

Winter 2025 **SHORE THINGS**

Venetian Shores Homeowners Association Newsletter

Venetian Shores Homeowners Association (VSHA) is a voluntary association whose mission it is to enrich our community by promoting a well-maintained, safe and neighborly environment for the common benefit of all homeowners.



From Your President

Hello Neighbors,

As we wrap up another wonderful year in our community, I want to thank each of you for helping make our neighborhood such a special place to call home. Your participation, kindness, and pride in our community truly shine.

We have a few exciting things coming up:

Our Annual Meeting is just around the corner (read more on page 2) and I encourage everyone to attend. It's a great opportunity to share ideas, ask questions, and stay informed about what's ahead. And of course, don't miss our Annual Party, which is always a highlight of the new year.

Looking ahead, we're planning a Neighborhood Cleanup Day early in the new year. It's an easy and rewarding way to keep our community beautiful and show pride in where we live. You'll also notice some exciting landscaping enhancements taking shape to make our shared spaces even more inviting.

Lastly, I'd like to extend a warm welcome to all our new neighbors. We're so glad you've joined us and hope you feel right at home. Wishing everyone a joyful holiday season and a happy, healthy new year ahead!

Best regards,
Danette Newberry
VSHA Board President



Scan the QR code with your smart phone camera to easily visit the VSHA website.



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

INSIDE»

Upcoming Events Pg 2 | **Treasurer's Report** Pg 3 | **Board Candidates** Pg 4 & 5

Landscape Updates Pg 6 & 7 | **Storm Water Woes** Pg 8 | **CrimeWatch** Pg 9 | **Our Supporters** Pg 10, 11 & 12



MARK YOUR CALENDAR

VSHA Annual Meeting Saturday, January 24, 2026

Please mark your calendars for our
Venetian Shores Homeowners Association Annual Meeting on
January 24, 2026 • 11 AM to 1 PM
at the Islamorada Community Center
87000 Overseas Highway, Islamorada

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. Come meet the Candidates—your neighbors—who are running for the board of directors.



Annual VSHA Party Saturday, February 21, 2026

You don't want to miss our annual party at the
NEW ISLAMORADA FISHING CLUB
104 Madeira Road, Islamorada
on February 21, 2026 • 6 PM to 8 PM

Sponsored by Coldwell Banker Schmitt Real Estate



Space is Limited!
*Return the enclosed
RSVP with your dues &
we will confirm your
reservation on a
first-come basis.*

TREASURER'S REPORT

BY Rebecca Callahan Newman /
VSHA Treasurer

The VSHA Board of Directors sincerely appreciates the 266 Venetian Shores residents who either paid their annual dues and/or made generous landscaping donations to help make 2025 our best year yet!

80% Spent on Landscaping

This year, our amazing fundraising team, led by long-time resident Donna Proskine and Board Member Kathie Carr, raised nearly \$30,000 in landscape donations. We also had 260 members pay dues, which raised over \$50,000. Of this \$80,000 total, we spent almost 80% of it on landscaping, including: \$45,000 in new landscaping projects; \$5,000 in median tree trimming; \$8,000 on routine maintenance; and nearly \$4,000 on fertilization and pest control. The other 20% is spent on high-tech security cameras; water and electric for the entrance islands; board insurance; accounting; and administration (See graphic).

VSHA Invested \$105,000 in New Landscaping in 5 Years

The task of renovating almost a mile of what are essentially long skinny yards is a major undertaking, and it is also surprisingly expensive. In the past 5 years, our board has invested a total of \$105,000 into new landscaping projects (\$55,000 in dues and \$45,000 in donations) for just the front entrance and three large medians. That \$105,000 figure is for the landscaping only, and does not include maintenance.

But all this hard work really paid off this year when your volunteer



association's fundraising efforts were recognized by the Village.

Village of Islamorada Partnership

When we shared the results of our five years of projects and progress with the Village Manager and Village Council, they agreed to join in our efforts by renovating some of the larger medians in the front of the neighborhood. The results of our wonderful new partnership with the Village has launched our neighborhood revitalization project into fantastic fast forward, and we are so sincerely grateful for their help!

Not Done Yet...

So we have come really far this year, but we are not done yet! We would

greatly appreciate all of your continued support in 2026 as we push into a great new year and a new fundraising drive to finish renovating all the medians!

So please pay your dues, make donations, hold street coffees and cocktail parties, and encourage your neighbors to join us!

300 Member Goal for 2026

We have set a new goal of 300 members this year, so please do what you can to help us get there! You can also make a landscaping donation with your dues either by check or online to help us make Venetian Shores a greener and more beautiful place for us all to live!

YOUR BOARD CANDIDATES

David, a Miami native, has deep roots in the Florida Keys, where he has enjoyed the island lifestyle since childhood. Spending his weekends and summers here, he developed a profound connection to this unique part of the world—a connection that has only strengthened over the 21 years he has lived here full-time. A proud alumnus of Palmetto Senior High School (Class of 1980), David went on to study Engineering at the University of Texas at Austin before returning to Miami and graduating from Florida International University in 1986. It was during this time that he met his wife and life partner, Jamie, leading the two of them to eventually purchase their home on the corner of Milano Drive and become Venetian Shores residents.

David's life and career reflect dedication, expertise, and a deep love for the Florida Keys. His journey from a Miami youngster to a respected professional in the Keys is a story of passion, commitment, and strong family values—qualities that make him not only a skilled inspector, but also a trusted advisor.

With over 40 years of experience, David brings a wide range of professional expertise. He is a State Licensed General Contractor (CGC045300) specializing in custom residential homes and commercial buildings. His keen eye for detail and commitment to excellence are also evident in his work as a State Licensed Home and Insurance Inspector (HI1193) through his company, Island Homes of the Keys, Inc.

Married for 36 years, David and Jamie have built not just a family, but a true team. Along with their three children — Christopher, Taylor, and Ryan — they are a formidable



David Engel

force in both the home and insurance inspection fields and the real estate world. Each family member is a State Licensed Real Estate Agent, and Christopher has also followed in his father's footsteps as a Home and Insurance Inspector.

David and Jamie fulfilled a long-time dream in 2002 when they expanded their business to better serve residents throughout the Keys, continuing their shared commitment to quality, integrity, and community.



Thank you for your support!

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YOUR BOARD CANDIDATES

As a 25-year resident of Venetian Shores, I have served as a VSHA board member for the past six years and as Treasurer for five. My original goal in joining the VSHA was to help improve community goodwill and also to refocus the board's energy on landscaping and neighborhood improvements. I am very proud of the progress we have made as a board and am looking forward to continuing our efforts.

I currently 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. My husband's family bought their V.S. home in 1978. My family moved to the Keys in 1974, and I grew up on Plantation Key. Brett and I have known each other for more than 45 years; we even rode the school bus to PKS together.

In 1988, I graduated from Coral Shores High School and then earned a B.A. in Communications in 1992. After college I worked as the VP of Marketing for a large general contracting firm and then left to attend grad school at FIU while starting my own marketing company. My local clients included Florida Keys Electric Cooperative and First State Bank, and I also provided marketing support for Margo and Brett's real estate business. A dozen years ago, I became a full-time real estate agent and partner in The Newman Team with Coldwell Banker.



REBECCA CALLAHAN NEWMAN

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



ILENE PEREZ

I'm Ilene Perez, owner of TowBoatUS Islamorada and Bookkeeping For You. I bring experience in daily business operations, bookkeeping, and financial management, and I work closely with our local boating and business communities. I value safety, transparency, and open communication. As a mom and grandmother, I'm committed to our community's future and would offer a practical, responsible, and fair voice on the association's board.





Kathleen Carr VSHA Director & Landscape Committee Chair

LANDSCAPE IMPROVEMENTS

The VSHA Landscape Committee has been hard at work in 2025 making significant improvements to our neighborhood. In the past five years, we have spent more than \$100,000 in both dues and donations to overhaul the front entrance area and to renovate two of the medians on the west end of the boulevard.

2025 LANDSCAPE FUNDRAISING CONTEST

Last spring, Villa Bella resident Donna Proskine spearheaded a robust fundraising effort to collect funds for the sole purpose of improving the boulevard landscape. Her plan was to hold a street-by-street contest that included finding volunteers for each street who would organize a coffee, cocktail party or letter writing campaign to raise awareness for their street. The contest prize created tremendous interest, and the plan proved successful with nearly \$30,000 raised in donations in 2025!

2025 STREET WINNERS

The two winning streets, Villa Bella and Milano, had the islands to the right of their stop sign renovated this summer by Wade Baxley from Island Home Garden Center. We now have a cohesive landscape for those areas and, as funds allow, the other medians will get the same treatment.

VILLAGE OF ISLAMORADA PARTNERSHIP

The past five years of VSHA planning and work have paid off in that our volunteer association's efforts have been appreciated and recognized by the Village of Islamorada. After seeing that we spent \$60,000 in voluntary association dues and an additional \$45,000 in landscaping donations to improve Village property, the Village partnered with VSHA to renovate two more of the larger islands at the front of the neighborhood. We are so grateful and we sincerely thank the Village Council, Village Manager Ron Saunders and the Village Environmental Resources Manager Peter Frezza for joining us to help improve our neighborhood with low-maintenance, beautiful native trees and shrubs. We are so thankful!

2026 FUNDRAISING KICK-OFF

Donna and her team are keeping the momentum going and are already working on the fundraising program for 2026. Look for information from your street's volunteer fundraising captain who will contact you about contributing to this worthwhile effort. We hope you'll support the program. All residents benefit from having the neighborhood look great. Your home's value will increase if the view along the boulevard has that WOW factor!

AERATING SMELLY CANALS

Also on the Landscaping Committee's to-do list is aerating the smelly canals behind the chain link fence near the front of the neighborhood. Civil Engineer Paul Carr, who lives on Gulfside Drive, will be designing and installing the system as soon as the VSHA can coordinate the details. Aerators worked on the other closed canals, so we're confident we can get that problem fixed.

Thank you all for your support of Venetian Shores with your membership dues and landscape donations. You have made a huge difference in our community!



2026 FUNDRAISING KICKOFF!

Working Together to Beautify the Boulevard

Donna Proskine, VSHA Fundraising Committee

The VSHA Board is excited to be launching a new landscape fundraising campaign in January. We hope you have all noticed the wonderful updates made to the two islands that won the fundraising contest this past spring.

Thanks to that effort, the islands before Villa Bella and Milano both received total facelifts using the nearly \$30,000 in donations added to budgeted funds from annual dues. In a year or two, when the new plants have all grown larger, the results will be amazing.

Now that we have momentum, we will be hosting more informational gatherings for the streets that didn't get to fully participate last spring.

We want to thank all of our landscape fundraisers and donors, and especially our Landscape Captains on each street, and let you know you will be hearing from them again in January. Our efforts have only just begun.

We have at least six more boulevard islands to refurbish and your contribution to the fund will enable us to finish. We are a community of wonderful, generous neighbors and we all need to continue to help the other streets update their islands.

We want to be proud to drive down the entire almost mile long boulevard and see beautiful landscaping. This is a multi-million dollar neighborhood, so please be generous and keep this project moving forward.

A huge thank you to our Landscape Captains and all who continue to donate! We still have some streets that need Captains, so please let us know if you can help!

Landscape Captains:

Bayview Isle.	Carin Swenson
Villa Bella Dr.	Donna Proskine
Severino Dr.	Roz Modetz
Milano Dr.	Lynn Bell & Kelly Reid
Giardino Dr.	John Cooper
Stromboli Dr.	Captain Needed
Palo De Oro Dr.	Kim Morrison & Susan Mullen
Valencia Dr.	Chuck Crescenzo
Leoni Dr.	Cheryl Culberson
San Remo Dr.	Wendy Morris
Palermo Dr.	Laurie Postrion
Venetian Way	Patti Labs
San Marco Dr.	Danette Newberry
San Juan Dr.	Christy Hughes
Gulfside Dr.	Kathie Carr
Venetian Blvd.	Captain Needed



STORM WATER WOES...



The Village of Islamorada Asks Residents to Report Stormwater Issues for Master Plan

As most of you are aware, when it rains, it pours, and then it floods Venetian Shores. In a March 2025 notice, the Village included the following information saying they have started the process of creating a Stormwater Master Plan to help improve drainage and reduce flooding. To help create the plan, the Village is asking residents to identify the location on a map and upload photos and descriptions of the flooding.

From the Village:

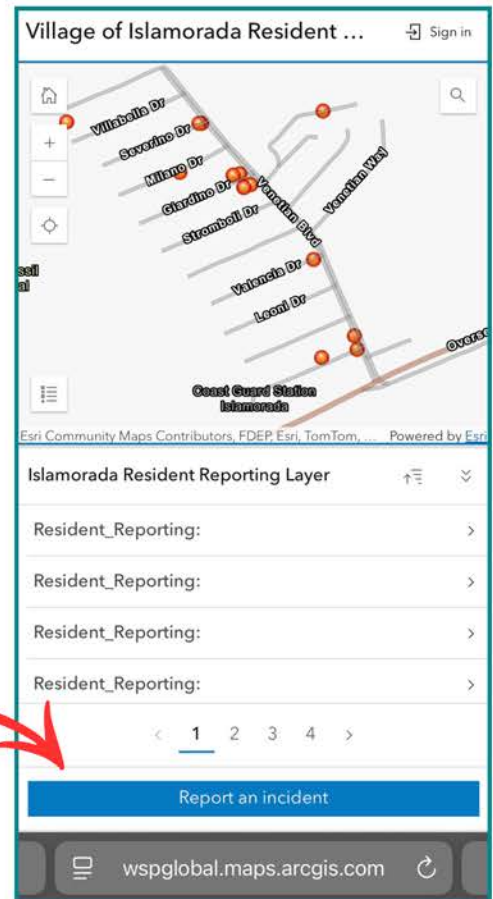
"This plan will help us identify problem areas, prioritize improvements, and create long-term solutions for stormwater management. Your input matters and is essential in identifying problem areas throughout our community. Help us by reporting any flooding issues you see. This data will assist in guiding our planning and decision-making throughout this project."

"Thank you for helping us gather this important information. Every report brings us one step closer to a more resilient stormwater system. Your input is essential in helping us develop a better stormwater management plan for our community."

Please report your issues!

To make it easy, VSHA has added a direct link to the stormwater reporting site on the top menu bar of www.VSHA.net.

You can also visit the link below or scan the QR code:
<https://wspglobal.maps.arcgis.com/apps/instant/reporter/index.html?appid=443725aca2454f169ea1fe6b8b4f3d34>.



CRIMEWATCH REPORT

About ten years ago, John Cooper reactivated the Venetian Shores CrimeWatch program, which had gone dormant due to a lack of volunteers. Today, the program is active and effective, with 20 Block Captains representing our 17 streets and serving as an important link between residents and the Monroe County Sheriff's Office.

Since CrimeWatch was reestablished, we've worked with six different Commanders of Station Islamorada—currently Lt. Charlene Sprinkle—as well as our District Commander, Capt. Lissette Quintero. Together, we've built a strong partnership that continues to enhance safety and communication in our community.

What We Do:

- Maintain a roster of all property owners with up-to-date contact information, shared only with the Sheriff's Office for emergency use
- Distribute regular Community News emails to keep residents informed about issues relevant to Venetian Shores
- Provide a monthly report summarizing incidents in our neighborhood as recorded by MCSO
- Invite Station and District Commanders to attend the VSHA Annual Meeting for updates and in-person feedback
- Meet with law enforcement to exchange guidance, ideas, and community concerns
- Promote crime-safe behavior and encourage residents to "See Something, Say Something"
- Work alongside VSHA to foster good neighbor relations and improve the overall quality of life in Venetian Shores

Our volunteers also serve as the eyes and ears of the Sheriff's Office, helping provide local coverage that complements official patrols. This partnership reflects Sheriff Rick Ramsay's commitment to community policing—neighbors and deputies working together to ensure a safe, secure environment for all.

Our 20 dedicated Block Captains continue to support this mission and help make Venetian Shores one of the best—and safest—neighborhoods in the Florida Keys.

John C. Cooper – Coordinator
Kelly Reid – Deputy Coordinator



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Venetian Shores Market Update

April - November 2025

11 Active Listings Offered At:
\$1,625,000 - \$6,499,000

1 Pending Listing Offered At:
\$1,590,000

9 Sales From:
\$1,795,000 - \$3,600,000

Average Sale Price:
\$2,552,556

ISLAND LIVING IN VENETIAN SHORES!



124 Venetian Way | Asking \$1,625,000

MORE ABOUT LISA

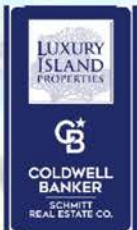
BHHS Diamond Award Winner | Top 1/2% of 1% Nationwide
Ranked #18 in Individual Agent Production across the
Berkshire Hathaway HomeServices Global Network for 2024
REALTOR® of the Year | Florida Keys Board of Realtors
Top Producer in the Keys for 27 years
Luxury Collection Specialist



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153 Stromboli Dr | Asking \$4,650,000



The Keller Porter Team

[Kellerporterteam.com/venetianshoresagent.com](https://kellerporterteam.com/venetianshoresagent.com)

\$25,030,000 Million SOLD & Pending in 2025

Thank You Venetian Shores Homeowners For Your Loyalty
Through The Years!



UNDER CONTRACT

1112 Venetian Blvd, Islamorada
\$8,500,000



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



DUES ARE DUE!

And Donations Too...

It's that time again! We are so grateful to the 266 neighbors who either paid dues and/or made donations in 2025. This year we're trying to break a record of at least 300 members!

Please mail in your check in the enclosed stamped envelope or use the QR code to pay online (or go to VSHA.net) and please encourage your neighbors to join us too!



Your voluntary association board is working hard to make Venetian Shores an even more beautiful neighborhood for us all to enjoy. **We sincerely appreciate your membership, dues and support!**



**Please join
VSHA and help us
pass our
300 member goal
for 2026!**

THE NEWMAN TEAM

BRETT, REBECCA, MARGO & MARSHALL

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#1 COLDWELL BANKER AGENTS IN THE UPPER KEYS 2024

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VenetianShoresHomes.com • Facebook.com/IslamoradaRealEstate



106 SAN JUAN • \$1,997,000
3 bed/3 bath • Furnished • Boat Slip



101 SAN MARCO • \$1,398,000
3 bed/2 bath • Concrete • Corner Lot



139 BAYVIEW ISLE • \$3,500,000
4 bed/4 bath • Directly on Snake Creek!

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\$5,550,000	118 Villa Bella Dr	\$2,200,000	113 Bayview Isle Dr	\$1,507,000	117 Leoni Dr
\$3,650,000	155 Severino Dr	\$2,150,000	133 Giardino Dr	\$1,450,000	109 San Juan Dr*
\$3,500,000	139 Bayview Isle Dr	\$2,120,000	133 Severino Dr	\$1,398,000	101 San Marco Dr*
\$3,350,000	100 Bayview Isle Dr	\$2,050,000	119 Severino Dr	\$1,335,000	105 San Remo Dr
\$2,700,000	124 Giardino Dr	\$1,975,000	134 Milano Dr	\$1,210,000	126 Valencia Dr
\$2,700,000	101 San Remo Dr*	\$1,950,000	161 Giardino Dr	\$1,100,000	103 Valencia Dr
\$2,650,000	137 Giardino Dr	\$1,850,000	105 Villa Bella Dr*	\$850,000	138 San Marco Dr
\$2,600,000	101 Valencia Dr	\$1,720,000	157 Valencia Dr	\$850,000	147 Palermo Dr
\$2,575,000	148 Leoni Dr	\$1,575,000	101 San Remo Dr	Newman Sales Since 1/2020 (*2 Sides)	

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