

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 January 26, 2026 at 9:00 a.m.

Call to Order –The Meeting was called to order at 9:00 am by President Norm Lockhart.

Proof of Notice - The meeting was posted in accordance with the By-laws of the Association and Florida Statute 720.

Determination of a quorum—A quorum was established with the following Directors present: President Norman Lockhart, Vice President Dick Mole, Treasurer Jennifer Smouse, Secretary Pete Easton and Director Ken Boivin. Also present in person was Brian Rivenbark from Sunstate Management Group.

Director Rob Luysterborghs was not present

Minutes –**MOTION** made by Ken Boivin and seconded by Dick Mole to approve the minutes of the December 15, 2025, meeting. **Motion passed unanimously.**

Presidents Report: Norm Lockhart reported.

Treasurers Report – As attached to these corporate records, Jennifer Smouse reported on the 12/31/25 financials.

A **MOTION** was made by Pete Easton and seconded by Ken Boivin to approve the treasurer’s report for December 2025. **Motion passed unanimously.**

Vice presidents Report: Dick Mole Reported. There are two members who should be removed from all committees they serve on. The governing documents provide that the Board can remove any committee member from the committee without cause. Lengthy discussion followed.

A **MOTION** was made by Dick Mole and seconded by Ken Boivin to remove Herb Mayer and Jackie Pasko from all committees they serve on. **Motion passed unanimously**

Committee Reports—

- **Communications Committee** – Joe Holler reported. The volunteer list of committees was discussed
- **Finance Committee** – Patty Lombardo reported for Roger DeNiscia. The cost of new lighting was discussed
- **Infrastructure Committee** – George Sperry reported for Alex Sarelas. Infrastructure items that needed to be repaired were discussed. The Infrastructure committee is seeking proposals for new lighting.
- **Welcome Committee** – Cindy Beckley reported. Property closings and welcome bags were discussed. 19 properties for sale in Venetia.
- **Amenities** –Donna Deluca reported.

A **MOTION** was made by Norm Lockhart and seconded by Jennifer Smouse to approve additional charge for painting of the balusters in the amount of \$1,290. **Motion passed unanimously**

A **MOTION** was made by Norm Lockhart and seconded by Jennifer Smouse to remove Marie and Pete Bonanno from the amenities committee. **Motion passed unanimously**

A MOTION was made by Norm Lockhart and seconded by Jennifer Smouse to appoint Frank Tretter to the amenities committee. **Motion passed unanimously**

- **Sarasota County Liaison Committee** – No report.
- **Environmental** – Mary Lou Holler reported.

A MOTION was made by Norm Lockhart and seconded by Jennifer Smouse to approve the Cut and Removal of vegetation from the ditch on the southwest side of pond 12 in the amount of \$1,319.00.

Motion passed unanimously

- **Landscape** – Dick Mole reported for Dave Lanni.
- **Preserve Committee:** Jan Weis reported.
- **Tree and Gutter Committee** – Jerry Klinginsmith reported. Bee hive was removed.
- **Security Patrol:** Norm Hotz reported. The drones are still being used to enhance security.
- **Social Committee:** Mary Eve reported. The Committee is in transition. The January Ladies lunch was successful.
- **Documents Committee:** Norm Lockhart reported. The Committee will need a new chair person.

A MOTION was made by Norm Lockhart and seconded by Jennifer Smouse to add Val to the Documents Committee. **Motion passed unanimously**

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** – Eileen Mahoney reported.
- **CDA** – Jennifer Smouse reported.

Management Report – Brian Rivenbark reported. Annual meeting is scheduled on February 4th, 2026, at 6PM

New Business – None

Unfinished Business – None

Owners Comments – Homeowner comments were taken from the floor.

Next meeting – February 4, 2026 at 6:00 pm

Meeting was adjourned at 10:41AM .

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

January 26, 2026 President's Report

- Keep your political opinions in your homes. Apparently, there is a flag being flown in distress at a residence within the community. This is a sign of political opinion and as a Veteran of this country it is disrespectful to those who have served and those that paid the ultimate sacrifice. I feel this is no different than political signs in the front yards. If you disagree, we can discuss.
- An item brought up at the Town Hall and during numerous VCA Board meetings is the speeding and running stop signs within the community. There are a lot of residents that enjoy walking and biking within the community and it is irresponsible to speed and run stop signs. Use some common sense and watch for your fellow residents. Owners are responsible for their guests.
- Committees are formed to advise the board. Do not use committees for personal agendas.
- Enjoy the winter festivities provided by the social committees. Keep an eye on your emails for upcoming events.
- VCA Annual meeting will be on 4 February 2026 at 6 pm at the Jacaranda Public Library on Woodmere. There will not be an election due to lack of volunteers to participate on the board. Hopefully we will receive a volunteer for a resident of Villa Vivaci.

Norm Lockhart, VCA President

Venetia Community Association, Inc.

Treasurer's Report

Prepared for January 26, 2026

Board of Directors Meeting

December 2025 YTD Revenues are \$1,876,629 which is \$267,854 higher than budget. \$253,985 of this variance is unbudgeted Special Assessment Revenue for Pond 8 Restoration. Late Fees and Interest account for \$8,038 of this favorable variance. Miscellaneous Income is \$3,170 higher due to receipt of insurance reimbursement check to pay for damage to balusters by Woodmere gate entrance.

December 2025 YTD Administrative expense is \$142,081 which is \$10,279 less than budget. Insurance expense for \$69,067 has a favorable \$7,233 budget variance. Postage and Office Supplies have a favorable \$3,465 budget variance. Legal Fees YTD are \$6,595 which is \$4,095 higher than budget. Telephone expense for \$2,479 is \$2,121 less than budget due to changing over the phone service to use Hotwire in 2nd half of 2025.

December 2025 YTD Grounds expense is \$680,738 which is \$165,159 higher than budget. Wetlands/ Littoral Shelves is \$254,658 higher than budget, with \$253,985 of that variance related to Pond 8 restoration. Tree Removal/Replacement expense for \$4,400 is \$72,300 lower than budget due to decision of Tree Committee not to remove or replace oak trees during 2025. Berm trimming for \$17,300 is \$7,700 less than budget.

December 2025 YTD Maintenance expense is \$67,172 which is \$3,222 higher than budget. Entrance Gates Maint/Repair is \$12,752 which is \$7,752 higher than budget. Sidewalk Repairs for \$26,948 are \$1,948 higher than budget. General Maintenance and Repair is \$10,379 which is \$4,621 less than budget.

December 2025 YTD Pool & Recreation expense is \$53,275 which is \$2,743 less than budget. Pool/Deck Repair/ Service is \$12,573 which is \$6,073 higher than budget. Clubhouse Maint/ Repairs is \$5,424 which is \$4,576 less than budget.

December 2025 YTD Utilities expense is \$638,053 which is \$20,604 less than budget. Electric for \$72,811 is \$8,289 lower than budget. Water/ Sewer for \$8,635 is \$835 higher than budget. Bulk Cable/Internet for \$556,608 is \$13,150 lower than budget due to May 2025 conversion from Comcast to Hotwire.

December 2025 YTD Other expense is \$162,572 which is \$361 higher than budget.

December 2025 YTD Expenses are \$1,743,891 which is \$135,116 higher than budget.

December 2025 YTD Net Income is \$132,738.

Total Assets as of December 31, 2025 are \$1,399,265. Operating Cash /MM and CD is \$893,172 and Reserve MM and CD is \$474,756. A new 3 month CD for \$245,000 at 2.85% with First Horizon Bank was opened in December and appears under Operating category. The expiring in December 2025 Bank of Ozark CD for \$246,902 under Reserves Cash is being renewed for a 13 month term at 3.60%.

Other Assets as of December 31, 2025 are \$31,337. Prepaid Insurance is \$17,482 and Accounts Receivable is \$10,399. There are five owners that haven't paid their Oct 1 dues and there are 12 owners with unpaid late fees and interest. One owner with unpaid dues dating back to April is now being collected using our collections attorney. Any fees charged by attorney during collections process are charged to the delinquent owner's account.

Current Liabilities as of December 31, 2025 are \$458,532. Deferred Cable Revenue is \$235,401 and Prepaid Assessments are \$190,284.

Reserves/ Long Term Liabilities as of December 31, 2025 are \$464,956. The largest Reserve is Paving/Roads/Sidewalks for \$159,924.

Total Equity as of December 31, 2025 is \$475,776 which equates to \$740 for each of 643 owners within Venetia.

The 2025 VCA Financial Audit process is now underway. It is anticipated that the audit will be completed next month, at which time a copy of the 2025 VCA Audit Report is available to all owners upon request.

There is no change to the amount of the VCA quarterly dues assessment in 2026. Amount is \$600 per quarter with Jan 1, April 1, July 1 and October 1, 2026 due dates. Truist Bank coupon books to be used when paying your 2026 dues were mailed out to all owners in November 2025.

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

Respectfully Submitted,

Jennifer Smouse
VCA Board/ Treasurer

Communications Committee Report for January 2026

With all of the annual meetings and elections taking place at this time of year, the board of directors for each of the sub-associations and the master board are likely to change. Please inform me of the make up of the new boards as soon as possible in preparation for the printed directory.

Also, would each chair person of the committees please check the membership on the website and let me know if there are any changes that have to be made.

Joe Holler

VCA FINANCE COMMITTEE
January 2026 Report

At the January 15 Finance Committee meeting the following tasks were initiated:

1. Investment of VCA funds:

Pursuant to the request of the VCA Treasurer Finance Committee members will contact the following "HOA Friendly" banks to obtain interest rates for CD's and Money Market Accounts for potential investment of \$235,000 in VCA funds:

Western Alliance Bank
Banc of California
Mid Florida credit union

2. Additional Street Lighting

Following last month's VCA meeting where we reported our top survey results, we have been looking at which results might be cost-feasible to begin budgeting for. The 2nd most popular survey item was 'Installing more Security Lighting around Venetia'. We have researched the cost impact to potentially install more lampposts in response to this feedback.

We contacted Nostalgic Lampposts and Mailboxes who has been our vendor in Venetia for providing the existing lampposts and mailboxes. The cost estimate to purchase one lamppost is \$2583, including concrete footing for the lamppost with 4 anchors and conduit for wiring. It does not include any underground service to get power to the lamppost from a power supply. If we factored an additional \$1500 for providing underground service the cost comes in at approx. \$4100.

Attached is the vendor's cost estimate as well as a picture of our existing lamppost. This model has been discontinued so the vendor provided a picture of the new model which is almost identical.

Before referring a proposal for additional street lights to the Infrastructure Committee, we would like VCA Board input for moving ahead (before referring the issue to the Infrastructure Committee) and installing 2 new lampposts this year as a result of survey feedback. There are several areas we can target as needing additional lighting such as along Corso Venetia between the Clubhouse and Condos by the Preserve, and along Natale across from the waste facility where it is very dark. Both of these areas can be deemed safety issues.

3. Financial Evaluation

The Treasurer has committed to providing the Finance Committee with the VCA monthly YTD financial statements before the Finance Committee's monthly meeting, whenever possible. The finance Committee should receive a copy of each month's Treasurer's report via email as soon as it is ready (i.e. before the Monthly Board meeting).

Any item to be voted on at a monthly Board meeting should be included in the agenda that goes out to all residents prior to the Board meeting.

A copy of all board minutes should be published in "draft" form (labeled unapproved minutes), as soon as possible following each Board meeting, along with copies of all committee reports that were presented at the meeting.

The finance Committee should receive copies of all proposals over \$10,000 for review prior to presentation to the Board for approval. (Each committee could invite Finance Committee Members to their monthly meetings whenever they expect to discuss any such proposals.)

Respectfully submitted,

Roger DeNiscia

Patty Lombardo

Herb Mayer



**NOSTALGIC LAMPOSTS
& MAILBOXES PLUS**

P.O. Box 7202
North Port, FL 34290
941-223-1677
nlp1677@yahoo.com

Estimate

ADDRESS
Venetia Community C/O Sunstate Association Management Group PO Box 18809 Sarasota, FL 34276

SHIP TO
Venetia Community C/O Sunstate Association Management Group PO Box 18809 Sarasota, FL 34276

ESTIMATE #	DATE	
1538	01/19/2026	

DESCRIPTION	QTY	RATE	AMOUNT
New single Victorian tapered lamppost, barrel base, wired with new porcelain mogul socket Large Tudor lamp head, frosted lenses LED 3000k corn cob style lamp Painted to match community color Installed on existing concrete slab ...	1	2,238.00	2,238.00
Install concrete footing for Lamppost with 4 integrated "L" anchors, conduit for wiring	1	322.43	322.43T
Does not Include any underground service to get power to lamppost base from power supply			

We accept:
Bank Deposits - Pay Now Button
Checks - payable to: Nostalgic Lamppost & Mailboxes Plus
Venmo - John Scheid @John-Scheid-32
Zelle - 941-223-1677 (will show as Awesome Mix LLC)

SUBTOTAL	2,560.43
TAX	22.57
TOTAL	\$2,583.00

Accepted By

Accepted Date

Available style Lamp Head



Current Venetia Lamp Head



Venetia Community Association, Inc.
Welcome Committee Report for January 26, 2026 Board of Directors Meeting

There have been two property closings since the last Board meeting. The Welcome committee has delivered those two gift bags, in addition to five bags delivered to new residents who only just arrived in Venetia since their closings.

There are currently 19 properties for sale in Venetia, as of January 20th that are listed on the Realtor.com website. Of those 19, one of those properties is a villa, 11 are condos, and the remaining seven are single-family homes. And of those 19 properties listed for sale, there are currently no pending closings.

Thank you.

Cindy Beckley
Chairwoman, VCA Welcome Committee

Amenities Committee Report For VCA Board Mtg Jan 2026

POOL:

The spa timer needs replacing and will take place the week of 1/19. We have found 2 companies that will look at the handrails and ladders in the pool for replacement as there is rusting on a 4 units.

COURTS

The VCA Board approved the resurfacing of the tennis/pickleball courts back in November. The project was completed and the courts re-opened the first week in January.

CLUBHOUSE

The clubhouse has been powerwashed and painting was completed the week of Jan 12th. There was an additional charge for painting of the balusters which were not included in the original estimate. I'm submitting an invoice for \$1290 for approval and processing.

Amenities committee research on AED and CPR. Would like to send an eblast to get an idea of interested parties.

We have 2 changes to the amenities committee. Please remove Marie and Pete Bonanno from the list and add Frank Tretter to Amenities-courts group.

Frank Tretters contact info :

Frank Tretter
941-786-8341
Fjtretter@yahoo.com

Any questions, let me know.

Donna DeLuca – Jan 15-2025



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

Invoice No: 2281
 Date: 01/08/2026
 Due Date: 01/08/2026

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

Tracking No
 Ship Via
 FOB

Description	Quantity	Rate	Amount
Prepare and paint the balusters located in front of the building Labor and supplies	1	\$1,290.00	\$1,290.00

Payment Details

The down payment 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	\$1,290.00
TAX 0%	\$0.00
Shipping	\$0.00
Total	\$1,290.00
PAID	\$0.00

 Pay Now



Balance Due \$1,290.00

Photo 1



January 26, 2026 Sarasota County Liaison Report

- Nothing to Report this month.

Norm Lockhart

Sarasota County Liaison for Venetia Community Association

Environmental Committee Report 1/26/26

Solitude has completed 2 of 3 visits to complete the regular maintenance.

It has been noted that several concrete storm drains on pond 6 (condos) have become separated. This is an issue we are investigating and getting bids on to have them repaired before the rainy season begins.

We are presenting a bid from Solitude to repair the ditch along pond 12. Solitude agreed to include the maintenance of this area in the future at no extra cost to our contract.

Company will flush cut and remove vegetation from the ditch on the southwest side of pond 12. (Ditch is approximately 50 to 75 yards long.) Company will haul cuttings off-site for disposal.

Respectfully submitted,

Mary Lou Holler

Rob Lynn

Co-chairs

SERVICES AGREEMENT

PROPERTY NAME: Venetia Community Association

CUSTOMER NAME: Venetia Community Association

SERVICE DESCRIPTION: Cut and Removal of vegetation from the ditch on the southwest side of **pond12**.

EFFECTIVE DATE: November 4, 2026

SUBMITTED TO: Brian Rivenbark, Rob Lynn and Mary Lou Holler

SUBMITTED BY: Erika Bamberg, Sales Support Administrator

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: Brian Rivenbark

Printed Name: _____

Printed Name: Brian Rivenbark CAM

Title: _____

Title: CAM

Date: _____

Date: 02.03.26

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

PROJECT SUMMARY: Company will flush cut and remove vegetation from the ditch on the southwest side of pond 12.(Ditch is approximately 50 to 75 yards long.) Company will haul cuttings off-site for disposal.

Specifications:

1. Company will mobilize equipment and crews to site.
2. Company will cut the vegetation at the waterline .
3. Company collect and remove the vegetation and will dispose of them offsite.

Assumptions:

1. Company will have free and unimpeded access to the work location.
2. Does not require any engineering or permits which are required for raising the elevation.
3. Price is based on a reasonable plan / field design of the specified work.
4. Should any additional issues be identified during work activity, Company will notify Customer immediately to discuss modified scope, related additional costs, and confirm project path forward.

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, algaecides, 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: **\$1,319.00** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of the services: remaining 50% of the Total Price

Landscape Committee Report

Submitted to VCA Board of Directors

Monday, January 26.2026

The Landscape Committee met on Tuesday, January 13. We discussed 2026 initiatives as outlined below.

2026 Agenda for Landscaping and Irrigation

Proposals we are waiting on to begin:

- Repair of irrigation Zone 8
- Repair of irrigation Jacaranda berm – North
- Repair of Woodmere irrigation to eliminate battery node including Natale and Via Del Villetti Median
- Proposal for the addition of Irrigation to Woodmere gate, end of Woodmere to enable planting.

Committee Work to Commence

- 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.
- Planting the area at the end of Woodmere before turn into the gate pending irrigation.
- Evaluate contracts for landscape, irrigation, palm trimming and mulch.

Respectfully submitted: David Lanni

Tree and Gutter Committee Report for 01/26/2026

The bees were removed from 4908-4912 Bella Terra by Bee Man Stan for \$450. There were over 1,000 bees and the queen was removed and move to a State forest.

Tibor's Masonry 2025 project has been completed.

We have attached the history of original Tree Committee and its Charter. The reasoning for selecting the Shady Lady tree is in the history summary.

Jerry Klinginsmith
for the Tree and Gutter Committee

Venetia Tree and Sidewalk Committee

The goals of the tree committee are to make the sidewalks and streets safer by removing the danger cause, the Live Oak trees, and to return the community to efficient drainage of our streets and gutters. This also includes protecting homeowner's water, irrigation, and sewer systems as well as the water system that connects our ponds. To do this, we initially identified 27 problematic trees (in addition to the trees felled by Irma). These trees are all located on the common ground next to the streets. Trees removed from areas next to storm drains are not being replaced, but ground down. The others are being replaced with a less invasive species, the Shady Lady.

We are creating a neighborhood tree maintenance schedule, and will be identifying the trees that need to be removed each year going forward. We envision there being less extensive sidewalk and gutter work as we identify and remove trees that are invasive.

We have contracted several companies to remove and grind trees and stumps, mud jack and grind sidewalks, replace or repair gutters, and repair streets. We are looking forward to making Venetia a safer, more manageable, and fiscally responsible community.

VCA Tree Committee history

01/06/26

The Board established the original Tree Committee in 2017/18, their Mission Statement (attached) is still valid today. In summary - The goals were to make sidewalks and streets safer by removing the danger cause, the Live Oak trees, and return the Community to efficient drainage of our streets and gutters.

To this day the findings and recommendations of original Committee members are valid.

- They reviewed and researched the trees on the Sarasota County Master Tree list. The current list is 98% the same as the 2017 list. We understand that Shady Ladies were deleted because they are not a native Florida species.
- They traveled to the Venice Monty Andrews Arboretum to see, touch and research the trees.
- They went to neighborhoods in the local area to determine how the trees looked and performed for those trees the Committee were interested in for Venetia.
- The Shady Ladies/Black Olive were and still are recommended and promoted by the University of Florida IFAS Extension as highly wind resistant, a Florida-Friendly option, salt tolerant, suggested for Venice's climate, a good alternative or replacement for live Oak trees, and well adapted to seaside locations.
- Other reasons for selecting the Shady Lady was that it is a slow grower that can reach 30 feet, it is an "evergreen" tree, shallow root system that will lessen damage to sidewalks/gutters/infrastructure/personal property and prefers both full and part sun.
- Bottom line: The original Tree Committee did their due diligence in determining the tree best fitted to Venetia. Therefore it is requested that we do not reinvent the wheel to determine a replacement tree.

REQUEST: At the January Board meeting please approve the Tree Committee's request to install 50 new Shady Ladies in February 2026. Through past experience we have found that the trees have to be installed as soon as possible (January/February) in the New Year so they can root before hurricane season.

Jerry Klinginsmith
For the VCA Tree and Gutter Committee

Documents Committee Report – December 15, 2025

The Documents Committee met on January 7th to review the current status of the proposed Rules & Regulations document. At that meeting, Board indicated that they wish to table further discussions on the document until the new Board is impaneled. There remains a continued desire, on the part of the Board, to attempt an amendment and restatement of the Declaration, despite the 67% community vote hurdle we would face.

Up until last month, the committee focused primarily on summarizing and clarifying the rights and obligations of Owners as provided for in the governing documents. In light of the Board's renewed interest in amending and restating the Declaration, we will be taking a careful look at the duties and obligations of the Association as well.

As for an update on matters raised in last month's report, I can state that, as of today, the applicability of Article XVIII of the Declaration, (which purports to restrict certain actions of the Board "unless at least sixty-seven percent (67%) of the first Mortgagees or at least sixty-seven percent (67%) of the voting interests consent"), still remains in question.

The next Documents Committee meeting will be held on Thursday February 12th at 10:00am. The meeting will be held at the clubhouse and via Zoom.

Respectfully submitted:

Herb Mayer – Documents Committee Chair
Landscape Committee
Finance Committee

VNAONE

Work continues throughout the neighborhood. Roof, new paver driveway, painting, and landscaping topping the list.

As a reminder the VNAONE annual meeting will be held here in the clubhouse on JANUARY 27th at 9:30 am. There is no election nor new business but we need your proxy if you cannot attend as proof the meeting was held. If you would like to drop your's at the end of this meeting, please see me.

SECURITY

Fortunately all remains quiet.

HOG

They have been sampling the goods.

Norman S. Hotz
4418 Sintina Court
Venice, FL 34293
941.408.3612
norman.hotz@comcast.net

Preserve Update – January, 2026

We are working with Twin Palm management to set a date for the 2026 pre-rainy season vertical cut. Once we have this date, we'll be including Environmental to review pond access issues, CDA remaining cut-back work, fallen trees from the Preserve resulting from the earlier wind-storm as well as dead trees reported from owners. We'll be also working more strategically now with Solitude to identify vines throughout Venetia that are killing our beautiful pines, and other native non-native trees which have been allowed to grow over the last 20 years. It's much cheaper to treat vines than to have to remove large trees within the preserves that are killed by those vines. We'll identify and set priorities on areas to begin stripping and treating vines.

We need a representative from VNA1 and Villa Vivaci; only homeowners who respect the environment and believe in preserving native Florida vegetation and wildlife which impacts all homeowners in Venetia. VCA expects representatives from all 4 sub-associations to ensure a cooperative effort throughout our community.

Phase 2 of the Nizza Court remediation is all that is left from the recent remediation list we received from County/Solitude. I will be sending a separate communication on this once I receive the Solitude information.

Preserve Committee:

Cathy Sprizzirri – CDA

Jimmy Spizzirri – CDA

Cindy Beckley - VP

Linda Braun – VP

Jan Weis – Chair, Preserve Committee