

# IEWS from the BOULEVARD

Venetian Shores  
Homeowners Association Newsletter

WINTER 2024

ELECTION EDITION



## A MESSAGE FROM THE PRESIDENT

By Danette Newberry | VSHA President

As we begin 2025, I want to take a moment to reflect on the accomplishments of this past year and express my gratitude to all of you for your ongoing support and participation in making Venetian Shores a vibrant and welcoming community.

### Landscaping Enhancements

This year we made significant improvements to our community's landscaping. From the upgraded entrance flowerbeds to the addition of native plants around our shared spaces, these efforts have not only enhanced our neighborhood's curb appeal but also contributed to sustainability by reducing water usage.

### Neighborhood Cleanup

Thanks to the collective efforts of our residents during our annual cleanup events, we've made great strides in keeping Venetian Shores pristine. Together, we removed debris and refreshed common areas. Let's keep it going!

### Holiday Spirit

Our neighborhood truly shined this holiday season! From the sparkling Christmas lights adorning homes to the beautifully lit common areas, Venetian Shores has become a festive beacon of joy. Special thanks to the volunteers who helped with the community decorations and to all of you for embracing the holiday spirit.

### Looking Ahead

As we prepare to welcome the new year, we're excited about upcoming projects and initiatives that will continue to enhance our neighborhood. Your engagement is crucial to our success, and we encourage everyone to share ideas and participate in events. Together we can make 2025 another outstanding year for Venetian Shores.

On behalf of the Venetian Shores Homeowners Association, I wish you and your families a happy, healthy and prosperous 2025!

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**THANK YOU**  
to 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.



**SCAN THE CODE WITH YOUR SMARTPHONE CAMERA TO GO TO THE VSHA.NET WEBSITE**

# COMMUNITY SNAPSHOTS

CLEANING UP THE NEIGHBORHOOD & DECORATING



Mike Hughes  
Holiday Light Coordinator



Scott Newberry  
Holiday Light Helper



Glenn and Susan Latham  
Boulevard Cleanup Volunteers



## VSHA ANNUAL PARTY

March 29, 2025 • 6 - 8 pm

Sponsored by Coldwell Banker Schmitt Real Estate

### HOG HEAVEN

### Sports Bar & Grill

Come by boat or car! Just over Snake Creek Bridge!



## VSHA ANNUAL MEETING



The Venetian Shores Homeowners Association

Annual Meeting will be held on

### SATURDAY, MARCH 8, 2025

### 10 AM

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 the Board*

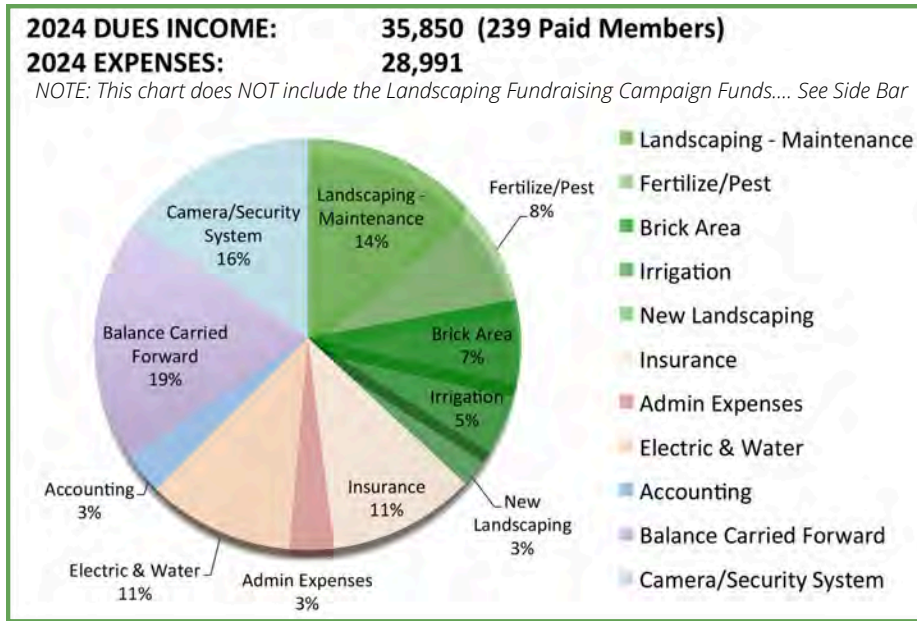
# 2024 TREASURER'S REPORT

2024 Year End Update - January 1 to December 31, 2024

By Rebecca Callahan Newman | VSHA Treasurer

The VSHA Board would like to thank the **239 out of 450** neighbors who paid their voluntary membership dues last year, in addition to everyone who contributed to the Landscaping Fundraising Campaign since 2022 (see sidebar for update).

## 2024 DUES...



As you all know, everything has gotten more expensive these past few years and our voluntary dues do not go as far as they used to! For 2025, we have increased the dues for the first time in over a decade. We are now asking \$200 per year (a \$50 increase per home) to cover the routine expenses and also to fund future improvements.

Our main annual expenses are landscaping and general maintenance for the entrance area, irrigation, lighting and the newspaper area, plus fertilization and pest control for all the medians down Venetian Boulevard. Our next biggest expense is the annual service on the front entrance security camera system, followed by the required board insurance, electric and water service, accounting and administration.

## 2022 - 2024 LANDSCAPING FUNDRAISING CAMPAIGN...

Thank you to all of our members who donated to our voluntary landscaping fundraising program since 2022. These donations were collected over time and invested in improvement projects to be enjoyed by all residents and visitors. To recap the donations to date, here is a brief summary:

**2022 Donations**  
 Collected by Members:  
 \$8,000

**2023 Donations**  
 Collected with Dues:  
 \$5,790

**2024 Donations**  
 Collected with Dues:  
 \$5,155

**Donations**  
**Spent to Date**  
 \$15,730

**Current Balance**  
 as of 12/2024:  
 \$3,215

## RECAP: Recent Landscaping Projects By VSHA

**Project 1 (Dec. 2021)**  
 Island between  
 Palermo Drive & San Remo  
 \$14,042 (paid by dues)

**Project 2 (Feb. 2022)**  
 Newspaper Box Landscape  
 \$5,765  
 (paid by dues)

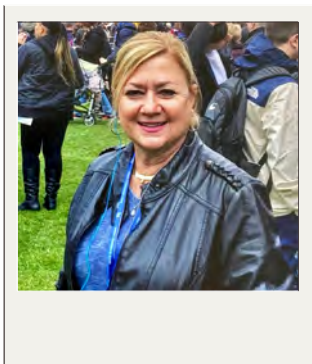
**Project 3 (May 2022)**  
 Front "Tongue" in Front of Sign  
 \$15,231 + \$3,600 new irrigation  
 (paid by dues)

**Project 4 (Feb. 2024)**  
 Second Island Behind Sign  
 \$15,730  
 (paid by donations)

**MORE PROJECTS COMING SOON! VOLUNTEERS & DONATIONS WELCOME!**

# MEET THE CANDIDATES

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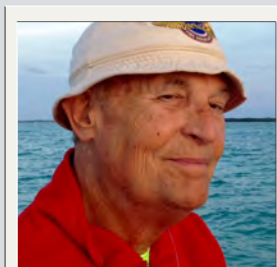
## Danette Newberry

Hello, my fellow neighbors. My name is Danette Newberry. I am originally from Southern Illinois, where I worked at a local hospital as a CNA right after high school for four years. I then started an independent sales position with Mary Kay Cosmetics and Skin Care, to where I managed to achieve the Queen's court of personal sales in July of 1986. At the same time, I owned a restaurant, nine-hole golf course, purchased older homes which I rented out or sold.

I moved to Key Largo 30 years ago, in December of 1988. I met my now husband and 2 step-daughters in 1997 and moved to Plantation Key. I eventually moved to Venetian Shores 16 years ago and love it every day. I live here with my husband Scott and our two cute small dogs. We now have 3 grandchildren who live in Melbourne, FL.

Over the 30 years of living here, I have had a wide variety of jobs, from retail, advertising, hospitality industry, banking, and, for the past 7 years I take care of pets - dog walking part-time. I enjoy cooking, my daily walks, bike riding in our neighborhood and travel.

I have served on the Venetian Shores Homeowners Association Board for the past six years as Director, Vice President and now President. I care deeply for our beautiful neighborhood and enjoy being on the board to help in any way I can.



## John C. Cooper

I am a native Californian and retired as an international banker after 39 years working in executive positions with Citibank, HSBC and Merrill Lynch & Co. I retired from being in charge of all Merrill's International Private Banking organization's banks, branches, credit and treasury globally. My professional career has been dedicated to management and the assessment and parsing of major issues followed by the creation and implementation of resolutions for those issues. I believe that background is of direct use to the VSHA.

I have owned my home in Venetian Shores for 30 years and have lived here full-time for almost 23 years, so have a reasonable understanding of the issues facing the VSHA. Along with the first volunteer Block Captains, I led the resuscitation of the CrimeWatch organization in Venetian Shores some 11 years ago and have acted as its coordinator ever since. I have been on the board of the Florida Keys Concert Association and was its President, Habitat for Humanity of the Upper Keys, and the Matecumbe Historical Trust. I was also on the National Staff of the US Coast Guard Auxiliary, as Director of International Affairs and Director of Marine Safety and Environmental Protection. I currently serve on the board of the Association for Rescue at Sea - a Washington, DC-based non-profit organization that raises funding to assist volunteer maritime search and rescue organizations around the world.

I am a widower, having lost two wonderful wives to cancer, and have three children and 4 grandchildren.

# MEET THE CANDIDATES

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## Kathie Carr

A native New Yorker, Kathie Carr also lived in Cleveland OH, Durham, NC, and Milwaukee, WI, where she raised her three children. She and her husband, Paul Carr, split their time between Islamorada, Florida and their home in northern New York.

They are very active in their community up north, having founded the Paul G. and Kathleen E. Carr Foundation and helped organize the Lyme Community Foundation in 1998, where they are board members.

The Carrs purchased their home in Venetian Shores in 1995. Kathie is a member of the Garden Club of the Upper Keys, Orchid Club, and numerous other garden related groups. Paul and Kathie believe in giving back to their communities by serving on their boards and lending a helping hand wherever needed. Paul has been a long-time member of the VSYA board and Kathie has volunteered to help with landscape improvements in VS since the 1990s when she worked extensively with Rosemary Hymes, a former VS resident.

An avid gardener who studied horticulture at Virginia Tech, Kathie founded the Lyme NY Garden Club, is a Master Gardener for both plant zones where she lives and has been a long-time volunteer. After being elected to the VSHA board in 2020 Kathie has spent the past five years working on projects that beautify Venetian Shores. Along with Rebecca Callahan and Jim Doran the VS Landscaping Committee has made significant strides to improve the appearance of the boulevard and contiguous common property. She looks forward to another two years of working to make our neighborhood a shining example of best landscape practices in the Florida Keys.



## Gioia Perez

Gioia, Native Floridian, was born and raised in Broward County Florida. She has been enjoying and visiting the Florida Keys her entire life. As a little girl her family would take numerous trips yearly to the keys. She recently purchased a home in Venetian Shores with her husband Michael to now be able to live and enjoy Islamorada and the Florida Keys full time.

She is a graduate of Florida Atlantic University and has her masters degree from Nova Southeastern University in Educational Leadership.

Gioia retired in 2018 from the school board of Broward county holding positions as teacher, School advisory chair, and a brief stint as Assistant Principal. Her passion for children and their growth enabled her to guide her students into young men and women. Gioia retired from teaching to focus on her family. Her three children Antonio, Enzo, and Isabella are her pride and joy. All three are honor students in school and her most proudest accomplishment is her oldest son attending college at the United States Merchant Marine Academy. Even though with three children and a husband that travels full time for work they always find time to return to the Florida Keys. The entire family enjoys every aspect of the lifestyle whether it be fishing, snorkeling, dining at the numerous local eateries in Islamorada, or relaxing in the local community. This is the reason why as a family they knew Islamorada and Venetian Shores was going to be their forever home due to their love for Islamorada and the Florida Keys.

Gioia enjoys her other passions cooking, and interior design. She can always be found cooking for her family and friends and helping others decorate or restyle their homes. She also served on the Education Board for the City of Hallandale Beach along with being a member of Golden Isles HOA serving on the safe waterways committee and the architecture/preservation committee. It would be an honor to help the local community and more importantly the Venetian Shores residents as a board member.

# LANDSCAPING UPDATE

By Kathie Carr | Landscaping Committee

We would first like to send a big THANK YOU to those of you who support your volunteer Homeowners' Association by paying the annual dues and donating to the Landscaping Fund. As someone who has worked since 1997 to beautify the boulevard, I personally believe if all 450 homeowners paid their dues every year, the entire boulevard would already be transformed. But as you can see from the 2024 Treasurer's Report, only 239 homeowners joined last year, so we have a tight budget and the fixed expenses are always going up.

But thanks to the efforts of Landscaping Fundraising Committee members Donna Proskine, Debbie Andreas and Karen Svenson plus the additional donations made along with the dues for the past two years, we were able to:

- Fund a full renovation of the second island behind the entrance sign
- Replace dead plants and mulch in the first "tongue" island
- Repair the broken landscape lighting and broken sprinklers
- Repair the newspaper box pavers next to newspaper boxes
- Provide pest/fertilizing to all median islands and monthly maintenance

We are also working to eliminate the seasonally strong "low tide" smell along the front of the boulevard when entering the neighborhood by installing aerators in the short, closed canals along the boulevard, similar to the ones in the canals on Gulfside, San Marco, Venetian Way and most recently next to Porto Salvo. For that aerator, we owe a big THANK YOU to Consolidated Electrical Distributors for the use of their outlet at no charge. We should also thank our neighbors Paul Carr and Max Makowsky for their work installing and maintaining the aerators.

VSHA thanks CED  
for their support!



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## 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 2024



7 Active Listings Offered At:  
\$1,695,000 - \$5,495,000



0 Pending Listings



18 Sales From:  
\$1,175,000 - \$6,220,000



Average Sale Price:  
\$3,697,500

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# CONGRATULATIONS!

## OVER 1/2 BILLION DOLLARS IN SALES

Coldwell Banker Schmitt Real Estate is pleased to honor the Keller Porter Team, Jan Keller and Charlotte Porter for their exceptional performance and production!

We would like to thank our wonderful clients for their loyalty and continued support. We are incredibly grateful to all Venetian Shores Homeowners for their assistance in helping us reach **\$538,000,000 Million Dollars** in sales. We could not have done it without you!



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