

The Venetia Voice

Spring Newsletter, Volume 2008-2

*Venetia Condominium Association
555 Northeast Fifteenth Street
Miami, Florida 33132
Phone: 305.373.0557
Fax: 305.373.1357*

*Sharon Dodge, President
Stacey Stokes, Vice President
Jay Hess, Commercial Director
Fabie Verona, Property Manager
Email: venetiamanager@bellsouth.net*

The Venetia Association Annual Election Meeting was held on February 19th, 2008. Board members **Sharon Dodge, Stacey Stokes (Residential Directors) and Jay Hess (Commercial Director)** retained their positions. They plan to continue to see through to completion the many projects they have worked together to accomplish.

The Venetia Board of Directors held a brief meeting on April 29, 2008 to adjust the roof repair budget due to unanticipated increases. They also voted to add an 18% interest charge, in addition to the \$25 late fee presently applied to all unpaid maintenance accounts, including unpaid special assessments.

NEW PROPERTY MANAGER AND ADMIN ASSISTANT: Susan Gale, who has served as our Building Manager for the last three years, has taken a new position. The Venetia bids Sue an appreciative farewell as Venetia Manager and a warm welcome as Fellow Resident only! (Sue is our Venetia neighbor and unit owner, still.) We wish her the very best in her new position. Replacing her is **Fabie Verona**, our new Building Manager who was located through an extensive search. Fabie brings many years of management experience and a proactive approach to Building Management, along with great energy and enthusiasm. Strong customer and client service is her specialty. **Stop in to the Management Office on the Second floor to introduce yourselves and meet her.** And while you are there be sure to say hello to **Jenny Rivera**, whom many of you have already met. Jenny is **our new Admin**. She brings years of experience, and skill to her job.

PROJECT UPDATES:

NEW ROOF. Thanks to funds brought in by the recent assessment, work starts this week on removal of the old roof(s) and the install of a brand new roof. This ensures our building will have a new roof in time for the start of hurricane season.

SECURITY: Kent Security has resumed the provision of Security Services at the Venetia. They have responded to our requests for dedicated and excellent staffing, with close supervision from their office. We now have great new staff, all very interested in making the Venetia a safer, better place to live and work. Kent Security has been responsive to our need to increase security without additional expenditures, through hard work, focus and a quality team. They are working hand in hand with Management, Board

Members and a group of resident and unit owners, to change our security for the better, and then to keep making it better still. Security issues here at the Venetia have been taken up with focus and energy by the **Security Committee**, which is headed by **Gabriel Mendoza**. Many thanks to the Committee for their participation.

GARAGE: Please note that garage and parking rules are being enforced. Check the rules posted on the bulletin boards to ensure your compliance. Scooters and motorcycles that are parked next to cars, in a unit's parking place (with car) will be booted or towed. If you have no place else to put your motorcycle or scooter, come to the Management office to lease a space in Scooterville, on the Mezzanine parking level.

NEW 2ND FLOOR RESTAURANT: The construction of the new coffee, salad and sandwich shop continues. ***The Girlzz of Sandwich*** is expected to open by the end of June.

OFFICE OR COMMERCIAL SPACES FOR RENT: There are some spaces available on the second floor. See Management Office or **Dr. Jay Hess**, who owns the spaces along the Mezzanine Lobby.

.....

REMINDER: Payment of Building Special Assessments is Past Due for Many.

An 18% late charge will begin accruing on all unpaid balances, due to a Board Decision rendered at the last Board Meeting. Non-payers have and will be sent on to our lawyers for collection proceeding. **Contact the office today to make your payment, or to start a payment plan, to avoid Foreclosure Action, if you have not paid.**

.....

EXPRESS YOUR POINT OF VIEW

***** *My Turn Seeks Submissions.*** *My turn is a short, occasional, column in the Venetia Voice, written and submitted by a Venetia renter or owner with a unique viewpoint, which is then selected for inclusion by the editors because it might be of interest to all. Please submit articles by email to sharondodge@gmail.com or by print at the Venetia Management Office.*

LECTORES HISPANOS – Se necesita ayuda con la traducción al español de "La voz de Venecia." Favor de contactar la oficina lo más pronto posible.