

# Venetian Village of Brevard Condominium Association, INC

## Board of Directors Meeting

Tuesday, January 13, 2026 – 6:30 PM

Zoom Conference

Minutes

### **BOARD MEMBERS PRESENT CONSTITUING A QUORUM:**

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

### **CALL TO ORDER:**

Mark Stone called the meeting to order at 6:31 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 and emailed to those signed up for email.

### **ADOPTION OF MINUTES:**

Mark moves to approve the Board Meeting minutes from 12/2/25, Vince seconds; all in favor.

### **OFFICER/COMMITTEE/MANAGEMENT REPORTS: None**

### **OPEN FLOOR TO OWNERS:**

Keith Minton lets the Board know he is happy with the community now that he is living there full time; he will be sending a proposal for the Boards review and consideration which would allow twenty units to expand their driveways. He mentions a concern regarding many U-turns off Dairy Rd.

An owner comments on outstanding violations; this is a topic on the agenda.

An owner asks about using the end of Revenna Ct for parking; discussion follows.

Marie asks if additional parking spaces could be added on Revenna.

### **UNFINISHED BUSINESS:**

- A. **Fiber Optic Install-** Mark reports the next steps for the fiber optic installation would be scheduling an engineering survey. He will contact the company regarding this.

### **NEW BUSINESS:**

- A. **MRTA-** Sara advises this is a statutory requirement to advise the governing documents have an expiration date and will be renewed prior to expiration.
- B. **Visitor/Guest Parking Space Guidelines-** Sara reads section 2 of the current rules regarding parking; extensive discussion is held to attempt to identify if there is a problem with the use of parking spaces, what the actual issues are (visitor vs. resident), and trying to develop a solution. The Board and members discuss the potential of using identification stickers for vehicles, guest parking passes, expanding parking areas, or even making overflow parking for guests/visitors only (no resident use). The Board will need to review and investigate further; this may take time to develop a comprehensive plan in the best interest of the community.
- C. **Violation follow up-** Discussion is held regarding the most common violations of trashcan storage and hurricane shutters; there are several repeat offenders. Sara explains the legal process vs. fining

and changes to FL Statute regarding trashcan storage and fining procedures. The Board agrees at this time any violations that have been notified three or more times will be sent to legal; other options are also discussed such as removing trashcans, putting stickers on them etc.

**OPEN FLOOR TO OWNERS:**

- Discussion held regarding website updates and adding an ‘announcement section’.
- Discussion regarding use of grills; gas or charcoal grills are prohibited.

**ADJOURNMENT:**

As there was no further business, a motion was duly made and seconded to adjourn at 8:20 p.m. These minutes are being submitted by Bayside Management Services.