

# Venetia Community Association

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## New Resident Information for Venetia

Venetia consists of 642 properties and includes a master association, Venetia Community Association (VCA) and is managed by Sunstate Association Management Group.

There are four sub-associations: Venetia Neighborhood Association One (VNAOne) for the 374 single-family homes, which is managed by REAL Manage. The other three sub-associations: Villa Vivaci for the 66 villas located near our Jacaranda entrance, Villa Paradiso for the 42 villas located near our Woodmere entrance, and Casa DiAmici for the 160 condominium units, are managed by Sunstate Association Management Group. Please note that there may be additional rules/regulations for residents imposed by each sub-association.

Each property within Venetia has Homeowner Association fees paid to the master VCA, and the sub-association fees are paid to the corresponding HOA.

**Venetia Community Association  
c/o Sunstate Association  
Management Group**

PO Box 18809  
Sarasota, FL 34276

**Brian Rivenbark**  
[brian@sunstatemanagement.com](mailto:brian@sunstatemanagement.com)  
Office: 941.870.4920

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**Venetia Neighborhood Association  
One (VNAOne)  
REAL Manage**

333 S Tamiami Trail  
Suite 217  
Venice, FL 34285  
Karen Krystofinski  
866-473-2573

mailto:[Venetia1@ciramail.com](mailto:Venetia1@ciramail.com)

**Villa Paradiso Association  
c/o Sunstate Association  
Management Group**  
PO Box 18809  
Sarasota, FL 34276  
**Brian Rivenbark**  
[brian@sunstatemanagement.com](mailto:brian@sunstatemanagement.com)  
Office: 941.870.4920

**Villa Vivaci Association  
c/o Sunstate Association  
Management Group**  
PO Box 18809

**Casa DiAmici Association  
c/o Sunstate Association  
Management Group**  
PO Box 18809  
Sarasota, FL 34276  
**Brian Rivenbark**  
[brian@sunstatemanagement.com](mailto:brian@sunstatemanagement.com)  
Office: 941.870.4920

The Venetia **website** is [www.VenetiaCommunity.com](http://www.VenetiaCommunity.com) and the password is [sunshine](#). You can find much information on the website, including a directory of residents, a calendar of events and so much more. The information boards as you exit the community at the two gates, Jacaranda and Woodmere, also will list a few of the current month's activities, but the calendar on the web site is much more detailed.

The Venetia **Clubhouse** is located at 4401 Corso Venetia Boulevard and includes recreational amenities including a lovely swimming pool and spa, a fitness room, and outdoor courts for tennis, pickleball, bocce, shuffleboard and basketball. There is WiFi at the clubhouse and the password is [poolandspa](#). You gain access to all of these amenities with an electronic key fob that will be assigned to your residence by the Amenities Committee. Please contact Donna DeLuca – 203-556-3565 – email: [ziti4me@icloud.com](mailto:ziti4me@icloud.com)

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Please note that two pools within Venetia are owned and maintained, exclusively for only their residents, by the corresponding sub-associations, the Villa Vivaci pool located at 4556 Canello Grande, and the Villa Paradiso/Casa Di Amici pool located at 4450 Corso Venetia Boulevard. Those pool gate keys can be obtained from the individual associations.

Automatic **Entry Gates** are located at Jacaranda Boulevard and another at Woodmere Boulevard & US Route 41. The directory information is handled by <mailto:venetiagates@gmail.com>. Residents use RFID tags in our vehicles to open the gates as we come and go from the community. The RFID tags cost \$14 each by check only, payable to VCA. Residents are also assigned a four-digit code that can be provided to trusted family and friends for use at the call boxes at each gate. There is a directory at these two call boxes for your visitors or contractors so that they can call you to open the gate for them. Once the call comes to your phone and you answer, you then press 9 on your phone and the visitor gate will open automatically. But they do need to use the directory in the call box and not call from their mobile phone for that to work. The two phone numbers at the gates for your incoming calls are: Jacaranda gate (941) 882-3552 and Woodmere gate (941) 231-9179. Please enter those two numbers into your contact list so that you will recognize when someone is at the gate calling you for entry.

Venetia's **Social Committee** sponsors many activities in the community. Mix and Mingle is a gathering held on the last Friday of each month at the clubhouse at 5:00 P.M. Bring an appetizer to share. Permanent name tags can be made for you if you desire. We encourage people to wear them to social events. Please contact Brian Rivenbark, email [Brian@sunstatemanagement.com](mailto:Brian@sunstatemanagement.com) ( approx. \$12 each) to order those permanent name tags.

**Garbage and recycling** pickup is on Thursdays except for holidays. Containers should be out no later than 7am that morning or no earlier than 5pm the evening before. Recycle items need to be cut down to fit inside the blue recycle container. For moving boxes and large items a special pick up is needed. Call FCC Environmental Services at 941-557-5040 to schedule pickup for unusual items and additional information. Or visit the following website for additional info: <https://www.scgov.net/government/solid-waste/trash-and-recycling>. To change container size or exchange an existing one, call Sarasota County, phone 941-861-5000.

The **master association and the four sub-associations** all meet monthly and you can find those meeting dates and times listed on the website calendar. For more information, you can contact the resident Presidents as follows.

Venetia Community Association – Norman Lockhart 915-539-6067 [vcapresident1@gmail.com](mailto:vcapresident1@gmail.com)

Venetia Neighborhood One (Houses) – Norman Hotz (941.408.3612) [norman.hotz@comcast.net](mailto:norman.hotz@comcast.net)

Villa Paradiso – Jan Weis (727-543-4788) [janisweis@msn.com](mailto:janisweis@msn.com)

Villa Vivaci – Madeline Salerno (845) 787-6693 [madeline.salerno64@gmail.com](mailto:madeline.salerno64@gmail.com)

Casa Di Amici (Condominiums) President Rob Luysterborgh 203-506-2817 [rluysterborghs@yahoo.com](mailto:rluysterborghs@yahoo.com)

**Cable TV and internet** services are provided by the Venetia Community Association as part of your Home Owner Association fee. Hotwire/Fision is Venetia's Cable TV, phone, and internet provider effective May 3, 2025. This service is funded through a portion of your quarterly VCA fees and will require no additional cost from you. The service will include the Digital favorites package which consists of 200+ channels of cable TV, 300MB internet service, 2 cable TV interface boxes and 2 high speed routers. Additional TV boxes and telephone lines can be negotiated individually and billed directly to owners. The Hotwire contact info is phone 800-555-5668, email [venetia@hotwiremail.com](mailto:venetia@hotwiremail.com), and website [gethotwired.com](http://gethotwired.com) (Access code 72567).

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