

Views From The Boulevard

Venetian Shores
Homeowners Association Newsletter



A MESSAGE FROM THE PRESIDENT

By Danette Newberry | VSHA President

Hello Neighbors,

As we enter the New Year, I must say that it has been a relatively quiet year in the neighborhood.

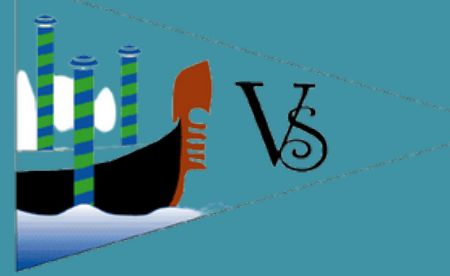
VSHA has had an upgrade to our front entry security system which made our existing camera even better. Therefore, we were able to provide the MCSO the proper information needed in the arrest of a ring of boat electronic thieves in South Florida.

Sadly, we recently lost one of our dear neighbors Vickie Doran, wife of Jim Doran, our Vice President of VSHA. There will be a Celebration of Life for Vickie to be held on Saturday January 27th at 8:30 AM at Founders Park beach in Islamorada to be followed by a boat ride to a Reef between Davis and Crocker to scatter her ashes as she requested.

Furthermore the VSHA annual meeting is scheduled for Saturday February 3rd at the Islamorada Community Center, Founder's park. Also, our Annual party is scheduled for Saturday March 9th at Islamorada Fish Company from 6:00 to 8:00 pm. Hope to see many of you there!

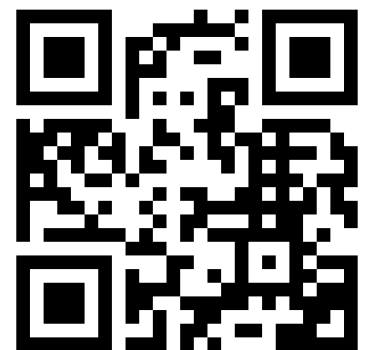
Best regards,
Danette Newberry
VSHA President

WINTER 2023
ELECTION EDITION



THANK YOU
to Brian Schmitt
and Coldwell
Banker Schmitt
Real Estate
Company for
Sponsoring the
VSHA 2024
Annual HOA
Party, and for
coordinating and
printing this
edition of our
newsletter.

**SCAN BELOW
TO GO TO THE
VSHA.NET
WEBSITE**



LANDSCAPE COMMITTEE UPDATE

BY KATHIE CARR - LANDSCAPE COMMITTEE



We are pleased to inform you that the village has approved Island Home Nursery and landscape designer Wade Baxley to overhaul the next median island along Venetian Boulevard.

This is the area behind the second entry where the flagpole and Royal Palms are located.

The VSHA Landscape Committee has been working on this since last winter. After several false starts with two other landscape contractors, we have finally gotten permission from the village to hire Island Home to do the work.

This will include all new trees, shrubs, and ground cover for the space. Also, on the list is the repair of the existing sprinkler system. A photo of Wade's design is above. We hope you like it. Now that Island Home has been approved the plan is to proceed with renovating the other islands in the median. The permitting process was painful, to say the least, but we're confident that the next phases will go smoothly.

The improvements to the boulevard which is enjoyed by all who live in the community come at a very high price. As most of you know, landscaping adds great value to any property. VSHA asks for your help in generating the revenue necessary to continue making our community a reflection of the current real estate values.

Please join or rejoin the VSHA. All your dues go directly to the costs of maintenance and improvements. Perhaps you'd consider donating a little extra to the special Landscape Fund. Your support is greatly appreciated.

Happy Holidays to all.

Kathie Carr
VSHA Landscape Chair

Rebecca Callahan Newman
Treasurer

VSHA ANNUAL MEETING



The Venetian Shores Homeowners Association

Annual Meeting

will be held on

Saturday, February 3, 2024

beginning at 1:00 PM

at the Islamorada Community Center

87000 Overseas Highway, Islamorada, FL 33036

All Venetian Shores Property Owners are invited to attend.

VSHA Members may return ballots at the beginning of the meeting.

There will NOT be ballots available at the meeting.

*Meet the Candidates - your neighbors -
who are running for re-election to the Board*

MEET THE CANDIDATES for 2024 - 2026



REBECCA CALLAHAN-NEWMAN

As a 23-year resident of Venetian Shores, I am proud to have served as a VSHA board member for the past four years and as Treasurer for three. I live on San Juan Drive with my husband, Brett Newman, and our son, Marshall. My mother-in-law, Margo, and my parents, Richard and Marilyn, all live in Venetian Shores as well. My husband's family bought their home in Venetian Shores in 1978. My family moved to the Florida Keys in 1974, and I grew up on Plantation Key in Indian Waterways. Brett and I have known each other for more than 40 years; we even rode the school bus to PKS together.

In 1988, I graduated Valedictorian from Coral Shores High School and then Summa Cum Laude with a Bachelor of Arts degree in Communications with an emphasis in Marketing and Journalism. I was hired out of college by a large general contracting company in Orlando worked in their marketing department for five years, leaving as Vice President of Marketing to attend graduate school and start my own Marketing/PR Firm. My local clients in the Keys included Florid Keys Electric Cooperative and First State Bank, and I also provided marketing support for Margo and Brett's real estate business.

Ten years ago, I gave up my marketing business to work in real estate full-time as a partner in The Newman Team. As a returning member of the board of the Venetian Shores Homeowner's Association, I will continue to bring my lifetime of local knowledge and professional experience to improve the Venetian Shores neighborhood.

I am proud to serve my friends and neighbors in Venetian Shores.



David Engel

David, a Miami native, has deep roots in the Florida Keys, where he has enjoyed the island lifestyle since his childhood. Spending his weekends and summers here, he has developed a profound connection with this unique part of the world, a connection that has only grown since he became a full-time resident over 21 years ago. A proud alumnus of Palmetto Senior High School (Class of 1980), David's academic journey took him to the University of Texas in Austin, where he pursued Engineering. His educational path came full circle when he returned to Miami, graduating from Florida International University in 1986. It was here, that he met his wife and life partner, Jamie.

David's professional expertise is as diverse as it is impressive. With over 40 years of experience, he has honed his skills as a State Licensed General Contractor (CGC045300), specializing in crafting custom residential homes and commercial buildings. His keen eye for detail and commitment to excellence is also evident in his role as a State Licensed Home and Insurance Inspector (HI1193) through his company Island Homes of the Keys, Inc. Married for 34 years, David and Jamie have built not just a family but a team. Together with their three children, Christopher, Taylor, and Ryan, they form a formidable force in the Home and Insurance Inspection world, along with the real estate world. Each family member is a State Licensed Real Estate Agent, with Christopher also following in his father's footsteps as a Home and Insurance Inspector. David and Jamie fulfilled a long-time dream in 2020 when they purchased their home on the corner of Milano Drive and became Venetian Shores Residents.

David's life and career are a testament to his dedication, expertise, and love for the Florida Keys. His journey from a Miami youngster to a revered professional in the Keys is a story of passion, commitment, and family values, making him not just a proficient inspector, but a trusted advisor.



Jim Doran

My name is Jim Doran. My wife Vickie and I grew up in South Florida and as children spent many summers fishing and snorkeling in the Keys with our families. I have been a VSHA board member for the last 6 years. Sadly my wife passed recently. She loved the Keys and our home in Venetian Shores. After receiving a bachelor's degree from FSU in 1971 I was thrilled to get an offer to teach in Key Largo. As an avid diver, underwater photographer, student of marine science, and

a graduate of the Navy's Scientist-in-the-Sea Program, I knew I had found my forever home. After teaching for 6 years in Key Largo, starting the Key Largo Safety Patrol, coaching basketball at Coral Shores High School, and receiving the Monroe County Teacher of the Year award in 1975, I began a master's degree program at the University of Miami where I met teachers who had been working in American Style International Schools around the globe. With a sense of adventure, Vickie and I accepted teaching positions in Tunisia, on the North African coast of the Mediterranean Sea. We fell in love with international education and the expatriate community and spent 42 years living abroad. I have a Doctorate in Education from the University of Central Florida and I have taught educational leadership at Stetson University. Although we travelled the world we never found a place that fit our love of the sea and offered the laid-back lifestyle of the Florida Keys. After working in Saudi Arabia we returned to the Keys and spent many weeks looking at real estate throughout Monroe County and came to the conclusion that Venetian Shores was the best place to live so we purchased a lot in 1986 and built our house. My wife and I loved of the sea and in our retirement, we spent many hours on and under the water fishing, diving, and on patrol with the Coast Guard Auxiliary in Islamorada. I am a Coast Guard Auxiliary boat coxswain and the local Flotilla Staff Officer for Public Education. I teach boating safety classes for the Upper Keys Coast Guard Auxiliary. Venetian Shores has been our home since 1986. If re-elected, I would continue to use my expertise, experience, and enthusiasm to the betterment of this special place.

YOU ARE INVITED TO THE VSHA ANNUAL PARTY

Party  *Sips and Sunsets*

**The Annual Venetian Shores Party will be held on
Saturday, March 9, 2024 | From 6:00 PM to 8:00 PM**

**At the Islamorada Fish Company
81532 Overseas Highway, Islamorada, FL 33036**

If you have paid your \$150 annual dues, you will receive FREE admission for (2) people, plus any children under 12. Non-members and any additional guests can attend by paying \$25 each.

Help us plan for this event, please visit www.VSHA.net Home Page and let us know if you are planning on attending the event

This Year's Party Will Once Again Be Sponsored by



Venetian Shores Real Estate Update

2023 Year End Update - January 1, 2023 to December 31, 2023

as reported in the Florida Keys MLS

There are currently 11 homes for sale in Venetian Shores with a Median List Price of \$2,800,000

There are currently 3 properties under contract pending sale in Venetian Shores

There were 19 sales in Venetian Shores with a Median Sale Price of \$2,450,000

THE NEWMAN TEAM



Scan for
Venetian
Shores
Experience
Video

\$25.5M SOLD IN 2023 • \$108.1M SOLD IN THE PAST 3 YEARS
RECORD HIGH SALES IN VENETIAN SHORES 2021 & 2022
45-YEAR RESIDENTS OF VENETIAN SHORES

Brett 305-393-1770 • Rebecca 305-393-1892 • Margo 305-393-3980
VenetianShoresHomes.com • Facebook.com/IsamoradaRealEstate
Thinking of Selling? Put Our Experience to Work for You!



137 GIARDINO • \$2,856,000
3 bed/3 bath • New Pool • 100' Dock



148 LEONI • \$2,750,000
3 bed/3 bath • New 95' Dock & Seawall



101 VALENCIA • \$2,600,000
3 bed/3 bath • Pool • 2 Boat Lifts

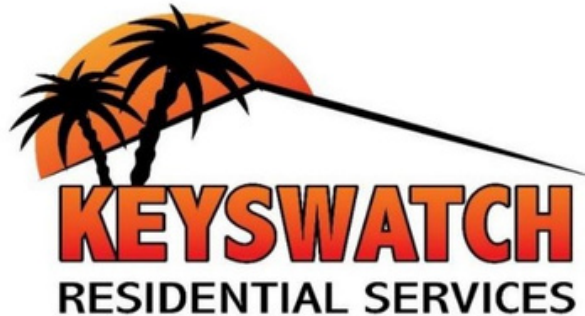


101 SAN REMO • \$2,700,000
4 bed/4 bath • Pool • Boat Lift

139 BAYVIEW ISLE
LIVE ON SNAKE CREEK!
\$4,495,000
Rare Opportunity... Great Dockage AND
a Sunset View • 4 bed/4 bath • 2,304 sf
Pics & Video • SnakeCreekLife.com

FLORIDAKEYSLUXURYHOMES.COM

HOME WATCH: A visual inspection of a home or property looking for obvious issues



Home Monitoring and Servicing

Tailored for Part-Time Resident Homeowners

Home Monitoring, Keyholder, Storm Services, Cleaning, Repair Management and More

Dependable Professional Peace of Mind

305.393.2839

www.keyswatchrs.com info@keyswatchrs.com

Owners Michael & Zofia Klimpl are full time residents of Plantation Key since 2001 – References Available

Bonded, insured, and accredited members of the National Home Watch Association



LISA FRINS P.A.

Cell: (305) 522-1479 | lisafrins@florida-keys-homes.com
www.florida-keys-homes.com

"When our name goes on a real estate sign, it means something. It's a promise of integrity, professionalism, innovation, and the highest standard of work. Berkshire Hathaway HomeServices is one of the most respected in the world, especially when it comes to real estate. That's why you'll see these values reflected in every interaction. Berkshire Hathaway HomeServices is the name buyers and sellers trust."



More About Lisa

BHHS Diamond Award Winner | Top 1/2% of 1% Nationwide REALTOR® of the Year | Florida Keys Board of Realtors Top Producer in the Keys | 25 Years Best REALTOR® | People's Choice Awards

Market Update

January-December 2023



11 Active Listings Offered At:
\$1,390,000 - \$7,499,000



3 Pending Listing at:
\$1,390,000 - \$3,100,000



18 Sales From:
\$950,000 - \$4,500,000



Average Sale Price:
\$2,378,806

**SELLING
THIS
SEASON?**

The Keller Porter Team

Kellerporterteam.com/venetianshoresagent.com

\$19+ Million **SOLD** in 2023

HAPPY HOLIDAY'S

Thank You Venetian Shores Homeowners For Your Loyalty!



LISTED

180 Galleon Rd.
\$19,000,000



LISTED

59 W Plaza Del Sol
\$3,350,000



LISTED

132 Stromboli Dr.
\$2,650,000



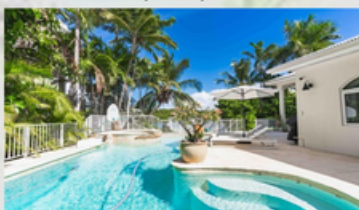
LISTED

81213 Overseas Hwy
\$2,100,000



LISTED

163 Fontaine Dr.
\$2,095,000



LISTED

141 Aregood Ln C1
\$1,675,000



LISTED

81216 Old Hwy
\$1,400,000



If You Are Thinking About Buying or Selling—Don't Delay Give Us A Call Today! Let Us Work For You!

CALL US FOR AN APPOINTMENT TO LIST OR SELL YOUR HOME TODAY!

Charlotte Porter 305-393-2749 or Jan Keller 305-664-7069

85990 Overseas Hwy Islamorada FL. 33036



Island Homes of the Keys

FLORIDA KEYS

HOME & INSURANCE INSPECTION SERVICES



DAVID ENGEL
(305) 304-4501



www.IslandHomesOfTheKeys.com
102 Milano Dr, Islamorada, FL 33036



CHRISTOPHER ENGEL
(305) 395-0486

RESULTS

Makes the Difference

Multiple Listing Service

#29 out of 1,336 Agents throughout the FL Keys for Sales Dollar Volume - \$24,259,000 | 14 Units Sold in 2023



Luxury Island Properties

#4 in Sales Dollar Volume for Luxury Properties Sold (\$1,300,000 and up) - FL Keys Board of Realtors - \$19,740,000 | 8 Units Sold in 2023



Coldwell Banker

#1 in the Islamorada Office for Luxury Properties Sold in 2023



Thinking of Selling in 2024

Have We Met Yet?
Scan The Code To Learn More



Visit www.BuyInTheKeys.com

@JamieEngelRealtor @JamieEngelRealtor



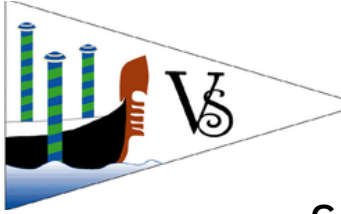
Jamie Engel
(305) 394-2500

Taylor Engel
(305) 393-1232

Brooke Black
(305) 393-5249



Jamie Engel & The Florida Keys Home Team



YOU ARE INVITED
**Venetian Shores HOA
Annual Party**



Sponsored by
Coldwell Banker Schmitt Real Estate Co

WHEN: Saturday, March 9, 2024 | 6:00 PM to 8:00 PM

WHERE: Islamorada Fish Company | 81532 Overseas Hwy, Islamorada, FL 33036

PRICE: FREE to Venetian Shores Homeowners Association Members.

If you have paid your \$150 annual dues, you have FREE admission for (2) people,
plus any children under 12

Non-members and any additional guests can pay \$25 each

What Can I Expect?

A great time with friends and neighbors including delicious IFC appetizers. A cash bar will be provided, and you will receive one free drink ticket. There will be live music, entertainment, and door prizes. A complimentary drawing ticket is included, but you must be present to win.

What do I need to do?

If you are a member and plan to attend, return the attached RSVP by February 15. You may also email your RSVP to: vshacommunications@gmail.com. If you are not a member or are bringing guests, please return the RSVP and include a check (\$25 per person) made payable to VSHA with your RSVP in the enclosed envelope or to:

VSHA, Inc. P.O. Box 1732, Islamorada, FL 33036.

Please include names with your RSVP.

VSHA members attending free of charge:

Children 12 and under attending free of charge.

1. _____

1. _____

2. _____

2. _____

3. _____

Non-Members or Guests attending @ \$25 each

Guest 1 _____

Guest 3 _____

Guest 2 _____

Guest 4 _____

TOTAL: \$ _____

***Member email address:** _____

PLEASE RETURN FORM BY FEBRUARY 15, 2024

Venetian Shores



Homeowners Association Inc.

P.O. BOX 1732, ISLAMORADA, FLORIDA 33036

www.vsha.net

VSHA Ballot 2024 – 2026

The Venetian Shores Homeowners Association Annual Meeting will be held on **Saturday, February 3, 2024** from 10:00 am to 12:00 pm at the Founders Park Community Center - 87000 Overseas Highway, Islamorada, FL 33036

You have the opportunity to vote on three (3) directors for the Venetian Shores Board for 2024 through 2026. Three directors will be elected. You may vote for no more than three (3) candidates. (One ballot/member regardless of the number of properties owned). The ballots will be opened, and the votes will be counted at this meeting. You may return this ballot at the beginning of the meeting if you wish in the envelope provided.

There will NOT be any ballots available at the meeting.

If you are unable to attend the Annual Meeting, you may cast an absentee ballot or appoint a proxy. Please SIGN and mail the enclosed ballot envelope.

You may vote for no more than three (3) candidates. Nominees are:

- () **Rebecca Callahan-Newman**
- () **David Engel**
- () **Jim Doran**
- () **Write In Candidate:** _____

You may give your written proxy or absentee ballot to:

() I give my proxy to (insert name) _____

For your ballot to be valid, the ballot must have an official VSHA seal. You must SIGN the OUTSIDE of the RETURN ENVELOPE below your printed name.

Ballots are opened by one person and handed to another person to count in order to insure a secret ballot. **Remember to SIGN the OUTSIDE of the RETURN ENVELOPE provided. All ballots need to be returned by mail no later than Saturday, February 3, 2024** when they will be counted.