

# Venice Bay Park



Summer 2022

**To All Venice Bay Park Residents,**

We hope that this newsletter finds you well!

This season was a bit more normal after a long Covid hiatus. We saw more residents in the park enjoying that wonderful Florida sunshine that we all look forward to. We held a few activities and Donut Saturday was once again a big hit. We had a few home sales and welcomed new neighbors into the park. And, it has been a good year for getting some projects underway.

We hope to see everyone down this coming season. In the meantime, enjoy your summer and stay safe as always.



**We hope you enjoy this newsletter!**

# From the Board of Directors and Wisdom Community Management

## Annual Member Meeting – February 15, 2022

We had a good turnout at our Annual Members Meeting and quite a few residents utilized the on-line Zoom functionality. We thank Raymond Bennett of 105 Bayou Drive for delivering the prayer and we thank the Woman’s Club for the refreshments. For those of you unable to attend, following are the results of the voting submissions.

### Voting Results - 2022 Proposed Budget

Residents were asked to review the proposed budget and to vote by Proxy on the following:



Carryover – Any excess of Membership Income over Membership Expense for the Year ended December 31, 2021 as defined in IRC Sec. 277 shall be applied to next year’s operating budget, as provided by IRS Revenue Ruling 70-604. (If not carried over, the excess if applicable would be subject to Corporate Income Tax.)      **48 In Favor**      **2 Not in Favor**

Reserve Scheduled 2022: The Board proposed a Reserve Schedule as per the 2022 Budget distributed:      **46 In Favor**      **2 Not in Favor**

Waive Formal Year-End Financial Review: I cast my vote below in regard to waiving of the year-end formal financial review for 2021 per F.S. 718 and understand that a year-end report will still be provided by Venice Bay Park.      **40 In Favor**      **7 Not in Favor**

### Voting Results – 2022 Ballot Election

Residents were asked to vote on five open Board seats. The following candidates were named to the board: Henry Garcia, Robert Morgan, Morris Peterson (2-year terms) and Mary Simpson, Annelisa Smith (1 year terms).

Officers were elected directly following the Annual Members Meeting as follows:

President	David DuFault
Vice President	Robert Morgan
Treasurer	Henry Garcia*
Secretary	Mary Simpson
Directors	Moe Peterson
	Annelisa Smith
	Donald Zenner
Administrative Assistant	Susie Lane *

\*Henry Garcia recently relocated outside the park, leaving an open seat. Susie Lane relocated outside of the park, agreeing to support Administrative functions through February 2023.

We also asked that residents complete an Interest Survey. Following are the voting results of two surveys:

Kayak Lift      **13 Interested**      **43 Not Interested**  
Swimming Pool      **37 Interested**      **22 Not Interested**

## From the Board (continued)

### Treasury Report

David DuFault reported that finances were in good shape with no need to raise dues in 2022.

Dave also commented that there was an issue with some residents placing large bulk items in the dumpsters, resulting in no room for other park residents to dump their weekly trash. Adding a dumpster is not an option as it would directly impact HOA fees. Instead, he asked that residents be considerate of others and use common sense by breaking down bulk items and even dumping the items over a few week period if necessary. The Venice Bay Park Trash Policy states that residents must schedule a bulk pickup through the City of Venice for large items such as construction materials, large furniture, appliances and mattresses. Additionally, large items are not permitted in the dumpster area, breezeway or clubhouse. A camera is now monitoring the dumpster space.

### Park Management Report from Tom Wisdom

Following are some updates and potential projects for 2022:

Swimming Pool – since 37 residents expressed interest in a swimming pool, research and cost is being gathered. This information will be shared with residents and will require a majority vote to determine whether we move forward or not.

Fence Extension – to accommodate more trailers, an extension will be added to the boat trailer area by the clubhouse. We also asked Englewood Fence to come back and repair one of the gates they installed last year.

Insurance Inspection – prior to renewing our liability insurance for the park this year, an inspection by the insurance company required us to update the electric in the NW corner storage room of the clubhouse and at the north entry adjacent to the parking lot. A smoke detector had to be replaced and we were advised to install car stops along the clubhouse outer wall to prevent a car from hitting the building. All required updates were completed as of the May Board Meeting.

Sewer Lines – the Board agreed to begin to look at replacing sewer lines. Small sections will be done at a time beginning with lines running under the clubhouse sidewalk.

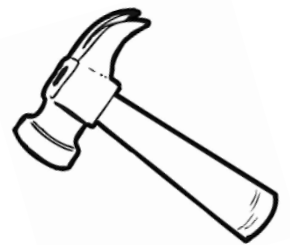
Venice Bay Park Rules & Regulations – the Board reviewed the current Rules & Regulations of the park to determine if updates were needed. Minor updates were made as follows:

- An old rule regarding drying of clothes outdoors was *removed*.
- Units may be leased one time in a twelve-month period. Units and *park-owned rental lots may not be sublet without Board approval.*
- The outside material of storage facilities must be of metal, *rubber* or vinyl (sides, roof, door).

The Rules & Regulations can be viewed on [venicebaypark.com](http://venicebaypark.com) and copies are available in the Clubhouse Wicker Room.

Property Inspections – inspections were completed in May for general upkeep of property. General upkeep includes eliminating weeds, pressure washing when necessary, painting where necessary, replacing skirting when broken or in disrepair and trimming of bushes and trees on property. These things are to be done before you leave for the summer. Letters were sent to a few residents.

Updates and Projects completed in 2022 will be shared at the 2023 Annual Member Meeting.



## From the Woman's Club - Park Activities Update

The Woman's Club was anxious to get back into the swing of things after the Covid shutdown. They kicked off the season with a cook-out at the end of January of hotdogs, potato salad, and chips. In February they provided cookies and refreshments for the Annual Meeting and later held an Ice Cream Social with everyone's favorite toppings. In March they hosted Bingo with Bill. Additionally, Mary Simpson once again hosted the ever-popular Game Night on Monday nights, where residents play dominoes, cards and anything else they wish to play. The park also enjoyed Donut Saturday again – always on the first Saturday of each month (except over the summer months when many people are away from the park).

## Welcome New Residents

Since the July 2021 Newsletter, we have welcomed the following new homeowners to our little corner of paradise. Please stop and say "hi" on your next walk.



John Gale	120 Bayou
Joanne Gleason	102 Bayou
William & Nina Hamper	111 Bayou
Doug & Nina Healy	181 Morning Star
Kathleen Penhollow and Mark & Nancy Wells	136 Bayou
Anne Quinlan	161 Morning Star

## In Memory of Those No Longer With US

Venice Bay Park is and has been a special place to so many people and their families over the years. In many cases, they came, they stayed and then their kids came and they stayed and so it has continued generation to generation.

We regret to share that we lost a few longstanding park members since our last newsletter. We miss their contributions, hearing their stories and seeing them at events.

*Flo Farmer  
Jeff Hoberg  
Jim and Marlene Losey*



Our condolences go out to their families and loved ones.

## Helpful Reminders – did you know?

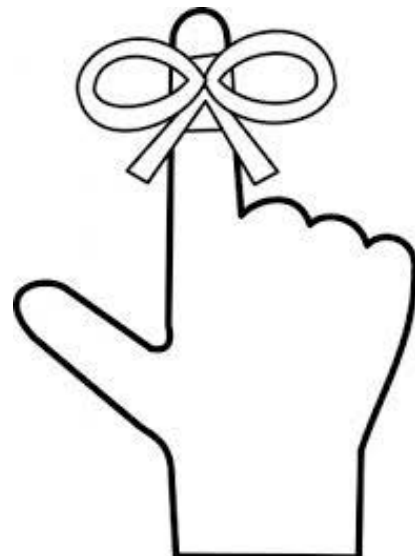
### First Letter – Annual Member Meeting Notice

The First Letter mailing will be sent to you the end of November and will have important information in it about the upcoming Annual Meeting in February 2023, along with your coupon payment book. Please read it immediately. If there is to be an election in 2023, the “Intent to Be a Candidate for the Board” form will be in this mailing with a strict deadline for submission.

### HOA Payments

In order to expedite your quarterly HOA payment and avoid a late fee, please mail your check, with your coupon, directly to:

Centennial Bank  
PO Box 30061  
Tampa, FL 33630



If you are in Venice, you may take your check over to Centennial Bank on the 41 By-Pass by Bird Bay and they will provide you with a receipt of payment, but they also have to mail it up to Tampa, Florida for final processing to your account. Venice Bay Park has no way of posting your HOA payment directly. We have to send it up to Tampa as well or take it over to Centennial Bank who then mails it to Tampa, which adds extra days or even a week of unnecessary travel time before it reaches the Tampa Processing Center. **Note:** Another option is to set up an automatic payment debit through Centennial Bank. The form is available on the [venicebaypark.com](http://venicebaypark.com) website or we can provide one to you upon request.

### The Clubhouse IS NOT a Dumping Ground

Please do not drop off things you don't want outside or inside the Clubhouse. Throw it away, break it up for the dumpster, or call the City of Venice for a bulk pickup at 941-486-2422. If you have something you think we can use, please ask a board member or a woman's club member first.

### Tool Room

The Tool Room is available for residents to use and to borrow tools. Please be responsible and:

- leave the key by the back door of the clubhouse for the next person
- bring back the tools so someone else can use them

*Thank you for reading and we hope to see you this coming season!*

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