



SPRING 2024

Happy New Year Sorrento East!!

2024 is here and I look forward to another amazing year in Sorrento East!

Some things of note:

- We had 2 deed restriction violations concerning fences voluntarily complying with the restrictions saving us from having to go to court which was the next step. Who knows how much money this has saved us in 2024 but it is a significant amount.
- All neighborhood gatherings and picnics will be happening on Sorrento East property and Lynn Deutch (Social Activities Chair) will be planning a wide array of events and get togethers both off and on-site so stay tuned.
- As always, we are looking for volunteers for several committees and community clean up days throughout the year. This is a good opportunity for High School kids to get some required volunteer hours for graduation.
- Rick Burns will be sticking around to chair the Gates, Lighting and Mowing committee since he did such an amazing job updating and maintaining the gates through his Presidency. Thanks Rick
- Thank you to everyone who has paid their dues in 2023. As a reminder for those that have not yet, please see the 2024 dues form in this newsletter. Zelle payments are now accepted for your convenience.

I look forward to being your President in 2024!

Henry Kellner

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Board of Directors

- President, Henry Kellner
- Vice President, Mark Walker
- Treasurer, Rose Schiear
- Secretary, Rita Wicht
- Director, Nancy Groth
- Director, George Booth
- Director, John Richardson
- Director, Sara VanderWal

Monthly Meetings

Monthly meetings are the
2nd Tuesday of each
month* at
7PM on Google Meet

Scan the code below with
your phone for the meeting
link:



* Meetings do NOT occur in June - August

South County Police Substation Reopened

Sarasota County Sheriff Kurt A. Hoffman is pleased to announce the reopening of the agency's south county office.

The office at 4531 Annex Road, Venice, will be open to the public and staffed by deputies Monday – Friday from 9:00 a.m. – 5:00 p.m., except on holidays, beginning Thursday, January 4, 2024. Residents and visitors in the southern part of the county can utilize this service as an alternative to online reporting or filing in person at our headquarters on Cattleridge Boulevard. "Residents and visitors have voiced their concern to me about a lack of walk-up services in the south county area for the last year. Currently, we are the only constitutional office that does not have a south county presence. I made this decision because 42% of our citizens in need of services come directly from those living south of Clark Road. These concerns, coupled with the unprecedented growth of south county over the last several years, make this an easy decision," Hoffman said.

Citizens will be able to file reports with deputies in person for lost or damaged property, frauds and scams, theft, vandalism or forgery, or anything not requiring an emergency response. All emergencies should still be reported through 911. Additionally, at this location, citizens may drop off medications for proper disposal, have VIN verifications performed, conduct child custody exchanges, and post property bonds. Our online reporting tool is also available through the 'File A Report' tab on the sheriff's office website for non-emergency reporting.

In 2019, citing fiscal concerns, personnel issues, and facility needs, the sheriff's office closed the south county office – encouraging residents to call for a deputy's response, utilize our general email address, or head directly to the agency's headquarters, a considerable distance for some. Over the years, however, the public's call to reopen the facility has increased due to the county's growth. "I am grateful for the support we received from all five county commissioners, and going forward, we will collect data and evaluate future growth to determine whether we need to expand additional services or hours of operation in south county," Sheriff Hoffman said.

Stay In The Know...



Want to be informed on what's going on in Sorrento East? Email sepoainfo@gmail.com to ensure you are on the email list for all events and meetings.



Search for SEPOA (Sorrento East Property Owner's Association) or visit www.SorrentoEast.org for a link

Short Term Rental Properties in Sorrento East

Q. What is allowed per By-laws and Deed Restrictions?

A. Until 2023 there were no restrictions or covenants in the SEPOA by-laws or deed restrictions that pertain specifically to any type of rental properties. In November, residents voted to amend the by-laws to state that Sorrento East shall follow all Sarasota County Zoning codes. This includes the county provisions for short term rentals (AirBnB, VRBO, etc.)



Q. What is allowed per Sarasota County?

A. Sorrento East falls within a RSF1 zoning District whereas the following applies: Homes throughout the County may be rented as a whole and for periods of greater than 30 days. Only properties zoned RMF (Residential Multi-Family) on the barrier islands may be rented out short term (less than 30 days). All other dwelling units within Sarasota County must comply with the requirements of UDC Section 124-131.

Sec. 124-131. - Rental of Dwelling Units in OUA, OUR, OUE, RE, RSF, RMF, RC, and RMH Districts.

Rental of Dwelling Units in OUA, OUR, OUE, RE, RSF, RMF (not on barrier islands), RC and RMH Districts.

(1) Dwelling units may be rented as a whole and for periods of greater than 30 days provided that a dwelling unit shall not be rented more than once every 30 days.

(2) Portions of a dwelling may be rented for periods of greater than 30 days provided that the dwelling is physically occupied by the owner during more than 50 percent of the lease term and the dwelling unit is not rented more than once every 30 days. "Owner" shall include any individual owning an interest in the dwelling as an individual and any individual owning a majority of the interests or shares of a corporation, partnership, or other business entity.

(3) The owner or managing agent of real property that is offered for rent or lease shall maintain records, including the names and addresses of the lessees, that are adequate to establish the period for which a unit is rented and the names of family members or unrelated individuals occupying the premises during each rental period. Such records shall be provided upon request to inspectors authorized by the County to enforce this UDC.

(4) Except for community residential homes, any rental or lease of a single-family residence to more than one individual and his or her family or roommates is prohibited, unless all persons residing in the single-family residence have full use of the entire residence, including the single kitchen, accessory buildings, and associated property.

(5) Any attempt made to solicit, advertise, or commit the act of leasing a rental in a manner inconsistent with the provisions of this section shall constitute a violation.

Q. What can we do about problem rental properties that don't adhere to the rules?

A. Report a violation

Have code enforcement questions or concerns? Contact Sarasota County staff or visit us online for more information about the complaint process or to report a potential violation.

- Call 311 (or 941-861-5000)
- Use the 311Connect mobile app to report a potential code violation (available on the Apple App Store, Google Play store or via www.scgov.net/311)
- In-person support is also available at the following locations:
 - Sarasota County Operations Center 1001 Sarasota Center Blvd., Sarasota
 - Robert L. Anderson Administration Center 4000 S. Tamiami Trail, Venice

Semi-Annual Community Yard Sale

April 13, 2024

Interested in participating?

Donation of \$5 pays for promotion of address on online listings.



Name: _____ Address: _____

Your NAME and ADDRESS MUST accompany your \$5 donation. Your address will appear on the published list of participants.

Some neighbors team up at one house which adds more people, items and fun to the day. Plus, more items in your driveway entice more people to stop.

The October sale included over 30 homes and the response was incredible!

PLEASE SEND OR DROP OFF THE \$5 TO:

CHERI LANE CARDEN, 615 MIRO CIRCLE

NOKOMIS, FL 34274-0232

941-716-6102 OR WILDCHERI1229@AOL.COM



Sorrento East Spring Picnic

When: Saturday, April 20th (Rain date - Sunday 4/21)

Location: Shaded lot by corner of Rubens & Laurencin Drive

Time: 11AM - 3PM

Who: All Homeowners, Renters, Members in Good Standing are welcome to attend!

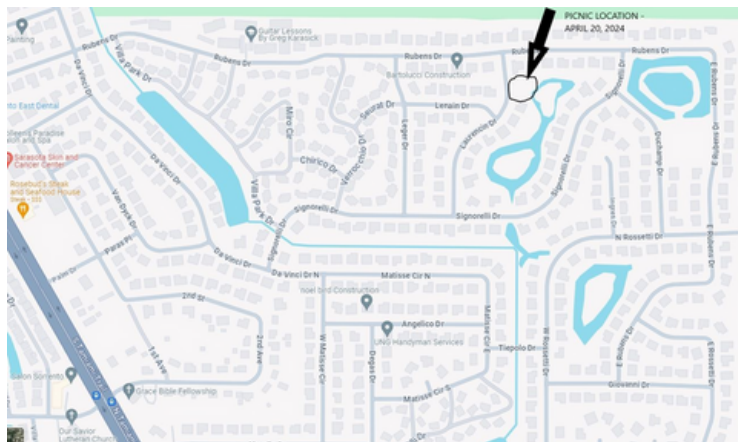
Cost: FREE

SEPOA will have a bounce house for the kids, music, burgers, dogs and beverages.

Bring your own chairs (and a table if you have it) and a dish to share!

RSVP to sepoainfo@gmail.com by 4/13/24 with your name and number attending

*Please note if you have any portable tables or a grill you can bring!



Getting to Know the SEPOA Board Members:

We asked the SEPOA Board a few questions to get to know them better.

1. Where are you originally from?
2. How long have you lived in Sorrento East?
3. Why did you pick Sorrento East as the place where you call home?
4. What's your favorite local dining spot?



Sara Vander Wal:

1. Native Michigander but most of adult life in Mexico City, Mexico
2. 2 Years
3. Nice community that is well situated and close to family
4. Meliora in Sarasota - Big city food in a small town!

Nancy Groth:

1. Born in Omaha & grew up in Illinois
2. 20 Years
3. Location, had a pool, and deed restrictions with low dues
4. Capt. Curt's on Siesta Key

Rita Wicht:

1. Pittsburgh, PA and moved to California at 13. Moved back as adult and was a snowbird for 10 years before moving here permanently!
2. 5 Years
3. Friends lived in Sorrento East and we fell in love. Not the city, but close enough to enjoy all the city has to offer.
4. Pop's & Rosebuds

Henry Kellner:

1. Born in Pittsburgh, PA (Go Steelers!)
2. 3 years in June
3. We fell in love with Sorrento East while visiting friends
4. Pop's & Local 941

Deed Restrictions – Avoid Costly Mistakes and Fixes!

If your Spring plans include building a new fence, enclosure or addition to your home, make sure you review the deed restrictions first to make sure you're in compliance and submit your plans for approval prior to work being done!

Deed restrictions can be downloaded from our website: www.sorrentoeast.org and plans should be emailed to sepoainfo@gmail.com.

In an effort to be more transparent about which violations have been reported to the Deed Restrictions Committee and what action(s) have been taken, below is a list of reported violations. House numbers have been redacted for privacy.

2024 Reported Violations

Street Name	Violation	Date 1st Notice	Date 2nd Notice	Atty Notified	Comments
Duchamp Dr	pool cage not fixed, lawn	1/18/2024			
Duchamp Dr	dirty roof	1/18/2024			
Rubens Dr E	dirty roof	1/29/2024			never paid dues
E Rossetti Dr	trailer in driveway	1/29/2024			
Rubens Dr	dirty roof	1/29/2024			never paid dues
Rubens Dr E	commercial vehicle in driveway	1/29/2024			2 years in arrears
Rubens Dr E	boat trailer on street overnight and temporary shed constructed in driveway	2/11/2023	2/14/2023		homeowner sent a letter stating temporary shed would be taken down by Feb 21, 2024
Corot Dr	boat in driveway	2/22/2024			
Lakewood Cir	POD in driveway over 2 months	2/22/2024			
Degas Dr	Roof/Yard	11/29/2023	2/22/2024		

2023 Reported Violations *(note some have been resolved, some are ongoing)*

Boats/Rec Vehicles	Degas, Corot, Van Dyck, 1st st., DaVinci, Monet Pl, Rubens, E. Rubens	<p>The deed restriction committee takes every reported violation seriously. Our means of compliance includes sending letters, waiting the appropriate days for response and sending more letters. If SEPOA is ignored we are forced to turn the matter over to our attorneys. We understand that none of this enforcement activity is visible to the community. Residents need to know that the board is doing what it can to address all deed restriction violations.</p>
Commercial Vehicles/Trailers	Corot, Paras, Matisse Cir. N, Rubens, West Rosetti, Lakewood	
Dirty Roofs	Chardin, Degas, Monet, Matisse Cir. S, Monet Pl, Giovanni, Rubens, E. Rubens, Ingres, Lakewood, Lakewood Ct.	
Fences	Degas,	
Yard violations	Corot, 1st St., DaVinci, Matisse Cir. N, Degas, Monet, Signorelli, Rubens, Lakewood Cir., Lakewood	
Unleashed Dog	Paras	
Shed	N. Rosetti	



Sorrento East Property Owner's Association

2024 Membership Dues Form

A Corporation Not-for-profit
P.O. Box 232, Nokomis FL 34274
SEPOAinfo@gmail.com

Dues for calendar year 2024

\$150.00 dues for each property - Your canceled check is your receipt.

Additional Donations are always welcome.



There's Still Time!

Please make checks payable to SEPOA and return along with this completed form to the address shown above. Zelle payments now accepted. Enter SEPOAinfo@gmail.com as the recipient and add your Sorrento East address in the "Notes" section. For proper credit, please return this form by regular mail or by email. The following information is for SEPOA Board of Directors' use only to plan, credit payments, update the database and directory. It is never shared with others unless you give written permission to do so.

Property Address _____Nokomis, FL 34275

Mailing Address (if different) _____

Owner's Name _____ Print in the Directory Yes No (circle one)

Owner's Phone _____ Print in the Directory Yes No (circle one)

Owner's Email _____ For meeting notices, newsletters & events

Co-Owner's Name _____ Print in the Directory Yes No (circle one)

Co-Owner's Phone _____ Print in the Directory Yes No (circle one)

Co-Owner's Email _____ For meeting notices, newsletters & events

Emergency Contact Information (If you cannot be reached)

Name _____ Phone _____

Renter's Information (if applicable)

Name _____ Phone _____

Please be sure to give your tenants a copy of the Sorrento East Deed Restrictions to ensure compliance.

SEPOA Use

Date Received _____ Check Number _____ \$ _____

FIRST CLASS MAIL
U.S. POSTAGE PAID
MANASOTA, FL
PERMIT # 1027

P.O. BOX 232
NOKOMIS, FL 34274-0232
WWW.SORRENTOEAST.ORG

SORRENTO EAST PROPERTY OWNERS' ASSOCIATION

Upcoming Social Events & Meetings

March 24 - Resident Meetup - Antique Car Show @ Venice Island
Meet at the Island Gazebo at 9:45AM



April 9 - Monthly Board Meeting (Online)

April 13 - Community Yard Sale



April 20 - Sorrento East Community Picnic (Laurencin Drive near the lake)

May 14 - Monthly Board Meeting (Online)

