



# Harbor Lights Beacon

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Volume XXXVI, Issue 1

January 2026

JANUARY



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### Inherited Passion

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My mother, MaryEllen, and grandpa, Howard, were both hard-of-hearing. My Mom underwent ear surgery that left her with a profound hearing loss. My grandpa struggled to hear for as long as I remember. I still recall talking into his pocket where he carried his body aid.

I started working with hearing aids in 1999 and I loved it from the beginning. I took all the classes and extra accreditations including Board Certification and designation from the American Conference of Audioprosthology.

Since I was raised in a hard of hearing household, I have firsthand experience with frustrations and misunderstandings.

I watched my own father, Ed, get frustrated whenever he had to repeat himself. I watched my Mom, who loved social events, choose to avoid very noisy situations due to her hearing.

When Karen married into our family, I saw her get her feelings hurt since she thought my Mom wasn't listening. It was accurate but not on purpose. Both my Mom and Karen enjoy cooking, but a kitchen is an acoustical nightmare.

When they cooked together for our holiday meals, I would have to stand in the middle of the kitchen and translate what Karen was saying to my Mom. It is much easier to hear a deep male voice than Karen's higher pitched voice. Add in an exhaust fan, a clang of a pot and a clink of a dish and this is not an easy place for conversation.

A few years after I got into this industry, I was able to re-fit my Mom with appropriate technology for her very social life-style. I gave insight to Karen about her feelings of being ignored. I gave awareness to my Mom about her frustrations and feelings of isolation.

I thoroughly enjoy being able to share these personal experiences so you can see you aren't alone. I truly do understand the frustrations. These insights enable me to help you ease the strain that does exist when living with someone with a hearing loss.

I am so very grateful that I get to do what I love doing every day. I get to be of service to other families who struggle with hearing loss and improve their life and connections with their families. If you or a family member struggle to hear well, call for a free consultation.



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# Harbor Lights BEACON

## MANAGERS' REPORT

### Street Lights

The electrician should have all the streetlights in working order and with new fixtures installed by the end of December. There will be additional work done in January on the wiring but for now we need the lights to be in working order.

### Court Painting

The tennis/pickleball court is scheduled for painting in mid-January. The green, blue and the lines differentiating between tennis and pickleball will all be repainted.

### Laundry

The new laundry facilities and the coded entry system seem to be working out fine, however if anyone has any questions, please do not hesitate to contact the office.

### Property Market Update

There are currently 22 properties for sale within Harbor Lights Cooperative, Inc. Many original or long-term owners are choosing to sell as part of normal life transitions—downsizing, relocating closer to family, or changing housing needs. This level of activity is expected in a mature, established community and reflects timing rather than any underlying problem.

This turnover is actually a positive sign for the community. New buyers bring fresh energy, investment, and long-term stability. As homes sell, properties are often updated and improved, which helps maintain and increase overall property values. Incoming residents also help sustain the cooperative financially by contributing to reserves, operations, and future improvements.

In short, this transition period represents a healthy evolution of the community—balancing long-standing residents with new ownership that ensures continued vibrancy, financial strength, and longevity for Harbor Lights Cooperative.

## Units For Sale as of December 2025

11:	For Sale	\$498,000	Community Realty Services
12:	For Sale	\$495,000	Community Realty Services
16:	For Sale,	\$394,900	Community Realty Services
18:	For Sale,	\$489,000	Community Realty Services
27:	For Sale,	\$389,000	Community Realty Services
33:	For Sale,	\$499,000	Keller Williams The Quire Group
36:	For Sale,	\$286,000,	Allison James Estates & Homes
55:	For Sale,	at \$359,000	NextHome Suncoast
61:	For Sale,	\$225,000,	Renaissance Realty
71:	For Sale,	\$265,000	Community Realty Services
72:	For Sale,	\$220,000	Allison James Estates & Homes
94:	For Sale,	\$159,900	Community Realty Services
101:	For Sale,	\$179,500	Community Realty Services
104:	For Sale,	\$219,000	Keller Williams Island Life
112:	For Sale	\$279,000	Allison James Estates & Homes
117:	For Sale,	\$149,000	Community Realty Services
118:	For Sale by Owner,	\$169,000 (last known price)	
132:	For Sale,	\$220,000	Allison James Estates & Homes
135:	For Sale,	vacant lot, \$94,900	Community Realty Services
138:	For Sale,	\$167,000	Community Realty Services
144:	For Sale,	\$175,000	Community Realty Services
151:	For Sale,	\$99,000	Coldwell Banker

## SEAWALL CONSTRUCTION

### Choosing an Engineer

We have 3 proposals from local engineers for the seawall project, and the next step is to choose one and give them ample notice for the project. Timing is crucial for the seawall repair to lessen the impact on our residents and dock slip tenants. What is the engineer's role in a major infrastructure project? The engineer's primary role in a seawall repair project is to **evaluate the seawall's condition, design a safe and effective repair plan, and ensure the work is performed correctly to protect the property from erosion, tides, and storm impacts.**



### Key Responsibilities of Engineer

- **Assess the Problem**

The engineer inspects the seawall, identifies the cause of failure or weakening, and determines what type of repair is needed.

- **Design the Repair Plan**

They create detailed engineering drawings and specifications that outline how the seawall should be repaired, what materials to use, and how to ensure it will withstand coastal forces.

- **Ensure Safety and Compliance**

The engineer makes sure the repair meets structural standards, local regulations, permitting requirements, and environmental guidelines.

- **Support Contractor Selection**

While the engineer does not choose the contractor, they provide guidance by recommending qualified marine contractors and preparing a clear scope of work for bidding.

- **Oversee Construction Quality**

The engineer checks that the contractor follows the design, uses proper materials, and installs everything correctly. They address issues in the field and verify that the repair is done to professional standards.

- **Certify the Completed Work**

After construction, the engineer performs a final inspection to ensure the seawall is structurally sound and may provide certification or a completion report if required.

The engineer ensures the seawall repair is **properly designed, safely built, compliant with regulations, and durable enough to protect the shoreline for years to come.** They are the technical experts responsible for the integrity and success of the entire project.

## AED CLASS

The Venice Fire Department will visit on January 16th at 9:30am for a defibrillator session. Please sign up in the clubhouse to give our presenter an accurate count for attendance.

There is no charge for this activity.

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## RECREATION BOARD NEWS

### #1 Thanksgiving

Thank you Donna and Tim Leary and Team for organizing another fabulous Thanksgiving dinner. Both the fried and baked turkeys were done to perfection. The smorgasbord of sides and deserts were delicious! The time spent with our Harbor Lights friends was priceless.

### #2 Christmas Garage Sale

This year's Christmas Garage sale was a success! The Xmas items were almost all cleared out! Thank you to everyone who donated items. We look forward to everyone's help at the "Big" Sale in February!

### #3 Harbor Lights Hero

On Wednesday December 3rd our very own HL resident Barb Lawrence was a hero! Barb saved a bald eagle injured on Tamiami Trail. Barb picked up the injured eagle and quickly got her to the emergency clinic. Our feathered friend is in serious conditions and prayers are being said for a full recovery. Without Barbs rescue efforts, the eagle would not have had a chance. Great job Barb!

### #4 Recreation board

There will be a meeting on January 6th at 10am in the clubhouse for the planning of the February 7th Annual Garage Sale. All chairs are asked to attend the meeting.

There will be a sign up sheet in the clubhouse for all those residents wanting to help with the sale soon.

**Kim Z. Recreation Board Secretary**



## ON THE COVER

The Annual Venice Boat Parade was held Saturday, December 6th. What a great parade this year, many large boats decorated in festive colors and lights. More pictures next month.

Our Harbor Lights rescue hero, Barb Lawrence and the eagle she rescued. The eagle is still in critical condition, no broken bones, but in shock and trauma.

The eagle passed away from trauma to her liver.

We also had a second rescue of a pelican in Sunset Park. Jackie and Gloria rescued the pelican and turned it over to Wildlife Rescue of Venice.

We donated 11 bicycles to the Venice Police Department this year.

**THANK YOU TO ALL WHO DONATED TO THIS CAUSE.**

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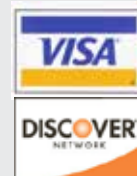


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## THE BASKET TEAM IS ROLLING!

We're gearing up for this year's Harbor Lights Garage Sale! As always, our amazing Basket creators are covering most of the costs to make them extra special but to help out, we're inviting community members to pitch in toward our \$300 fundraising goal.

Every dollar raised from the Basket Raffle goes straight to the Recreation Committee, supporting the free, fun events we all enjoy here at Harbor Lights!

Laura House has kindly offered to collect contributions and provide receipts. You can reach her at (941) 915-9120. And keep an eye out for Wendy Connors' progress graphic in the Community Room!

Questions? Email [baskets-26@usa.net](mailto:baskets-26@usa.net)

Thanks for helping keep the fun going!

## GARAGE SALE DONATIONS:

*Your Trash is Somebody's Treasure!*

**The new year is wonderful time to clean out/change up! Knowing your old things go to a good cause can be your excuse to buy new!**

- **Needed:**

- \*Household and decorative items in good, usable condition. \*Clean clothing, purses, shoes without rips or stains \*Furniture that could be moved by 1 person (small decorative tables, chairs...) \*Books, games, toys in sellable condition \*Tools, small electronics in working condition

No computers, building materials

- **Options:**

- \*\*\***Bring items** to the Flea Market room. (Left doorway before the ceramics' room). Drop items off anytime in the large bin in the hallway of the flea market room. If you have items that don't fit in the covered bin, or if you have a large box or bin, please set it on the ground, rather than on top of the large bin. If there's a chance of rain, call one of us and we'll come up. (We check almost daily to move things inside but we might miss you).

\*\*\***For major clean out** of house or shed, call one of us. We'll set up a time to get the goods!

\*\*\***If you need assistance or if you have any questions, just call!** We're here to help and will stop by to pick up your goods.

***Harbor Lights Garage Sale is our main fundraiser, going towards all the special community events that make Harbor Lights the place we all love!***

Thank you!

Theresa Rogers: (607)423-8516, Debbie Morrison: (716) 316-5782

**\*If you have a new neighbor moving in – please let them know about our Garage Sale!**



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## Harbor Lights BEACON

### BINGO

**November 18, 2025**

Canadian flag – Jan Utley

American flag – Tim Leary  
George Yurick

**November 25**

Canadian flag – Tim Leary  
American flag – Rosie Knapp

**December 2**

Canadian flag – Joan Dahl  
Margie Elmer  
Matt Zimny  
American flag – Ruth  
Diane Pacific  
Donna Leary

**December 9**

Canadian flag – Ruth Shields  
American flag – Kevin Leary

**December 16**

Canadian flag – Jan Utley  
American flag – Jan Utley

### BRIDGE

**November 5**

1st Carolyn Welton 2670  
2nd Jane Dellina 1930

**November 12**

1st Sue Wolters 2820  
2nd Carolyn Welton 2290

**December 10**

1st Carolyn Welton 2740  
2nd Sue Wolters 2210



Please do not bring large bills to pay for your bingo cards. \$10. should be the largest bill.

Thanks, Jan



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**HARBOR LIGHTS RECREATION BOARD MEETING MINUTES  
NOVEMBER 20, 2025**

Call to Order: President Rosemary Knapp called the meeting to order at 9:30 a.m.

Roll Call was read by Secretary Kim Zimny . Rosie Knapp-present, Bob Ward-absent-, Donna Leary- present, Cindy Drefke-present, Joan Dahl-present, Darlene Butler-absent, Wes Butler-present Associates-Jim Ciarmella-absent, Todd Cumming-absent, Paula Pittman-absent & Ruth Bates-present

Co-Op Liaison-Trudy Poppha-absent

Minutes from the February 19, 2025 meeting were published in the Beacon. Motion to accept by Joan Dahl, seconded by Donna Leary

Treasurer report was read by Wes Butler reported a balance of \$15,500.18.

Secretary reported and shared thank you cards received from recent memorial donations from the family of recently passed resident Bob Welton. Rosie also noted notice from wagon donations received.

Old Business:

1. Thank you to Donna Leary for cleaning and stocking the kitchen and cook shack 2. Donna purchased new retractable hose and nozzle. She needs a large container if anyone has one to house the hose.
2. Bob Ward confirmed with Rosie Knapp, he will again chair the Christmas Brunch with Sam Dautermann.
3. Repair money was reimbursed to rec board from insurance money of \$750.00 for new Kiln which is now installed.

New Business:

1. Cindy Drefke suggested a puzzle and pizza night in January (date to be announced). Sign up sheet on bulletin board to see who is interested before purchasing supplies.
2. Christmas Garage Sale will be on December 6 from 9am -Noon. Set up on December 5 at 9am.
3. Caroline Huffman resigned keeping the Memory Book. The Book will now be located from packed files and available on shelf in the clubhouse for anyone to add notices on their own, The activity will be removed from the Recreation Board activity list.
4. Rosie Knapp noted minutes were corrected to reflect Bob Ward as present at last meeting.
5. Diane Parkin will monitor both Defibrillator and first aid kit. Thank you Connie Leary for doing this in past.
6. Rosie Knapp advised Defibrillator instruction classes (free) at the Sarasota Venice Campus Hospital Dec 18, Jan 15 or Feb 19. You can call the hospital to register on your own. She is also awaiting call back from Fire Dept to try and set up a class at the clubhouse in January.
7. Thank you to Cindy Drefke for updating garage sale signs.
8. Donna Leary will purchase new pool noodles
9. RoseMary Knapp was added as co-signer to the checking account on 4/28/25
10. Theresa Rogers agreed to chair Pickleball.
11. Jane Dellina to chair Bridge. If interested, she asked that you contact her directly.

## *Harbor Lights* BEACON

12. Donna Leary and Joan Dahl to chair the Logo Sales.
13. Thank you to Dottie for chairing the beautification in the past. It will now be handled by the main park board.
14. Salvation Army Collection will be chaired by Cindy Drefke and Joan Dahl.
15. Donna Leary secured the entertainment of Joe Saxs for the amount of 400.00. This is for the March 21 - End of Season Park event.
16. HL Craft/Hobby Display event will be March 4 as we return the “Art in the Park” night to the community. This is a chance for residences to showcase their talents.
17. Cyndy Pressler advised Mahjong is being played Monday at 10am this season. A 2nd date may be added.
18. Trivia Night will be back on New Years Eve 12/31.
19. Joan Dahl advised shuffleboard will resume in January on Tuesday & Friday.

### Floor Comments:

1. Jane Dellina advised bulletin boards are too full. It was advised that advertising items will be dated and removed in timely fashion.
2. Linda DuPuis inquired on the shade for the shuffle board courts. Rosie advised that the main board will get the sun shades up on the shuffle board courts in December. The main board will also be purchasing the remaining flags so all courts are covered.
3. Rosie suggested researching getting 2 Patio furniture set for under the pavilion to replace the existing as they are beginning to rust.

### Announcements:

1. **Please check the Beacon for upcoming events. Check theboards in and outside of clubhouse for additional details.**
2. Next meeting will be held on **January 15, 2026.**

Joan Dahl moved to adjourn the meeting, seconded by Donna Leary.

Respectfully submitted,  
Kim Zimny, Secretary



**HARBOR LIGHTS COOPERATIVE, INC.  
BOARD OF DIRECTORS MEETING, THURSDAY, NOVEMBER 13, 2025**

1. Call to Order, by President Steve Sullivan @ 9:01 am
2. Roll Call - Steve Sullivan, Neal Drefke, Dave Wuest, Tere Rice, in person; and Ron Schenkel, Mike Leahy and Trude Pophal by phone.
3. Confirmation of Posting and Quorum - 7 present, quorum met
4. Approval of previous Meeting Minutes  
**\*Motion - To approve Board of Directors Meeting Minutes of 10-9-2025. Motion by Neal/2nded by Joe. Approved unanimously.**

5. 2026 Budget - went through some items individually and asked for questions:  
Painting - did some inhouse work and saved money by not hiring out, John did most of it.  
Blue area of the tennis court and actual tennis courts need to be painted. Also, green fence will be farmed out as too hard to do because of the splattering.

Pool - pump room needs estimates and will use some money from reserves.

There will be some carryover from 2025 approx \$172,000 due to Julie Trempe's diligence in filing and going after insurance money for damages from the past year's storms. Thanks to Julie. Need to set up reserves, talked to our lawyer and discovered that the money should be ear-marked to line items and not in general fund due to certain laws for non-profit corporations and penalties we could acquire or lose our non-profit status. We have a proposal and new budget for 2026 and reserves that will be sent in the mail within the next few days to review. It must be mailed. We need email addresses also updated for anyone that needs certain mail sent by email as well.

Proposing adding to reserves - \$10,00 Painting; \$50,000 Pool; \$100,000 Street lights; \$15,000 Truck & Maintenance; \$525,000 Seawall. This is general fund money that needs designation for reserves. This means shareholders can always change it with a vote, but it needs to be directed initially somewhere.

Storm restoration reserves - want an emergency storm restoration fund proposing \$398 assessment per unit as a one time payment.

Lights - need to be redone. Getting bids to do project Laura's brother has given some advice as this is what he did. Digging needs to be done to replace wiring and will move \$100,000 to reserves.

Seawall - discussed different ideas. Please let the board know if you have any. Could get a loan but paying back would cost more. Delaying could potentially add more risk because if it fails we will have to replace everything. It is eroding underneath. Possibility of per unit assessment, and/or monthly fees, or obtain bank loan.

## Harbor Lights BEACON

Dredging was put off and still needs to be done as money was used for rip rap.

**\*Motion - to send Budget/Reserves as printed to be mailed to shareholders. Mike made a motion/Ron 2nded. 7 yes. Motion passes.**

6. Shareholder comments - Monthly fees raised \$37 in January. Docks raised last year and we told customers we weren't raising them this year. Grants - researched and cannot find any grants for construction projects. Asked in Venice etc. Maybe we can get a grant for mangroves.

7. Adjournment - \*Motion to Adjourn by Mike/2nd by Tere. Motion passes @ 10:32 am.

Submitted by,  
Trude Pophal/Secretary HL

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Happy  
New  
Year

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