

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 July 27, 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 (Zoom), Directors Frank D’Ulisse, Rob Luysterborghs, 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 Frank D’Ulisse to approve the minutes of the June 29, 2026, meeting. **Motion passed unanimously.**

Presidents Report: Norm Lockhart reported.

Treasurers Report – As attached to these corporate records, Jennifer Smouse reported on the 06/30/26 financials.

A **MOTION** was made by Norm Lockhart and seconded by Dick Mole to approve the treasurer’s report for June 2026. **Motion passed unanimously.**

Vice presidents Report: Dick Mole reported.

Committee Reports—

- **Communications Committee** – No report
- **Finance Committee** – No report
- **Infrastructure Committee** –Alex Sarelas reported.
- **Welcome Committee** – Norm Lockhart reported for Cindy Beckley.
- **Amenities** –Donna Deluca reported.

A **MOTION** was made by Norm Lockhart and seconded by Ken Boivin to approve the \$616.57 Additional expense to Camacho Tile for the new tile in the card room. **Motion passed unanimously**

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

A **MOTION** was made by Norm Lockhart and seconded by Rob Luysterborghs to approve the proposal from Medina Landscaping in the amount of \$750 to install a drainage box on pond 8. **Motion passed unanimously**

A **MOTION** was made by Rob Luysterborghs and seconded by Ken Boivin to approve the proposal from Medina Landscaping in the amount of \$1000 to install a drainage box on pond 9 to prevent erosion. **Motion passed unanimously**

A **MOTION** was made by Norm Lockhart and seconded by Dick Mole to approve the Proposal from Tibor Masonry in the amount of \$4,500 to repair the three culvert pipes in pond 6 that had separated from the main inlet pipes that were previously repaired by Tibor masonry. **Motion passed unanimously**

Volunteers are needed for the Environmental Committee.

A **MOTION** was made by Norm Lockhart and seconded by Dick Mole to accept the resignation of Dave and Sharon Pullman from the Environmental Committee. **Motion passed unanimously**

- **Landscape** –Dick Mole reported for Dave Lanni.

A **MOTION** was made by Norman Lockhart and seconded by Rob Luysterborghs to approve Twin Palm proposal 3066 for irrigation at the end of Woodmere in the Amount of \$2743.21 **Motion passed unanimously**

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

A **MOTION** was made by Ken Boivin and seconded by Norm Lockhart to approve the Twin Palm proposal 3111 for 15ft preserve Vertical cut in the Amount of \$7,600 **Motion passed unanimously**

A **MOTION** was made by Norm Lockhart and seconded by Rob Luysterborghs to approve the Solitude Proposal for treatment of Vines in the preserve area along Corso Venetia in the amount of \$2,700 **Motion passed unanimously**

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

A **MOTION** was made by Norm Lockhart and seconded by Dick to approve the proposal in the amount of \$750 from Timber Time Tree Care to trim the Oak at Nizza Ct and Corso Venetia. **Motion passed unanimously**

A **MOTION** was made by Norm Lockhart and seconded by Dick Mole to appoint Rod Erny as the Chair of the Tree and Gutter Committee. **Motion passed unanimously**
Jerry Klinginsmith will stay on the committee as a volunteer.

- **Security Patrol:** No Report.
- **Social Committee:** No report.
- **Special Events Committee:** No report:
- **Documents Committee:** Norm Lockhart reported.

MOTION made by Norm Lockhart and seconded by accepting all committee reports as presented.
Motion passed unanimously.

Sub-Association Reports

- **VNA1** – Rich Hale reported. Norm Hotz has resigned from the Board of VNA one. Rich read from a prepared letter from Norm Hotz. There have been 126 roof replacements since Hurricane Ian. VNA One is currently researching the mailbox refurbishment project.
- **Villa Paradiso** – Dick Mole reported. New plantings near backflow were installed. The pool needed a new pump and this has been done. The Fall roof cleaning is in process.
- **Villa Vivaci** – Mike Kamps reported. The Association will be dealing with compliance issues. Twin Palm started on July 1st. The roofs were cleaned and there is one roof left. The Mulch will be installed in the Fall.
- **CDA** – Jennifer Smouse reported. The Budget is in process. The Association is receiving bids for the building and garage painting.

Management Report – Brian Rivenbark reported.

New Business –

Discussion regarding the VCA & VP Electric Bill Cost Share: Jennifer Smouse reported. The current electric bill is under the \$100 agreed share. Vca should be responsible for paying less. Jennifer discussed updated cost share options

A **MOTION** was made by Jennifer Smouse and seconded by Dick Mole to approve the revised payment of \$129.94 to cover the seven months of electric bill for 2026 currently which is 50% of VP shared FPL Electric bill. **Motion passed unanimously**

A MOTION was made by Norm Lockhart and second by Rob Luysterborghs to have Sunstate Accounting set up a process to allocate 50% each month to VCA of the shared monthly FPL electric bill that is paid by VP. The monthly allocation process starts with August 2026 FPL invoice.

Unfinished Business –

Discussion and Vote to Move Forward with a Special Assessment for Legal Fees: Discussion was had regarding implementing a special assessment to cover the legal fees that were incurred due to a resident issuing a lawsuit to prevent the removal of the Oak trees in the community

A MOTION was made by Norm Lockhart and seconded by Frank D’Ulisse to use the equity funds to pay for the legal invoices and not pay through special assessment. **Motion passed 4-2 With Dick Mole and Ken Boivin voting no.**

Owners Comments – Homeowner comments were taken from the floor.

Next meeting –August 31, 2026 at 9:00 am

Meeting was adjourned at 11:22AM.

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

July 27, 2026 President's Report

- Two weeks ago, my wife and I received a phone call from a concerned resident stating there was a solicitor strolling the neighborhood. My wife and I walked up Bella Terra and ran into the subject from Reece Builders. Asked why he was soliciting and he stated he had a permit to solicit. He said he was given a gate code and that is what he used to enter the community. We did kick him out of the community, but he was a little hostile. After checking with our gates team (thanks for the help, Rich) we found he was calling random residents on the visitor entrance until someone let him into the community. We have stressed this in the past and it is still a rule, do not let anyone into the community unless it is your vendor and never give a code, just buzz them through. This is a safety concern for all residents. After further research we discovered this company is out of the Tampa area and use strong tactics to pressure sales. Our residents need to feel and be safe from these predators. DO NOT LET THEM IN. If we need to ban this vendor from the community that can be an alternative also.

- Continue working the budget for next year. A lot of projects we can budget for this next year.

- The July 5th BBQ was a great success. Had about 74 residents attended out of 92 RSVPs. Dick and I want to thank Donna Lanni for keeping us on track and all our cooks and volunteers that made the BBQ awesome. Before and after the event Donna and I was contacted by a few residents wanting to bring guests from outside of our community. We did shut that down. Out of concern that some of our residents have been unable to attend events in the past, Donna and I discussed closing all events to outside guests not living within the community. If a guest is staying at your residence as a live in guest, they are more than welcome to attend. Had some residents voice their concern about being unable to attend events because outside guests were taking slots from residents. We decided to draft a policy that all VCA sponsored events will only be

open to residents and guests living with them at the time of the event. The board will discuss further and decide the proper course of action.

- Still looking for volunteers to assist on all committees and to be on the lookout for board positions opening up in the future. We want to stay volunteer run and need volunteers from all of our sub communities to assist and represent all of us.

Norm Lockhart

President, Venetia Community Association

Venetia Community Association, Inc.

Treasurer's Report

Prepared for July 27, 2026

Board of Directors Meeting

June 2026 YTD Revenues are \$795,741 which is \$471 higher than budget. Late fees on assessments account for \$1,175 of favorable variance while less gates stickers sold than budget caused \$433 decrease in revenue budget.

June 2026 YTD Administrative expense is \$92,572 which is \$18,213 higher than budget. Legal fees paid for \$23,484 are \$20,984 higher than budget. Unfavorable budget variance is due to tree removal injunction case which has been settled through mediation in Sarasota County Courts system. Printing and postage have a favorable \$1,236 budget variance as 2027 budget mailings via USPS to all owners are not done until October.

June 2026 YTD Grounds expense is \$250,153 which is \$3,081 higher than budget. Tree removal expense is temporarily \$37,084 higher than budget due to \$84K paid for removal of 120 oaks in June but by end of year tree removal account will have a \$11K favorable variance which is being used to offset tree trimming cost of shady ladies for \$14.4K which exceeded full year budget by \$4K. Landscape/Replacement/Other is currently \$26,050 underbudget but upcoming projects will lower variance.

June 2026 YTD Maintenance expense is \$15,242 which is \$9,233 lower than budget. Maintenance Repairs/Supplies is \$6,430 lower than budget. Gutters for 9,500 are \$4,500 over YTD budget but will be \$500 underbudget by end of year.

June 2026 Pool and Recreation expense is \$29,165 which is \$2,735 lower than budget. Pool Deck Repair is \$4,454 higher than budget while Clubhouse Maintenance/ Repairs is \$5,098 underbudget. Pool Heater Maintenance is \$628 underbudget and Clubhouse Maintenance contract is \$637 underbudget. Clubhouse Supplies are \$831 underbudget.

June 2026 Utilities expense is \$307,633 which is \$7,280 underbudget. Electric and Water and Sewer year to date are \$591 overbudget and Hotwire Cable/ Internet is \$7,871 underbudget temporarily due to annual rate increase not effective until May 2026.

June 2026 Other expense is \$99,486 which is \$3,067 less than YTD budget. Except for reserve transfer, rest of other expense accounts including gate sticker expense, holiday decorations, storage unit and contingency are all currently underbudget.

June YTD Expenses are \$794,251 which is \$1,020 underbudget.

June 2026 Net Income is \$1,490.

Total Assets as of June 30, 2026 are \$1,386,596. Operating Cash/MM/ CDs are \$800,397 and Reserve CDs and MM are \$519,354.

Other Assets as of June 30, 2026 are \$66,845. Prepaid Insurance is \$58,306 and Accounts Receivable is \$5,213. There are 2 owners with unpaid April dues, one of which has been sent to attorney and 3 owners with unpaid Preserve Violation fines. There are 5 owners with unpaid late or collection fees and interest charged on previous late assessment payments.

Current Liabilities as of June 30, 2026 are \$382,468. Deferred Cable Revenue is \$217,059 and Prepaid Assessments are \$162,863.

Reserves/ Long Term Liabilities as of June 30, 2026 are \$519,354. The largest Reserve is Paving/ Roads/ Sidewalks for \$194,369.

Total Equity as of June 30, 2026 is \$484,774 which equates to \$753 per each of 643 owners.

The 2027 Annual VCA Budget process is currently underway. Submissions from Committee Chairs are due to Finance Committee by July 24. A first pass consolidated draft 2027 budget file will be reviewed and discussed in Finance Committee meeting on Thursday, July 30. Changes and adjustments to the 2027 Budget will be made during August and an updated consolidated 2027 budget file should be ready for full Board and Finance Committee review by end of August. Final changes and adjustments to be made in early September so Draft of 2027 Draft Budget can be sent to Full Board prior to September 28, 2026 Board meeting. A copy of Draft 2027 Budget to be mailed to all VCA owners in early October and the official Board vote to ratify the draft 2027 VCA Budget will occur during October 26, 2026 VCA Board meeting.

This completes my Treasurer's Report for July 27, 2026 VCA Board meeting.

Respectfully Submitted,

Jennifer Smouse
VCA Board/ Treasurer

VCA Infrastructure Committee Report

July 2026

This has been a quiet month for the Infrastructure Team. We have worked a total of only 10 hrs. this month on the following projects.

Waterfall Maintenance

Since the drought restrictions require the waterfalls to be operational for only 4 hrs. a day, the falls have had the right environment for weeds to sprout. While the falls were off, we handpicked all the weeds from between the rocks on the falls.

Clubhouse Repairs

We removed a chandelier from the card room and installed a spotlight above the sink area.

Lift Gate Repairs

No repairs or arm re-installs this month. This is the first for as long as I can remember.

Lift Gate Replacement Project

The committee met several times over the past month and have reviewed videos and seminars on the LiftMaster Techna and Magnetic lift gates. Based on our review and discussions, we currently believe LiftMaster barrier arm systems are the better choice. LiftMaster uses torsion springs rated for 10 million openings, unlike the unrated extension springs used in the Magnetics system. Its tower also includes LED lights on the top as well as on the arms, improving visibility. They both use breakaway arm technology, which would be a tremendous improvement over having to replace arms as a result of damage. The LiftMaster arms are shorter, less expensive and stronger than the current arms.

We have yet to make site visits of the two systems, which we are trying to arrange. We are talking to customers of Preferred Gate Systems to gather some reviews of their performance.

The new gates will come with a 2-year warranty which will also reduce our operating budget costs for Maintenance and Repairs for at least the next two years.

Our plan is to complete our site visits and finalize our plans so that next month we will be asking for board approval to purchase the LiftMaster Techna lift gate systems for all six locations. We would purchase and have them installed and integrated into our system by Preferred Gate Systems for a cost of \$30,000.00 as opposed to CIA Access at their cost of \$47,000.00. Our timeframe will be this fall Oct-Nov.

Report prepared by Alex Sarelas, Infrastructure Committee Chair.

Venetia Community Association, Inc.
Welcome Committee Report for July 29, 2026 Board of Directors Meeting

There have been six property closings since the last Board meeting. The Welcome committee has delivered, or is in the process of delivering, those six gift bags.

There are currently 10 properties for sale in Venetia, as of July 20th that are listed on the Realtor.com website. Of those, 10 properties are condos, and the remaining four are single-family homes. And of those 10 properties listed for sale, there are currently two pending closings and two contingency pending sales.

Respectfully submitted,

Cindy Beckley

Chairwoman, VCA Welcome Committee

Amenities Committee Report
For VCA Board Mtg July 2026

Pool

Spa continues to be problematic. Pool maintenance company has been responsive.

Clubhouse:

1. Painting of card room and installation of tile floor is complete. Small cabinet at back wall of the room will be painted, chandelier removed by infrastructure and a piece of artwork will go over the fireplace.
2. We have kept the acoustical panels and will decide on what to do with them after receiving feedback from card room users.
3. Additional receipts from Camacho Tile totaling \$616.57 have been sent to Sunstate for reimbursement including grout, mortar, supplies, marine caulk. PLEASE APPROVE \$616.57 in expenses For Camacho Tile.
4. A credit will be issued by Floor and Décor for leftover tile which will be returned to them the week of 7/27.
5. There was one clubhouse rental in July, and one coming up at the end of August.
6. We have been in contact with an American Heart Association Instructor who can run a CPR/AED training class for us at the clubhouse. Oct and Jan classes. Max class size is 15-20 and cost is \$20 pp. We would like to coordinate this with Special Events Committee, and Amenities. WE ARE REQUESTING APPROVAL TO SEND AN EBLAST TO SEE HOW MUCH INTEREST THERE IS. A Sample flyer is attached.

Submitted 7/23/2026 – Donna DeLuca

SUNSTONE
WELLEN PARK
mattamyhomes

CPR TRAINING COURSE



SAMPLE FLYER

SATURDAY

FEBRUARY 28TH

11AM - 12PM

Terry Beers is a registered nurse and American Heart Association instructor with over 40 years of nursing experience and 3+ years teaching CPR to healthcare professionals. She emphasizes hands-on skills and active interaction in her classes, making learning engaging and effective. Students gain competence through guided practice and real-life scenarios, ensuring they know how to respond in emergencies. Terry, a Wellen Park resident, is personable and responsive, adding humor to the learning experience.



**LIMITED SPACE!
EMAIL BRYAN TO RSVP!**

ENVIRONMENTAL COMMITTEE REPORT

JULY 27, 2026

- **Solitude is making their weekly visits, met our new technician (Todd) and he's getting accustomed to Venetia**
- **I've made inspections of many of the ponds and sumps over the past couple weeks, and we've responded to and addressing the following areas:**
 - **Sump 15 (Cernala Court) Solitude working on controlling outbreak of Sesbania plant that grows rapidly during summer months and has taken over sump.**
 - **Weir located 20 feet into preserve between 4235 and 4239 Corso Venetia. Over time a pepper tree has taken over the area and made weir inaccessible. Solitude providing a quote to clear area and remove years of sediment that nearly covers weir.**
 - **Sump 27 (Natale Drive) responded to residents' concern that invasive weeds taking over and water may flood their home. Solitude has treated sump X2 and invasive weeds dying back. Solitude confirmed that weir is in working order.**
 - **Sump 19 (Bella Tara) resident called to say sump had turned a "brick red" color. Solitude will investigate to see if it's an algae problem or some sort of sediment that flowed into sump.**
 - **Sump 22 (Bella Tara) responded to residents' concern that yard behind residents home was sinking into sump. Investigated and found a insecure bank and have requested Solitude evaluate if a "SOX" bank install is needed to stabilize bank.**
 - **Investigated resident concern of erosion at Pond 9 likely caused by convergence of water from adjacent homes, suggesting installation of a drainage box, quote from Medina to do work \$1,000 attached for Board consideration.**
 - **Investigated resident concern of erosion on pond 8, suggesting installation of drainage box that homeowner then will connect to an existing drainage box to carry water into pond. Quote from Medina to do work \$750 attached for Board consideration.**
 - **Pond 6 (condominium pond):**
 - **Littoral shelf has been cleaned up and invasive weeds removed, pond 6 and pond 10 shelves will have plants installed when weather conditions permit**

- The three culvert pipes that had separated from the main inlet pipes and were repaired by Tibor Masonry in April have again separated. Discussed with Tibor and he is recommending removing culverts and pouring concrete pads to support pipes. Tibor has quoted \$6,500 to do this work and has credited \$2,000 for the money previously spent for a cost of \$4,500. If water levels in pond 6 rise this could prevent work from being done. *Quote from Tibor to do this work is attached for Board consideration.*
- Erosion problems at pond 6: there is significant bank erosion from the downspouts that are on each side of the condo buildings other than the buildings adjacent to the littoral shelf where there is no bank dropoff. We have identified the need to install 32 drainage boxes around the perimeter of pond 6 (not including shelf area) and run pipes to drain into the pond. There are also four existing pipes running into pond 6 that need to be extended further into the pond. We have received a quote to do above work from Medina Landscaping at a total cost of \$33,500, the committee will seek a second bid from Solitude given the size of this project. The installation of these drainage boxes may avert the need for a much costlier SOX installation in the future.
- Two committee members, Sharon & Dave Pullman, have submitted their resignations for personal reasons and should be removed from the environmental committee, effective immediately.

Respectfully Submitted,

Mary Lou Holler

Rob Lynn

Environmental Committee Co-Chairs

636957

[illegible]

Invoice

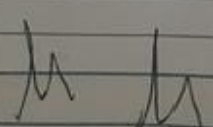
INVOICE		SHIP TO			
TO: Community of Venetia ADDRESS: 4871 Via San Tomaso CITY, STATE, ZIP: Venice FL 34293		Medina Laminare Service ADDRESS: 1473 SE Cherry Dr CITY, STATE, ZIP: Arcadia FL 34266			
CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B. DATE: 07/14/26		
ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		Install 18" Box			\$1,000.00
		extend Drain Pipe 6"			
		to the water			
		fix erosion with			
		Dirt			

TIBBONS MASONRY
1191 GRAHAM RD
VEWICE FL. 34293

948383

CUSTOMER'S ORDER NO.	DEPARTMENT	DATE 7/11/26
NAME VEWITIB HOME OWNERS ASSOC.		
ADDRESS POWD 6		
CITY, STATE, ZIP VEWICE FL. 34293		

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MOSE. RETD.	PAID OUT
---------	------	--------	--------	----------	-------------	----------

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1			
2	REMOVE ENDS OF CULVERT		
3	PIPES AND POUR CONCRETE		
4	FOOTINGS UNDERNEATH THEM		
5	RESET CONCRETE CULVERTS		
6	3 DIFFERENT LOCATION AT		
7	POWD 6.		
8			
9		\$6,500	
10		-2000	
11			
12			
13			
14		TOTAL \$4,500	
15			
16			
17			
18			
RECEIVED BY 			

A-2000
5-40000-0000

KEEP THIS SLIP FOR REFERENCE

01-11

Landscape Committee Report

Submitted to VCA Board of Directors

Monday, July 27, 2026

The Landscape Committee met on Tuesday, July 14. We discussed 2026 initiatives as outlined below.

2026 Agenda for Landscaping and Irrigation

- Irrigation and planting at End of Woodmere update. Proposal 3066 in the amount of \$2743.21 is submitted for Board approval to add the three valves at the end of Woodmere and at Woodmere to the system.
- Proposal 2757 in the amount of \$5665.00 to replace Hedges on Corso Venetia Blvd just inside entrance gate is on permanent hold until next year.
- Repair of irrigation Jacaranda berm –North – Twin Palms Proposal 2706 for \$14,810.52. **Unchanged from last meeting. Project is underway.**
- Berm Walk was done on April 1 to consider planting and replacement. **Proposal 2879 in the amount of \$12,126 is underway with planting on hold until drought relief.**

Pending Committee Work

- Complete clubhouse planting in areas where needed. **We have a proposal for the project in hand which will be presented after landscape committee discussion and decision.**
- Evaluate contracts for landscape and irrigation. **Ongoing:** we are working on redefining our contracts with Twin Palms for next year. We are in the process of re-writing our contract.
- The Committee has a proposal from Twin Palms to convert medians, (which includes all bullnoses) to maxi jets at both gates. This proposal will be presented as part of next year's budget.
- Mulch Contract for October. We have four proposals from selected vendors and have narrowed it down to two. Decision pending at next committee meeting.
- The Landscape Committee has been involved in a feasibility study of building out a hardscape area composed of a 20' x 30' paver space with a 6'x8' space adjacent to and outside of the pool area on the left-hand side of the clubhouse. Study is ongoing, will present at a future date.
- 2027 budget requests have been submitted to the Finance Committee.

Respectfully submitted: David Lanni

Preserve Committee – July 2026 Update

Now that rain has returned, we'll see a quick surge in delayed Preserve growth. This will now impact 2027 vertical cut as the year progresses. We will also have to address any common property issues that arise.

We have trimming follow-up work that is required by Twin Palm. One large area behind a villa in Villa Vivaci where a large tree dropped out of the Preserve which Sarasota county agreed need to be removed and another location where a large log has to be removed. Another area around a sump that needs to be cleared to ensure proper flow. And several pepper trees that need to be topped off to ensure they don't affect. See TP quote below.

Also, we need to address rapid growth on invasive vines that are killing trees in various locations – a map is included. See attached quote and maps from Solitude on these locations. This will always be an issue – usually requiring at least 2 to 3 treatments to split the vines so they die and fall from the trees and that the vine at the ground level is killed.

Still need representation from both Villa Vivaci and VNA1!!!!

Quotes:

Twin Palm – 3111 - \$7,600

Solitude - \$2,700

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

ESTIMATE

3111

DATE

07/22/2026

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	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	2	3,200.00	6,400.00
	Dump Fee	Debris Dump Fee per day	2	600.00	1,200.00
		* 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
		* We will charge per day and estimate 2 days to complete, will only charge what days we are there if it should be completed sooner than the estimated time on this			0.00

DATE		DESCRIPTION	QTY	RATE	AMOUNT
		proposal and will bill the extra time if it should take more than estimated based on the above daily rate * Above estimated 2 days is for follow up areas for Preserve areas encroaching into property lines behind all Single Family Residents, Villas, and condo units, * The employees are in house Twin Palm employees Twin Palms will provide status updates on a regular basis (end of each day, etc.) as we conduct the cut throughout 2026. 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). 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.			0.00 0.00 0.00

TOTAL

\$7,600.00

Accepted By

Accepted Date

SERVICES AGREEMENT

PROPERTY NAME: **Venetia Community Association**

CUSTOMER NAME: Venetia Community Association

SERVICE DESCRIPTION: Treatment of Vines (Corso Venetia Blvd.)

EFFECTIVE DATE: **May 5, 2026**

SUBMITTED TO: Janis Weis, janisweis@msn.com, VCA Preserve Committee

SUBMITTED BY: Liz Rocque, Business Development Consultant

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A. 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: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

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

Vine Treatment:

1. Solitude will cut and treat vines located along Corso Venetia Blvd on the attached map, identified in Orange. Locations are across from the pool at 4450 Corso Venetia Blvd., behind the Tennis and basketball courts, past 4339 Corso Venetia Blvd, and a Pine located to the East of 4264 Corso Venetia Blvd.
2. 4113 Bella Pasque cut vines at the base of the Pine trees.
3. 4402 Via Del Villetti cut vines at the base of the live Pine.
4. Vines will be left within the trees to naturally decay.

Note: Vines are very difficult to control without routine maintenance. Additional treatment will be required at an additional cost.

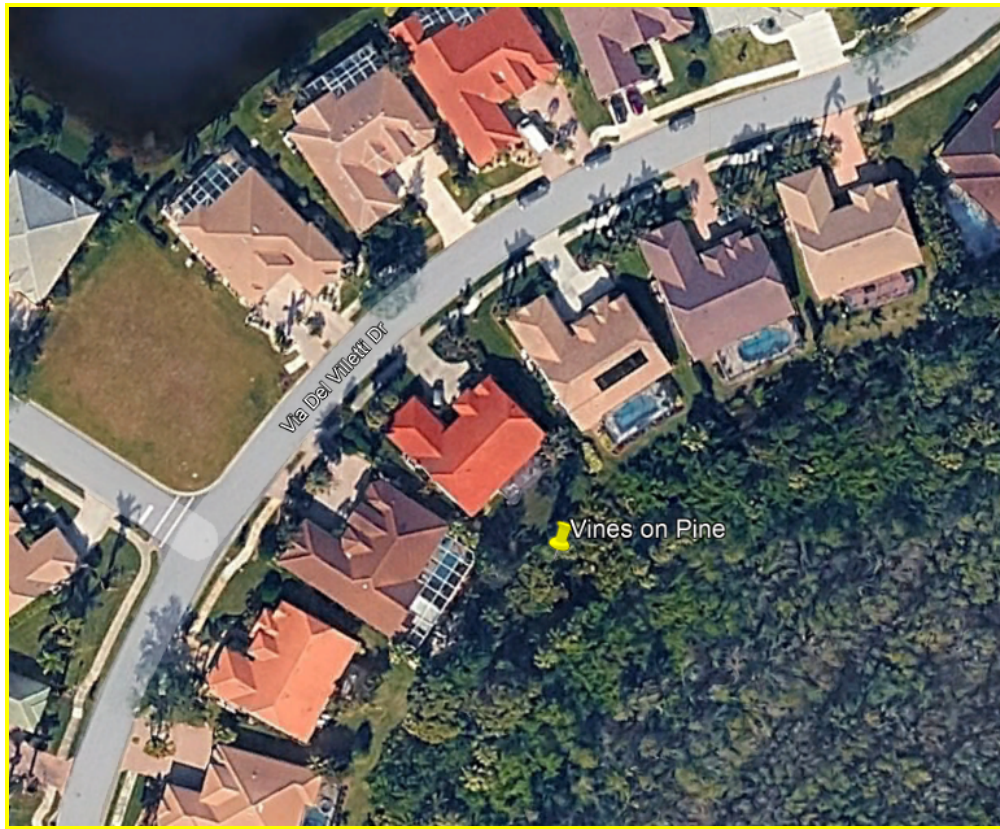
Assumptions:

1. Company will have free and unimpeded access to the work locations.

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: **\$2,700.00** Price is valid for 60 days from the Effective Date
(deposit not required - 100% due upon completion of the services)

Tree and Gutter Committee Report for 7/27/26

We may have a proposal for trimming an Oak tree at the corner of Nizza Ct and Corso Venetia Blvd. We just found out that this tree is on VCA property and therefore it has not been trimmed for a long time.

Stumps: 3 homeowners removed their own stumps at: 4376-54 and 4357-55 Via Del Santi and 4443-39 Via Del Villetti. It appears the majority of the growth around the stumps is being maintained by the lawn care companies/homeowners.

What cost center will be paying for the washed out sidewalk on 4316-14 Via Del Santi?

Committee Changes: Rod Erny is our new Committee Chair. Jerry Klinginsmith will transition back to a Committee Member.

Jerry Klinginsmith
for the Tree and Gutter Committee

July 1, 2026

VCA Documents Review Committee Meeting

Present- Val Troschinetz, Rob Lynn, Dave Lanni

Start- 9:56

Reviewed Article XVI through XX. The initial review is complete. The committee will begin the final review of the edited document at the next meeting (8-5-2026).

Dave L. will rework Article XVI Section 2 and submit new wording.

Val T. will rework Article XVIII Section 2 and submit new wording.

Committee members – Please review the edited document to make the final review process more thorough.

VCA President should be invited to the next meeting.

Adjourn- 11:19

Next meeting 8-5-2026, 10 am, remote by Teams