

**Minutes of the Regular Meeting of the Board of Directors of
The Venetian Golf & River Club Community Association, Inc.
Held at the River Club and *via* Zoom on October 20, 2025**

Board Members attending:

Mark Faford – Co-President
Tom Jones – Co-President
Salli Duncan – Treasurer
John Manoush – Secretary
Sharon George – Membership Chair
Dr. Steve Hefler
Joe Browne
Roger Effron
Darlene Schimberg

Attending *via* Zoom

Taras Kowalczyn - Exec. VP

Unable to attend:

Terry Leary

Guests present: There were up to 9 residents attending in person plus one on Zoom, not counting board members.

Call to Order: Mark called the meeting to order at 10:00 a.m. He mentioned that Joe is conducting small classes on Tuesdays on cyber safety, as noted on our website.

Comments from CDD and POA Liaisons: Barbara Silkworth updated us on community inspections. Most residents are “curing” their violations promptly. The streetscape improvement project will receive continued emphasis throughout 2026, as recently covered in an email to residents. The POA will be announcing a meeting shortly to accept resident input on house colors. She stressed the advantages of paying dues by direct withdrawal (ACH). An election is coming up for 3 board vacancies; the filing deadline is Nov. 6 and the candidate forum is Nov. 18. Rich Goodman mentioned ongoing River Club and landscape improvements. The CDD is initially pleased with the management change to Hampton Golf. He introduced discussion about Welcome Center issues, which we elected to continue under Board Comments.

Secretary’s report: The previously distributed minutes for September 15 were unanimously approved.

Public Comment: New residents inquired whether bocci courts might be provided, as this was a very popular activity at Toscana. We advised them to make the request to the CDD. Rich replied that space for such activities was limited. Steve mentioned that bocci is played by groups on the River Club lawn every other week, but it is not an official court.

HRT update: Mary Rau Foster was pleased to report a quiet season with high hopes that it will close out that way. She continues to monitor events -- the season is not over yet. She has been pleased with the Facebook HRT initiative.

Treasurer’s report: Salli provided her initial report, following the format that Chip had established (Chip attended this meeting in case of questions). Our cash position as of Sept. 30 was almost \$65K. YTD we have achieved a profit a bit over \$1K. She contacted our insurance company to inquire about possible savings due to our changing the Town Hall Meeting venue to the River Club; but alas, savings will only be around \$25. Our MM account interest rate has dropped to 3%, so Salli is investigating CD’s and planning to bring more information to our next meeting. Taras asked about whether umbrella insurance (\$1,400) was essential. It was discussed that we would be at risk as an organization without this policy and that our current finances can support it. Mark pointed out that 3 board members are authorized as bank signatories: Tom, Salli, and Sharon.

Revenue Team report: John informed us that Joe has left the Revenue Team to concentrate on other priorities, and that the current team consists of John, Steve, Darlene and Salli. He thanked Joe for his significant contribution to the team and getting the Your Donation Matters (“YDM”) program off the ground. A team meeting was held Oct. 1 to review and discuss the team’s mission with the new members. He stressed that the team does not consider itself limited to YDM but will consider any ideas or projects related to raising revenue, but that the team will not implement any measures without obtaining the approval of the full CA board. The initial response to the Sept. 3 announcement of YDM has been very positive, making September revenue twice the previous record for any month this year. John hopes that in time, donations will enable the CA to build enough of a reserve to resume donating to enrichment projects for the community, such as the existing park benches and River Club PA system. Steve pointed out that Roger has been and continues to be a valuable advisor to this team, particularly in matters of communication. Roger floated the idea of a dunking booth, but there were no volunteers. Following a question from Taras, it was clarified that no 50:50 raffles could legally be held at the River Club.

Membership Report: Sharon reported that we are at almost 65% membership of owners -- about 1% below the same month last year. She continues informing residents of expiring memberships *via* email, and has had some success reaching out to renters. Roger suggested coming up with a name or title for our membership drives, and Sharon agreed to pursue this. New membership orientation is not yet on the schedule, but she will work on this shortly.

Seminars: Mark reported that 2 seminars have been held to date. Steve moderated both and briefly described their topics. A seminar is planned for next Tuesday about the plans and services offered by SMH. On Nov. 3 there will be a “split” morning seminar with 2 topics: artificial intelligence and cryptocurrency. Goodwill will again be present for Shredfest on Feb. 21.

External Affairs: Tom reviewed recent developments. West of us on Laurel beside the dermatology office, site preparation is taking place for a retail center, although no details are yet known. A hotel is planned west of the entrance to Treviso Grande. Farther west on Laurel there is a tremendous amount of land clearing taking place for a development that will contain both housing and retail, including a Wal-Mart and Home Depot. Restaurants and other retail are expected but details are not available. A hotel has been approved across from SMH on Pinebrook. No news on the shopping center across from Veneto. Although many refer to it as a Publix center, this has never been announced. On the water booster station, Joe now refuses to be pinned down, but assured us that it would be “soon”. There will be a Sprouts market opening soon on Jacaranda and an Aldi in the place of the former Winn-Dixie at Jacaranda and Center. In summary, we are soon to have many more local shopping options. Roger inquired about Mayor Pachota’s presentation on Nov. 17, and advised us to coordinate with the mayor to decide if time should be allowed for Q&A and if so, how it would be managed. Mark informed us that the Northeast Park should open by next Spring and that the CA is sponsoring the park.

Old Business: Update of CA By-Laws – John recapped the review and revision of our by-laws that began in June. He produced an initial draft and worked with board members via email over these months to make several revisions, which were in turn reviewed at a special board meeting on Aug. 1. Those recommendations resulted in what was hoped to be a final draft, provided to all board members on Oct. 12. Only two board members had further questions or comments, and these have been addressed without making further changes to the draft. John added the first “change log” to the by-laws in order to allow those making future revisions to determine what changes were made and when. At the time of this writing, we were unable to locate versions older than 2017, but Tom will try to find those. The secretary will keep digital files of all superseded by-laws in an archive to be stored in at least two locations. The revised by-laws were unanimously approved and will be posted to our website.

Board Member Comments: Joe reported on web analytics with respect to views of various pages on our website. Surprisingly, the most popular article was “Eye on Water” (linked from home page), which provides information on a free app that will alert you if your water usage is above normal, possibly due to a hidden

leak. After the Home page on the web site, *Our Accomplishments* is the most visited single page for the past year. Mark will lead the flag placement effort for Veterans' Day since Terry will not be available. Mark and Tom and other board members thanked Chip for his service to the CA, and welcomed Salli as our new treasurer.

Welcome Center discussion (postponed from earlier): The board had a lengthy discussion on what could be done, if asked, to assist in a cleanup of the Welcome Center landscaping with no decision reached. Mark will plan to introduce this topic at the next Presidents' Leadership Circle meeting.

Next Meeting: Our next meeting is on **Monday, November 17, 2025** at the River Club. Mayor Pachota, who was originally expected at today's meeting, will be featured at a special meeting at 10:00 a.m. prior to our business meeting.

Adjournment: The meeting adjourned at 12:04 p.m.

Respectfully submitted by John Manoush, secretary