

MINUTES, VENETIAN SHORES HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS, JUNE 24, 2021

PRESENT:

Danette Newberry, President  
Jim Doran, Vice President  
Rebecca Callahan Newman, Treasurer  
Judy Starr, Secretary  
Chuck Crescenzo, Director, by phone

Kathie Carr, Director, by phone, for first three agenda items

ABSENT:

Debbie Craig

The VSHA Board met at Kathie Carr's home from approximately 5:10 pm to 6:25 pm.

APPROVAL OF MINUTES. Rebecca moved and Jim seconded approval, which was unanimous.

APPROVAL OF TREASURER'S REPORT. Judy moved and Jim seconded approval, which was unanimous.

UPDATE ON LANDSCAPING IN MEDIAN. Kathie reviewed the information in her written report, which follows:

1. Mangrove trimming: Brian Shaknaitis of Brian's Property Maintenance assures me he will trim canal end Mangroves and Buttonwoods next week. I'm going to ask him to remove invasive exotic plants (Brazilian Pepper etc.) and other "volunteer" trees in the canal ends like Gumbo Limbo, Jamaican Dogwood, Poisonwood etc.) before they get too big. If the board gets any questions/complaints about the higher trim height let them know that we are being advised by the village biologist, Daniel Parobok and that the height of the trees is determined by law through the DEC and regulated by the state mandates for protected native trees-especially along shorelines. Or tell them to call me!!

I've also asked him to remove the three pilings in median in front of San Marco and clean up brush mess on the boulevard at Porto Salvo. I'll keep in touch with him to make sure he does the work.

1. Anne Lucey only has an installation crew on the weekends. Our project is on the list. I'll text her again today to see if she has a date for us. She should be able to get everything done in one day if her crew has several men. When I met with her before I left in May she mentioned that she hadn't submitted any bills for meetings, advice, plans etc. I

wasn't on the board when the business arrangements with her were made so I don't know what she might be billing in addition to the plant material list and installation charges.

2. I talked with her about installing a couple of trees across from Bellizzi's gate entrance. Ferreira Construction removed several big trees so their trucks could cross the median. We need to put them back. Also, people are driving across the median in front of the farthest entrance to the boat basin. We need trees there as well. We should plant trees in those areas- not boulders. We have enough rock in the Keys.
3. Ian Maguire from Plant Health Care Systems will continue to care for the median plants quarterly. You should already be noticing a change in the overall health of the trees and other plants in the median. Some of them were really ailing: a Gumbo Limbo, Geiger and Satinwood all towards the front of the boulevard. When I left they were all looking a lot better.
4. I recommend that we continue to have Anne Lucey work on plans for the first island/entrance to VS and the newspaper box area. She's very busy but should be able to come up with some concepts in the next couple of months. Those areas really need help. Landscape improvements there would be a beautiful way to say "Welcome to VS".

The Board supports Kathie's and Rebecca's efforts and thanks them for their time and work.

RENEWAL OF DIRECTORS AND OFFICERS (D&O) INSURANCE. Rebecca received a notice of renewal of our D&O policy from Regan Insurance. The cost would be \$3,544 for the year 8/14/21 to 8/14/22. After brief discussion, Judy moved and Danette seconded approval of renewal, which was unanimous.

#### DISCUSSION OF PRO-RATED CHARGE FOR DUES TO FIRST-TIME NEIGHBORS.

This item follows a request from one new neighbor to have his dues pro-rated for half a year, since he moved here recently. The Board considered a number of points: As a practical matter, would pro-rating be monthly, quarterly, semi-annually? (The Board favored semi-annually.) Would it be from the date of purchase or date of moving in? (Date of purchase.) Give notice to all neighbors of pro-rating or not? (Board divided; possibly small notice in Newsletter?) Would pro-rating for this neighbor cause resentment among those who had not had their dues pro-rated when they purchasing their homes? Would members who sell their homes mid-year demand pro-rated refunds? Would this neighbor, or any other neighbor make any other requests of the Board? Would pro-rating recognize that a new neighbor had not received the benefits of membership, or would it ignore the fact that the work of the Board raises all property values on an ongoing basis? These and other questions were debated. After lengthy discussion, at Rebecca's suggestion the Board looked at our by-laws: The by-laws have

no provision for the pro-rating of dues. The HOA would have to amend its by-laws in order to accommodate this, or any other, request. The process of amending takes time and is an expensive legal process. The Board noted that it would cost much more than the \$75 this person would contribute if they joined part-way through this year, in fact cost more than any number of new members who would actually be enticed to join if their first-time dues were pro-rated. The Board concluded that it would respond by telling the new neighbor that our by-laws have no provision for the pro-rating of dues, but that we hope they'll join us regardless, and point out the advantages of membership (voting in the upcoming Board elections, two free tickets to the Annual Party, a \$50 value, supporting their property values through the VSHA's work).

UPDATE ON SPEEDING ISSUES. Jim said he had nothing new to report. He will check with Lt. Chuck Kellenberger about additional measures such as signage, and ask him to check that the electronic speed sign in the median is working properly. (This morning a resident noticed that it appeared not to be working.) Speeding has been a chronic problem. Rebecca said she and her husband recently saw a sports car speeding down Venetian Boulevard so fast that they called the police. Unfortunately, the police cannot do anything but talk to the driver of the car, unless they actually witness the violation. Danette proposed looking at speed humps (not bumps) as a traffic calming measure; perhaps this is something the police would recommend, given the ongoing speeding problem. Jim said he would bring that up when he called Lt. Kellenberger.

CHANGING NEIGHBORHOOD CLEAN-UP FROM MONTHLY TO QUARTERLY. Only two people attended the clean-up on Saturday, June 19, Danette and one neighbor. Fortunately, there was very little litter. After discussion, it was decided that the July clean-up would be held on the third Saturday of the month, and from there on clean-ups would be quarterly. It would not necessarily be on the third Saturday of a month; this is because it's hard to remember in advance if there is a holiday that weekend. This month clean-up was on Father's Day weekend; that may be a reason for the low turnout. Danette would set the date for each of the quarters.

DIGITAL SIGN AT ENTRANCE. Chuck has been doing research on this. We would need the screen, mounting, and source of electricity. Rebecca said there are two sources for electric power near the entrance. She will see if there is internet service available so that the sign can be remotely operated. Having a digital sign should make it much easier to update neighborhood notices, since that could be done remotely.

NEXT MEETING. Same place. Date TBD.

ADJOURNMENT. Meeting adjourned at approximately 6:25 pm.

Respectfully Submitted,  
Judy Starr, Secretary