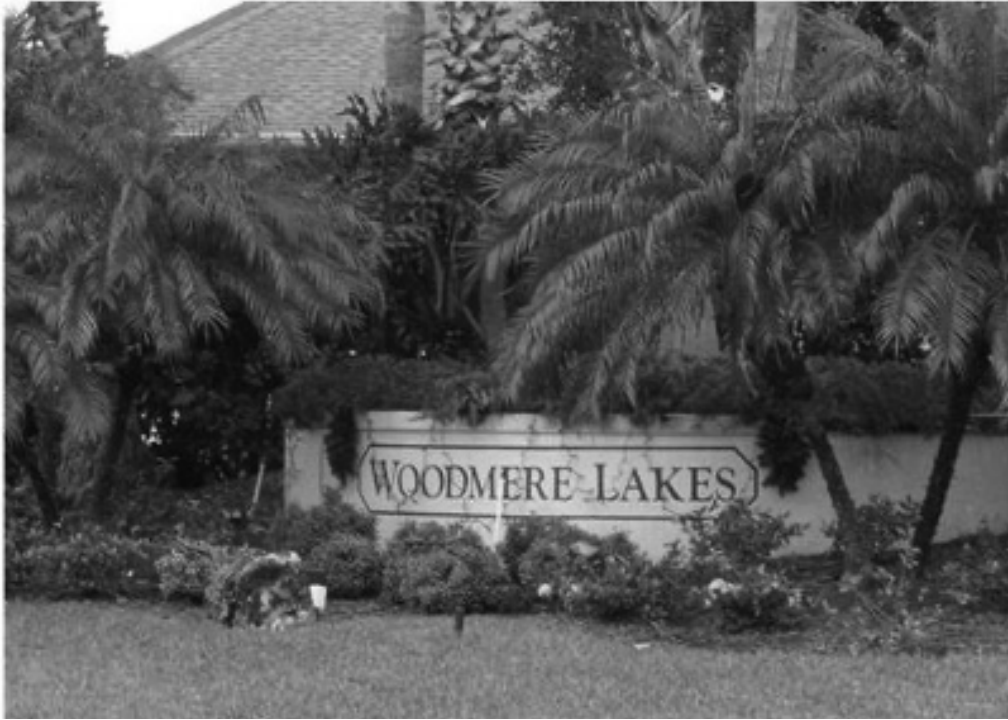


June 2021

Woodmere Lakes Neighbors



hoa@woodmerelakes.com

www.woodmerelakes.com

*Owners Password WML *fl*

**BOARD OF DIDECTORS
MEETING
Tuesday, June 22, 2021
6:30 PM
Via Zoom Video
Conference**

Our Vice President Deb would like us all to REMEMBER.



From our Vice President Deb:

I have reached out to Cathy Duff , Deputy of the Sarasota County Sheriffs Office Crime Prevention Unit to give a presentation at the next board meeting of June 22nd. She will give homeowners advice to help lessen their chances of becoming a victim and also steps they can take to help deter criminal activity.

Secondly I would like to send out an invite to the first 8 people to sign up for a 4 hour day cruise out of Venice Marine Max ... June 19th from 9-1pm ... please send an email confirmation at bobbyanddeb@comcast.net for reservations

Thank you to all who have served and those still in Service.

Our Vice President Deb suggests that if there are any youngsters in the neighborhood who will offer babysitting or lawn work, etc... for the summer to earn some extra spending money? Please contact Dimond at pagenine1@verizon.net with your name and phone number to be posted in our two (2) locked bulletin boards at our front entrances.

WOODMERE LAKES HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

April 20, 2021

Minutes

CALL TO ORDER: The meeting was called to order by President, Cari McDowell at 6:32 pm.

NOTICE: The meeting was posted in accordance with the By-laws of the Association and Florida statute 720.

QUORUM: A quorum was established with the following board members present: President - Cari McDowell, Vice President - Deborah Kiefer, Treasurer - Randall Wood & Secretary - Dimond Santos & Director Donna Chianese. Brian Rivenbark was present to represent Sunstate Management.

APPROVAL OF PREVIOUS MEETING MINUTES:

A **Motion** by Deb and seconded by Randall to approve the March 10th Board Organizational meeting minutes.

Motion passed unanimously.

PRESIDENTS REPORT: No Report

TREASURERS REPORT: reported on the March 2021 financials.

ARC APPLICATIONS:

4247 Tennyson – New roof weathered wood shingles

4264 Tennyson – Paint

4259 Wordsworth – new roof weathered wood shingles

4243 Hemmingway – Paint – denied waiting for resubmittal

4220 Tennyson – Paved driveway

A **MOTION** was made by Dimond and seconded by Donna to approve the ARC requests listed above except for 4243 Hemingway. **Motion passed unanimously.**

UNFINISHED BUSINESS

Fence pressure washing: Cari reported that there are two quotes from Salty Seas and Pro Clean. Brian stated that Pro Clean can match the price of Salty Seas. Cari stated that she thinks that Salty Seas has a good quote, they did the other pressure washing projects and did a good job. Discussion was had regarding the pressure washing quotes.

A **MOTION** was made by Donna and seconded by Randall to approve the quote from Salty Seas to pressure wash the perimeter fence. **Motion passed unanimously.**

Mailbox Painting/ missing number quote: Cari presented a quote from Tony's Maintenance to repair the mailboxes. The cost is \$1750. Discussion was had regarding the quote.

A **MOTION** was made by Dimond and seconded by Randall to approve the quote for the mailbox repair from Tony's Maintenance for \$1750. **Motion passed unanimously.**

Tree Removal 4233/4235 Tennyson Area: Cari presented two quotes for the Oak Tree removal at these addresses on common area. The quotes are from Paradise and Lamb tree service. Both Cari and Deb said that they do prefer Paradise tree service.

A **MOTION** was made by Deb and seconded by Randall to approve the quote for the tree removal by Paradise tree service. **Motion passed unanimously.**

Larry's Landscape Fence trimming status: Brian reported that he has a quote from Larry's landscaping to remove the grass at the base of the fence at a cost of \$725 plus \$200 extra for the removal of the heavy vegetation. Deb stated that

since the project was not done the last time to the satisfaction of the Board, there should be a post work inspection before the invoice is paid.

A **MOTION** was made by Deb and seconded by Dimond to approve the \$925 cost to have the fence line cleared and the invoice will not be paid until the work is inspected. **Motion passed unanimously.**

Monitoring Report from Environmental Specialist: Deb reported that the county has released Woodmere Lakes form monitoring. Ian Vincent engineering stated that the lakes look excellent. They congratulated the lake maintenance company for the great work done to the ponds. Deb will forward the report to the Board.

Paint Standard revision/correction (recorded incorrectly): Cari reported that the paint standard changes from the Board was not recorded. The updated paint standard needs to be recorded and sent to the membership. This may be an opportunity to make additional changes such as white be the base color and that any resident cannot paint their home the same color as their neighbor or the neighbor across the street. Discussion followed regarding the painting standards. A **MOTION** was made by Randall and seconded by Deb to table the discussion of the painting standards until the next meeting. **Motion passed unanimously.**

Discuss Annual Flowers (\$400 budget voted on in January): Cari presented a quote from Landscapes by Larry to install new flowering plants at the cost at \$485. Brian stated that Chris from Landscapes by Larry informed him that the irrigation will need to be adjusted and that the pentas have not done very well at the entrances. Deb stated that the irrigation company told her that there is irrigation in the locations they are now capped and will need to be uncapped. A **MOTION** was made by Donna and seconded by Randall to approve the \$485 quote from Larry to install the flowering plants. **Motion passed unanimously.**

Vote on lighting style for entrances (Brian getting quote on install): Cari reported that she sent different styles of light posts. Brin received a quote that was much more than expected. Cari asked the Board which style of posts they would like to have installed. Discussion followed regarding the style of light posts to be installed. Deb asked if there is any type of liability with installing the lamp posts. Brian will reach out to the insurance agent on the liability issue.

A **MOTION** was made by Donna and seconded by Dimond for selecting a white color style lamp post. **Motion passed unanimously.**

The vote for the approval of the installation of the posts will be made at the next meeting

Clean Slate Letter: Brian explained the process of passing a clean slate letter. Brian also stated that these unapproved violations must be documented and noted that they will be clean slated. Dimond stated that he is opposed to the clean slate letter. Deb stated that she is opposed to the letter as well. Cari stated that the Attorney recommends the clean slate letter. Lengthy discussion followed regarding the clean slate letter. The Board agreed to have the Attorney present at the next meeting.

NEW BUSINESS

4314 Manfield - Bronze front entry discussion: Cari presented an approved ARC for a new bronze lanai enclosure with new bronze enclosure. At the time of this request there no recorded ARC change for bronze screens. Deb, Dimond and Donna agree that the approved ARC does not have any notation that identifies the bronze cage as the front entry way. Cari stated that she would like to present this to the Attorney. Deb requested a vote to send the next letter. A **MOTION** was made by Deb and seconded by Dimond to send the owner a proper second letter to the owner. **Randal abstained vote passed 4-0**

4339 Manfield – Artificial turf discussion: Cari reported that the Attorney is recommending the owners present a letter for hardship because that grass cannot be grown in the backyard. The violation was noted, and letters were sent to the owners prior to the sale of the home. Brian stated that the violation was noted on the estoppel, but the Attorney advised it would hold up the sale, so it was removed. The Board agreed to have the Attorney present his advice at the next meeting.

Compliance Report: Brian gave a report on active violations in the community.

Owner Survey on rules changes: Cari suggested sending a survey to the community regarding changes in the ARC standards. Deb stated that she spoke to a real estate agent who stated that if the community does not have a cohesive look or a uniform look then those house prices in the community start to go down. When the Board starts to make too

many changes then the appeal of the community starts to decline. Donna stated that owners bought into the community so they know what the standards are so a survey should not be put toward the residents. Dimond stated that it would create too much differences in the look of the community.

March Financials & Overdue Owners: As attached to these corporate documents Brian reported on the March financials. Brian reported on the current AR and the past due owners.

May Newsletter suggestions/committee: Cari asked if there are any suggestions for the May Newsletter. Dimond stated that he needs some more volunteers for the newsletter. The Board gave some suggestions.

Homeowner Comments – Owner asked if they should send in the reply for the compliance letters? stated that yes they should send in the reply letters

Owner asked about the repaving of the roads. Brian will contact the county regarding the roads

Next Meeting Date – May 18, 2021 at 6:30

Adjourned meeting at 8:47pm

President

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Vice President

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Director

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Treasurer

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Secretary

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Rules Committee

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Fining Committee

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Pond/Landscaping Committee

Liaison

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Architectural Review Committee

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Management

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BRIAN RIVENDAK#AM

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Brian@sunstatemanagement.com

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Welcome Committee

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Social Committee

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- 1867 John & Eliza Webb and children settled at Webb's Point, Osprey
- 1868 Rev. Jesse Knight, wife Caroline, and family arrived
- 1871 Robert R. Roberts established residence on the south side of the bay named for him.
- 1881 Frank Higel came to the area
- 1881 John S. Blackburn settled in the area now called Nokomis
- 1888 Establishment of Venice Post Office in area now called Nokomis
- 1896 First permanent school erected near what is now called Jesse Knight Memorial Cemetery
- 1903 Laurel Post Office began operations (closed 1909). Rev. Jesse Knight deeded property for Knight's Chapel (Methodist Episcopal) the first church
- 1910 Bertha Honore Palmer acquired 140,000 acres (including most of current Venice) in what was then known as South Manatee County
- 1911 Seaboard Airline Railway extended to current Venice
- 1912 A waterway dredged from Venice to Sarasota
- 1915 Sarasota-Venice Company had a plat surveyed and filed for the town of Venice. Voters passed a bond issue to construct a permanent road from Sarasota to Venice
- 1916 Eagle Point Camp began operating
- 1917 Dr. & Mrs. Fred Albee purchased land from Palmer family owned Sarasota-Venice Company
- 1918 Community of Manasota founded
- 1921 Manasota renamed Woodmere by the Nocatee-Manatee Freight Company
- 1925 Brotherhood of Locomotive Engineers purchased land from the Albees and began development of Venice
- 1927 City of Venice incorporated by Florida Legislature
- 1928 - Tamiami Trail opened. - Florida development boom ended and Venice "became a ghost town."
- 1930 - Venice-Nokomis High School's first graduating class had eight students. - Fire destroys Woodmere Sawmill and property is abandoned
- 1932 Kentucky Military Institute moved its winter headquarters to Venice.
- 1933 Florida Medical Center opened in converted Park View Hotel
- 1937 Venice Jetties constructed and channel between them dredged
- 1942 Venice Army Air Base established and airport built
- 1946 Gondolier printed first issue of newspaper
- 1952 Development of South Venice began - Venice Hospital dedicated
- 1953 Venice Elementary School opened
- 1955 Venice High School opened
- 1960 Ringling Brothers and Barnum & Bailey Circus relocated winter headquarters to Venice
- 1965 Construction of final section of Intracoastal Waterway (from Dona Bay to Alligator Creek)
- 1966 Opening of Venice Bypass (U.S. 41 Bypass)
- 1967 Dedication of completed West Coast Intracoastal Waterway
- 1970 Kentucky Military Institute closes Venice operations
- 1971 Last Seaboard Coastline Railroad passenger train service to Venice
- 1989 City Hall rebuilt, police station relocated, fire station 2 built
- 1991 Final Ringling Brothers and Barnum & Bailey Circus performance at Venice winter headquarters
- 1994 First phase of the Venice beach nourishment project from Venice Jetties south to Gulf Manor, Oct. 24, 1994 to Nov. 27, 1994
- 1996 Final phase of original Venice beach nourishment project from Gulf Manor south to just past the Venice Fishing Pier.
- 2001 Paw Park at Brohard Park becomes first dog park on the beach in Sarasota County.
- 2002 Patriots Park created.
- 2004 Venice Fishing Pier rebuilt. - Three-year state widening of U.S. 41 Business, Hatchett Creek Bridge and Circus Bridge (renamed from South Bridge) completed.
- 2005 Restoration of historic Venice Train Station completed. - First of five beach renourishments completed. - Venice Community Center renovated.

Update

2010 - John Nolen Plan of Venice Historic District listed in National Register of Historic Places

2010 - Legacy Trail dedicated

2014 - Venice Performing Arts Center opened on the campus of Venice High School

2019 - Downtown Venice Beautification Project completed, reconstructing 14 blocks downtown

2019 - Venice Fishing Pier refurbished; deck and railing material replaced with longer-lasting ipe wood and pole lighting fixtures with sea turtle-friendly, under-handrail lights

2019 - Julia Cousins Laning and Dale Laning Archives & Research Center opened

2020 - New Public Safety Facility (home of Venice Police Department) opened