

Venice, FL 34285



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October 2025

The Many Colors of Harbor Lights!



October

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Harbor Lights BEACON

MANAGER'S REPORT

What are you purchasing when you buy into Harbor Lights Cooperative?

In Florida, many residential cooperatives are organized as **non-profit corporations**. This structure affects how ownership and responsibilities are set up:

• Corporation Holds Title:

The cooperative corporation—rather than the individual residents—legally owns the land, buildings, and all common property within the community.

• Shares Instead of Deeds:

When someone buys into the co-op, they purchase **shares or a membership interest** in the corporation. Unlike a condominium, they do not receive a deed to their individual unit.

• Right to Occupy:

Shareholders are granted the exclusive right to occupy a specific unit through an occupancy agreement or proprietary lease.

• Non-Profit Purpose:

Because the cooperative is incorporated as a non-profit, it does not operate to earn profits for distribution. Instead, all funds collected (monthly maintenance fees, assessments, etc.) go toward paying the community's expenses—such as insurance, maintenance, and improvements.

• Democratic Governance:

Shareholders elect a **board of directors** from among the residents. The board manages the cooperative on behalf of all members, sets budgets, and enforces community rules.

• Shared Financial Responsibility:

Each resident pays a **monthly assessment** that represents their share of the community's overall costs. These fees keep the cooperative running smoothly and ensure that expenses are shared fairly.

Harbor Lights Cooperative, Inc. is set up as a **non-profit cooperative**, which means the property is owned by the co-op corporation—not by individual residents. When you buy into the co-op, you're purchasing a **share in the corporation**, and that share gives you two important things:

- **1. The right to live in your home** (through an assignment of the proprietary lease).
- **2.** A voice in the community by voting for the board of directors and helping shape how the coop is run.

Because HLCI is a **non-profit**, every dollar collected through monthly fees goes right back into the community—to cover expenses like insurance, maintenance, and improvements. Nothing is kept as profit.

In short: you all share ownership of the whole community, andwork together to keep it a great place to live.

SEAWALL UPDATE

We remain in the process of gathering funding information from grants and reimbursement programs. As I mentioned in last month's update, many of these grants require a partnership with a municipality, and so far, I have not found anyone in the city of Venice to even write a Letter of Supportfor a grant. I have been corresponding more with Mara Skadden of the Marine Resources Council, and she informed me that she had the same problem with the city of Venice—not committing to anything she proposed. I have a meeting setup with a few city officials in early October, and I will discuss this issue with them. Our other option is finding someone from Sarasota County. Although it seems frustrating, I am not going to let this deter me from pursuing grant funding.

The Coastal Partnership Initiative distributes grants between\$10,000 - \$60,000 with strict criteria. All non-profits are excluded unless they partner with a municipality. Even if we went for a minimum of \$10,000, we would need the city of Venice to partner with us. It is also a 1:1 matching grant, so whatever amount is awarded, this same amount must be matched by the entity submitting the grant. We could possibly plant mangroves at the point if we partnered with the city or county.

I would like to put effort into the Resilient grants from the Resilient Florida Program if I can convince the county to partner with us. The Florida Department of Environmental Protection has a Statewide Flooding and Sea Level Rise Resilience Plan that funded 71 projects across the state however, not one grant is located within Sarasota County. This program is targeted towards the flooding of coastal areasand the safety of the people of Florida. If the city or state will partner with us, I will submit the grant.

We are still talking with several marine construction engineers for their professional opinion on how to strategically go forward with this project. We will know more information in October.

Thankyou to the residents who are offering helpful suggestions for solutions to the seawall situation.

Thank you,

Kim Witkop

RECREATION NEWS

Hello All! As we wind down summer, I would like to inform you of our first Fall meeting. It will be held November 20th in the clubhouse. Watch your calendar for date and time of our first gettogether. Your Recreation board will bring you up to date on past, present, and future events for our community. As always, our calendar begins filling up with the start of the new season. Please remember there is no fee to become a member of our Recreation Association. Fill in a simple form and join us!! We always look forward to new ideas, comments, etc. from our membership.

Mark your calendar and see you there!
Rosie Knapp, Chair 1
Recreation Board

ON THE COVER

Thanks to Lynda Southerland for the great pictures from Sunset Park.

Great place to be at sunset.

Next month we will have pictures of the new clubhouse floor.





OCTOBER

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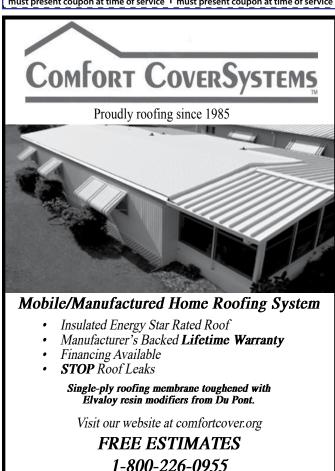
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Best of Venice Winner for 2024



Best of Venice

Blair Post, HAS, BC-HIS, ACA

Board Certified Hearing Instrument Sciences American Conference of Audioprosthology

Next month will be the voting for Best of Venice. As a small business owner this is one of the few ways we can feel honored for being in business. If you can please vote for your

favorite local businesses. You can go to the website YourSun.com/BestofVenice to give a shout out to us.

I want to say thank you to everyone who voted for us in the Best of Venice awards from Venice Gondolier. I appreciate all the support and everyone who took their time to vote for us.

Your support and continued encouragement resulted in us being awarded Best of Venice, multiple titles and multiple years as both winner and finalist, Reader's Choice multiple years, and Small Business of the Year.

I am proud to have consistently offered service that is recognized by you and honored to receive so many awards over the years that our wall of awards has expanded onto another wall. Thank you for entrusting me with your hearing, I am glad I earned your respect.

Every day I hear stories about how hearing problems have interfered with enjoying life. I've always had one mission, to help everyone who comes to me to hear their best and engage in life.

Eighteen years ago, I opened my own office and chose to treat all my clients as if they are family. Twenty-two years ago, when I chose this profession, I was inspired by my mother MaryEllen. She was already wearing hearing aids due to ear surgery. Back then I was new to the industry and was not fully aware of how technology worked. As my ability grew, I noticed that the aids my mother wore were not the best for her needs. She was very social and would benefit from better technology.

I was able to help her hear her best for her level of activities so she could have her best life.

If she was still with us today, I know she would be celebrating with us and all the people who have been able to engage in their own life with more ease and better understanding.





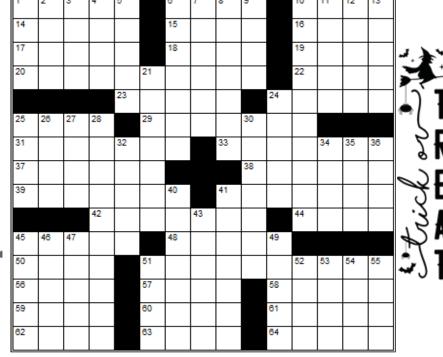
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October Crossword

ACROSS

- 1. Incorrect
- 6. Wheelchair access
- 10. Cummerbund
- 14. A 4 base hit in baseball
- 15. One of the Great Lakes
- 16. Arm bone
- 17. Drama set to classical music
- 18. All right
- 19. Lives, in brief
- 20. Relating to menopause
- 22. A heavy open wagon
- 23. Go inside
- 24. In need of cleaning
- 25. Tallow source
- 29. Universal
- 31. Spoke
- 33. To the touch
- 37. Streamer
- 38. Mild expletive
- 39. Less reputable
- 41. Interpret incorrectly
- 42. Confined to certain regions
- 44. Glimpse
- 45. Grizzlies for example
- 48. Pertaining to the sun
- 50. Precipitation
- 51. Being at the right time
- 56. Rear end
- 57. Thought
- 58. Female demon
- 59. Misfortunes
- 60. Breathing organ
- 61. Enlighten
- 62. Colors
- 63. French for "Head"
- 64. Pub game



DOWN

- 1. Which person?
- 2. Lariat
- 3. Portent
- 4. Detective ____ Wolf
- 5. Vineyard fruit
- 6. Proved false
- 7. Come to light
- 8. Mosque turret
- o. Mosque turi
- 9. Rind
- 10. Social group
- 11. Assumed name
- 12. Haughty response

- 13. Hurried
- 21. Irate
- 24. Freshwater fishes
- Wolfe 25. Subscriptions
 - 26. Mormon state
 - 27. European volcano
 - 28. Affection
 - 30. Extreme
 - 32. Harnesses
 - 34. Frosts, as a cake
 - 35. Jump
 - 36. Countercurrent

- 40. What's left
- 41. Non-metric road
- distance
- 43. Instant
- 45. Plait
- 46. Not late
- 47. A long narrow
- passage
- 49. Angered
- 51. Pitching to one side
- 52. Nil
- 53. Arab ruler
- 54. Search (through)
- 55. Articulates



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OCTOBER WORD SEARCH

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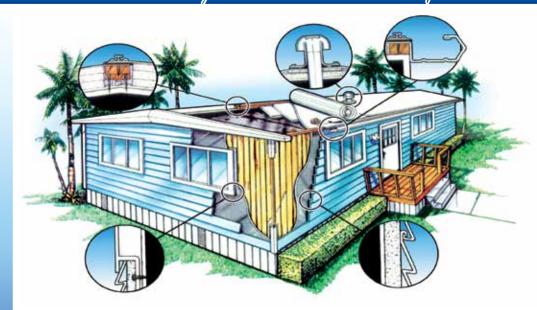
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