

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 May 18, 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, Jay Frazee, Rob Luysterborghs, 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 April 27, 2026, meeting. **Motion passed unanimously.**

Presidents Report: Norm Lockhart reported.

Treasurers Report – As attached to these corporate records, Jennifer Smouse reported on the 04/30/26 financials.

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

Vice presidents Report: No Report.

Committee Reports–

- **Communications Committee** – Joe Holler reported.
- **Finance Committee** – Patty Lombardo reported. The budget packets will be going out to the committees soon.

A **MOTION** was made by and seconded by to appoint Bill Yarnell to the Finance Committee. **Motion passed unanimously.**

- **Infrastructure Committee** –Alex Sarelas reported.
- **Welcome Committee** – Cindy Beckley reported.
- **Amenities** –Donna Deluca reported.

A **MOTION** was made by Jennifer Smouse and seconded by Norm Lockhart to approve the proposal from MS Painting for the clubhouse card room painting in the amount of \$4500. **Motion passed unanimously.**

A **MOTION** was made by Jennifer Smouse and seconded by Dick Mole to approve the proposal from Floor & Decor for the purchase of the clubhouse tile in the amount of \$2,452.51. **Motion passed unanimously.**

A **MOTION** was made by Jennifer Smouse and seconded by Ken Boivin to approve the proposal from Camacho Tile for the clubhouse tile replacement Labor in the amount of \$3,885. **Motion passed unanimously.**

- **Sarasota County Liaison Committee** – Norm Lockhart reported.

- **Environmental** – Mary Lou Holler reported.
A MOTION was made by Jennifer Smouse and seconded by Norm Lockhart to approve the Solitude proposal for the 2026 One-Time June Vegetation Removal and planting at Pond 6 in the amount of \$8,578 **Motion passed unanimously**
- **Landscape** –Dave Lanni reported.
A MOTION was made by Dick Mole and seconded by Ken Boivin to approve the Twin Palms proposal 2879 for rehab and repair of the berm from Jacaranda North Gate through the end of the berm on Via del Villetti in the amount of \$12,126. **Motion passed unanimously**
- **Preserve Committee:** Jan Weis reported.
- **Tree and Gutter Committee** –Jerry Klinginsmith reported.
- **Security Patrol:** Pete Easton reported.
- **Social Committee:** Sue reported.
- **Special Events Committee:** No report:
- **Documents Committee:** Norm Lockhart reported.
A MOTION was made by Norm Lockhart and seconded by Dick Mole to accept Linda Ranker's resignation from the document committee. **Motion passed unanimously**

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

Sub-Association Reports

- **VNA1** – No Report.
- **Villa Paradiso** – Dick Mole reported. Landscaping enhancement will move forward. Roof cleaning is scheduled to take place in October. The Cabana pool is closed this week for the deck resurface. The communication between CDA and VP has been excellent
- **Villa Vivaci** – Mike Kamps reported. The pond drainage boxes will be done by the owners. Two villas were sold. There is new legal counsel, and the Board meeting is May 27. Certification of the Board has been completed.
- **CDA** – Jennifer Smouse reported. The Board approved the palm trimming. The oak tree trimming proposal will be discussed at today's meeting. Seasonal residents are now up north.

Management Report – Brian Rivenbark reported. No Report

New Business –

Discussion Regarding Storage Shed – Dick Mole: Dick presented a '12x'16 hurricane proof shed. The proposed area of placement is behind the pool. The purchase of this shed will allow the association to save money by terminating the storage unit that is paid for each year. Lengthy discussion followed regarding power to the shed, height of the storage shed and location of the shed.

Unfinished Business –

Discussion and Vote Regarding Clean Slate Letter for Berm Common Area infractions: Jennifer Smouse reported. There are violations for owner property on the berm. A letter should go to all residents who have committed this violation. The letter will request to have the property removed within a certain amount of time. Rob Luysterborghs suggested to send the letters with tracking to ensure the residents receive the letter. There were no ARC requests for the alteration of common area submitted to the sub Association VNA One.

Discussion regarding Preserve Violation bill back (Waive Remaining Violation Fee): Norm Lockhart reported. Rob Luysterborghs stated that he is in favor to waive the fees and the owner could have used the money he spent to hire an attorney to pay for the remaining fees.

A **MOTION** was made by Rob Luysterborghs and seconded by Jennifer Smouse to waive the remaining amount of \$994.50 for the preserve violation at 4948 Bella Terra. **Motion passed unanimously.**

Owners Comments – Homeowner comments were taken from the floor.

Next meeting – June 29, 2026 at 9:00 am

Meeting was adjourned at 10:45AM.

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

May 18, 2026 President's Report

- As a resident in Venetia, please be respectful to the volunteers working around the community. Had another incident where a resident decided to scream, holler, and throw a tantrum toward one of our volunteers while with a contractor. If you don't like how things are run throughout the community then volunteer to assist with the community.
- When a project is starting, please get a notification out to the community. We can e-blast information out to our residents to be aware of projects going on and provide full transparency.
- Working with Donna Lanni to hold an event on July 5th to celebrate 'Merica 250. Hoping to have a get together at the clubhouse/pool as a community to celebrate together with music, food, and fun. Chose the 5th due to all the events Venice is holding on the 4th.
- 2027 Budget season is approaching. Plan and prepare your budgets for next year.

Norm Lockhart

President, Venetia Community Association

Venetia Community Association, Inc.

Treasurer's Report

Prepared for May 18, 2026

Board of Directors Meeting

April 2026 YTD Revenues are \$563,267 which is \$1,030 higher than budget. Late fees and interest charged on overdue quarterly assessments represents a \$1,072 favorable budget variance.

April 2026 YTD Administrative expense is \$80,356 which is \$30,784 higher than budget. Legal fees YTD are \$32,805 which is a \$31,138 negative budget variance as a result of the oak tree removal injunction court case that recently was settled through mediation.

April 2026 YTD Grounds expense is \$137,663 which is \$27,051 lower than budget. Tree Removal/Trimming has a \$20,883 favorable budget variance which will disappear after the 120 oak trees are removed within the next month. Preserve trimming/maintenance is \$2,800 over YTD budget due to cost of 1st community wide preserve trim done in 2026. Mulch expense YTD has favorable \$4,361 budget variance as mulch isn't applied until later in year.

April 2026 YTD Maintenance expense is \$2,839 which is \$13,478 lower than budget. Sidewalk repairs and gutters combined are \$6,667 lower than budget. Maintenance repairs expense is \$4,412 under budget and Gates Maintenance/Repairs is \$2,139 under budget partially due to 2nd quarter lift master contract/invoice currently being reworked by Alex.

April 2026 YTD Pool & Recreation expense is \$16,456 which is \$4,811 less than budget. Clubhouse maintenance/repairs are \$3,622 lower than budget and Pool Heater maintenance is \$1,002 less than budget.

April 2026 YTD Utilities expense is \$203,842 which is \$6,100 lower than budget. Bulk cable/ internet is \$9,491 under YTD budget due to annual contractual rate increase which doesn't take effect until May. Electricity is \$2,772 higher than budget and Water/Sewer is \$619 higher than budget

April 2026 YTD Other expense is \$98,524 which is \$1,902 lower than budget. Zero activity in Contingency fund and Holiday Decorations results in \$1,427 favorable budget variance.

April 2026 YTD Expenses are \$539,680 which is \$22,558 less than budget.

April 2026 YTD Net Income is \$23,587.

Total Assets as of April 30, 2026 are \$1,595,701. Operating Cash/ MM/CDs are \$952,510 and Reserve MM and CDs are \$549,177.

Other Assets as of April 30, 2026 are \$94,014. Prepaid Insurance is \$71,262 and Accounts Receivable is \$19,486. There are 32 owners (5%) with unpaid full or partial quarterly assessments dating back to January 2026. NOLAs have been issued on two accounts, and one account is now with VCA collections attorney. If quarterly dues are not paid on time, \$34 in late fees and interest are added to your outstanding balance.

Current Liabilities as of April 30, 2026 are \$539,653. Deferred Cable Revenue is \$223,173 and Deferred Revenue is \$224,717. Prepaid Assessments are \$54,547.

Reserves/Long Term Liabilities as of April 30, 2026 are \$549,177. The largest Reserve is Paving/Roads/Sidewalks Reserve for \$194,369.

Total Equity as of April 30, 2026 is \$506,871 which equates to \$788 per each of 643 owners within Venetia.

This completes my Treasurer's Report for May 18, 2026 VCA Board meeting.

Respectfully Submitted,

Jennifer Smouse
VCA Board/ Treasurer

Venetia Communications Committee Report

May 2026

The printed directories have been delivered, thanks to many volunteers.
If any resident did not receive one, they should contact Joe Holler.

Joe Holler

VCA Infrastructure Committee Report

May 2026

While this has been a short time between meetings, only 3 weeks, the Infrastructure Committee has worked a total of 34 hours to successfully execute the following projects.

Butterfly Park

The fountain was drained and cleaned. The following week we needed to replace the float valve to maintain the proper water level in fountain. Last week the pump motor failed, a new motor was ordered and installed, and everything is now working properly.

Pool and Spa Rail and Ladder Restoration

The last few pieces came after our last meeting and have been installed. We also tightened some of the railings to secure them properly.

Lift Gate Repairs

The Jacaranda exit left hand lift gate failed because of a gear belt failure, belt was replaced and working properly.

The Sarasota County Breeze bus service tailgated behind a resident and brought the gate down. We have repaired the gate and wiring and we are working on getting the county to pay for a new gate and repairs to wiring. We have mailed them an invoice for \$1,500.00 and video of the event.

Fountain Maintenance

We received proposals from two companies for the treatment of all our fountains; 3 at Woodmere, 1 at Butterfly Park, and 3 at Jacaranda. The quotes of approx. \$500.00 per month seemed prohibitive to us so the team has chosen to treat them ourselves. We have begun treatment with chlorine, muriatic acid and algaecide and will clear the debris and leaves. We will inspect and treat as needed. Currently, since the fountains are only working 4 hours a day due to the county water restrictions, it is difficult to keep the water clear from algae, hopefully that will change soon when the rain begins, and the operation returns to normal.

Hurricane Preparedness

Along the berm separating the Circlewood and Hourglass developments from our property line, we cleaned out all of the drains and cleaned and tested all of the sump pumps. We discovered one bad pump that needed to be replaced, it was purchased and installed, and everything is working properly in anticipation of the storms. Total cost \$520.00.

Report prepared by Alex Sarelas, Infrastructure Committee Chair.

Venetia Community Association, Inc.
Welcome Committee Report for May 18, 2026 Board of Directors Meeting

There have been two property closings since the last Board meeting. The Welcome committee has delivered one gift bag, as the second purchase was by a current resident.

There are currently 23 properties for sale in Venetia, as of May 10th that are listed on the Realtor.com website. Of those 23, three of those properties are villas, twelve are condos, and the remaining eight are single-family homes. And of those 23 properties listed for sale, there are currently eight pending closings.

Respectfully submitted,

Cindy Beckley

Chairwoman, VCA Welcome Committee

Amenities Committee Report/For VCA Board Mtg May 2026

Pool

The powder coating of the pool rails is complete.

New pool maintenance company Signet has taken over and made significant improvements to the conditions of the pool and spa. This has cost us some funds in the short term to address issues, but we are confident the pool will be in good shape moving forward.

Clubhouse:

We have obtained multiple quotes for the phases of updating the card room:

1. Removal of the wallpaper, skim coat and painting. We chose MS Painting, same group that painted the exterior of the building, one of the few contractors who agreed to remove wallpaper, repair and paint. Marked up Estimate attached for \$4,500. Waiting on revision from contractor.
2. Purchase of the floor tiles from Floor and Décor \$2542.51
Tiles will be brought into center room and stored inside.
3. Installation of the tiles by Camacho Tile Services, \$3885, includes pick up of the tiles, removal and disposal of existing carpet tiles, thin-set and labor.

Existing furniture will be moved into the center room, acoustical panels will be removed and stored in our offsite storage unit on the short term.

The fan in the center room of the clubhouse works fine on 2 of the 3 speeds. We have ordered a replacement part before purchasing a replacement fan and hopefully that will take care of the issue.

Next two items, but not until 4th qtr:

Purchase of 2 larger bike racks made of recyclable materials, environmentally friendly and will last much longer.

Purchase of table and chairs for under courts awning.

Purchase of 2 new bookcases for the small lending library in the pool exit door area of the clubhouse.

Submitted 5/14/2026

Donna DeLuca

509813

SHIP TO

ADDRESS

4401 Corso venetia Blvd.

CITY, STATE, ZIP

SOLD BY

TERMS

DATE _____

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		Quote For VCA Clubhoves		•	
		Rip out 460 sq. glued down carpet,			
		Scrape glue of concrete floor, wash down			
		floor and apply concrete bonding agent.	\$575		
		Install 460 sq. plank tile and 2 door			
		way rubber transition.	\$3,260		
		Dispose carpet and tile waste to			
		waste management.	\$50		
		Note: Materials Not Included.	\$3,885		
		Chamacho Tile / David 941-539-9813			



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/08/2026

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

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

PRODUCER Brown Insurance Inc. 1872 Tamiami Trail S. Suite G Venice FL 34293		CONTACT NAME: Jerry Brown A032239 PHONE (A/C, No, Ext): 941-493-1886 E-MAIL ADDRESS: jerry@browninsurances.com FAX (A/C, No): 941-497-6325	
INSURED CAMACHO TILE INSTALLATION LLC 603 CROSSFIELD CIRCLE VENICE FL 34293		INSURER(S) AFFORDING COVERAGE INSURER A: CLEAR BLUE INSURANCE CO. INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 28860	

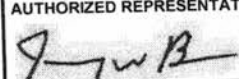
COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			BGFL9012311100	05/08/2026	05/08/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPI/OP AGG \$ 2,000,000	
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
	☐ UMBRELLA LIAB ☐ EXCESS LIAB ☐ DED ☐ RETENTION \$	☐ OCCUR ☐ CLAIMS-MADE						EACH OCCURRENCE \$ AGGREGATE \$
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐ Y ☒ N	N/A					PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

STATE OF FLORDIA-
TILE- STONE, MARBLE, MOSAIC AND VINYL COVERING

CERTIFICATE HOLDER VENETIA COMMUNITY ASSOCIATION 4401 CORSO VENETIA BVD VENICE FL 34293	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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NOTICE OF ELECTION TO BE EXEMPT

yp
5-8-26

**THANK YOU FOR SUBMITTING YOUR
APPLICATION TO THE DIVISION OF WORKERS'
COMPENSATION.**

BROWN INSURANCE, INC.
1872 TAMiami TRAIL S. SUITE G
VENICE, FLORIDA 34293

Payment Confirmation Number:

275301650

Application Number: E02356063

**ONCE YOUR EXEMPTION IS ISSUED IT WILL BE VALID FOR 2
YEARS!**

The Division of Workers' Compensation (Division) has 30 days to review your application to determine if it meets the eligibility requirements for the issuance of an exemption. The Division will issue a Certificate of Election to be Exempt from Florida Workers' Compensation Law or request additional information. The Division reviews and processes exemption applications in the order they are received.

An email notification will be sent to the email address indicated on the exemption application of the issuance of the Certificate. Certificate holders may print the Certificate of Election to be Exempt immediately after the exemption is issued by the Division. Additionally, exemption information is reflected on

NOTICE OF ELECTION TO BE EXEMPT

If this application contains incomplete or inaccurate information, it may cause a delay in the issuance of your exemption. An officer electing an exemption under Chapter 440, Florida Statutes, is not entitled to benefits under this chapter.

Section 1:

APPLICANT INFORMATION

First & Last Name: DANIEL CAMACHO
VALID State Driver's License Number: C328352510000
State: FL
Florida ID Number:
Driver's License expiration date: 9/18/2035
Date of Birth: 9/18/1974
Email Address: CFSPR23@GMAIL.COM

Section 2:

CONSTRUCTION INDUSTRY APPLICANT (\$50 FEE REQUIRED)

Member of a Limited Liability Company

Section 3:

This section should be completed with information specific to your corporation or to the limited liability company in which you are a member. The name of the corporation or limited liability company listed on this application MUST match the name of the corporation or limited liability company as registered with the Florida Division of Corporations.

Name of Corporation or LLC: CAMACHO TILE INSTALLATION LLC
FEIN: 583597422
Business Name (DBA):
Phone: 9417167505
Applicant's Address of Record: 603 CROSSFIELD CIRCLE
City: VENICE
State: FL
Zip: 34293
County: SARASOTA

Section 4:

The corporation of which you are an officer or limited liability company of which you are a member must be registered and in ACTIVE status with the Florida Division of Corporations. Applicants applying as an officer of a corporation must be listed as an officer of the Corporation with the Florida Division of Corporations. List the document number on file with the Florida Division of Corporations.

L26000194160

Section 5:

THIS SECTION IS NOT APPLICABLE TO MY BUSINESS.

DBPR License Number:

Additional DBPR License Number:

Section 6:

If you have submitted an electronic payment for this application, the transaction confirmation number is listed in the following space:

Confirmation Number: 275301650

Application Number: E02356063

Section 7: N/A

Are you affiliated with any corporation or limited liability company other than the corporation or limited liability company to which this application applies?

Section 8: CONSTRUCTION INDUSTRY AND NON-CONSTRUCTION INDUSTRY LLC MEMBERS ONLY

To be eligible for a construction industry exemption or a non-construction limited liability company exemption, an applicant must have the required ownership of the corporation or limited liability company.

I am a member who owns at least ten percent(10%) of the limited liability company listed on this application.

Section 9:

I certify that any employees of the corporation or members of the limited liability company listed in Section 3 are covered by workers' compensation insurance. Please identify the workers' compensation insurance carrier that covers any non-exempt employees.

Carrier Name: My business does not have any non-exempt employees, or, my business is not required to obtain workers' compensation.

Section 10:**FRAUD NOTICE**

- A. Any person who, knowingly and with intent to injure, defraud, or deceive the department or any employer or employee, insurance company or any other person, files a Notice of Election to be Exempt containing any false or misleading information is guilty of a felony of the third degree.
- B. Attestation of applicant - By providing my name below, I attest that I have read, understand and acknowledge the foregoing notice.
- C. I acknowledge that this Notice of Election to be Exempt does not exceed limits for corporate officers, including any affiliated corporations as provided in Section 440.02, Florida Statutes.
- D. I certify I reviewed and understand the workers' compensation coverage and compliance tutorial developed by the department.

First Name:

Last Name:

Driver's License Number OR Identification Card Number:

DANIEL

CAMACHO

E328352510000

Note: The Division has 30 days to review your application to determine if it meets the eligibility requirements for the issuance of an exemption. The Division will either issue a Certificate of Election to be Exempt or notify you that your application is incomplete. The Division reviews and processes exemption applications in the order they are received.

Exemption information is reflected on the Exemption Search database the day following the issuance of the exemption.

From: Daniel Camacho cfspr23@gmail.com
Subject: Fwd: Thank You For Your Purchase
Date: May 8, 2026 at 12:59 PM
To: ziti4me@icloud.com

DC

Hete ya go

----- Forwarded message -----
From: **National Business Services Team** <support@natbizservices.com>
Date: Wed, Apr 29, 2026, 10:13 AM
Subject: Thank You For Your Purchase
To: Daniel Camacho <cfspr23@gmail.com>



Hi Daniel,

Thank you for your recent order with **National Business Services**! We're excited to help support your business with essential filings and documents.

What Happens Next:

Our team is already working to fulfill your order, and you can expect to receive your documents via **email** within the next few business days. Below are estimated time frames of delivery for each item. (You will only receive the filings that you opted for)

EIN Filing: 1–3 business days

Certificate of Status: Typically 1–3 business days

Labor Law Posters: 5–15 business days

Please allow up to 21 business days for any physical copies, depending on your state's processing times.

Before Reaching Out:

- Be sure to **check your spam or promotions folder**, as some documents may land there.
- If you haven't received anything after 21 business days, feel free to reply to this email and we'll gladly assist.

Thank you again for choosing National Business Services. We're here to support your business every step of the way.

Warm regards,

National Business Services Team

[Unsubscribe](#)



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

Estimate

MS Painting Inc

For: ~~Donna Deluca~~ *Venetia Community Assoc*
~~ziti4me@icloud.com~~
4401 Corso Venetia Blvd
Venice, FL, 34293
(203) 556-3565

Estimate No: 3173
Date: 04/06/2026

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

Tracking No
Ship Via
FOB

Description	Quantity	Rate	Amount
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Interior Painting

1 \$4,500.00 \$4,500.00

1. Project Overview

ONE
This project includes the preparation and painting of interior surfaces of two rooms, including walls, trims, and doors facing the rooms. All work will be performed to provide a clean, durable, and professional finish.

2. Work to be Performed

A. Preparation

Protect floors, furniture, and personal belongings with drop cloths and plastic sheeting.

Remove wallpaper from walls.

Apply a skim coat of plaster and sand it.

Remove or cover switch plates, outlet covers, and hardware as needed.

Clean and lightly sand surfaces to ensure proper paint adhesion.

Patch nail holes, minor cracks, and surface imperfections.

Caulk gaps along trim and baseboards where necessary.

B. Painting Application

Apply one coat of primer on bare or repaired areas.

Apply two coats of paint on walls, ceilings, trim, and doors facing to work areas.

Maintain clean, sharp cut lines between walls, ceilings, and trim.

C. Cleanup

Remove all masking materials, tape, and coverings.

Reinstall outlet covers, switch plates, and hardware.

Leave the work area neat, clean, and ready for use.

3. Materials & Products

Paint Brand: Sherwin-Williams

Color(s): To be confirmed by client 3 days before painting begins

4. Exclusions

Areas not listed on this estimate.

Cabinet painting.

Interior closets.

5. Warranty

All workmanship is guaranteed for 3 years against peeling, blistering, or flaking due to improper application.

We are fully insured.

Labor and Supply are included on this estimate.

~~Prepare and paint the kitchen area and hallway connect to the bathrooms (walls and trim)~~

~~1 \$1,600.00 \$1,600.00~~

~~Flooring Installation (486 sqft @ \$6/sqft) \$2,916.00~~

~~1 \$4,906.00 \$4,906.00~~

~~Carpet Removal + Floor Prep + Materials + Trash \$1,990.~~

MS Painting Inc - Estimate 3173 - 04/06/2026

Subtotal	4500 \$11,006.00
TAX 0%	\$0.00
Shipping	\$0.00
Total	\$11,006.00

Total	\$11,006.00
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4,500 -

Notes

This estimate is good for 30 days.

FLOOR & DECOR

QUOTE: Store 348 - Quote - 2026-03-29 - MQ348ZULLMN3HTY

\$2,542.51 | QUOTED

Created:	March 29, 2026	Company:	deluca no assigned company
Associate:	Eric T	Customer:	deluca, donna
Store:	348 Venice 4411 South Tamiami Trail Venice, FL 34293		Customer No. 140037729 (203) 556-3565 ziti4me@icloud.com
Tel:	(941) 599-6244	Project Name:	donna deluca - 2026-03-29
		Job #/Name:	N/A

ROOMS

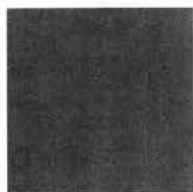
(1 Total)

Default Room (Total Areas: 1)

Room Total: **\$2,376.18**

Default Area

Area Subtotal: **\$2,376.18**



Township Beige Matte

Porcelain Tile

\$9.21 / piece

\$3.19 / sqft

Size: 9 x 47

43 Box(es)

2740.0 LBS

745.19 SQ FT

\$2,376.18

In-Store Pickup
348 Venice



SKU: 100903772

TOTAL WEIGHT: 2740.0 LBS

TAXES: \$166.33

SHIPPING & HANDLING: \$0.00

QUOTE TOTAL: \$2,542.51



\$212/month⁺ suggested payments with **12-month** special financing^{*}. [Learn How](#)



\$212/month⁺ suggested payments with **12-month** special financing^{*}. [Learn How](#)



SCAN & PAY!

Scan this code to pay for the quote via browser. Associates can also bring this quote up in-store.

TERMS & CONDITIONS

This Quote is provided only for the purpose of estimating Customer's prospective purchase and is based off information currently provided by Customer. Nothing contained in the Quote shall commit F&D to sell the products or quantities listed. All prices or shipping and handling charges are subject to change. All quoted product pricing expires 14 days after quote creation. Shipping and handling price expires 48 hours after quote creation.

May 18, 2026 Sarasota County Liaison Report

- No updates this month.

Norm Lockhart

Sarasota County Liaison for Venetia Community Association

Environmental Report 05/18/26

Solitude has been here twice so far in May

We continue to deal with the drought conditions.

Projects completed this month are:

1. Medina Landscaping has completed on pond 9 a safety problem with a washout and installed a drainage box.
2. Medina has completed the drainage boxes and repaired the dangerous washouts for safety reasons on pond 10. He also extended the drainage tubes at no cost.
3. Median also installed a drainage box on sump 22 and repaired a dangerous washout.
4. Medina extended a drainage tube and repaired damage next to a culvert pipe on pond 6.

We are recommending the board approve the cutting and removing dead vegetation on shelf 6 and the planting of new Florida friendly plants.

The original bid for planting is 5,170.00 and new bid for cutting and removing is 3,408.00. Total bid is 8,578.00 We recommend both but the board may decide on one or the other or both.

I was told by Solitude that they could cut, remove and plant in the same time frame 1 or 2 days, weather permitting.

The 2 bids are attached.

We have a new tech from Solitude who will be treating the water features. If there are concerns about any of the water features, contact a committee member and we will notify him of a particular concern.

Mary Lou Holler will be leaving at the end of May for the summer and Rob Lynn will return for part of the summer.

George Sperry , David Pullman, and Sharon Pullman will hold down the fort!! Wet season should not be a problem! Rob and I are only an email or phone call away.

Respectfully Submitted

Mary Lou Holler

Rob Lynn

Co-chairs Environmental Committee

SERVICES AGREEMENT

PROPERTY NAME: Venetia Community Association

CUSTOMER NAME: **Venetia Community Association**

SERVICE DESCRIPTION: 2026 One-Time June Vegetation Removal at Pond 6

EFFECTIVE DATE: **May 1, 2026**

SUBMITTED TO: Brian Rivenbark

SUBMITTED BY: Kyle Miller, Operations Manager; Andrea Jones, Contract and Service 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. The services provided by Solitude under this Agreement are not intended to, and shall not be construed as, constituting a survey or the practice of surveying. Solitude does not perform professional surveying services.
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

Title: _____

Title: CAM

Date: _____

Date: 5.20.26

Please Remit All Payments to:

**SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529**

Customer's Address for Notice Purposes:

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: SOLitude will flush cut the dead and invasive vegetation on the littoral shelf of Pond 6. Cuttings will be hauled offsite to landfill.

Specifications:

1. Company will mobilize equipment and crews to site.
2. Company will flush cut the dead and invasive vegetation on the littoral shelf of Pond 6.
3. Company will haul the cuttings to the landfill.

Assumptions:

1. Company will have free and unimpeded access to the work location.
2. Price is based on a reasonable plan / field design of the specified work.
3. 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: **\$3,408.00** 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

SERVICES AGREEMENT

PROPERTY NAME: Venetia Community Association

CUSTOMER NAME: **Venetia Community Association**

SERVICE DESCRIPTION: 2026 May Aquatic Vegetation Installations at Pond 6 and Pond 10

EFFECTIVE DATE: **March 30, 2026**

SUBMITTED TO: Brian Rivenbark

SUBMITTED BY: Kyle Miller, Operations Manager; Andrea Jones, 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

Title: _____

Title: CAM

Date: _____

Date: 5.20.26

Customer to initial aquatic vegetation installation sites of choice:

Options 1 & 2: _____

Option 1: Pond 6 only: Approved

Option 2: Pond 10 only: _____

Please Remit All Payments to:

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

Customer's Address for Notice Purposes:

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

Aquatic Vegetation Installation:

1. Company will install the following aquatic vegetation in the pond(s):

Option 1:

<u>Pond</u>	<u>Quantity</u>	<u>Species</u>	<u>Size</u>
Pond 6	1,700	Pickerelweed	Bare root
Pond 6	2,300	Gulf Spike Rush	Bare root
Pond 6	1,000	Duck Potato	Bare root

Option 2:

<u>Pond</u>	<u>Quantity</u>	<u>Species</u>	<u>Size</u>
Pond 10	3,000	Pickerelweed	Bare root
Pond 10	5,000	Gulf Spike Rush	Bare root
Pond 10	2,000	Duck Potato	Bare root

2. This plant species is suited to live and thrive in water less than 24" in depth.
3. Company will plant the vegetation in the littoral shelf of each pond.
4. Company will clean up after themselves and leave the work site with minimal disturbance to its natural appearance.
5. Company will not be responsible for the protection of the plants from predation by deer, geese or any other wildlife.
6. Company is responsible for the health of the plants upon arrival to the site and will properly transplant the plants taking the health of the plant into consideration throughout the entire processes.
7. Company is not responsible for the health of the plants following the completion of the transplant process. Young plants may be susceptible to trouble early after planting with harsh weather conditions. Company will look to the forecasted weather prior to planting to give the plants best odds of survival, but will not be held responsible for environmental factors that may decrease plant survival rates.
8. Customer understands that these plants are designed to live in an aquatic or wetland environment, and as such, shall take full responsibility for supplemental irrigation or any other care and maintenance that may be required due to weather or other environmental conditions. Company is not responsible for any ongoing maintenance or care for the newly installed plants following completion of the installation work.

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

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

Options 1 & 2: Total Price: **\$18,010.00**

Option 1: Aquatic Vegetation Installation at Pond 6 Total Price: **\$5,170.00**

Option 2: Aquatic Vegetation Installation at Pond 10 Total Price: **\$12,840.00**

Landscape Committee Report

Submitted to VCA Board of Directors

Monday, May 18, 2026

The Landscape Committee met on Tuesday, May 12. We discussed 2026 initiatives as outlined below.

2026 Agenda for Landscaping and Irrigation

Proposals:

- Irrigation installation at End of Woodmere. The island is to be cleared by the volunteer group with an assist from Twin Palms. Installation should take place within a months' time.
- Proposal 2757 in the amount of \$5665.00 to replace Hedges on Corso Venetia Blvd just inside entrance gate on right. **Project is still on hold.**
- Repair of irrigation Jacaranda berm –North – Twin Palms Proposal 2706 for \$14,810.52. **Tin Palms is doing required work prior to commencing, tracing wiring, locating valves and finding a way under asphalt driveway, if needed.**
- Proposal 2831 from Twin Palms for annual palm trimming is presented for approval in the amount of \$15,420. **Underway, if not completed. Inspection to follow.**
- Berm Walk was done on April 1 to consider planting and replacement. **Submitted for Board approval is proposal 2879 in the amount of \$12,126. Within the proposal is substantial clearing of the entire berm and cleanup then with planting as weather permits.**

Pending Committee Work

- Complete clubhouse planting in areas where needed. **Design work will commence within the week to rehab areas in front of clubhouse and sides. Design should be available by next Board meeting.**
- Evaluate contracts for landscape, irrigation, palm trimming and mulch. **Ongoing:** I have proposed to the committee and they are in agreement to not go out to bid this year for irrigation and mowing contract. This is based on our success to date with Twin Palms in regards to quality of work, fairness in pricing, and responsiveness to the communities needs. Our efforts will be placed on refining and defining our contract to better suit our needs.

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

Estimate



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

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

ESTIMATE # 2879
 DATE 04/24/2026

P.O. NUMBER
 Berm Cleanup Project

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	7gViburnumO	25	56.00	1,400.00
	7gplantinstall	25	18.00	450.00
	Above to be installed on Jacaranda berm behind 4110 Bella Pasque			
	Plant Removal	1	100.00	100.00
	Removal of Ligustrum and dead Arboricola and misc plants for bed shortening (Jacaranda exit gate)			
	Treeremoval	1	75.00	75.00
	Cut down 1 dead palm to ground level and dispose of material (Jacaranda exit gate)			
	7gjatrophastd	2	70.00	140.00
	7gplantinstall	2	18.00	36.00
	Labor			
	3gVariegatedArb	25	20.00	500.00
	3 Gal Variegated Arboricola			
	3gcopperleaf	15	20.00	300.00
	3 Gal Copper Leaf Plant			
	3gplantinstall	40	6.00	240.00
	3 Gal Plant Install labor			
	Floratamsod	1	575.00	575.00
	Install Pallet St.Augustine Floratam sod (to bring in and up			

DATE

DESCRIPTION

QTY

RATE

AMOUNT

landscape bed)

**Above is to be
completed at the
Jacaranda exit
gate**

Plant Removal

Removal of dead
Ligustrum tree next
to Arboricola and
disposal (Jacaranda
entrance berm)

1

65.00

65.00

3gVariegatedArb

3 Gal Variegated
Arboricola

7

20.00

140.00

3gplantinstall

3 Gal Plant Install
labor

7

6.00

42.00

7gjatrophastd

7 Gal Jatropha Tree

3

70.00

210.00

7gplantinstall

7 Gal Plant Install
Labor

3

18.00

54.00

Treeremoval

Cut down Queen
Palm to ground
level and dispose of
material (Jacaranda
entrance berm)

1

135.00

135.00

**Above is to be
completed at the
Jacaranda entrance
berm**

Treeremoval

Remove small
Sable Palms to
allow Reclinata's to
grow & remove
dead Jatropha tree
and dispose of
material

1

225.00

225.00

Plant Removal

Removal of vines
growing on power
pole and disposal
(Jacaranda Rd
berm closer to 776)

1

65.00

65.00

**Above is to be
completed on
Jacaranda Rd berm
leading up to Rd
776**

3gVariegatedArb

3 Gal Variegated
Arboricola (in open
gap at 776 &
Jacaranda Rd
berm)

1

20.00

20.00

3gplantinstall

3 Gal Plant Install
labor

1

6.00

6.00

3gdwarfixora

3 Gal Dwarf Ixora
Red

3

20.00

60.00

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	3gplantinstall	3 Gal Plant Install labor	3	6.00	18.00
	Plant Removal	Cut back grasses at rock, general clean up of area & leave a small landscape bed and disposal	1	50.00	50.00
	General Labor	General labor to install a few bags of mulch (from lift station) for rd island **Above is to be completed at the rock landscape island at the corner of 776 & Jacaranda**	1	45.00	45.00
	3gVariegatedArb	3 Gal Variegated Arboricola	12	20.00	240.00
	3gdwarfixora	3 Gal Dwarf Ixora Red	4	20.00	80.00
	3gplantinstall	3 Gal Plant Install labor	16	6.00	96.00
	Plant Removal	Removal Jasmine, Pepper Trees, and 2 stalks of Bird of Paradise, and Papaya Tree and disposal **Above is to be completed on berm off of 776 just past Jacaranda**	1	300.00	300.00
	3gVariegatedArb	3 Gal Variegated Arboricola	7	20.00	140.00
	3gdwarfixora	3 Gal Dwarf Ixora Red	5	20.00	100.00
	3gplantinstall	3 Gal Plant Install labor	12	6.00	72.00
	Irrigation Repair	Irrigation Repair - Behind 5045/5043 Bella Terra in berm **Above is to be completed on berm behind 5045/5043 Bella Terra** (off of 776)	1	28.00	28.00
	3gVariegatedArb	3 Gal Variegated Arboricola	6	20.00	120.00
	3gplantinstall	3 Gal Plant Install labor	6	6.00	36.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Above is to be completed in berm behind 5041 Bella Terra			
	Plant Removal	1	275.00	275.00
	Removal of 5 Star Jasmine & 2 Carrotwood Trees and disposal			
	3gVariegatedArb	3	20.00	60.00
	3 Gal Variegated Arboricola			
	3gplantinstall	3	6.00	18.00
	3 Gal Plant Install labor			
	Above is to be completed in berm on owner side behind 5039 Bella Terra			
	3GalViburnumsweet	2	20.00	40.00
	3 Gal Viburnum O			
	3gplantinstall	2	6.00	12.00
	3 Gal Plant Install labor			
	Plant Removal	1	50.00	50.00
	Removal of dead Viburnum and disposal			
	Treeremoval	1	85.00	85.00
	Cut down Oak tree growing in stump and dispose of material			
	Above is to be completed in berm behind 5033 Bella Terra			
	Treeremoval	1	110.00	110.00
	Cut down Carrotwood Tree and dispose of material			
	7gpitchapple	10	65.00	650.00
	7 Gal Pitch Apple (to be installed where Carrotwood is located)			
	7gplantinstall	10	18.00	180.00
	7 Gal Plant Install Labor			
	Above is to be completed in berm behind 5023 Bella Terra			
	7gpitchapple	5	65.00	325.00
	7 Gal Pitch Apple			
	7gplantinstall	5	18.00	90.00
	7 Gal Plant Install Labor			
	Plant Removal	1	110.00	110.00
	Removal of Pepper Trees & dead plant material and			

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	disposal			
	Above is to be completed in berm behind 5019 Bella Terra			
Treeremoval	Cut down to ground level Carrotwood tree and dispose of material	1	65.00	65.00
	Above is to be completed in berm behind 5019/5017 Bella Terra			
General Labor	General labor to bring top soil & fill in irrigation valve box	1	45.00	45.00
	Above is to be completed behind 5015 Bella Terra			
Treeremoval	Cut down to ground level the center Oak Tree and dispose of material	1	85.00	85.00
7gViburnumO	7 Gal Viburnum O Installed (fill in open gap)	2	56.00	112.00
7gplantinstall	7 Gal Plant Install Labor	2	18.00	36.00
	Above is to be completed in berm behind 5009/5007 Bella Terra			
7gpitchapple	7 Gal Pitch Apple installed	8	65.00	520.00
7gplantinstall	7 Gal Plant Install Labor	8	18.00	144.00
Plant Removal	Removal of dead plant material to prep for new install and disposal	1	50.00	50.00
	Above is to be completed in berm behind 5007 Bella Terra			
Plant Removal	Removal of 2 dead Viburnum and disposal	1	30.00	30.00
7gViburnumO	7 Gal Viburnum O	2	56.00	112.00
7gplantinstall	7 Gal Plant Install Labor	2	18.00	36.00
	**Above is to be			

DATE

DESCRIPTION

QTY

RATE

AMOUNT

completed in berm
behind 5005 Bella
Terra**

Treeremoval

Cut down and
remove Sable Palm
and dispose of
material

1

65.00

65.00

Plant Removal

Removal of ferns all
way down berm
approximately 100 ft
and disposal

1

325.00

325.00

**Above is to be
completed in berm
behind 4250 Via Del
Villette**

7gViburnumO

7 Gal Viburnum O
Installed

11

56.00

616.00

7gplantinstall

7 Gal Plant Install
Labor

11

18.00

198.00

Plant Removal

Removal of dead
and dying Viburnum
plant material,
Schefflera material
& Carrotwood Trees
and disposal

1

225.00

225.00

**Above is to be
completed in berm
behind 4250/4252
Via Del Villette**

Treeremoval

Cut down and
remove smaller
Palms (leave Bird of
Paradise) and
dispose of material

1

65.00

65.00

7gViburnumO

7 Gal Viburnum O
(fill in open gaps)

5

56.00

280.00

7gplantinstall

7 Gal Plant Install
Labor

5

18.00

90.00

**Above is to be
completed in berm
behind 4254 Via Del
Villette**

7gViburnumO

7 Gal Viburnum O

6

56.00

336.00

7gplantinstall

7 Gal Plant Install
Labor

6

18.00

108.00

**Above is to be
completed in gaps
on berm behind
4258 Via Del
Villette**

7gViburnumO

7 Gal Viburnum O

2

56.00

112.00

DATE

DESCRIPTION

QTY

RATE

AMOUNT

7gplantinstall

7 Gal Plant Install
Labor

2

18.00

36.00

**Above is to be
completed in gaps
on berm behind
4286 Via Del
Villette**

7gViburnumO

7 Gal Viburnum O

2

56.00

112.00

7gplantinstall

7 Gal Plant Install
Labor

2

18.00

36.00

Plant Removal

Removal of dead
plant material and
disposal

1

45.00

45.00

**Above is to be
completed in gaps
on berm behind
4314 Via Del
Villette**

7gViburnumO

7 Gal Viburnum O
Installed

1

56.00

56.00

7gplantinstall

7 Gal Plant Install
Labor

1

18.00

18.00

**Above is to be
completed on berm
behind 4338 Via Del
Villette**

TOTAL

\$12,126.00

Accepted By

Accepted Date

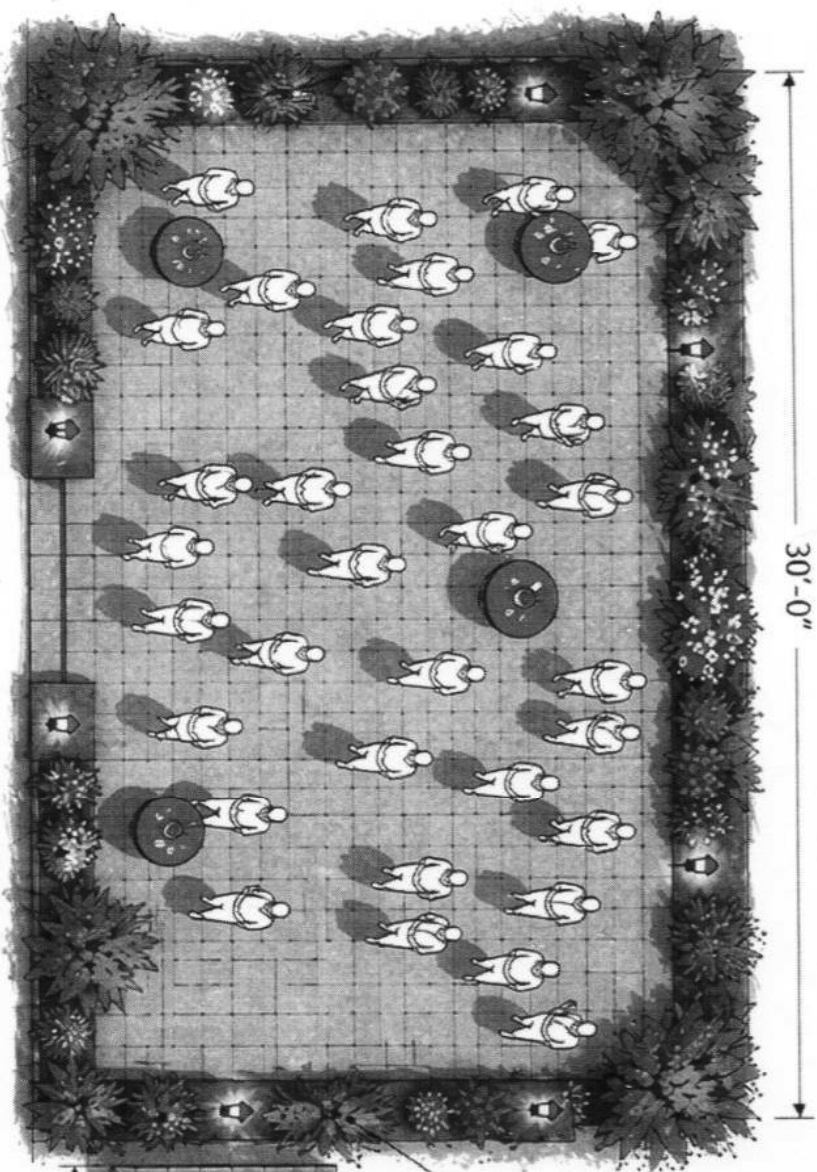
Project Name: Hick 250 Pl - Elm 180 Pl

Project Address: 4333 N 25th Pl, Phoenix, AZ 85018

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

GATHERING PATIO

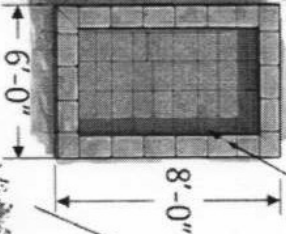
20' PATIO + 6' x 8' GRILLING AREA (GRILLS NOT PROVIDED)



30'-0"

30'-0"

6'-0"



8'-0"

20' x 30' PATIO (600 SQ FT)

- Accommodates ~50 people standing comfortably
- Plenty of open space for mingling and activities
- Paver surface for durability and clean look
- Warm lighting for evening use
- Landscape buffer for privacy and ambiance

6' x 8' GRILLING AREA (48 SQ FT)

- Open, level space for rented grills
- Positioned just outside main patio
- Keeps cooking area separate from gathering space
- Easy access while minimizing impact on flow

FEATURES

- Paver surface for durability and clean look
- Warm lighting for evening use
- Landscape buffer for privacy and ambiance
- Multiple areas for conversations and circulation
- Grilling area separate for safety and convenience

SPACE SUMMARY

20' x 30' 600 sq ft

ea: 6' x 8' 48 sq ft

Landscape: 648 sq ft

Dimensions are approximate

CAPACITY GUIDE (STANDING)

Comfortable: 10-12 sq ft per person

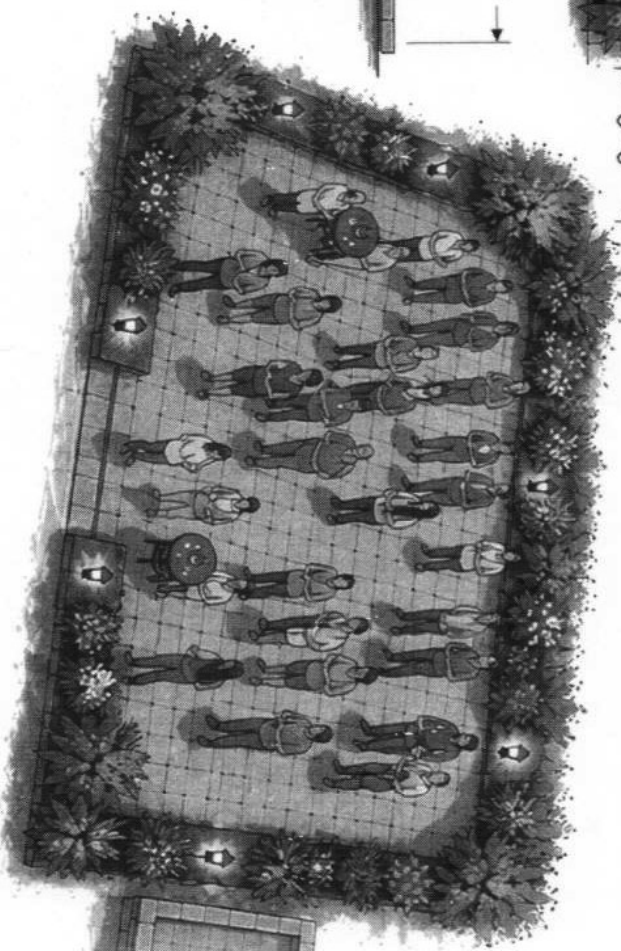
Moderate: 8-10 sq ft per person

This space (600 sq ft) comfortably accommodates ~50 people standing.

IDEAL FOR



HOA Events
Neighborhood Gatherings
Cookouts
Evening Socials



Proposed Meeting/Gathering Space next to Clubhouse

Key features: A hardscaped area adjacent to the pool that features a gathering area and a grilling area that will promote community involvement and connection through small events and gatherings. A natural space that fits into the architecture and landscaping that exists within the community.

Phase One - Build Out the Space with Pavers \$10-\$12K - 2026

Part A Gathering Area

- Establish a gathering area next to the pool area – approximately a 20' x 30' flat space with built in seating around the perimeter.
- The space would consist of pavers over a prepared base of compacted native soil; Fabric Base; 4-6 inches compacted crushed limestone (Road Base); 1 inch bedding sand; concrete pavers and polymetric joint sand. Approx Cost: \$12K.
- A new path would lead to the area from the present path from the sidewalk to the pool area.
- The space would be protected from the sun by use of sunshades
- This space would allow community events to be held outside and provide an area to bring rented grills in to cook for attendees.

Part B. Grilling Area

- A 6x8 space that will exist adjacent and separate from the gathering area that would be built with pavers.

Phase Two – Landscaping / Hardscape perimeter seating \$10-\$12K - 2027

- The landscaping and hardscape would complement the two areas to provide an eye-appealing space.
- A stone seating wall would line parts of the perimeter together with garden beds which would serve as a buffer between the new space and the open lawn area.

Other Considerations for the Project

- Type of landscaping around perimeter of space
- Lighting
- Maintenance - power washing, Sunshade maintenance and repair
- Design a phased-in construction project.
- Committee selected to oversee this property.
- Low maintenance, wind/hurricane resistance, fire resistant.

Challenges:

Board Approval with budget/expense proposal.

Insurance approval and impact.

County and State permitting.

Tree and Gutter Committee Report for 5/18/26

Timber Time Tree Care will start the 120 Tree Project on Monday, Jun 1st. COI attached. We have contacted all the Committees asking for assistance with the project. This will enable us to have at least 1 representative on site and 2 at the Via Del Villetti Oak Island and the Corso Venetia Blvd Palm Island. Other areas will have 2 representatives as needed.

Tibor's Masonry started replacing/grinding 8 gutters on Monday, May 11 and should be finishing the concrete work today.

FPL. It appears that they have completed their trimming work along the Jacaranda, 776, and Hourglass side of the berm.

Jerry Klinginsmith
for the Tree and Gutter Committee

Documents Review Committee

5-4-2026

Present- Val Troschinetz, Jennifer Smouse, Dave Lanni, Rob Lynn

Reviewed Article XIV Section 2 through Article 15- this was quite an accomplishment since Article XIV is very long and has the bulk of resident rules in it.

Committee is working to provide the Board with a copy of recommended changes to the covenant with highlighted changes and deleted wording after a second review of the document. This may take place in the fall 2026. The committee will also present a brief description of changes to allow residents an easy reference to the changes.

Double check that the board was notified of Linda Ranker's resignation.

Next committee meeting- 6-10-26