

MINUTES FOR THE 17th ANNUAL MEETING of the VG&RC COMMUNITY ASSOCIATION, INC.
AT THE VENETIAN RIVER CLUB in VENICE, FLORIDA on April 21, 2025

1. Call to Order: Tom Jones, Co-President, called the annual meeting to order at 4:30 p.m. and welcomed everyone. Sixteen residents attended in person; none on Zoom.

Co-President Mark Faford called the roll of directors, with the following present: Joe Browne, Steve Hefler, Darlene Schimberg, Roger Effron, Mark Faford, Tom Jones, John Manoush, Taras Kowalczyn, Sharon George and Chip Melvin. Director Terry Leary was unable to attend. Mark consulted with John to ensure that we attained our minimum quorum of 10% of the Association membership (82). This was comfortably exceeded based on nearly 100 signed proxies in hand. Proof of notice of the meeting was established via email 2 weeks prior and was posted on the Association's website. The minutes of last year's meeting were previously approved by the board and are also posted on the Association's website.

Tom described the process for nomination of board positions. Our nominating committee had recommended seven current board members for 2-year terms: Joe Browne, Mark Faford, Sharon George, Tom Jones, Terry Leary, Chip Melvin and Darlene Schimberg. At Tom's request the membership approved these appointments by acclamation.

2. Officers and Committee Reports:

Treasurer: Chip Melvin reported that our annual revenue has remained fairly constant in recent years at approximately \$20-23,000, while expenses have fluctuated due to non-routine expenses. We ended 2023 with a loss of approx. \$20,000, saw a small gain for 2024 and expect 2025 to be similar (Note: Most of the reported loss for 2023 was due to a one-time "community impact" expense of \$17,000 for a traffic study related to the shopping center issue). Chip mentioned recent initiatives to increase revenues through donations, such as the "bucket boys" at the Shredfest (\$1,400 paid for the event) and the HRT Adopt-a-Radio campaign. These will likely reduce or eliminate our losses. Our cash position is comfortable for an organization of our size, ending March with \$57,000 on hand. Insurance is our largest expense, equivalent to about half of revenue.

Membership: Sharon George, chair, stated that there is no current intention to increase membership dues. There are 824 members, amounting to 60.7% membership. 3 of 11 renters are members. There are currently 43 properties for sale and 17 pending. Sharon makes a special effort to engage with new residents, and has conducted successful new resident orientations the past two years.

External Affairs committee: Tom Jones, chair, recounted that the CA was first organized in response to nearby development and industrial activity that concerned residents. Since that beginning, the CA has morphed into a service organization through its seminars and the HRT, but has not lost sight of its focus on monitoring and advocacy with respect to external events. Currently, we are witnessing a significant increase in housing units on Laurel Road and will soon see two hotels in the Laurel/Knights vicinity. The Laurel Road widening and shopping center will be under way over the next couple of years, and the CA will continue keeping residents informed through *Parcels* and special communications as the need arises.

President's Report: Mark Faford, chair of the seminars committee, emphasized the recent improvements in collaboration with the POA and CDD, where liaisons from each have been assigned to the CA and to each other. Our sister organizations were invited to present at our recent town hall meeting. A leadership circle meeting organized by POA president Barbara Silkworth is planned for later this week. We welcome these needed improvements in communication and cooperation and will work to help make them succeed. Mark mentioned that CA initiatives to raise revenue by methods other than raising dues are being pursued. He praised the work of the HRT and announced its current initiative to utilize Facebook to augment its communications. He mentioned the Northeast Park, Laurel Road Widening and shopping center as examples of changes that will soon affect us. He touched on highlights of the seminar program and appealed to all to contribute suggestions for topics. He thanked not only our board members and HRT volunteers, but also volunteers from across the Venetian who have pitched in to help at events like Shredfest. Tom Jones added

his thanks to the CA board for its spirit of cooperation and dedication to helping improve the experience of living at the Venetian.

3. Questions from attendees: A number of comments and short conversations ensued, including the following: Did the CA work with other communities such as Willow Chase in its early days? No. What does our insurance coverage consist of? Chip explained. John Moeckel spoke about initiatives he and other residents are independently pursuing to influence the road widening and Veneto intersection in our favor. There was discussion about the legalities of golf carts crossing Laurel Rd. to the shopping center, but no answer is available at this time except that we would keep residents informed as the project develops. A resident suggested that the CA might raise revenue by selling branded items such as hats or t-shirts. John Manoush replied that the CA will be working on revenue enhancement over the coming months and that these suggestions fit right in.

4. Old business: none

5. New Business: none

6. Adjournment: The meeting was adjourned at 5:10 p.m. Tom announced that the board would be electing its officers after a short intermission and that public attendees were free to attend.

7. Election of Officers: Tom announced that he and Mark were willing to remain as co-presidents for another year, and this was approved by acclamation. He asked if any board member would serve as Executive VP, a post specified in our by-laws but currently vacant. This person would take on the duties of president in the event neither of our co-presidents was available. We selected Taras Kowalczyn to fill this position, with awareness that he would not be on site during the summer months. The incumbents for treasurer (Chip Melvin), membership director (Sharon George) and secretary (John Manoush) all agreed to remain and were also approved by acclamation. Roger suggested we review the by-laws and update if needed to ensure they remain relevant, since the organization has changed significantly since they were written. We agreed to do this over the summer. Tom recommended that the appointment of additional vice-presidents (also specified in the by-laws) was unnecessary with the current organization.

8. Other New Business: Roger recalled that the CA's two retreats have been a major factor in developing the cohesiveness that the CA enjoys. He suggested we form a committee to plan a future session. John suggested every 2 years as a general rule and expressed hope that another board member would help plan the session.

Tom elaborated on a recently formed collaborative working group with the POA president, Barbara Silkworth, and a VCDD board member, Rich Goodman. Taras Kowalczy was appointed by Tom and Mark to represent the CA due to his contacts with the County transportation director. Rich Cautero is also a member based on his history on the Venice City Council. The purpose of this group is to meet with the shopping center developer, the County, and any other entities in an effort to increase the safety of our Veneto entrance onto Laurel Road. No activity is likely until it is certain there will not be any further appeals. Taras will share information with our board when it is appropriate.

Tom and Mark are also part of a newly organized Leadership Circle group with Barbara Silkworth, president of the POA, and Jill Pozarek, chair of the VCDD, which is meeting to discuss the broader issues facing the VGRC. It is meant to improve communications and opinions among the 3 boards and is not intended to take actions as a group.

The meeting was adjourned at 5:47 p.m. on April 21, 2025.

Respectfully submitted by John Manoush, Secretary