I think a reminder should be sent by Sunstate.

Perhaps in January, Sunstate could send an eblast reminder of the new regulations for homes on the large ponds.

Respectfully submitted,

Mary Lou Holler

Rob Lynn

Co-chairs

Landscape Committee Report

Submitted to VCA Board of Directors

Monday, December 15, 2025

The Landscape Committee met on Tuesday, December 9. Issues discussed and proposals for work are listed below.

New/Old Proposals approved and proposed.

- Repair of irrigation Zone 8 will be submitted as a separate proposal for next year's budget since the entire line was removed and capped at an unknown location. We may have to install an entire new line with valve to compensate.
- Natale Palm Island – Twin Palms proposal 2539 in the amount of \$4121 for the rehab of the palm island which will be done and completed December 16 the bill submitted before year end.
- Need recommendations from Sunstate for potential replacement companies for mulch application next year.
- Poinsettias at all gate bullnoses have been installed by Jackie Paschko and her team.
Look great!!!
- Quarterly Berm trim has been completed. Note to residents: we are doing our best to get a consistent look on the berm. We continue to monitor and actually train the Twin Palms team to accomplish this. It will be an ongoing process for the Landscape Committee.

Next year's Agenda:

- Complete clubhouse planting in areas where needed.
- Replace dead or missing hedges at Jacaranda Gate north once irrigation is repaired.
- Possibly replace hedges inside Jacaranda Gate entrance on right if they do not recover.
- Irrigation – Jacaranda Gate north -link to new two wire system. Woodmere Gate upgrades to include Natale and Via del Villetti medians.
- Upgrade the area at the end of Woodmere before you take a right to gate. Irrigation and plantings possible.
- Consider replacing Reclinata Palms at the Four Corners if needed.
- Replace sod in those areas where Bahia lawn or beds have overtaken over.

Respectfully submitted: David Lanni

Tree and Gutter Committee Report for 12/15/25

The Committee removed the majority stakes and supports for those trees well rooted and stable.

We found a large bee hive in a tree 4908-4912 Bella Terra. We are currently looking for a beekeeper to remove the hive. We have one verbal proposal for \$450.

We are requesting the Board resend a 2017/2018 policy of just removing and replacing 40 trees a year. We are not sure if there is documentation of the policy. We already have your approval to remove the 120 trees in January but we thought it would prudent to resend that policy.

2025 Project Funding request:

Request approval for Tibor's Masonry proposal for \$12,500 to replace and fix 6 draining issues. We have provided a discussion of the project on an attachment to this report. Funding for this project: transfer funds from line item 7651 (Tree removal and replacement) to 8231 (Gutters)

2026 40 +10 Shady Lady Tree Installation Project Funding request:

Initial proposals for 40 trees: Timber Time Tree Care LLC for \$30,125 and Twin Palm for \$28,473.60. After receiving the initial proposals we realized that we could add another 10 trees.

We would like the approval of Timber Time Tree Care's Proposal of \$37,000 to install 50 Shady Lady trees in February 2026. We have \$39,000 remaining in line item 7651 (Tree removal and replacement) after the 120 Tree Removal project in January 2026.

We choose Timber Time for their superior proposal, safety: they will remove roots near the sidewalks by hand and it allows us to have the same company remove and install trees in 2026.

Jerry Klinginsmith
for the Tree and Gutter Committee

Added: 12/9/25

+ 10 trees to the Venetia Community Association : 40 Shady Lady Tree project

Cancello Grande	Tree Diameter
41. 4559-57	22"
42. 4535-41	24"
Bella Pasque	
43. 4123-21	23"
Bella Terra Dr	
44. 4923-27	17"
45. 5001-03	25"
46. 5023-25	19"
47. 5050-52	19"
48. 5037-35	23"
Via Del Villetti	
49. 4254-58	15"
50. 4269-73	18"

as of 11/15/25

Proposal must be received NLT Dec 15, 2025

Venetia Community Association: 40 Shady Lady Tree project installation schedule

The attached tree stump list shows locations throughout the Venetia Community to install new Shady Lady trees. We have already obtained a Sarasota Tree Permit for this project.

We would like to install the trees in February 2026.

The following is a list of items that need be accomplished for this project,

1. The trees will be removed in January 2026 leaving only stumps. Grind each stump and associated above ground roots. 40 stumps grind down 18 inches below curb/gutter height to ensure trees can properly root in dirt beneath stumps; 1 stump at catch basin - grind down to 4 inches below curb/gutter height.
 2. Trees will be installed where stumps are currently located unless alternate/near by location is approved by the Tree and Gutter Committee.
 3. Grind stumps in the sequence indicated below.
 4. Fix any damaged irrigation pipes and remove all debris.
 5. Install 40 Shady Lady trees. Trees to be installed need to be a minimum of 8 feet tall and 2 inches (30 gallon) in diameter according to Sarasota County standard for new trees. Trees should have bamboo or similar trunk support and tie downs on 3 sides for support.
 6. Add soil where needed, plant sod up to the mulch area, place 3 inches of dark mulch in a 3 foot diameter area around the tree. Sod over stump removed of catch basin.
 7. Contractor is responsible for having the utilities marked.
 8. Questions should be directed to Jerry Klinginsmith, (573) 286-0113 or floatrboat@gmail.com
-

Cancello Grande Ave	Tree Diameter
1. 4563-61	16"
2. 4550-46	19"
Bella Pasque	
3. 4141-39	22"
Bella Terra Dr	
4. 4909-05	20"
5. 4927-31	16"
6. 4994-98	28"
7. 5020-22	23"
8. 5048-50	19"
9. 5039-37	17"
Via Del Viletti	
10. 4249-55	24"
11. 4274-78	22"
12. 4307-15	19"
13. 4326-30	19"
14. 4346-50	16"
15. 4366-70	15"
16. 4378-82	22"
17. 4390-94	19"
Borgehsey Ct	
18. 4605-03	17"
Via Del Viletti (con't)	
19. 4435-39	Via Del Viletti (Shady Lady hole covered by sod)
20. 4453-55	15"
21. 4459-63	18"
22. 4480-90	19"
Sintina Ct	
23. 4415-19	21"
24. 4431-lot	17"

Natale Dr

25. 4366-74 14"

Nizza Ct

26. 4327-31 34"

Corso Venetia Blvd – Villas

27. 4491-87 20"

28. 4492-86 12"

29. 4483-Nizza 20"

Corso Venetia Blvd

30. 4364-60 17"

31. 4327-23 22"

32. 4293-89 21"

33. 4228-34 22"

Via Del Santi

34. 4306-08 18"

35. 4319-21 16"

36. 4321-Gaeta 20"

37. 4346-48 20"

38. 4350-52 19"

39. 4360-Natale 18"

Gaeta Dr

40. 4640-48 16"

CB 4660-68 Grind stump and sod only

CB = Catch Basin (tree removed from this location will be installed in an alternate location)

TIBON, MARY
1171 GRADAM RD
VEVICE FL. 34493

948353

CUSTOMER'S ORDER NO.	DEPARTMENT	DATE				
		14/5/15				
NAME CASA DI KMILI HOME OWNER						
ADDRESS W330L						
CITY, STATE, ZIP VEVICE FL. 34493						
SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MOSE. RETD.	PAID OUT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1			
2	REPLACE CURB BY THE		
3	BRIDGE OUTSIDE BY THE ENTRANCE		
4	15 FEET SECTION		
5			
6			
7			
8			
9		\$1,500.	
10			
11			
12			
13			
14			
15			
16			
17			
18			

MH

TIBORS MASOURY
1171 GARDWAY RD
VENICE FL. 34093

948352

CUSTOMER'S ORDER NO.	DEPARTMENT	DATE				
NAME		12/5/65				
CHRIS DI NICHIA NUNE OWNERS						
ADDRESS						
PASSOC.						
CITY, STATE, ZIP						
VENICE FL. 34093						
SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MOSE. RETD.	PAID OUT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1			
2	REPLACE CURB / 20 FEET / BY		
3	5041 VIA DEL VILLETI PH.		
4	BELLIS FORMS		
5	REPLACE CURB / 20 FEET / BY		
6	4269 VIA DEL VILLETI PH.		
7			
8	REPLACE CURB / 15 FEET / BY		
9	4306 VIA DEL SAUTI PH.		
10			
11	REPLACE CURB / 15 FEET / BY		
12	4414 VIA DEL SAUTI PH.		
13			
14		\$6.000	
15			
16			
17			
18			

RECEIVED BY

MM

A-5805
T-48320/48350

KEEP THIS SLIP FOR REFERENCE

01-11

TIBORS MRSOWHY
1171 GRADWY RD
VEWICE FL. 34293

948351

CUSTOMER'S ORDER NO.	DEPARTMENT	DATE				
		10/4/15				
NAME						
CHRIS DI AMICI HOME OWNERS						
ADDRESS						
W500.						
CITY, STATE, ZIP						
VEWICE FL. 34293						
SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MOSE. RETD.	PAID OUT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1			
2	REPLACE CURBING ALONG		
3			
4	5029 BELLATANA.		
5			
6	INSTALL NEW DRAIN CURB		
7	ACROSS THE ROAD		
8			
9			
10			
11			
12		\$5000	
13			
14			
15			
16			
17			

12/15/25

Project: Start replacing critical gutter issues before the end of the year. Total cost: \$12,500 for Tibor's Masonry

1: \$1,500 to replace the gutter on the Woodmere entrance bridge. This gutter is run over by vehicles doing a U-Turn from the exit to the entrance lane. I have physically seen a lawn company with a trailer run over this gutter.

2: Butterfly Park: \$5,000. This guttering is located on the short connector street at the beginning of Butterfly Park. After the street paving was completed in 2022 this area has had continuous standing water from irrigation let alone rain. Over time this will degrade the asphalt. Tibor will install a concrete gutter linking both sides of connector street. It will be similar to the gutter at the entrance to the Clubhouse parking.

3. Replace gutters at 4 homes. 4306-08 Del Santi and 4269-73 Via Del Villetti - standing water in front of driveways and 4414-10 Via Del Villetti and 5041-43 Bella Terra - eliminates standing water by a mailbox/between homes.

Proposals received:

Howell Concrete

Butterfly Park: \$9,046

4 addresses: \$11,061

Woodmere entrance: \$2,034

total: \$22,141

Tibor's proposal

Butterfly Park: \$5,000

4 addresses: \$6,000

Woodmere entrance: \$1,500

total: \$12,500

Brian has requested Tabor's insurance documents.



Business Number (941) 662-0915

746 Morningside Drive

Englewood, FL

34223

941-662-0915

timbertimetrees@gmail.com

DATE 12/09/2025

TOTAL
USD \$37,000.00

TO

Venetia Community. Jerry Smith

4401 Corso Venetia Blvd, Venice, FL 34293

☐ 5732860113

floatrboat@gmail.com

DESCRIPTION	RATE	QTY	AMOUNT
Stump grinding/sod/new tree installation project.	\$0.00	1	\$0.00
Stump grinding of approximately 51 Oak tree stumps.	\$325.00	51	\$16,575.00

Stump grinding includes grinding 1 of the stump areas and all roots down a minimum of 4in below curb/sidewalk.

New topsoil and sod will be installed in 1of the grinding areas to match the existing sod.

The remaining 50 stumps will be ground down low enough to install 30gal Black Olives/Shady Ladies.

Stump grinder can only grind within 3in of concrete curbing/sidewalk. The remaining exposed roots will be hand removed to get below grade.

As Oak grindings are very acidic, for the 50 tree holes, all shavings are to be removed and holes backfilled with fresh topsoil before plant installations.

Areas will be cleared of all excess shaving debris.

DESCRIPTION	RATE	QTY	AMOUNT
#811 services will be utilized for locating and marking all underground utilities within all stump areas before beginning work.			
Any damaged irrigation will be repaired and tested upon completion.			
Purchase and installation of 50 30gal Black Olive/Shady Ladies trees.	\$20,425.00	1	\$20,425.00
Trees are to be a minimum of 8ft tall.			
All trees will be staked down with 3 points of contact.			
Installation of 3in of dark mulch in a 3ft diameter around each planted tree.			
Sod will be installed, if needed, up to the mulch areas to match existing sod.			
All trees will be initially watered in during installation. Trees will then need to be watered, by the community, once a day for the 1st 2 weeks to insure survival.			
TOTAL			USD \$37,000.00

VNA ONE REPORT

12.15.25 VNAONE REPORT

Lots of last minute touch ups and repairs still getting done in preparation for the upcoming holidays. If you have not yet had your sidewalks and driveways cleaned, please consider adding the adjoining swales to your list.

12.15.25 SECURITY REPORT

All quiet.

Norman S. Hotz

4418 Sintina Court

Venice, FL 34293

941.408.3612

norman.hotz@comcast.net

VCA Infrastructure Committee Report

December 2025

The Infrastructure Committee has worked a total of 32 hrs. this month repairing and resolving the following issues and projects:

1. The women's bathroom in the clubhouse has had water and odor issues recently. We had to remove sections of the wall and investigate leaks, none were found. After two weeks the wood and wall have remained dry, so we have repaired the wall and are preparing to finish and paint. Since the bathroom showers are so infrequently used we are suggesting that the cleaning crew pour water down each of the shower drains and the floor drains on a weekly basis to help prevent odors from the sewers.
2. We have repaired three more streetlights which we have discovered were not working.
3. We have repaired the issue with the three streetlights at the Woodmere entrance that were not working. We trenched to find the junction box and ran new wires to replace the wires which were cut and repair the broken conduit.
4. After the rain we had we discovered a broken sensor which was preventing all of the lighting at the Woodmere island, the waterfall and bridges and all of the Christmas lighting from illuminating.
5. New spotlights have been installed to replace the burned out and broken ones at the top of the Woodmere waterfall.
6. We are working with Synergy Electric, to come out and quote us on repairing our existing lighting or replacing it with LED's. We have 2 lights that are not working consistently, and the lighting is just not bright enough to cover the whole area of the courts for safe playing after dark.

Alex Sarelas, Chairman



Mark Kaufman Roofing
 1001 Corporate Avenue
 Suite 105
 North Port, FL 34289
 Certified Roofing License
 CCC1331953
 Certified Specialty License
 SCC131153201
 Phone: (941) 426-5241
 Fax: (941) 876-3610

Painting
 10/23/2025

Company Representative
 William Laity
 Phone: (941) 586-9202
 w.laity@mkroof.com

Venetia Club House
 4401 Corso Venetia Boulevard
 Venice, FL 34293
 (203) 556-3565

Job: Venetia Club House

01.Pressure washing/Painting Section

Conduct site walk to identify any problem areas or repairs needed.
 Power wash all exterior existing paintable surfaces to remove dirt, mildew, chalk, and debris. Excludes soffits, fascia, gutters, downspouts, screen enclosures, lanai and entry ceilings, and landscape curbing.
 Allow surfaces to thoroughly dry.
 Scrape, wire-brush, or sand any peeling or flaking areas.
 Repair minor cracks or damaged stucco using patching compound or elastomeric filler, where applicable.
 Caulk all cracks and gaps around windows, doors, and transitions using high-grade exterior caulk.
 Mask and protect all non-painted surfaces including: Doors, windows, fixtures, landscaping, ground surfaces, and roofing edges.
 Place drop cloths and protective coverings where needed to prevent overspray or drip.
 Spot-prime repaired or bare areas using appropriate masonry or bonding primer.
 Apply two (2) full coats of premium exterior acrylic or elastomeric paint, specifically formulated for exterior use.
 Excludes soffits, fascia, gutters, downspouts, screen enclosures, lanai and entry ceilings, and landscape curbing.
 All paint shall be applied by brush, roller, or sprayer per manufacturer specifications.
 Ensure uniform coverage, no missed areas, drips, or visible roller/spray marks.
 Paint all specified trim with complementary or matching exterior trim paint.
 Ensure clean lines and separation between surfaces.
 Remove all masking materials and protective coverings.
 Clean up all tools, materials, and jobsite debris.
 Dispose of any hazardous materials in accordance with local regulations.
 Final inspection to ensure satisfaction and touch-up any missed areas.

It is the responsibility of the homeowner to ensure that all landscaping, including trees, shrubs, and other vegetation, is properly trimmed back to allow full access to all surfaces that are to be painted. Failure to provide adequate clearance may result in incomplete coverage.

It is the responsibility of the homeowner to remove or relocate all items near or attached to the walls being painted, including furniture, decorations, garden hoses, and outdoor fixtures. This ensures clear access for the painting crew and helps prevent damage to personal property.

Estimate is based on satellite measurements. Hand measurement will be taken and estimate will be updated upon date of purchased.

Exterior painting per square foot.

Exterior Door Painting

\$17,940.00

TOTAL

\$17,940.00

This proposal may be withdrawn by us if not accepted within 30 days.

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date

Ramos Painting Inc.

(941)296-4043

Ramospaint1@live.com

CONTRACT

This contract is hereby entered into between sunstate management venetia_ (Client),

with an address of 4401 corso venetia blv

Phone: 2035563565

and Ramos Painting Inc., with an address of:

6050 34 St. Apt 204, Bradenton, FL 34210.

1. SCOPE OF WORK TO BE PERFORMED AT:

pressuwash with chlorine wole exterior body the club house / take dow all christmas lights and put back after the paint / spray all fascia and soffty and all doors exteriors /apply 2 coats superpaint exterior satin with rol from sherwin willians_/ the warranty for this job is 7 years_

Total for contracted items listed above: _\$8,700.00

This contract is for labor only unless otherwise specified in the Scope of Work (Section 1).

Contractor will supply the necessary tools and qualified labor to carry out the terms and conditions contained in this contract. Upon completion of the services, the contractor will remove all material, supplies, and debris associated with the work performed.

2. CHANGES IN SERVICE.

The customer may request in writing reasonable changes to the services described in Section 1. Any changes must be agreed upon and signed by both parties. The customer agrees that any changes made could result in additional charges and/or extended completion times (see additional request form).

3. SCHEDULE FOR COMPLETION.

The contractor will complete the services in accordance with the following schedule. Customer agrees that all dates are subject to change if the customer requests any changes or additions to Section 1. Customer also agrees that all dates are subject to change due to weather conditions that interfere with the scope of work.

Start Date: 11/27/2025

Completion Date: 12/12/2025

4. PAYMENT SCHEDULE.

The customer agrees to pay the contractor the total specified below for the services in accordance with the following schedule (three installments).

The customer agrees that costs for additional services or changes must be signed off by the customer as a sign of acceptance and will be added to the 3rd installment to be paid in full at time of final payment.

Unless otherwise specified in this contract, the customer agrees to reimburse the contractor for any materials they supply that are agreed upon by both parties and that are needed for the services being performed, as long as the contractor can provide proof of purchase (receipt). The customer agrees to pay for these costs at the time of receiving the receipt.

1st Installment of _\$2,600.00_____

Due on 11/27/2025_____

2nd Installment of \$3,480.00_____

Due on 12/05/2025_____

3rd Installment of \$2,600.00_____

Due on 12/12/2025_____

5. EVENTS BEYOND CONTROL OF CONTRACTOR.

The customer agrees that if the contractor is unable to complete the services by the completion date because of reasons not caused by the contractor (availability of supplies,

access to property, etc.) or events beyond their control (fire, flood, acts of God, vandalism, etc.), the contractor will not be held in breach of this contract. The completion schedule will be extended by the necessary amount of time. The payment schedule will also be extended accordingly.

6. SAFETY PRECAUTIONS.

The contractor will take all necessary safety precautions in performing the services and will comply with applicable laws and regulations. The customer agrees to keep the property free of known hazards and to keep pets away from work areas.

7. TERMINATION.

Either party may terminate this contract by written notice:

- (a) If the contractor commits a material breach and fails to correct it within 10 days.
- (b) If the customer fails to make required payments within 3 days after notice.

8. ENTIRE AGREEMENT.

This contract reflects the full agreement between both parties. It supersedes all prior written or verbal agreements. Modifications must be in writing and signed by both parties. In case of dispute, both parties agree to mediation.

By signing below, both parties agree to the terms and conditions listed above.

CUSTOMER: _____ DATE: _____

CONTRACTOR: adrian f ramos _____ DATE: 11/27/2025

ADDITIONAL REQUESTS (IF ANY) MUST BE ATTACHED AND SIGNED BY BOTH PARTIES.