

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 March 30, 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, Directors Frank D’Ulisse, Rob Luysterborghs (via Zoom), Jay Frazee and Ken Boivin. Also present in person was Brian Rivenbark from Sunstate Management Group.

Minutes –MOTION made by Norm Lockhart and seconded by Dick Mole to approve the minutes of the February 23, 2026, meeting. **Motion passed unanimously.**

Presidents Report: Norm Lockhart reported.

Treasurers Report – As attached to these corporate records, Jennifer Smouse reported on the 02/28/26 financials.

A MOTION was made by Norm Lockhart and seconded by Ken Boivin to approve the 2025 audited financials. **Motion passed unanimously**

A MOTION was made by Norm Lockhart and seconded by Ken Boivin to approve the treasurer’s report for February 2026. **Motion passed unanimously.**

Vice presidents Report: Dick Mole Reported. If owners are moving the TV in the clubhouse please do not disconnect the TV components. All HOA’s have similar issues.

Committee Reports–

- **Communications Committee** – Joe Holler reported.
- **Finance Committee** –
A **MOTION** was made by Norm Lockhart and seconded by Dick Mole to approve \$1000 for Security Committee to purchase 2 portable flashing speed signs. **Motion passed 6-1 with Rob Luysterborghs voting no**
- **Infrastructure Committee** –Alex Sarelas reported. Discussion followed regarding court lighting repairs at a cost of \$12,500.00 for replacing all 12 lights with newer and brighter LED fixtures or the infrastructure committee can install similar lights at \$6,000
A **MOTION** was made by Norm Lockhart and seconded by Jennifer Smouse for purchase and installation by Infrastructure Committee of 14 LED new court lights to include 2 lights at basketball court at a cost not to exceed of \$7,000. **Motion passed unanimously**
- **Welcome Committee** – Cindy Beckley reported. Property closings and welcome bags were discussed. 16 properties for sale in Venetia.
- **Amenities** –Donna Deluca reported.

A MOTION was made by Dick Mole and seconded by Norm Lockhart to approve the proposal from Drakon Coatings in the amount of \$1,175 to sandblast and powder coat pool handrails. **Motion passed unanimously**

- **Sarasota County Liaison Committee** – No report.
- **Environmental** – Rob Lynn reported.

A MOTION was made by Norm Lockhart and seconded by Dick Mole to approve the proposal from Medina Landscape to repair washout area on pond 10 in the amount of \$1,080. **Motion passed unanimously**

- **Landscape** –Dave Lanni reported.

A MOTION was made by Dick Mole and seconded by Norm Lockhart to approve \$5,665.00 for Twin Palms Proposal 2757 to replace the dead viburnum (approx. 100 yds.) along the Jacaranda gate. **Motion passed unanimously.**

A MOTION was made by Norm Lockhart and seconded by Ken Boivin to approve \$14,810.52 Twin Palm proposal 2706 irrigation repairs on the Jacaranda North berm. **Motion passed unanimously**

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

A MOTION was made by Norm Lockhart and seconded by Ken Boivin to approve the revised invoice from Twin Palm in the amount of \$22,800 difference of \$3,800 for a needed additional day of trimming. **Motion passed unanimously**

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

A MOTION was made by Norm Lockhart and seconded by Ken Boivin to approve the proposal from Tibor Masonry to replace six gutters and repair/grind 2 gutters in the amount of \$9,500 **Motion passed unanimously**

A MOTION was made by Norm Lockhart and seconded by Ken Boivin to approve proposal from Twin Palm for tree trimming maintenance in the amount of \$14,450. **Motion passed unanimously**

- **Security Patrol:** Norm Hotz reported.
- **Social Committee:** Mary Eve reported.
- **Special Events Committee:** Donna Lanni reported:
- **Documents Committee:** Dave Lanni reported.

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

Sub-Association Reports

- **VNA1** – Norm Hotz reported.
- **Villa Paradiso** – Dick Mole reported.
- **Villa Vivaci** –Mike Kamps reported.
- **CDA** – No report.

Management Report – Brian Rivenbark reported.

New Business – None

Unfinished Business – None

Owners Comments – Homeowner comments were taken from the floor.

Next meeting – April 27, 2026 at 9:00 am

Meeting was adjourned at 10:47AM.

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

March 30, 2026 President's Report

- Residents need to understand the HOA documents when you purchase any living quarters throughout the community. You must familiarize yourself with your property and understand the rules. Some residents use the "I didn't know" defense when it comes to common property maintenance. Read the docs and understand the rules and regulations. All docs are on the community website.
- Entrance and exit gates have been acting funky again. Be aware when there are gate issues be cautious when entering or exiting. Be patient and go through one vehicle at a time.
- Continue watching out for speeders and stop sign runners. I see it happening continuously. Only takes one accident to change your life forever or maybe even end a life. Follow all posted signs within the community.
- Received a lot of questions about what is going on within the community. Remember to check the Community calendar for events and for committee meetings. Residents are allowed to attend committee meetings and the board meetings. Voice concerns respectfully. Get the facts instead of the rumors.

Norm Lockhart

President, Venetia Community Association

Venetia Community Association, Inc.

Treasurer's Report

Prepared for March 30, 2026

Board of Directors Meeting

February 2026 YTD Revenues are \$281,323 which is \$204 higher than budget.

February 2026 YTD Administrative expenses are \$53,893 which is \$29,106 higher than budget. This variance is primarily due to Legal Fees for which actual Feb YTD total is \$27,166. Legal Fee variance is related to ongoing oak tree removal injunction court case. Professional Audit Fees for \$4,550 are currently \$3,350 overbudget which is just timing of even monthly budget allocation compared to Fees charged for annual audit just completed at end of February.

February 2026 YTD Grounds expense is \$32,707 which is \$49,650 less than budget. Tree Removal is \$16,000 underbudget, Landscape Replacement/ Other is \$9,064 underbudget, Preserve Trimming is \$8,333 underbudget and Wetlands/ Littoral Shelves is \$3,674 underbudget. All of these accounts except tree removal have had major projects started or completed in March which will reduce the YTD budget variance for March.

February 2026 YTD Maintenance expense is \$808 which is \$7,350 less than budget. Sidewalk and gutter repairs combined are \$3,333 less than budget but vendor quote submitted to Board today for gutter repairs will fully eliminate this part of YTD budget variance.

February 2026 YTD Pool & Recreation expense is \$7,827 which is \$2,806 less than budget.

February 2026 YTD Utilities expense is \$103,305 which is \$1,666 lower than budget. A favorable \$4,746 variance in Cable/ Internet expense will disappear once higher hotwire monthly contract rates take effect in May 2026.

February 2026 YTD Other expense is \$49,318 which is \$895 lower than budget.

February 2026 YTD Expenses are \$247,858 which is \$33,260 lower than budget.

February 2026 YTD Net Income is \$33,465.

Total Assets as of February 28, 2026 are \$1,468,030. Operating Cash/ MM/ CDs are \$936,140. Reserve MM and CD accounts are \$503,466. A new Operating CD account with Chase was opened on March 13 for \$240,000 for 11 month term at 3.0% effective interest.

Other Assets as of February 28, 2026 are \$28,424. Prepaid Insurance is \$5,827, Prepaid Expenses are \$4,447 and Accounts Receivable at Feb 28 was \$18,693. There were 21 owners with unpaid full or partial quarterly assessments, legal fees and interest. There were 6 owners that had unpaid preserve violation bill backs. An updated unpaid AR report as of March 25 now has a reduced \$8,362 balance, with 9 owners having unpaid full or partial quarterly assessments, late fees and interest. 4 of unpaid accounts have Notice of Liens placed and 1 owner account has been referred to our attorney for collection. \$300 is approximate amount of initial attorney fees charged to owner's account with unpaid dues over 90 days old so please remember to pay your quarterly VCA dues on time. Reminder that April 1st is the date for next \$600 VCA dues payment.

Current Liabilities as of February 28, 2026 are \$447,815. Deferred Cable Revenue is \$229,287 and Deferred Revenue is \$112,358.

Reserves/ Long Term Liabilities as of February 28, 2026 are \$503,466. The largest Reserve is Paving/Roads/ Sidewalks Reserve for \$171,945.

Total Equity as of February 28, 2026 is \$516,749 which equates to \$804 per each of 643 owners within Venetia.

The Annual Audit of 2025 VCA Financials was completed on February 24, 2026, by Tyack & Company CPA LLC. A favorable audit opinion was received, and no material adjustments were required other than standard recording of annual income tax due to IRS which was \$4,968 for 2025 calendar year. Income tax is owed annually to IRS for a portion of interest income earned on operating and reserves money market and CD accounts.

I am now requesting the VCA Board to officially accept and ratify the annual 2025 VCA audit report with a motion to accept made first, followed by a 2nd motion and then a vote to approve from full VCA Board present today.

Now that the Annual VCA Audit Report for 2025 has been approved by VCA Board, this completes my Treasurer's report for March 30, 2026 VCA Board meeting.

Respectfully Submitted,

Jennifer Smouse
VCA Board/ Treasurer

VCA FINANCE COMMITTEE
March 2026 Report

Attending the March meeting of the Finance Committee were members Roger DeNiscia and Patty Lombardo as well as the VCA Treasurer, VCA President and residents, Matt McHugh, Jim Difazio and Peter Easton who expressed interest in joining the Committee. Additional residents also expressing the same interest were not able to attend and will be present and the April meeting.

After discussion with members and attendees, Matt McHugh, Jim Difazio and Peter Easton, reaffirmed interest in becoming members of the Finance Committee. The members of the Finance Committee, the VCA Treasurer and VCA President after review of backgrounds and participating in discussions, agreed that each has the qualifications and level of interest to become effective members of Finance Committee and it is therefore recommended that the VCA Board approve, Matt McHugh, Jim Difazio and Peter Easton as members of VCA Finance Committee. The next meeting is scheduled for April 9 at which time additional residents also expressing interest in the Finance Committee will attend.

Respectfully submitted,

Roger DeNiscia
Patty Lombardo
Co-chairs

VCA Infrastructure Committee Report

March 2026

The Infrastructure Committee has worked a total of 46 hrs. this month repairing and resolving the following issues and projects:

1. We have drained and cleaned the fountains at both the Woodmere and Jacaranda entrances. We typically do this one each year to remove the leaves and sledge that accumulates on the bottoms of the fountains and clog the drains.
2. The motor that operates the fountains at Jacaranda had failed. We replaced the fountain motor for the pump at the Jacaranda.
3. The resident iron entry gate at Woodmere was operating in the night position, meaning always closing and opening for each entry all day long. The problem has been resolved; the gate operator was offline and did not communicate with the control unit. There was a failed wireless connector that had to be replaced.
4. The resident iron gate at Jacaranda was not working properly, the gate was always in the open position. This problem has also been resolved; the wires connecting the iron gate to the lift arm which coordinated the gates had to be replaced due to animals chewing the wires.
5. The electrical panel at Jacaranda kept tripping breakers and we resolved the issue by removing each breaker and readjusting the connectors to give them proper seating on the main bus bars.
6. The exit lift arms at Jacaranda have been repaired, new wiring had to be run between the arms to coordinate their opening and closing. The mice have been busy eating our cables and causing much damage.
7. There were three streetlights in Butterfly Park needing repairs, we replaced bulbs and daylight sensors to bring everything into working order.
8. Infrastructure is requesting that the board vote to replace the lights with new LED fixtures on the tennis/pickleball courts. The proposals have been presented to the board to either accept the bid from Synergy electric for \$12,500.00 or have infrastructure do the replacement for approximately \$6,000.00. We will execute either proposal, whichever the board prefers.

Alex Sarelas, Infrastructure committee chair.

Re: Fw: Synergy Lighting - Tennis Court LED Project.

From Alex Sarelas <alex@sarelas.net>

Date Wed 3/25/2026 11:51 AM

To VCA President <vcapresident1@gmail.com>

Cc VCA Vice President <vcavicepresident@gmail.com>; VCA Treasurer <vcatreasurer1@gmail.com>; Jay Frazee <nfrazee77@gmail.com>; Ken Boivin <ken.boivin22@gmail.com>; Robert Luysterburghs <rlusty67@gmail.com>; Francesco D'Ulisse <francescodulisse@gmail.com>

Norm,

Licensing is always an issue. If you wanted to be strict about it then Infrastructure would not be able to do any of the work that we do. We change fans, fixtures, run 120V electrical lines underground, change breakers, outlets, switches, etc. All of those jobs would technically require a Florida licensed electrician, but we do them to save the community money.

This job involves, removing the old fixtures from the top of the poles and replacing them with a new fixture. All the wiring and controls are already in place.

If I felt it was more than we could handle, then I would certainly not attempt it. The final decision is up to the board, if they are not comfortable having Infrastructure do the work then Synergy would do it, which is why I gave you both alternatives.

As far as funding is concerned, Jennifer should be able to work that out. As I have stated many times in the past, court lighting is a capital asset, it has a useful life of X number of years and should be covered by reserve funds for replacement, not budgeted funds from any committee. Certainly when replacements can be scheduled they should be, but unexpected failures do happen and need to be handled. With over \$500,000.00 in reserve funding, releasing \$12K should not be a reason not to do this project.

Alex Sarelas

From: VCA President <vcapresident1@gmail.com>

Sent: Wednesday, March 25, 2026 9:33 AM

To: Alex Sarelas <alex@sarelas.net>

Cc: VCA Vice President <vcavicepresident@gmail.com>; VCA Treasurer <vcatreasurer1@gmail.com>; Jay Frazee <nfrazee77@gmail.com>; Ken Boivin <ken.boivin22@gmail.com>; Robert Luysterburghs <rlusty67@gmail.com>; Francesco D'Ulisse <francescodulisse@gmail.com>

Subject: Re: Fw: Synergy Lighting - Tennis Court LED Project.

Thanks Alex, but can the electricians on the infrastructure team do the work without a license from Florida? I am not sure if they have to be licensed in every state they work. I do agree about budgeting for hurricanes. We can plan for the hurricanes, but like last year there were none for us to be concerned, so maybe use some of those funds. After chatting with Jennifer about the funding, she was recommending another committee to give up funds if they volunteer the money. Maybe we can use some of the hurricane money and the infrastructure team can do the project cheaper, that would be cost effective for the community. Appreciate your research on this.

Norm Lockhart
President, Venetia Community Association

On Tue, Feb 24, 2026 at 2:22 PM Alex Sarelas <alex@sarelas.net> wrote:

Board,

I sent an email to Synergy as requested by the board. Please see the questions I asked and their answers in red in the email attached below.

I would like to state my position in writing here as it is easier for me to elaborate and organize my thoughts this way than to do it at the meeting.

Replacing these lights is a necessity to providing safe play on those courts for tennis or pickleball. Contrary to what was stated in the meeting, the amount of time the lights are on only increases in the warmer months as it is too hot to play during the day so play at night increases.

Replacing these lights should not be considered a budgeted expense to come out of the Infrastructure or anyone else's budget; it is a reserve expense as these lights have a useful life just as any other asset that we reserve funds for; just as the roads, pool, waterfall pumps, clubhouse, etc.

You can't say a light is burned out, let's wait until next year to replace it.

There are ample funds in reserve to accomplish this project.

These lights are currently beyond their useful life and it would not be fiscally responsible to just replace the one light or three lights as was proposed by Jennifer.

It is inconceivable to me to think that after resurfacing the courts that we would ignore the lights that make night play possible.

We need to keep our community property looking its best and working properly just as we do for landscaping and planting beds.

We would never say, the gates are broken let's just leave it until next year when we have more funds.

I might also add, we do not reserve money for hurricane preparedness, only physical/capital assets.

Hurricane damage is historically paid for by insurance or special assessments to the homeowners.

Please read the comments from Synergy. Hopefully, you will all agree we need to do this project, replacing all of the lights.

Finally, as mentioned at the meeting, an alternative to having Synergy do this project, if cost is the main factor. The Infrastructure team could install new commercial LED lighting, the equivalent to what was proposed for less than half the cost of their proposal. We have spec'd out the LED lights and connecting equipment and would only have to source the scissors lift and plywood sheets to protect the courts. We have 2 electricians, 1 engineer, and a person who has operated a lift in the past and several qualified handymen on our team to assist in accomplishing this project.

Alex Sarelas

From: Alex Sarelas <alex@sarelas.net>
Sent: Monday, February 23, 2026 11:46 AM
To: Manny Cervino <manny@synergielectric.us>
Subject: Re: Synergy Lighting - Tennis Court LED Project.

Manny,

I have had a couple of meetings on the lighting issue over the last 2 weeks. Below are some questions and concerns from my committee and the board.

1. The board is entertaining only replacing the 3 lights that are an issue this year. There are 2 on one court and 1 on the other that are problematic. Synergy Lighting will do what the client requests but definitely do not recommend trying to mix new lights with old ones as the light performance/capacity will be completely off. With the new 420W LED fixtures you will have an area that is illuminated all throughout (See photometrics analysis attached). With the existing fixtures, due to loss of illumination because of their age and not having the same lumens/performance than the new ones, you will have areas with insufficient lighting and black spots.
2. Is that possible to just change 3 lights? It is possible but not recommended. Before anything happens, I would need to get approval from my boss first to see if he's comfortable doing it this way.
3. What would the lighting look like? Not good.
4. What would that cost? Cost per fixture would be \$545 + labor \$505 (2 men) + adapter \$29 + lift \$250 for the day. Looking at around \$3500.00-\$4000.00 for the three fixtures.
5. This would mean that we would probably do the rest next year.
6. Our poles that support these lights are approx. 20-22 ft tall, there are some questions as to the area that will be lit using the lights you proposed. Someone suggested that the poles must be much taller to properly illuminate the courts using the 420W LED's. See Photometrics attached. Based on 20ft above ground poles. Similar to Islandwalk and Sarasota National projects.

Any input or suggestions you can provide would be helpful.

Thanks,
Alex Sarelas



SYNERGY ELECTRIC
— & LIGHTING —

Installation Quote

Date	12/23/2025	Quote #	30842
Florida State Recycling ID #FLR000176651 Florida State Electrical Lic #EC13005554			

Bill To:	Customer Contact	Ship To
Venetia Community 4350 Natale Drive Venice, FL 34293		Venetia Community 4401 Corso Venetian Blvd. Venice, FL 34293
	Customer Phone	

P.O. No.	Terms	Rep	JOB NAME
	50% Down	MCV15	

Line #	Product or Service Description	Quantity	Total
	SERVICE CALL - REMOVE AND DISPOSE OF CURRENT TWELVE TENNIS COURT POLE FIXTURES (SIX SINGLE HEADS PER COURT) IN TWO COURTS AND INSTALL TWELVE NEW 420W LED BRONZE FIXTURES IN THEIR PLACE. TIMER AND ONE SWITCH PER COURT CURRENTLY IN PLACE. SEE PICS ATTACHED. TWO MEN PROJECT. IMPORTANT !! COURTS HAVE JUST BE RESURFACED. BRING MAT AND PLYWOOD FOR PROTECTION.	1	95.00T
	420W LED T4 5000K FIXTURES - BRONZE	12	6,540.00T
	TYPE A TENON TOP ADAPTER (3" OR 4" TBD)	12	348.00T
	LABOR (May Vary) *ANY ADDITIONAL ELECTRICAL WORK NEEDED ON EXISTING SYSTEM TO BE BILLED TIME AND MATERIALS. INCLUDES REMOVAL AND DISPOSAL OF OLD FIXTURES, USE OF MAT/PLYWOOD FOR SURFACE PROTECTION.	1	4,200.00T
	26' ELECTRIC SCISSOR LIFT PER DAY	2	500.00

LEGAL NOTICE FOR ACCEPTANCE OF CONTRACTS/QUOTATIONS:

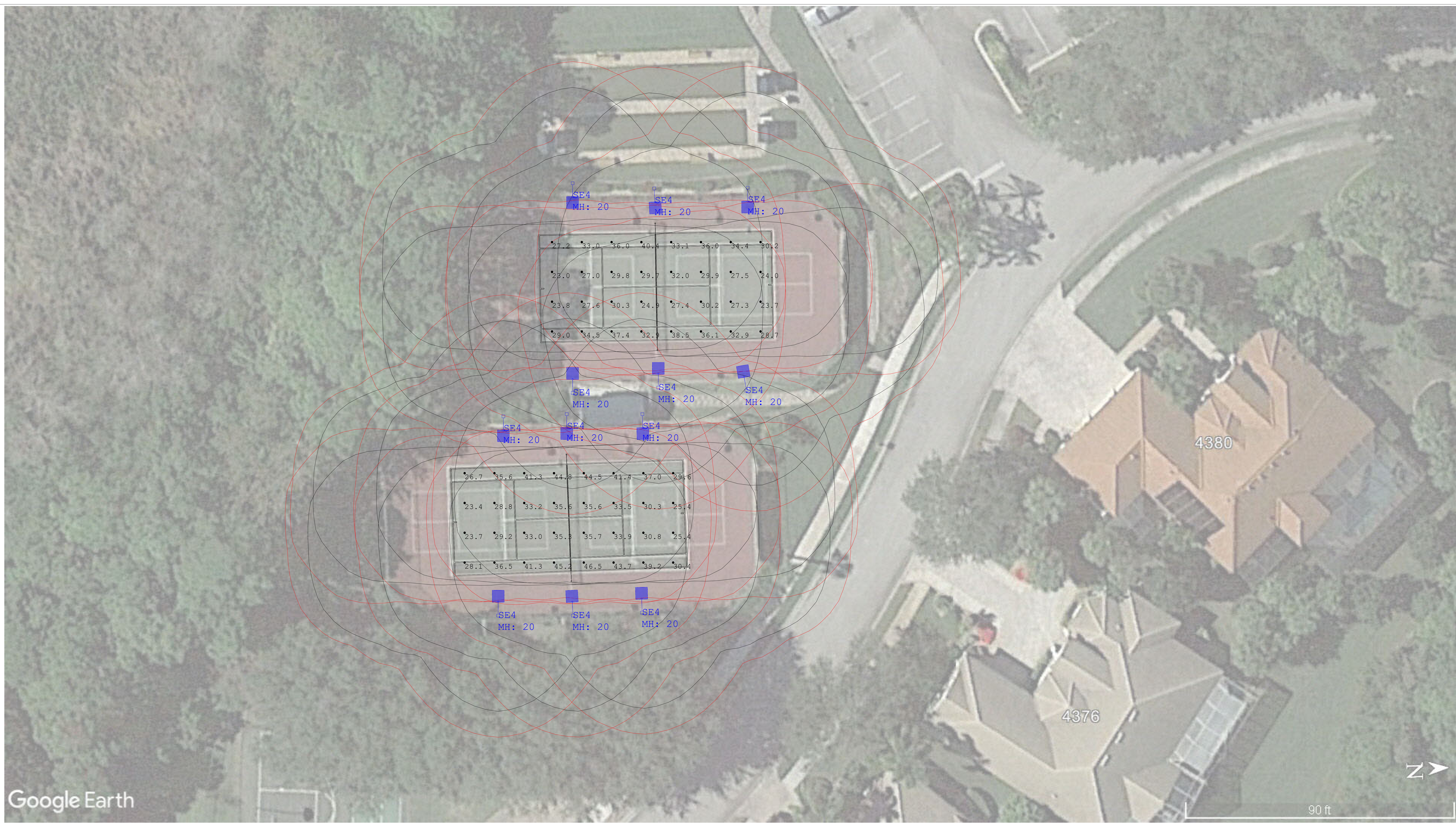
This shall be considered a binding contract of sale when accepted and signed by an Authorized Agent of the above listed Buyer. Paying by credit card, Buyer hereby authorizes Synergy Lighting to bill charges to the credit card provided below. Deposits payments if required must be received before product or work will commence. Payment is expected according to terms. Late payments will result in a \$29.95 per month fee, plus 1.5% (18% APR) interest per month until paid in full. In the event the buyer fails to pay as stipulated in this agreement and in the event it becomes necessary to to have an attorney make demand for payment, the Buyer agrees to pay reasonable Attorney's Fees and other collection costs incurred by the Company (Seller) of their assigns. This agreement, and the rights and obligations of the parties thereto, shall be constructed under and in accordance with the laws of the State of Florida and the parties agree that proper venue shall be Manatee County, Florida.

Subtotal	\$11,683.00
Sales Tax (7.0%)	\$782.81
Total	\$12,465.81
Deposit Req:	

Approval: _____ **Title:** _____ **Date:** _____

Thank you for allowing us to provide you this quote. Quote Remains valid for 90 days from issue date.

Synergy Lighting, Inc. 6015 28th St. East Unit A Bradenton, FL 34203 941-756-4844 F:941-756-4866



Google Earth

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description
	12	SE4	SINGLE	0.950	SYN-ALCK-420W-T4-UNV-50K-XX

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Tennis Court_1_ Surface_1	Illuminance	Fc	34.52	46.5	23.4	1.48	1.99
Tennis Court_Surface_1	Illuminance	Fc	30.58	40.4	23.0	1.33	1.76

Synergy Lighting, Inc.
6015 28th Street East, Warehouse A
Bradenton, FL 34203
P: 941-756-4844 F: 941-756-4866
www.SynergyLightingUSA.com
FL License #EC13005554



#	Date	Comments

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Drawn By: Richard Racey
Scale: Not To Scale
Date: 12/19/2025
FOR PLANNING PURPOSES ONLY

VENETIA COMMUNITY
TENNIS COURTS

Venetia Community Association, Inc.
Welcome Committee Report for March 30, 2026 Board of Directors Meeting

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

There are currently 16 properties for sale in Venetia, as of March 25th that are listed on the Realtor.com website. Of those 16, two of those properties are villas, nine are condos, and the remaining five are single-family homes. And of those 16 properties listed for sale, there are currently five pending closings.

This committee still has no representative member from Villa Vivaci.

Respectfully submitted,

Cindy Beckley

Chairwoman, VCA Welcome Committee

Amenities Committee Report For VCA Board Mtg March 2026

POOL:

Last meeting we reported that we have found a company that will sand blast and powder coat the pool handrails instead of replacing them. The company is local and will require Venetia to remove the rails. I've asked infrastructure to take a look at what's involved in removing the rails and will coordinate this with the vendor. We would do them in 2 phases to ensure residents can enter and exit the pool and spa safely.

Cost for 3 rails and 2 ladders is \$1,175.00. Copy of the estimate is attached for approval.

CLUBHOUSE

We have located a shutter parts supply company for the plantation shutter repairs and have order a few items to ensure they fit properly. The repair parts work and we will order parts for all shutters in the clubhouse and Amenities committee volunteers have already made some repairs and will complete the repair in house.

Three committee members found a complimentary tile to replace the carpet in the card room. This work will be done at the end of our winter season. Our committee is waiting on an estimate from a Floor and Decor contractor. We ask infrastructure to take a look at the bottom of the card tables to see if there is anything we can add to the table base to add some extra protection for the floors.

COURTS: Some tennis players donated a used outdoor table with a glass top and 2 chairs to the area under the courts awning. We've asked them to remove these items. If they feel they need additional seating please let us know.

Submitted 3/26/2026

Donna DeLuca

Drakon Coatings Industries Inc

Estimate

167 Progress Circle
 Venice, FL 34285
 941-444-8752

Name/Address
Donna DeLuca Venetia Community Association 4401 Corso Venetia Blvd Venice, FL 34293

Date	Estimate No.	Project	P.O. No.	Terms
02/06/26	1314			Due on receipt

Item	Description	Quantity	Cost	Total
Powder Coat Pool Rail	1 Spa Pool Rail - Per Piece; Blast/Sand, Stage, 5 Stage Treatment, Dry/Out Gas, Add Primer, Partial Cure, Powder Coat, Full Cure, Package // Cobblestone Beige or Similar In Stock Color	1	175.00	175.00
Powder Coat Pool Rail	2 Large Pool Rails - Per Piece; Blast/Sand, Stage, 5 Stage Treatment, Dry/Out Gas, Add Primer, Partial Cure, Powder Coat, Full Cure, Package // Cobblestone Beige or Similar In Stock Color	2	250.00	500.00
Powder Coat Pool Ladder	2 Pool Ladders (Steps to Be Removed) - Per Piece; Blast/Sand, Stage, 5 Stage Treatment, Dry/Out Gas, Add Primer, Partial Cure, Powder Coat, Full Cure, Package //Cobblestone Beige or Similar In Stock Color	2	250.00	500.00
	ALL FLANGES ARE PLASTIC AND CANNOT BE POWDER COATED. ALL PRICES INCLUDE PICK UP AND DELIVERY WITH A 2 DAY TURN AROUND TIME. REMOVAL AND INSTALLATION TO BE DONE BY ASSOCIATION			
Estimate	***NOTE: This is an approximate estimate and not guaranteed as part(s) has/have not been inspected in person by Drakon Coatings. Estimate may change upon visual inspection of part(s) due to sandblasting time and/or if special order for powder is needed.		0.00	0.00
PLEASE NOTE	-COLOR: Drakon Coatings is not responsible for color matching. Color shades change from material to material & can differ from a color sample. There is a \$40.00 charge for a sprayed color sample. -OUTGASSING: Although we take every precaution to help prevent outgassing, Drakon Coatings is not responsible for any outgassing issues. -HANDLING: Drakon Coatings etches every piece of material that comes in for powder coating to promote adhesion by either sandblasting, hand sanding, or both if needed. Mishandling or gouging of a powder coated piece will interrupt the bond and will cause lifting of the coating.		0.00	0.00
Estimates valid for 30 days		Total		

Drakon Coatings Industries Inc

Estimate

167 Progress Circle
 Venice, FL 34285
 941-444-8752

Name/Address
Donna DeLuca Venetia Community Association 4401 Corso Venetia Blvd Venice, FL 34293

Date	Estimate No.	Project	P.O. No.	Terms
02/06/26	1314			Due on receipt

Item	Description	Quantity	Cost	Total
	-CAST/METAL ON METAL: NO WARRANTY is given for any piece of casting material or where there is metal on metal. -LOCATION: ANYTHING on or near the water MUST include a primer coat or it will prematurely fail. -STEEL/VENTING: If steel pieces are not primered and/or there is no evidence of proper venting, product will not be warrantied.			
	Sales Tax		0.00%	0.00
Estimates valid for 30 days		Total		\$1,175.00

March 30, 2026 Sarasota County Liaison Report

- Nothing to Report this month.

Norm Lockhart

Sarasota County Liaison for Venetia Community Association

ENVIRONMENTAL COMMITTEE REPORT

MARCH 30, 2026

- **Maintenance performed by Solitude during their visits:**

- **Shoreline weed control**
- **Littoral shelves treated**
- **Algae control**
- **Dye application where needed**

In addition to maintenance work performed, clean up of outflow ditch from Pond 12 (adjacent to Woodmere Gate) completed March 24th, going forward Solitude will maintain this area as part of their routine lake management services.

Beginning in April, Solitude will visit Venetia four times per month per our agreement.

- **Other projects completed in March:**

- **Installation of eight drainage boxes and erosion repair work completed at Pond 10**
- **Repair of drainage culverts at Pond 6 and clean out of outflow pipe at Pond 6**

- **Environmental Committee met with Solitude (Kyle Miller, Operations Manager) on March 24th to discuss the condition of the littoral shelves at Pond's 6 and 10 and the condition of Pond 8, the following recommendations were made by Solitude:**

- **Pond 6 – installation of additional native plants on Pond 6 shelf (pickerelweed, spikerush and golden canna varieties recommended) and consider having rip rap stone placed in front of outflow pipe that was recently cleaned out from sediment build up (to deter future sediment accumulation).**
- **Pond 10 – installation of additional native plants to the shelf (identified above).**
- **Pond 8 – Solitude noted that the drainpipes from the drainage boxes that were installed during the Pond 8 bank restoration project should have been carried out further into the pond so not to jeopardize the integrity of the “Sox” product used to maintain the banks of Pond 8. They also identified one area that would benefit from the installation of another drainage box. Also**

identified was a separation on the inflow culvert pipe for Pond 8, the separation is currently minor and can be repaired by adding concrete to the opening. We will ask Tibor Masonry for a price to do this repair.

Solitude will submit proposals for the projects described, if additional plantings are made in the littoral shelves, they would not be planted until the ponds have refilled from summer rains.

Given that Pond 8 was just restored by Solitude in August 2025, Mr. Miller will go back to Solitude management to discuss what, if any additional charges there would be to extend the drainage box pipes further into Pond 8.

- **Request for Board approval to repair 2 large wash out areas at Pond 10 (4354 Via Del Santi) by Medina Landscaping, proposal for repair attached, \$1,080. Another service provider bid the repair work at \$1,790. The two areas that would be repaired were not included in the recent drainage box installation project completed at Pond 10.**
- **Urgent need for additional volunteers to participate in the Environmental Committee. Currently we have four members with one member temporarily not in Venetia due to family obligations. Anyone interested in joining the environmental committee should reach out to Mary Lou or Rob.**

Respectfully submitted,

**Mary Lou Holler
Co-Chair Environmental Committee**

**Rob Lynn
Co-Chair Environmental Committee**

INVOICE

527122

SOLD TO Community of Ventura
Address Pond #20
CITY STATE ZIP

SHIP TO Medina Landscape Service
ADDRESS
CITY STATE ZIP

CUSTOMER ORDER NO.

SOLD BY

TERMS

FOB

DATE

ORDERED SHIPPED

DESCRIPTION

PRICE

UNIT

AMOUNT

Repair the two areas of erosion behind the house of 4354 Via Del Santo

Fill with Duff and

Put grass San Agustine in the top.

Include Labor and Material

\$1080.00

03/23/26

Landscape Committee Report

Submitted to VCA Board of Directors

Monday, March 30, 2026

The Landscape Committee met on Thursday March 12. We discussed 2026 initiatives as outlined below.

2026 Agenda for Landscaping and Irrigation

Proposals:

- Repair and upgrade of Woodmere irrigation per proposal 2707 for \$24957.46 as approved by Board at last meeting. **Project is well underway with identification of all valves completed and trenching and rewiring underway.**
- We will schedule trenching for root removal at the tennis courts to preserve newly resurfaced courts. Cost is \$350. **Completed.**
- Twin Palms to apply additional mulch at the newly landscaped area in front of the clubhouse. Labor will only be under \$500, and mulch used will be the leftover from the fall VCA mulching. **Completed.**
- Proposal 2757 in the amount of \$5665.00 to replace Hedges on Corso Venetia Blvd just inside entrance gate on right. We have determined that these hedges which measure about 100 yards will not recover as hoped. Thus, we ask for approval of this proposal to rehab the area.
- Repair of irrigation Jacaranda berm – North – Twin Palms Proposal 2706 for \$14,810.52. This proposal, to be approved, would rehab and reactivate the area north of the Jacaranda gate to include the berm and lawn areas. We would be able to wire into the controller on Via Del Villetti which would put the Berm area on one clock. Once repaired we would be able to plant hedges on the Berm missing since past hurricanes that hit us.

Pending Committee Work

- Complete clubhouse planting in areas where needed. We will start with design work for the median directly in front of clubhouse to include fingers on either side.
- Replace dead or missing hedges at Jacaranda Gate north once irrigation is repaired. On hold until irrigation is completed.

- Planting the area at the end of Woodmere before turn into the gate pending irrigation. Volunteer group to clear area as best as can. We will get a proposal from Twin Palms to install a plan that the committee will develop.
- Evaluate contracts for landscape, irrigation, palm trimming and mulch. **Ongoing:** We have interviewed one mulch company, Freedom Ground Covering and was given Proposal 85 for \$61,561.65. We will continue our search.
- We will be collecting a Quote from Twin Palms for our annual Palm Trimming.
- Zone 8 irrigation on Via Del Villetti Berm. We have been talking about this for a few months now and through Twin Palms efforts have determined that this lapse of water on the berm affects not only Zone 8 but Zones 7 and 9 as well. We are waiting on a proposal from Twin Palms to Rehab this area which will be presented at the next Board meeting.

Respectfully submitted: David Lanni

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

Estimate



ADDRESS

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

SHIP TO

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

ESTIMATE #	DATE
2706	02/05/2026

P.O. NUMBER

Jacaranda entrance wire

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	14/2hunterjacketedwire Hunter 14/2 Jacketed 2 wire per foot	1,800	0.76	1,368.00
	DBR/Y DBR/Y wire nut	60	3.22	193.20
	ICD100 Hunter ICD 100 1 Station Decoder	12	165.00	1,980.00
	15x21x6valvebox 15" x 21" x 6" Valve box with lid	12	48.35	580.20
	2"HunterValvePGV Hunter PGV 2" valve w/Solenoid	12	175.00	2,100.00
	2"MA 2" PVC Male Adapter	24	3.49	83.76
	2"SlipfixCoupler 2" PVC Slip Fix Coupler fitting	12	34.85	418.20
	2"PVCCoupler 2" PVC Coupler fitting	12	2.41	28.92
	2"PVCPipe 2" PVC Pipe per foot	48	5.38	258.24
	Irrigation Repair Irrigation Repair labor (2 men @ 60 hours each) Above is to locate sleeves under road, trench and run new wire from existing 2 wire on the entrance side of jacaranda gate into the center island than over to the exit side. Connect all the valves that are currently not	120	65.00	7,800.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	<p>operating on any controllers. Replace all old valves with new hunter valves, decoders and new valve boxes and test for proper operation from controller.</p> <p>Please note if boring is found to be needed to get wire under the road additional cost will apply for the boring. Also, additional repairs will be needed after connection to the valves and system is operational.</p>			
TOTAL				\$14,810.52

Accepted By

Accepted Date

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

Estimate



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

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

ESTIMATE #	DATE
2757	03/04/2026

P.O. NUMBER

Viburnum Hedge Replacement

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Plant Removal	Removal of 55 Viburnum hedge row and disposal	1	850.00	850.00
	7gViburnumO	7 Gal Viburnum O Installed	55	65.00	3,575.00
	7gplantinstall	7 Gal Plant Install Labor Only	55	18.00	990.00
	Top Soil	Yard Top Soil Installed	2	50.00	100.00
	General Labor	General labor to spread and till 2 yards of topsoil	1	150.00	150.00
		Above is to remove and replace 55 Viburnum just inside the Jacaranda entrance gate (Corso Venetia Blvd) and till in new top soil			

TOTAL **\$5,665.00**

Accepted By

Accepted Date

Freedom Ground Coverings

4504 58th Street West
 Bradenton, FL. 34210

Estimate

Date	Estimate #
3/23/2026	85

Name / Address
Venetia HOA 4401 corso venetia blvd Venice, FL 34293

Ship To
Venetia HOA -Commons 4401 corso venetia blvd Venice, FL 34293

P.O. No.	Terms	Due Date
	70/30	3/23/2026

Item	Description	Qty Cu Yrd	Rate	Total
Labor Mulch In...	Labor - Mulch Installed on Common Areas-Non-Tax	1,275	14.00	17,850.00
CoCo Mulch	CoCo Mulch Cubic Yard	1,275	28.00	35,700.00T
Freight	Freight and Fuel	13	424.05	5,512.65
	Sales Tax 7%		7.00%	2,499.00

70% Deposit 30% Balance Due Upon Completion	Total	\$61,561.65
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Phone #	E-mail
941-580-1602	Freedomgroundcoverings@gmail.com

Web Site	Freedomgroundcoverings.com
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Signature _____

Preserve Monthly Update – VCA - March 30, 2026

Our annual Preserve Cut took place during the week of March 9 plus an additional day on Monday, March 16, bringing a revised total to \$22,800 rather than the previous 5-day invoice of \$19,000. This updated invoice is attached for Board approval. Twin Pm notified Jan Weis/Chair that this additional day was necessary and VCA's President and Treasurer were alerted of this change.

This additional day was necessary due the fact that Florida, and specifically our area, has and still is experiencing the worst drought in 27 years. The only advantage of this drought is that we were finally able to make extensive headway around ponds and sumps and other low-lying areas with heavier equipment to clear years of encroachment that had been inaccessible. Going forward we want to attempt to conduct our Preserve Cut if possible, in January each year, meaning that we'll be submitting quotes for approval in November or December for the upcoming year.

During this cut, we identified a few areas that are remaining survey issues these have now been discussed with Britt Surveying and Sarasota County. The committee will notify a couple of owners to rectify encroachments. We also have the usual list of trees that are of concern (high branches within the preserve, dead hazardous trees, etc.) which need to be assessed by arborists. Any resulting work will take place prior to Hurricane season.

We have drafted quite a bit of communication regarding Preserve Policy and Protocol and will be finalizing this. Our intent is to individually notify new owners in a very "helpful" way to ensure that they are aware of important restrictions as they begin to landscape and/or restore their property or communicate with a new landscaper. Many new residents begin this while not even on-site. Keeping property survey data they've received in Closing docs in mind will be very important for them. An advance "heads-up" is far better than a notice of violation in their future. Friendly Fair Warning is always good practice.

Finally, we still need representation from VNA1 and Villa Vivaci.

Committee: Cindy Beckley, Linda Braun, Cathy Spizzirri, Jim Spizzirri, Jan Weis-Chair

Invoice attached: Twin Palm Landscaping

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

Invoice



BILL TO

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

SHIP TO

Venitia Community Association
 Preserve clean up behind VNA-1, Villa
 Vivaci, Villa Paradiso, Common areas
 and Casa Di Amici

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
15691	03/18/2026	\$22,800.00	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
03/09/2026	verticalcut	Vertical Trim of overgrown vegetation from preserve over property lines at a height of 15 feet. Including removal of debris offsite. Per day cost based on 5 men with machines, dump trucks and trailers and all necessary equipment	6	3,200.00	19,200.00
03/09/2026	Dump Fee	Debris Dump Fee per day Days serviced where 3/9, 3/10, 3/11, 3/12, 3/13, & 3/16	6	600.00	3,600.00
		* Above is to hand cut with chainsaws, pole saws and use machine with grabbers to load debris into vehicles for removal, will hand carry debris between homes when not accessible with equipment			0.00
		* The employees are in house Twin Palm employees			0.00
		Twin Palms will provide status			0.00

DATE		DESCRIPTION	QTY	RATE	AMOUNT
		<p>updates on a regular basis (end of each day, etc.) as we conduct the cut throughout 2026.</p> <p>Should TP have issues that affect the stated cost or timing, the committee will be notified immediately with TP's recommendation (could be weather related or equipment problems for instance or other work that conflicts with this).</p> <p>if we need to do any sub-contracting to assist in meeting the commitment, the Preserve committee will be notified of who we recommend as the sub-contractor, and TP is responsible for the performance of the sub-contractor.</p>			

BALANCE DUE

\$22,800.00

Pay invoice

Tree and Gutter Committee Report for 3/30/2026

Funding requests:

1. Tibor's Masonary: \$9,500 from funding line 8231 (Gutters). Replace 6 gutters and repair/grind 2 gutters.

2. Twin Palm: \$14,450 from funding line 7652 (Tree Maintenance/Trimming) \$10,000 and \$4,450 from 7652 (Tree Removal/Replacement) which has a balance of \$96,000

**as of this time we are waiting for a proposal from Timber Time Tree care.

- The annual tree trimming project to take place late April or May.

- This will be the first year that all the Shady Ladies are trimmed by a contractor. Up until this time the Committee has been doing the trimming. We need to start shaping the older trees to establish our canopy.

- Areas to be trimmed are the Oaks at both entrances, Butterfly Park, Via Del Villetti Oak Island and one Oak on Bella Terra that is hindering the sidewalk and extending out to the street.

Jerry Klinginsmith
for the Tree and Gutter Committee

2026 Venetia Oak Trees to be Trimmed: 27 trees as of 2/17/26

Jacaranda Exit: Oak #1, 2, between the 4 & 5 tree next to the pond (1 other tree type, limbs over sidewalk) and 6 (over sidewalk)

Jacaranda Entrance: last berm Oak on corner (behind 4931 Bella Terra Dr)\

Bella Terra Dr: 4990-82. Remove limbs over hanging sidewalk and street.

Butterfly Park: Oaks across from the following Bella Terra Dr addresses
5026 (1 Oak), 5028 (1 Oak), 5030 (2 Oaks), 5034 (2 Oaks), 5044 (1 Oak), 5043
(2 Oaks), 5041 (1 Oak), 5039 (1 Oak), 5037 (1 Oak), 5033 (1 Oak), 5027-29 (2
Oaks)

Via Del Villetti Oak Island: Oaks across from the the following addresses
4456-61 (1 Oak), 4464 (1 Oak)

Natalie Dr

2nd, Oak inside the Woodmere Park Blvd pedestrian gate by the pond

Woodmere exit: 2nd, 4th, and 5th Oak

Shady Lady Tree Inventory 11/22/2025

1-4 yr old 5-7 yr old

Cancello Grande Dr

3 / 0

Bella Pasque

5 / 0

** See 2026 Oak Trees to be Trimmed Isiting

Bella Terra

30 / 17

** See 2026 Oak Trees to be Trimmed listing

Via Del Villetti

30 / 9

** See 2026 Oak Trees to be Trimmed listing

Borghese

2 / 0

Cernala Ct

2 / 0

Natale Dr

4 / 4

** See 2026 Oak Trees to be Trimmed listing

Santina

3 / 0

Corso Venetia Blvd (Villas)

4 / 1

Nizza

3 / 0

Corso Venetia Blvd

20 / 7

Via Del Santi

13 / 3

Via San Tomaso
6 / 2

Gaeta Dr
6 / 0
totals
131 / 44

file: 2026 Venetia Tree Trimming listing

April/May 2026 Venetia Tree Trimming Project 3/11/26

Please provide your proposal to the POC by March 24, 2026

Requirements:

Trim all trees to the following standards:

- Trim tree limbs over road to 15 feet
- Shady Ladies take care – shape trees, remove low hanging limbs, clear sidewalk side, and limbs hampering mail delivery. These trees will become our street canopy in the future
- Trim tree limbs over sidewalk to 10-12 feet

Trees to be trimmed:

Shady Ladies: approx 175

Oak Trees: 27

Other: 1

Remove all debris

Please trim trees in the street order listed.

County Permit: Submit for any Sarasota County required permits.

Attachments:

Shady Lady Tree Inventory

2026 Oak Trees to be Trimmed

POC for this project is Jerry Klinginsmith, 573 286-0113 or floatrboat@gmail.com

File: 2026 Venetia Tree Trimming Project

Document Review Committee

March 4, 2026

Present: Val Troschinetz, Dave Lanni, Rob Lynn (phone)

Meeting Calendar- discussed

Reviewed Committee Goal- Present the board with 2 options: 1. Cleaned up documents as is, 2. Cleaned up documents with changes and updates

Reviewed Articles 1-11, entered all amendments and supplements, earmarked areas for changes, assembled questions for the lawyer

Dave Lanni will contact the surveyor to request most recent plat for community to possibly submit with documents if needed

Val T will continue to work on blending amendments into the covenant. She will also reach out to committee chair people and board members to ask about specific Sections of the covenant.

Brian will arrange a zoom meeting with a documents lawyer for the 4-1-26 meeting.

Homework- Read Articles 12-20 and notate comments and questions for the next meeting.

Next meeting- 4-1-26, 10am clubhouse, bring lawyer questions