

9/2024 PRESERVE NOTICE TO VENETIA HOMEOWNERS

EXPENSE REIMBURSEMENT POLICY

The Preserve Committee was established by VCA 3 years ago to ensure that VCA's Preserve woodland areas were in compliance with Sarasota County management requirements, same as our Environmental Committee manages our ponds and sumps throughout Venetia. Over these years, there has been consistent communications to homeowners on the activity of this committee via monthly committee updates at VCA Board Meetings, presentations at Town Hall Meetings, and emails sent to owners as work progressed.

The Committee has now completed their preliminary assessment work which has taken place over this time frame. Initial survey markers have been placed and we've completed our first annual vertical cut throughout our community. We are now establishing a maintenance plan, partnering with Sarasota County and Solitude, our restoration contractor. This was the goal stipulated at the inception of this committee in 2021.

Throughout this process several areas of concern have been identified including areas where the Preserve encroached ONTO VCA common property and areas where owners and/or sub-associations have encroached INTO the Preserve (planting sod, exotic plants, dumping). We are now in the Restoration Phase of the plan which has been approved by Sarasota County. These restorations will be carried out by Solitude and will continue into 2025.

The VCA Board of Directors has approved the recommendation that those who violate VCA's long-standing Preserve policy should bear the resulting expense; all VCA homeowners should not be responsible for others' violations which are considered to be damage to VCA property. Consequently, as we begin this process, violation notices will be sent to those parties, outlining the violation and the cost that is to be reimbursed to VCA. These notices will be sent by Sunstate on behalf of Venetia Community Association.

Going forward, it's critical that all Sub-Associations and their Owners comply with one very simple concept: know your personal property lines and stay within those lines when you landscape and plant and be aware of invasive plants that invade the Preserve from your property. We all live adjacent to either ponds/sumps, the preserve, or common property all of which are under the legal jurisdiction and responsibility of VCA. Following this simple principle will avoid violations, some of which will now require County monitoring for multiple years. Make sure to refer to your home purchase closing documents or if needed, call a surveyor for a new survey (we used Britt Surveying for the Preserve survey since they handled the original survey throughout Venetia and maintain those records for Venetia). Review the attached Preserve Policy for further information which includes actual violations we're resolving. Note that our community site, *Venetiacommunity.com*, has always maintained this information on VCA's wetlands and preserve property.

Thank you for your support and patience over these past years. We're now well on our way to creating a healthier Preserve which will benefit all of us and our wildlife.