

# VENETIA NEIGHBORHOOD ASSOCIATION NUMBER ONE, INC.

*A Corporation Not-for-Profit*  
c/o Sunstate Management Group, Inc.  
Phone—941-870-4920

## **Minutes of the Board of Directors Meeting February 24, 2026 at 9:30 a.m.**

**Call to Order** –The Meeting was called to order at 9:30 am by President Norman Hotz

**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: Norman Hotz, Rich Hale, Frank D’Uilsse, Roger DeNiscia and Alex Sarelas. Also present in person was Brian Rivenbark from Sunstate Management Group.

**Minutes** – **MOTION** made by Roger DeNiscia and seconded by Rich Hale to approve the minutes of the January 27<sup>th</sup> 2026 Organizational meeting with corrections. **Motion passed unanimously**

**Presidents Report:** Norm Hotz reported. The ARC process is working well. There will be a driveway to review sidewalks and other violations. There will be an eblast sent out to inform owners to make sure their sidewalks are cleaned.

A **MOTION** was made by Roger DeNiscia and seconded by Alex Sarelas to approve the Presidents report for. **Motion passed unanimously**

**Treasurers Report** – As attached to these corporate records, Roger DeNiscia reported on the January 2026 financials. A/R was discussed.

A **MOTION** was made by Rich hale and seconded by Alex Sarelas to waive the previous fees as assigned by prior management. **Motion passed unanimously.**

A **MOTION** was made by Alex Sarelas and seconded by Rich Hale to approve the treasurer’s report for January 2026. **Motion passed unanimously.**

### **Committee Reports**–

**ARC** – Rich Hale reported. The approval of ARC applications was discussed. There will be a scheduled drive through for the ARC next week.

A **MOTION** was made by and seconded by Roger DeNiscia to approve the ARC Committee report. **Motion passed unanimously.**

### **Unfinished Business**

None

### **New Business**

**Discussion on mailboxes and signs:** The Board discussed refurbishing the mailboxes. The maintenance of the mailboxes are the responsibility of the owner. The Board discussed a special assessment to pay for the refurbishment. Alex suggested to wait until the tree removal is complete. Brian Rivenbark suggested to add the cost of the repairs of all the mailboxes to the 2027 budget then moving forward adding a reserve line item to fund for the replacement of the mailboxes.

**Special Assignment Process:** This was discussed under the mailbox report.

**Management Report** No Report

**Owners Comments** – Homeowner comments were taken from the floor.

**Next meeting –March 24, 2026** at 9:30 am

Meeting was adjourned at 10:32AM

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