

Venetian Village of Brevard Condominium Association,

INC

**Board of Directors Meeting**  
**Tuesday, June 10, 2025 - 6:30 PM**  
Zoom Conference  
Minutes

**BOARD MEMBERS PRESENT CONSTITUING A QUORUM:**

Mark Stone	President
Nancy Usiak	Vice President
Mansoor Kagdawala	Treasurer
Vince Koleck	Secretary
Evan Smith	Director
Sara LaPointe	Bayside Management Services

**CALL TO ORDER:**

Sara LaPointe called the meeting to order at 6:32 p.m. by ZOOM teleconference.

**PROOF OF NOTICE:**

Proof of notice was posted in accordance with the By-laws and Florida Statutes by the mailboxes as well as mailed to those owners that have accepted it.

**ADOPTION OF MINUTES:**

Mark moves to approve the Organizational Meeting minutes from 5/12/25, Vince seconds; all in favor.

**OFFICER/COMMITTEE/MANAGEMENT REPORTS:**

**Management-** Sara reports on outstanding accounts; statements have been mailed along with final statutory demand letters. She discusses an issue with one account having paid by money orders with approximately \$2000 in missing payments. The owner is attempting to provide evidence the money orders were received. An update will be provided when available. Another owner has sent the Association a letter indicating financial hardships due to medical issues. The Board agrees that the Association will provide the owner with an offer of a payment plan agreement; should the owner accept late fees moving forward will not be applied as long as the terms of the payment agreement are met.

**OPEN FLOOR TO OWNERS:**

- Heidi comments the new fountain is working great and looks better; discussion is held regarding the operation of the fountains.

**UNFINISHED BUSINESS:**

- A. Grounds Maintenance-** Discussion is held regarding bids received and the companies involved. Sara will resend all bids to the Board; the Board will narrow it down to three companies plus Ground Professionals and review the scope of work again. All companies will be asked to provide their final proposal then the Board will meet with companies to review the property. The goal will be to make a decision at the next meeting.
- B. Storm drain repair by the pool-** The Board discusses this repair of a crumbling storm drain. Mark moves to approve the repair, Vince seconds; all in favor.
- C. Speed humps/bumps-** Discussion is held regarding the results of the survey; only approximately 20 owners responded with two not indicating if they were in favor or against, 3-4 owners were opposed. With only about 15 owners indicating they would be in favor the Board does not feel that is an

accurate representation of the community in order for them to make a decision. The matter is tabled indefinitely.

**D. Website Update-** Discussion is held regarding the development of the website which is underway. Mark and Mansoor volunteer to teleconference with the site developer to discuss what elements from other sites they would like incorporated into Venetian's website. Discussion held.

**E. Pressure Washing-** Management reports pressure washing letters were sent in May and it's almost time for a reinspection. Additional letters will go out as needed.

**NEW BUSINESS:**

- A. **Building Numbers-** Mansoor asks if the building numbering project was ever implemented; it was not by the prior Board. Discussion is held; Mansoor will investigate and take the lead on this project.
- B. **Pool Parking Space repair** – Discussion is held regarding the parking space by the pool damaged by leaking oil. The asphalt company is recommending cutting out a 7'x10' section, repaving then surfacing to match during the sealing project. Mark moves to perform the repair, Vince seconds; all in favor.

Discussion is held regarding pool parking, use of overflow spaces, inspecting carriage lights for outages and parking over the sidewalk.

**OPEN FLOOR TO OWNERS: None**

**ADJOURNMENT:**

As there was no further business, a motion was duly made and seconded to adjourn at 7:57 p.m. These minutes are being submitted by Bayside Management Services.