



Rizzetta & Company

Venetian Community Development District

**Board of Supervisors' Meeting
January 24, 2022**

**District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913**

www.venetiancdd.org

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275

www.venetiancdd.org

Board of Supervisors	Rich Bracco Steve Kleinglass Rick McCafferty Ernest Booker Ken Smaha	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Andy Cohen	Persson, Cohen & Mooney, P.A.
District Engineer	Rick Schappacher	Schappacher Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

VENETIAN COMMUNITY DEVELOPMENT DISTRICT
District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.venetiancdd.org

January 18, 2022

Board of Supervisors
**Venetian Community
Development District**

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Venetian Community Development District will be held on **Monday, January 24, 2022 at 9:30 a.m.** at the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275. The following is the **revised** agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT**
- 4. DISTRICT ENGINEER STAFF REPORT**
 - A. Review and Consideration of Bid Tabulation Form for Road Rejuvenation..... Tab 1
 1. Presentations by Pavement Technology and Total Asphalt
- 5. BUSINESS ITEMS**
 - A. Discussion Regarding General Manager Termination
 - B. Discussion Regarding Vesta Policies
 - C. Review of December 2021 Field Inspection Report Tab 2
 - D. Discussion Regarding Proposed Shopping Center on Laurel Road
 - E. Appointment of Advisory Committee Members
 - F. Consideration of "Welcome Home" Sign at Entrance
 - G. Review and Consideration of Proposals Received in Response to the RFP for Security and Patrol Services Tab 3
 1. Allied Universal
 2. RAMCO Protective
 3. Steal Consultants
 4. TRVST Security
 5. Weiser Security
 - H. Final Report Related to Veneto and Roundabout
 - I. Consideration of Landscaping Advisory Committee Recommendation
 - J. Update Regarding Tiki Bar
 - K. Consideration of RFP for Reserve Study Tab 4**
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on December 13, 2021..... Tab 5
 - B. Consideration of the Operations and Maintenance Expenditures for the Month of December 2021 Tab 6

7. CONSENT ITEMS

- A. Acceptance of Advisory Committee Meeting Minutes..... Tab 7
 - 1. Facilities Advisory Committee Meetings of November 1, 2021 and December 6, 2021
 - 2. Landscaping Advisory Committee Meeting of November 18, 2021
 - 3. Racquet Sports Advisory Committee Meeting of November 8, 2021
 - 4. Social and Dining Advisory Committee Meeting of November 10, 2021
 - 5. Strategic Direction Advisory Committee Meeting of December 7, 2021 and December 21, 2021

8. STAFF REPORTS

- A. District Counsel
- B. River Club
 - 1. Consideration of HVAC Maintenance Agreement Proposal Tab 8
- C. Field Manager
- D. District Manager Tab 9
 - 1. Campus Suite, December 2021, 4th Quarter Website Audit Tab 10

9. SUPERVISOR REQUESTS AND COMMENTS

10. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (239) 936-0913. **Please note that masks are required for unvaccinated individuals at the River Club.**

Very truly yours,
Belinda Blandon
Belinda Blandon
District Manager

cc: Andrew Cohen: Persson, Cohen & Mooney, P.A.

Tab 1

Exhibit "A"

Venetian CDD Road Rejuvenation Bid Tabulation Form 1.7.22

				Pavement Technology		Total Asphalt*	
Bid Item	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total
1	Furnish & Install Asphalt rejuvenation product	170,350	SY	0.97	165,239.50	1.90	323,665.00
2	Miscellaneous cleanup and work	1	LS	5,110.50	5,110.50	0.00	0.00
Total				\$170,350.00		\$323,665.00	

A PUBLICATION OF FP² INC.

SPRING 2020

PAVEMENT PRESERVATION *JOURNAL*



INSIDE:

**RELAUNCH OF
PRESERVATION ROADMAP**

**DATA-DRIVEN PAVEMENT
PRESERVATION**

**MALTENE-BASED
REJUVENATORS**

Maltene-Based Rejuvenators Restore Flexibility, Quell Oxidation Effects

BY MICHAEL P. DURANTE

Asphalt rejuvenators are petroleum-derived additives and modifiers that aim to revitalize, provide sealing, and restore the physical and chemical properties of aged asphalt.

In recent years, there has been increased confusion in defining what it means to “rejuvenate” asphalt pavements. A scientific understanding of asphalt chemistry, especially maltenes and the role they play in rehabilitating and extending the life of asphalt roadways, is critical.

It’s known that asphalt pavement deterioration is directly tied to the depletion of asphalt binder content due to the high temperature of manufacturing and subsequent in-service oxidative reduction.

For decades, the natural rehabilitative chemistry commonly described as *Maltene Replacement Technology* (MRT) has been the only proven method for sustainable restoration of both the physical and chemical properties of asphalt pavements. In recent years, alternate methods to chemical restoration have developed that take a different approach from “in-kind” maltene replacement. The goal of this article is to review these different approaches.

WHAT ARE MALTENES?

Regardless of any asphalt’s geochemistry, maltenes are one of only two core molecular components common to all asphalts. As the resinous and oily fractions found in asphalt binder, maltenes are the medium that imparts to asphalt pavements their flexibility, fluidity and adhesion properties. The other core component is the colloid or filler known as asphaltene, which imparts to asphalt binder its structure.

Maltenes and asphaltene are separately identifiable phases of the same interdependent molecular structure. They are the principal components of asphalt binder and only differ in their molecular weights, solubility and, hence, vulnerability.

The maltenes are largely responsible for asphalt’s ability to withstand the considerable environmental and traffic stresses on today’s roadways. But they also are more susceptible than asphaltene to oxidation and the high temperatures of manufacturing. As much as a third of maltene content is lost during hot mix asphalt production. Further, asphalt binder begins to photodegrade at pavement temperatures as low as 120 deg F. It’s the loss of maltenes that causes asphalt pavements to become embrittled, raveled and cracked.

Rejuvenation of asphalt binder requires replenishing its depleted maltene content to restore the critical chemical balance between maltenes and asphaltene. Nearly 50 years of science, engineering and commercial applications revolve around techniques to either slow-down the phase separation between maltenes and asphaltene, or to restore the proper chemical equilibrium between the two essential molecular components of asphalt binders.

THE ROSTLER ANALYSIS

By the late 1950s, Dr. Fritz Rostler, working in America’s petroleum industry, adopted what became the breakthrough approach to analyzing the molecular structure and aging behavior of asphalt binder.

Specifically, in the 1959 paper *Influence of Chemical Composition of Asphalts on Performance, Particularly Durability*, Rostler and his collaborator R.M. White observed that the balance between the maltene and asphaltene content in asphalt, when exposed to

Chemical Name	Derived From	Kb value	Chemical Name	Derived From	Kb value
Methyl Linoleate	Linseed Oil	58	Octane	Petroleum	27
Methyl Soyate	Soybean	59	Hexane	Petroleum	31
D-limonene	Citrus	68	Kerosene	Petroleum	33
Corn Ethanol	Corn	68			
Turpentine	Pine Tree	68			

Table 1: Kb Values of Common Petroleum and Agriculture-Derived Diluents

lab-simulated sun and weather, declined with time and exposure. And further, that a loss of maltenes directly correlates with asphalt aging and embrittlement.

The research of Rostler eventually culminated in the maltene replacement approach to asphalt pavement preservation and life extension. Today, this is “settled science.”

ALTERNATIVE METHODS

Though not new chemistries, some non-maltene-based products have been introduced to the pavement preservation marketplace. Almost all of them are agriculturally derived. Historically, agricultural or “bio-based” chemicals have been used to replace certain petroleum products, such as fuels and solvents.

Specific to asphalts, bio-based products are being used as asphalt “cutbacks” or as “asphalt releasers” to clean or reduce undesired asphalt residue. By their nature, bio-based chemicals are dissimilar from asphalt since they are not derived from petroleum. They are generally based on pseudo-aromatic or paraffinic-based “biofuels,” which are molecularly very different from petroleum naphthenic-based asphalt binder.

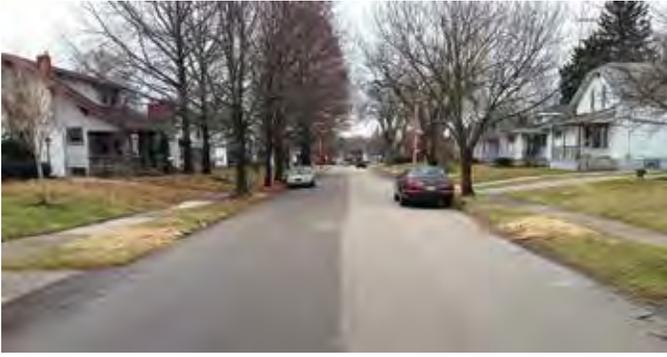
For example, a common bio-based asphalt solvent is d-limonene, which is a citrus-derived powerful dissolver that is chemically similar to turpentine. Vegetable-derived alternates to petroleum-derived products mostly fall into the category of Fatty Acid Methyl Esters or “FAMES.” FAMES are created through a transesterification (radicalization) process, which simply means by a process in which an alcohol or acid catalyst reacts with vegetable oils (soybean, corn, or linseed etc.) to create biodiesel fuel. Biodiesels are used as alternate fuels and also as strong solvents.

Common names for some biodiesels include corn ethanol and methyl linoleate. The most widely used biodiesel is methyl soyate, which is soy-derived. Collectively, such compounds are frequently referred to as “biosolvents” on product labels and safety data sheets.

These types of structures chemically dissociate asphalt binders, as do similar non-petroleum derivatives such as d-limonene and turpentine. In fact, EPA guidelines recommend the use of biosolvents in oil spills due to their efficiency at dissolving crude oil stocks.

Since such bio-based approaches do not contain maltenes, their asphalt-modifying behavior is typically measured by Kauri-butanol (Kb) value, which is the standardized (ASTM D1133) method for measuring relative hydrocarbon solvency strength.

For instance, a common petroleum diluent such as kerosene (#1 grade diesel or “jet fuel”) has a Kb value of 33. FAMES register closer to a 60 Kb or twice the solvent power of a petrodiesel. Hence,



Maltene Rejuvenator: Sustainable Water-Resistant Performance. Image of Ohio roadway years after a maltene rejuvenator was applied and shortly after a rainfall. The treated section is dry, while the untreated section of pavement remains wet

FAMEs have been used quite successfully to replace traditional petroleum fuels and solvents with solutions promoting significantly stronger solvency power (Table 1). These agriculturally derived solvents naturally can provide an initial softening effect on asphalts. But can high Kb value biosolvents be repurposed as asphalt rejuvenators?

FIELD TESTING TECHNIQUES

Field testing supports the results of Dr. Rostler’s analyses. For nearly half a century, maltene replacement has been used on asphalt roadways across the United States. During that time, a significant number of side-by-side (treated vs. untreated) pavement comparison studies have demonstrated the effectiveness of the technique in rehabilitating and promoting more sustainable asphalt pavements.

It is visually apparent that MRT has provided a more durable pavement that is sustainably hydrophobic (i.e., water resistant).

Chart 1 is an abstract from a multi-year sustainability study in Charleston County, S.C., on asphalt pavements treated with *Reclamite*, a maltene-based rejuvenator. The maltene rejuvenator was able to reduce the initial viscosity of the pavement by over 50 percent, and effectively “reset” the oxidation curve for the pavement over the next seven years, while contemporaneously slowing down the oxidation rate. This study demonstrates the critical importance of sustained rheology improvement.

The sustained plasticity benefit (lower poises = higher resiliency) translates into a materially longer life-cycle assessment, with the greatest benefit of the maltene rejuvenator derived beyond year five. This “second curve,” as observed in Chart 1, shows how the initial rheology modification to the asphalt continues to perform over multiple years. Maltene replacement clearly rejuvenates aged asphalt binder in the intended (i.e., sustainable) sense.

In contrast, how bio-based chemicals, commonly used as fuel and solvent alternates to petroleum, can be repurposed into an agency’s pavement preservation program is unclear given the nature of these chemistries and a lack of long-term field evaluations.

The key in determining the sustained effect these compounds may have on asphalt binders from point-in-time viscosity adjustment is to study the relationship between a given compound’s Kb value and a treated binder’s rheology over several years.

NCAT REJUVENATOR EVALUATION

In a recent study by the National Center for Asphalt Technology (NCAT) at Auburn University, NCAT researchers tested several chemical compounds, which are being marketed as asphalt binder rejuvenators and surface sealers, for reactivity with aged asphalt.

NCAT chemist Dr. Raquel Moraes, who led the study, described the maltene-based rejuvenator tested as modifying asphalt binder “...through restoration of the original binder asphaltene to maltenes

ratio (i.e., the asphalt chemical fractions).” She determined that the bio-based products evaluated chemically softened the asphalt through “...lowering the viscosity of the continuous solvent phase,” referring to the dilution of the remaining maltenes.

So, NCAT identified that the chemical reaction between the bio-based compounds and the asphalt accelerated the separation of maltenes and asphaltene by “diluting” the maltenes, a first stage flocculant reaction consistent with a solvent. The diluting of the maltene phase of an asphalt binder matrix may accelerate the oxidation of the depleted maltenes, accelerating aging and embrittlement.

NCAT qualified their asphalt rejuvenator study with the following warning: “For optimal restoration of the aged asphalt binder, consideration should be given to the chemical composition of the rejuvenator rather than just its capacity to reduce the viscosity of the aged binder.”

The NCAT study confirmed that of products currently promoted as asphalt rejuvenators, the maltene replacement products replenish depleted maltene content, while the bio-based compounds dissolve the aged binder’s remaining maltenes. Hence, they are two very different chemical outcomes.

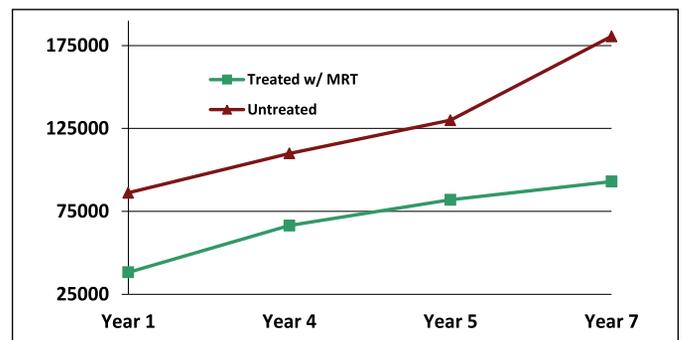
Choosing a rejuvenator with proven sustained performance is critical. For an asphalt rejuvenator, sustainability is measured by rheological improvement of the binder over a four-to-six-year period or longer. This life-cycle extension is measured by binder viscosity in comparison to untreated pavement annually over time. Visual inspection in the field should also exhibit reduced surface raveling, less top down surface cracking and reduced water absorption indicated by faster surface drying.

Maltene rejuvenators, with zero KB value chemistry, have proven for decade’s sustainable binder rheology improvement with measurable life-cycle extension benefits through maltene replacement technology.

Bio solvents, with tested KB values in the 50 to 70 range, repurposed for asphalt preservation, have no maltene content and soften asphalt binder through maltene dilution. Field evaluation may determine a relation to KB value and performance levels.

In selecting the most effective pavement preservation method, an agency should review products sustainability and the methodology and chemistry employed. 

Adapted by Pavement Preservation Journal from a technical paper. For the full version, including footnotes, please contact the editor at expwys@expresswayonline.com. Durante is vice president, finance and strategic planning for Pavement Technology, Inc., and managing partner of Blackwall Partners LLC. He holds degrees in finance and economics from Vanderbilt University and the University of Oxford.



*Chart 1: Seven Year Oxidation Rate Curves (in poises) at Charleston County (SC) is an abstract from a multi-year sustainability study in Charleston County, South Carolina on asphalt pavements treated with *Reclamite*, a maltene-based rejuvenator. The maltene rejuvenator was able to reduce the initial viscosity of the pavement by over 50 percent, and effectively “reset” the oxidation curve for the pavement over the next seven years, while contemporaneously slowing down the oxidation rate.*

Tame Nature Naturally

Real Science.

Natural Maltenes.

Real Results.

Corn, soy beans, oranges and petroleum are all derived from Mother Nature. When used according to Nature's Plan, we all benefit. Asphalt binder is a natural derivative of petroleum. Exposure to the natural environment damages a binder's maltene components through oxidation. The natural remedy for repairing that damage is Maltene Replacement Technology using **Reclamite®** asphalt rejuvenator.



GetMaltenes.com



Pavement Technology, Inc.
Real Science. Real Results.



Restoring your Roads while Preserving your Budget... REJUVENATORS

PRESENTATION FOR:

VENETIAN GOLF & RIVER CLUB

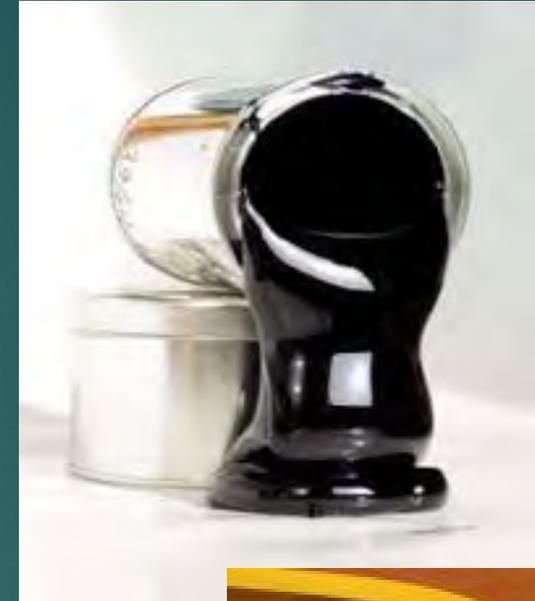
PRESENTED BY: TOTAL ASPHALT MAINTENANCE, INC.

OUTLINE

- ASPHALT, ASPHALT EMULSION HISTORY & BACKGROUND
- PAVEMENT PRESERVATION
- FOG SEAL/REJUVENATOR BASICS
- REJUVENATOR CASE STUDIES (GORMAN BLACK LABEL)
- HOW MUCH?
WHEN TO USE? (ROAD CRITERIA)
HOW TO ACCESS PRODUCT?
- EASY QUIZ/QUESTIONS

HISTORY

- ▶ Asphalt or Bitumen - oldest known engineering material in the world and has been used from the earliest times as an adhesive, sealant and waterproofing agent.
- ▶ It is black and sticky.
 - ▶ “asphaltos” – is greek for “sticky”
- ▶ Use:
 - ▶ Sumerians (6000 B.C.) – Ship building industry
 - ▶ Egyptians (2000 B.C) -- Mummies
 - ▶ Biblical times (2500 - 1500 B.C.)
 - ▶ Noah’s ark - waterproofing
 - ▶ Tower of Babel - mortar
 - ▶ Paving – streets of Babylon



Where does it come from ?

▶ Natural Sources

▶ Trinidad Lake Asphalt

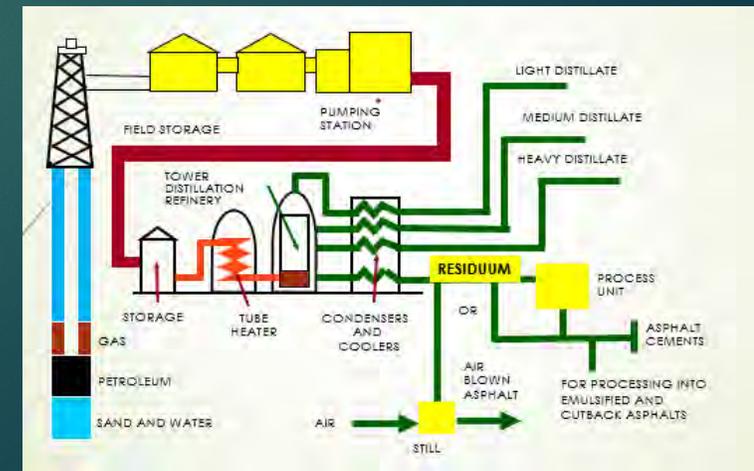
▶ Primary world asphalt supplier 1875 – 1900

▶ Gilsonite

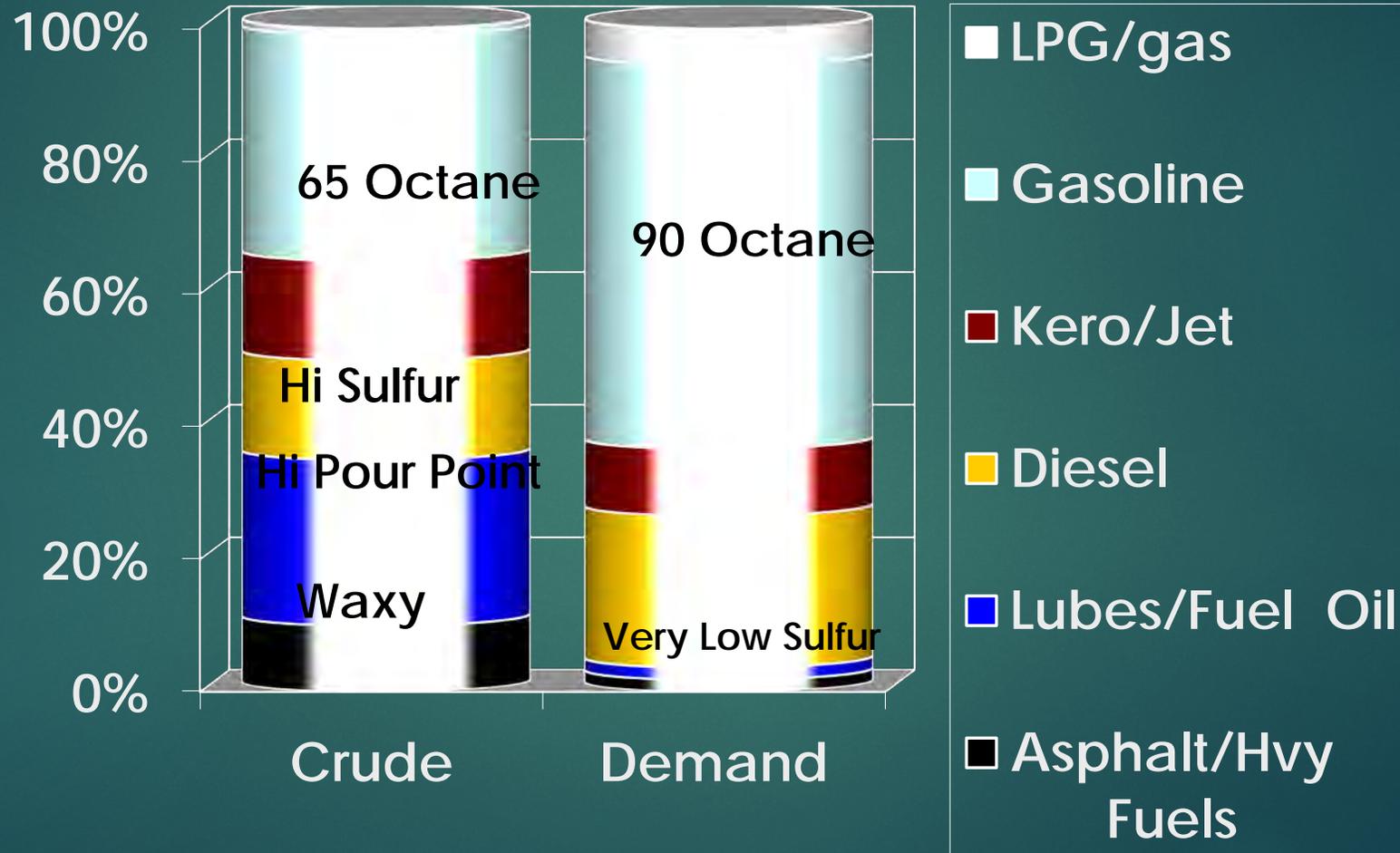
▶ Naturally occurring asphaltum in Utah



▶ It is also a derivative of crude oil refining



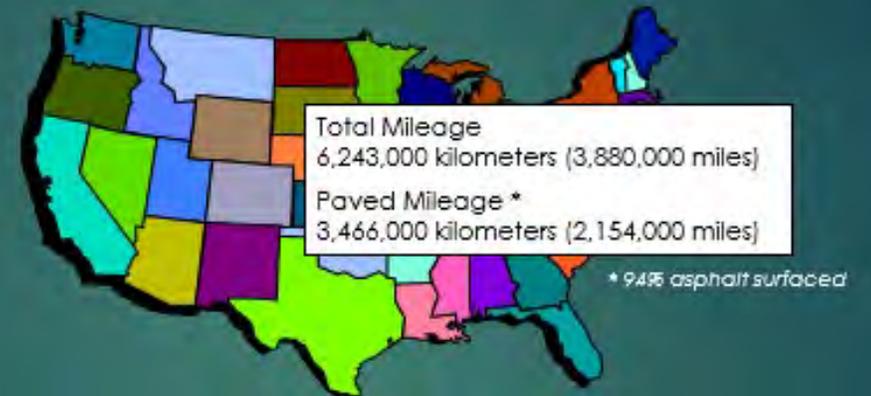
Purpose of Refineries



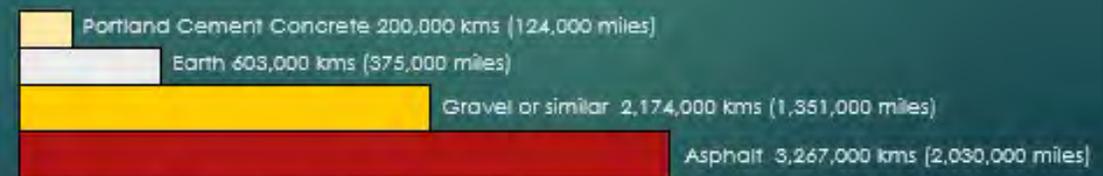
How Asphalt is Used

- ▶ Transportation-highways, railbeds, airport runways
- ▶ Recreational-running tracks, greenway trails, playgrounds, racetracks, basketball and tennis courts
- ▶ Aquatic-fish hatcheries, reservoir liners, retention ponds, sea walls.....
- ▶ Residential-driveways, subdivision roads
- ▶ Agricultural-cattle feed lots, poultry house floors, barn floors,
- ▶ Industrial-work sites, log yards, ports, freight yards, landfill caps

Total Existing Length of Roads and Streets in USA



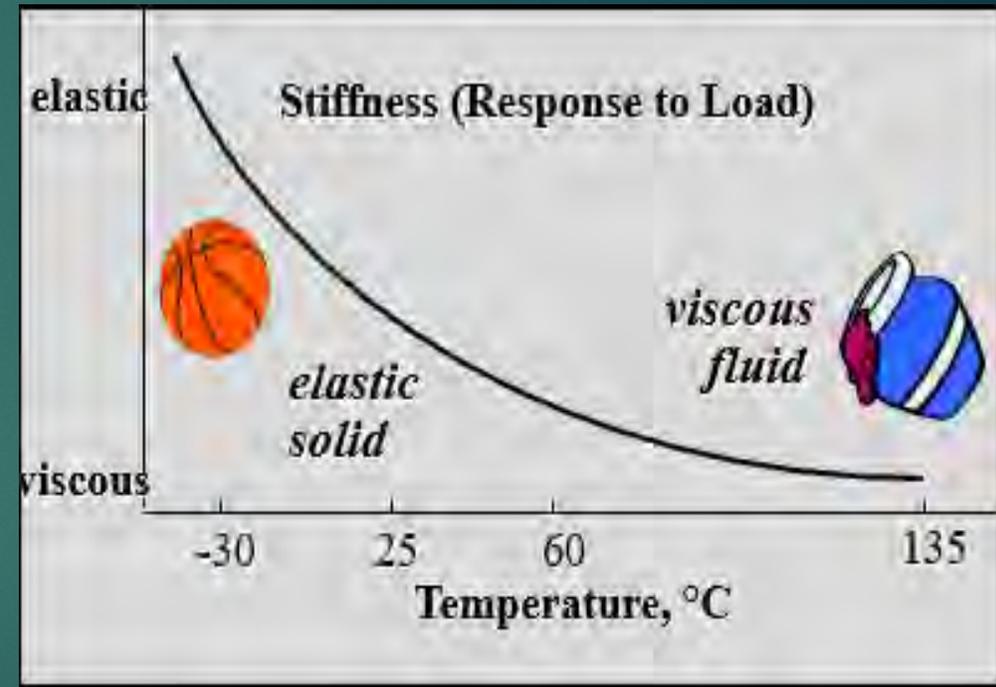
Total Existing Mileage of Roads and Streets in U.S.A.



Source: Federal High Administration

Asphalt Characteristics

- ▶ Thermoplastic material
 - ▶ Properties change with temperature
- ▶ Important characteristics
 - ▶ High temperature: construction workability
 - ▶ Medium temperature: deformation resistance
 - ▶ Low temperature: thermal cracking resistance



National Trends

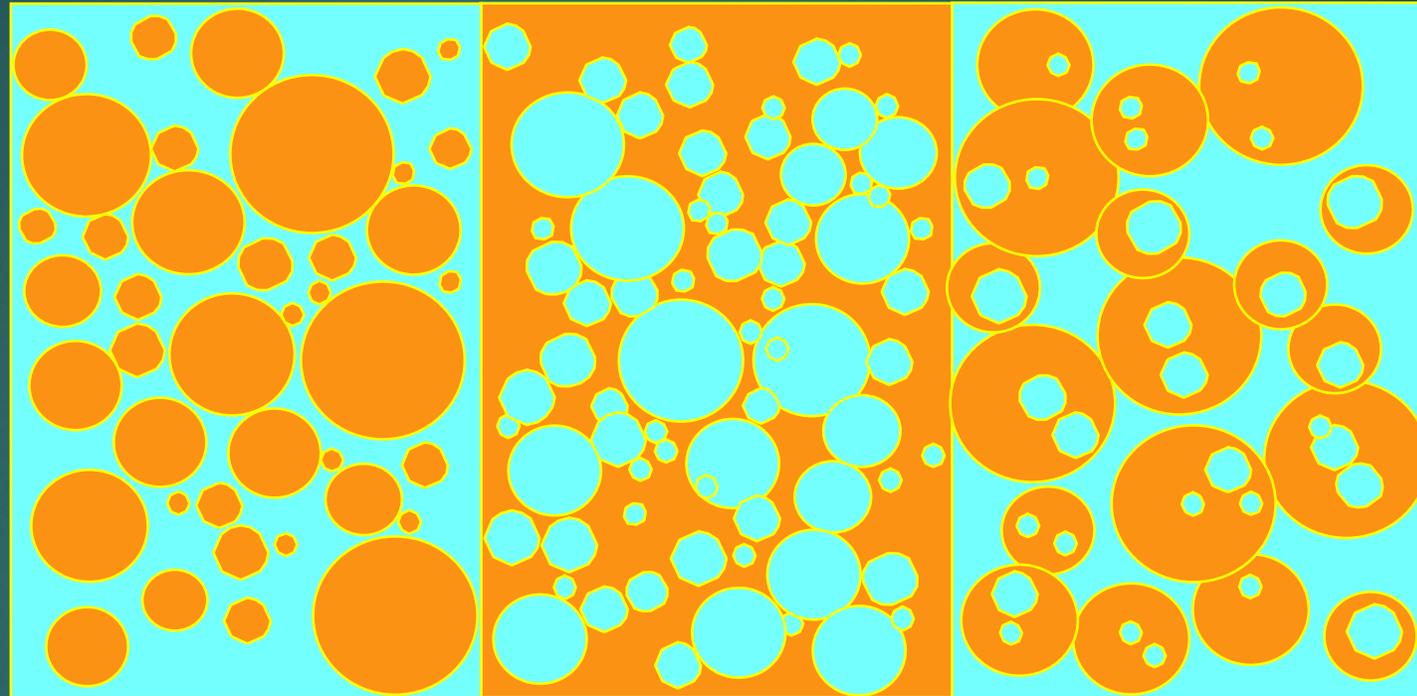
- ▶ Agencies and property owners are maintaining their asphalt pavements and are spending maintenance \$\$\$ to extend the life cycle of their road networks.
- ▶ There is a demand for performance-based asphalt maintenance products to provide long-term solutions.
- ▶ Environmental impacts are defining sustainable solutions for pavement maintenance.
- ▶ Asphalt is the number one recycled product in the road paving industry.



GOT EMULSION ?



EMULSION TYPES



O/W

oil-in-water
emulsion

W/O

water-in-oil
(inverted emulsion)

W/O/W

multiple
emulsion

ASPHALT EMULSIONS



ASPHALT EMULSION HISTORY

EARLY 1900's FIRST BITUMEN OR ASPHALT EMULSION.
1923 - COLD ASPHALT FOR ROAD PAVEMENT
APPLICATION.

Perfectionnements aux émulsions bitumineuses

Société : ASPHALT COLD MIX Limited résidant en Angleterre.

Demandé le 10 avril 1923, à 13^h 34^m, à Paris.

Délivré le 31 octobre 1923. — Publié le 15 janvier 1924.

(6 demandes de brevets déposées en Angleterre: 4 le 9 mai 1922 et 2 le 1^{er} février 1923. —
Déclaration du déposant.)

- ▶ *A heterogeneous system with two or more liquid phases, made up of a continuous liquid phase (water) and at least a second liquid phase (asphalt) dispersed in the former in fine droplets.*

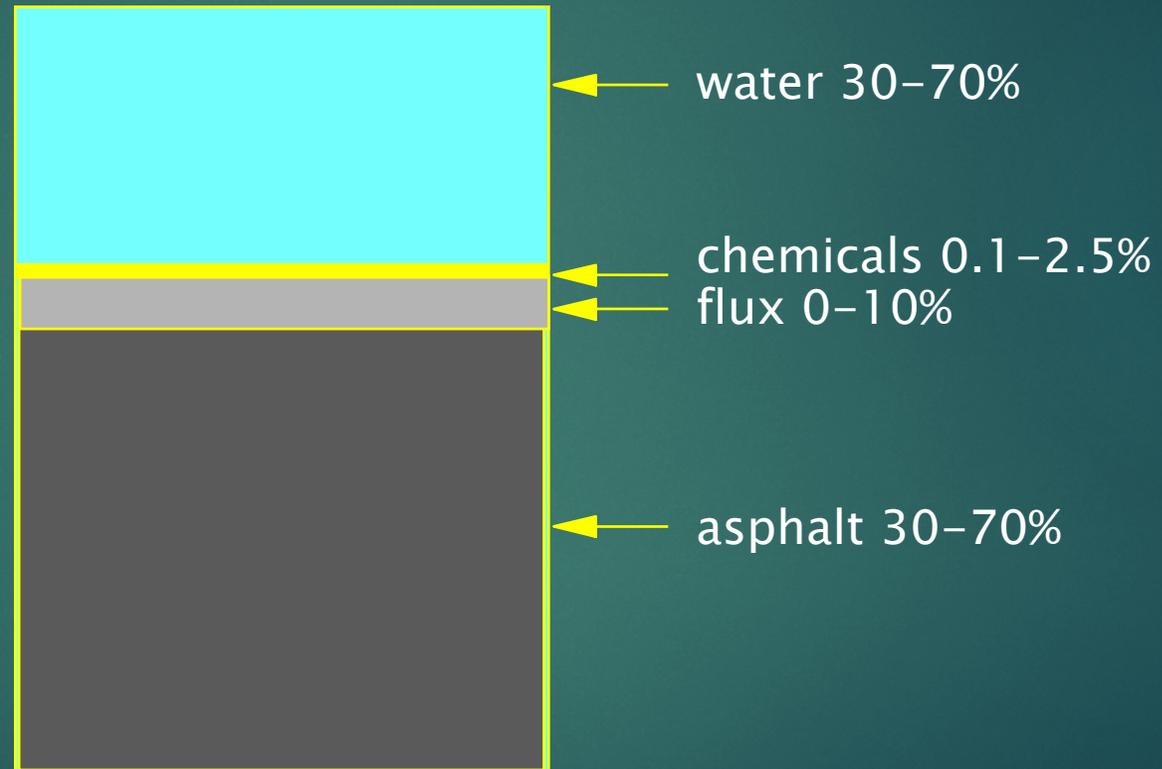


WHY ASPHALT EMULSIONS

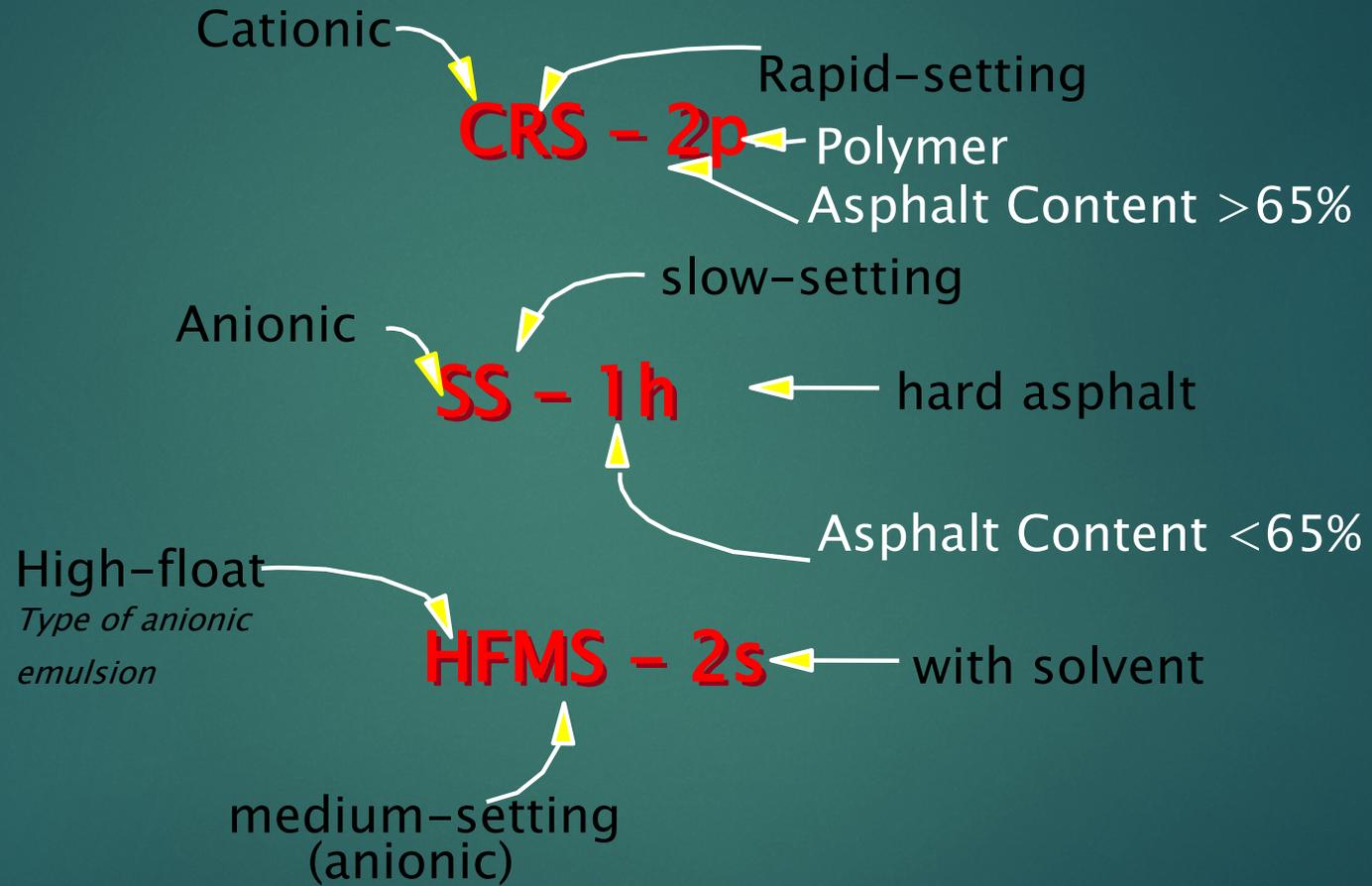
- ▶ Highly adaptable and flexible
- ▶ Environmentally-friendly
- ▶ Safer for workers
- ▶ Safety for end-user
- ▶ The Bottom Line



COMPONENTS OF AN ASPHALT EMULSION



CALL THEM NAMES



PAVEMENT PRESERVATION & the 3 R'S,

“long-term strategy that
enhances pavement
performance by using an
integrated cost-effective set
of practices that extend
pavement life, improve
safety and meet motorist
expectations”



U.S. Department of Transportation
Federal Highway
Administration

The **Right** treatment, to the **Right** road at the **Right** time
.....with the **Right** equipment and the **Right** personnel....

Pavement Condition Index

A-F Designation

ASTM Designation

A (PCI 85-100)

GOOD

B (PCI 70-84)

SATISFACTORY

C (PCI 55-69)

FAIR

D (PCI 40-54)

POOR

F (PCI 0-39)

FAILED-SERIOUS-VERY POOR



PPRA™

Better roads today. Stronger networks tomorrow.



AEMA™

ASPHALT EMULSION MANUFACTURERS ASSOCIATION



ARRA™

Asphalt Recycling & Reclaiming Association



ISSA™

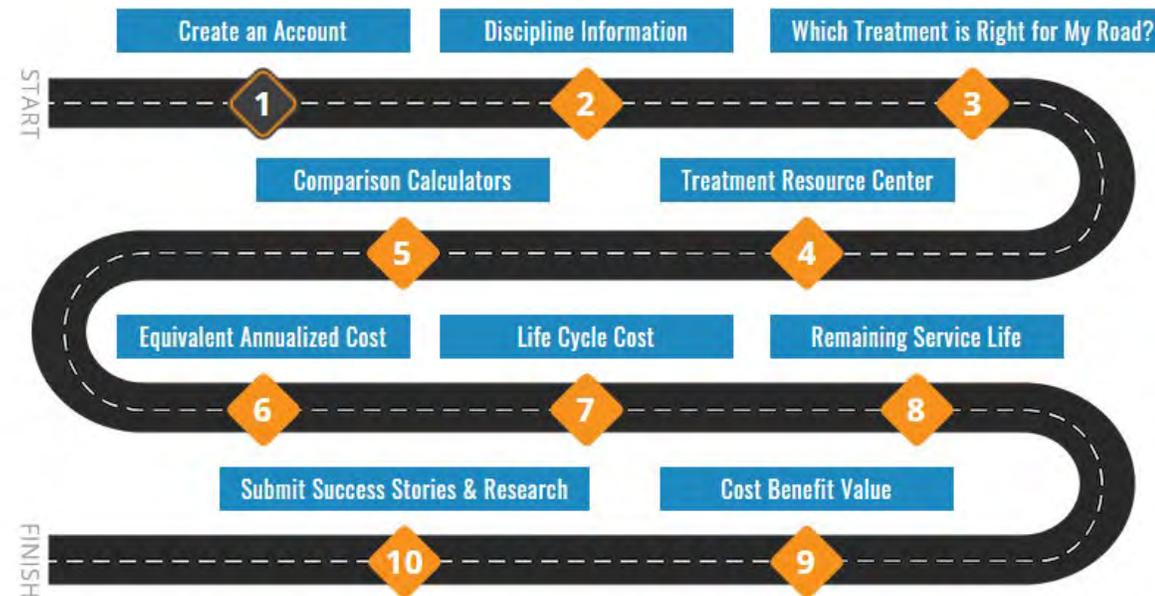
International Slurry Surfacing Association

Website Roadmap

Not Sure Where to Start?

Get on the road to success with the Road Resource road map.

Learn each of the tools on the website with helpful explanations and checklists. Check your progress on the road map page in your User Account. After you've completed all the steps, share your progress with a certificate of completion.



Treatment Resource Center

Apply Treatments With Confidence & Success

This resource is a combined effort from experts across the industry. It includes the most current guidelines, process information, research, success stories, and in-depth quality assurance recommendations to equip you with the tools you need to ensure treatment success.

The PPRA Treatment Resource Center is an index of common treatments under various progressive pavement management disciplines. For specific questions contact a [contractor or supplier](#) in your region.

SURFACE TREATMENTS

- Fog Seal
- Rejuvenating Fog Seal
- Slurry Seal
- Micro Surfacing
- Ultra Thin Lift HMA
- Cape Seal
- Chip Seal
- Crack Seal
- Scrub Seal

PRE-TREATMENTS

- Tack Coat
- Prime Coat

RECYCLING & RECLAMATION

- Cold Planing & Micro Milling
- Hot In-Place Recycling
- Cold In-Place Recycling
- Cold Central Plant Recycling
- Full Depth Reclamation

BASE TREATMENTS

- Base Stabilization
- Soil Stabilization & Soil Modification

Fog Seal

MORE TREATMENTS...

Overview > About

FIND A CONTRACTOR/SUPPLIER

OVERVIEW

ABOUT

PROCESS & VARIATIONS

EXPECTATIONS

COST

HISTORY

BEST PRACTICES

PRE-CONSTRUCTION

SITE SELECTION

MATERIAL SELECTION

MIX DESIGN

SPECIFICATION REVIEW

CONSTRUCTION

PREPARATION

WEATHER REQUIREMENTS

EQUIPMENT

CALIBRATION

TRAFFIC CONTROL

APPLICATION

QUALITY ASSURANCE

INSPECTION

TESTING PROTOCOL

TROUBLESHOOTING

ACCEPTANCE

RESEARCH & PERFORMANCE

SUCCESS STORIES

PHOTO GALLERY

FOR PAVEMENT CONDITION **A** **B** (FC between 70 and 100)

Fog seal is a single application, typically light, of emulsified asphalt to an existing asphalt surface. This type of maintenance treatment can be valuable aid to renew weathered (oxidized) asphalt surfaces and improve the surface appearance, seal minor cracks and surface voids, and inhibit raveling.

 2 to 4 years of life extension depending on the existing conditions.

Issues Addressed

- Minor surface cracks
- Oxidation
- Raveling (due to segregation or poor compaction)

Attributes

- Protects the pavement structure from moisture intrusion and oxidation
- Improves pavement life and may delay the need for major maintenance or rehabilitation
- Improves road safety by enhancing color contrast between pavement surface and road markings

Common Combinations

- Chip seal + Fog seal
- Full Depth Reclamation + Fog Seal
- Cold In Place Recycling + Fog Seal

Explore by Pavement Criteria

PAVEMENT CRITERIA

PAVEMENT PHOTOS

This tool is designed to explore cost-effective solutions to pavement at varying levels of distress. Input your pavement criteria for potential solutions relevant to you.

Though these tools use distress to identify potential treatment solutions, the savviest pavement managers are stretching budgets further by preventatively addressing deterioration before it starts. Link treatments together to make pavement last 40 years or more, or consider using innovative recycling methods to cost-effectively reengineer your pavement cross-section to meet increased load or traffic requirements and increase strength and longevity.

PAVEMENT CONDITION ⓘ

PLEASE SELECT

PRIMARY DISTRESS ⓘ

PLEASE SELECT

ROAD TYPE

PLEASE SELECT

SURFACE TYPE

PLEASE SELECT

OTHER FACTORS TO CONSIDER ⓘ



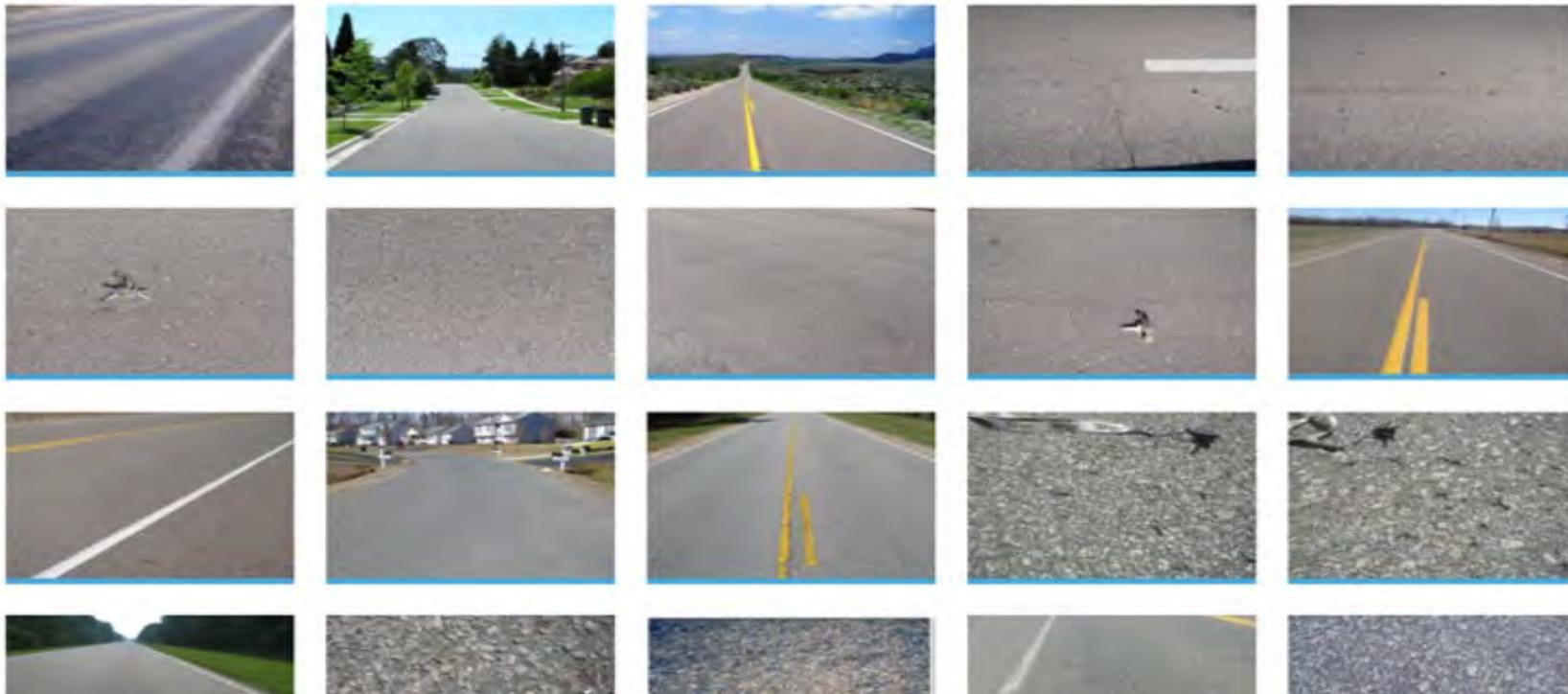
Explore by Pavement Photos

Use this tool to explore potential solutions for various road conditions.

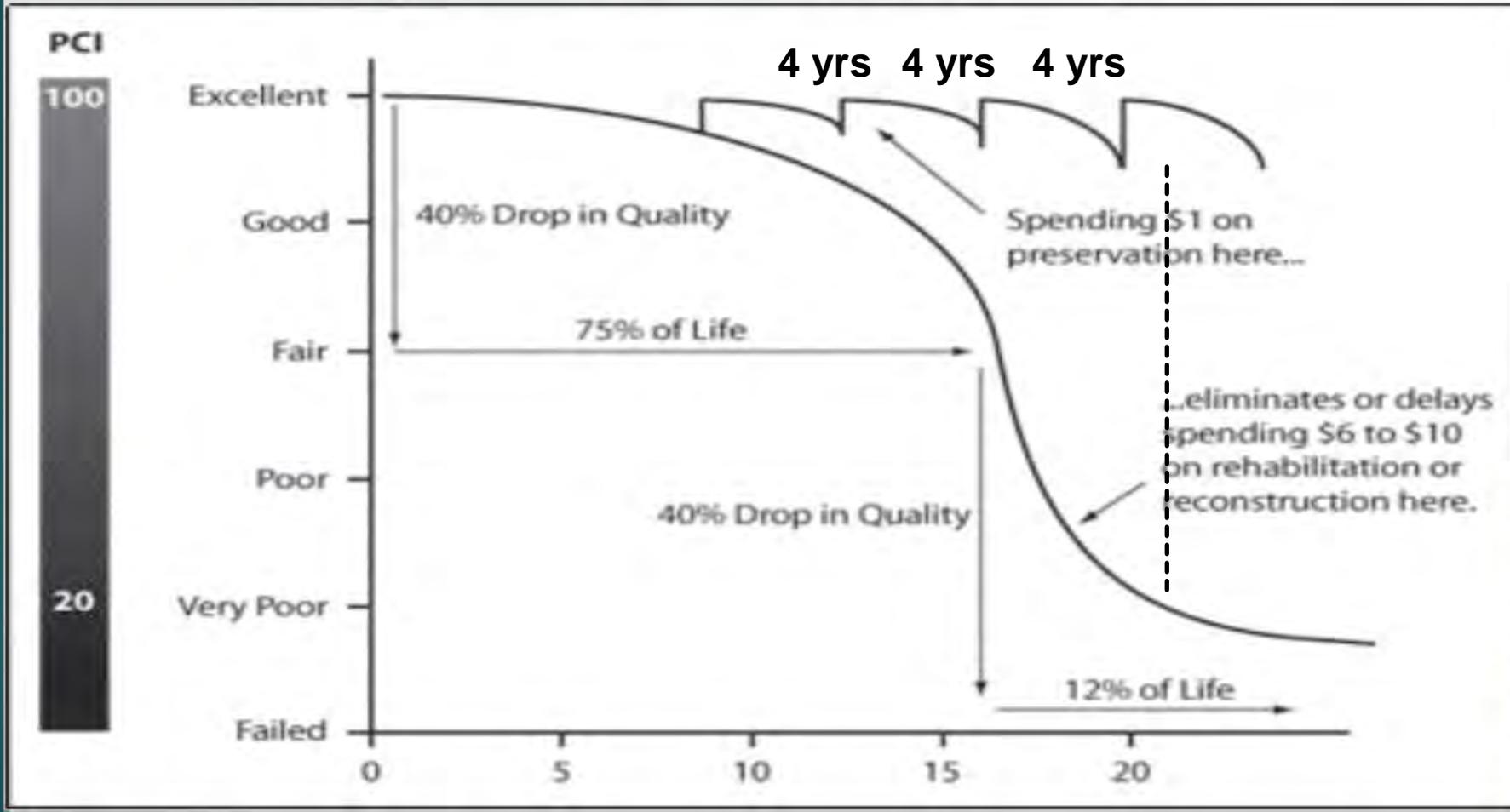
Though these tools use distress to identify potential treatment solutions, the savviest pavement managers are stretching budgets further by preventatively addressing deterioration before it starts. Link treatments together to make pavement last 40 years or more, or consider using innovative recycling methods to cost-effectively reengineering your pavement cross-section to meet increased load or traffic requirements and increase strength and longevity.

PRIMARY DISTRESS 

SHOW ALL 



When Should I Treat my Asphalt Pavement?



SURFACE TREATMENT	LIFE OF TREATMENT (from PPRA)	COST OF TREATMENT (from PPRA)	EXTRAPOLATED COST for 12-YR LIFE
Chip Seal	6 Years	\$2.06/SY	\$4.12/SY
Bonded Wearing Course	10 Years	\$6.98/SY	\$8.38/SY
FiberMat -Type A	9 Years	\$3.35/SY	\$4.46/SY
0.5" Shim / 1.5" Overlay	11 Years	\$9.31/SY	\$10.15/SY
Minor Mill & Fill	11 Years	\$9.80/SY	\$10.69/SY

Aim Of Rejuvenators

- ▶ Re-establish plasticity and durability in age hardened pavement surfaces while maintaining friction properties, avoiding skid issues.
- ▶ FHWA – 6 six year research project “Spray Applied Polymer Surface Seals” - Findings
 - ▶ That treatments are effective and prevented surface water intrusion up to four years and inhibited cracking and raveling caused by age hardening.
 - ▶ Aging contributes to surface cracking which can lead to top-down cracking into the pavement structure. Rejuvenators were found to significantly reduce this effect.



Rejuvenators - How they Work

- ▶ Rejuvenators are sprayed directly on pavement surface and allowed to penetrate to
 - ▶ Reduce raveling
 - ▶ Improve impermeability to air and moisture penetration
 - ▶ Slow oxidation process and disrupt asphaltene network
 - ▶ Improve flexibility and lower stiffness



Address Pavement Failure from Age Hardening, Surface Raveling, and Moisture Infiltration

Rejuvenator Agent

- ▶ Problems with Existing Technologies
 - ▶ Variable results depending upon active ingredient used
 - ▶ Poor Quality- Struggle to meet a sustained reduction in viscosity of aged surface asphalt.
 - ▶ Good Quality- Achieve a 40%+ sustained reduction in viscosity of aged surface bitumen
 - ▶ Level of penetration and effect vary with type of agent used and pavement Type
 - ▶ Over application can cause slick surfaces and skid problems
 - ▶ Oil types are semi-transparent once applied and do not restore darkening to surface for visibility

Rejuvenator Agent

- ▶ Environmental Concerns with Existing Technologies
 - ▶ One industry leader with 25 year history
 - ▶ Contains Heavy Napthenic Distillates & Solvent Extracts
 - ▶ Designated as IARC Group 2B Potential Carcinogen to Humans
 - ▶ Contains petroleum oils similar to ones categorized by the International Agency for Research on Cancer as causing skin cancer in laboratory animals when the oil was repeatedly applied for most of the lifetime of the animal with no effort made to remove the oil between applications.
 - ▶ Others- Various Agents Used
 - ▶ Coal Tar Liquids- Contain high levels of PAHs and known carcinogens
 - ▶ Aromatic Extracts- Contain PAHs and known carcinogens

A Truly Effective Rejuvenator

- ▶ Spray applied Rejuvenating Fog Seals applied every 5 years to prolong a pavements life by reducing the stiffness of the asphalt binder in the upper 3/8" of a pavement.
 - ▶ Restore the visco-elastic properties of aged binder
 - ▶ Seal low-severity cracks
 - ▶ Address raveling issues
 - ▶ Mitigate moisture penetration
 - ▶ Open the pavement to the traveling public with minimal disruption
 - ▶ Not unduly affect skid resistance
 - ▶ Use environmentally conscious constituents
 - ▶ Available in Black or Clear





Typical Data



Control Mixture (Phase I)

Properties		Test Methods	Specification	Results			
				Plant Mix	0 hour ¹	24-hr (85C)	48-hr (85C)
Absolute Viscosity, Poise	60°C	D2171	Report	9,171	256,831	907,424	1,667,960
Dynamic Shear (1 rad/sec)	60°C	T 315	Report	1.40	20.4	45.7	54.1
				1,400	20,360	45,670	54,120
				83.7	67.8	61.4	60.2
Increase Due to Aging							
Abs. Viscosity Increase, %		D2171	Report		2700.5	71.7	84.6
Complex Modulus (G*) Increase, %		T 315			1354.3	55.4	62.4
Viscosity, $\eta = G^* / \dot{\omega}$, Increase, %					1354.3	55.4	62.4
Phase Angle (δ), Reduction, %					23.5	10.4	12.6

¹ 0-hour control = plant produced mixture aging || 24-hours loose mix at 185C || Referred to as "CONTROL" in below calculations
 || Testing performed on loose mix - no "Layer 2" available

Gorman Black Label

Properties		Methods	Specification	Results			
				Control	0 hour	24-hr (85C)	48-hr (85C)
Absolute Viscosity, Poise	60°C	D2171	Report	256,831	102,746	84,261	48,438
Dynamic Shear (1 rad/sec)	60°C	T 315	Report	20.36	9.6	10.2	8.0
				20,360	9,560	10,230	8,010
				67.8	71.4	70.4	71.0
FAA P-632-2.1 Table 2 Requirements							
Abs. Viscosity Reduction, %		D2171	40 min.		60.0	67.2	81.1
Complex Modulus (G*) Reduction, %		T 315			53.0	49.8	60.7
Viscosity, $\eta = G^* / \dot{\omega}$, Reduction, %					53.0	49.8	60.7
Phase Angle (δ), Increase, %			Report	5.0	3.7	4.5	

Row Labels Average of 60 Average of 40 Average of 20

CONTROL

21-01

21-01

Pretreatment 0.35 0.37 0.42

1hr_ & _500cycles 0.44 0.48 0.53

3hr_ & _2500cycles 0.45 0.47 0.59

VG 21-04

21-04

Pretreatment 0.36 0.38 0.47

Gorman

"Black

1hr_ & _500cycles 0.44 0.45 0.49

Label"

3hr_ & _2500cycles 0.47 0.50 0.56

Roads well-suited for – Veritas Green™ REJUVENATOR have:

- ALL TRAFFIC LEVELS
- PCI RATING OF A OR B (SATISFACTORY – GOOD)
- PAVEMENTS 3 YEARS OR OLDER
- PPST, OGFC OR DENSE GRADED HMA
- MICROSURFACING/SLURRY SEAL
- RAVELING SURFACES
- MOISTURE PENETRATION



Quiz.....

- 1. HISTORY – NAME ONE ANCIENT USE FOR ASPHALT
- 2. EMULSION – NAME ONE TYPE OF EMULSION OTHER THAN ASPHALT EMULSION
- 3. PAVEMENT PRESERVATION - WHAT ARE THE 3 R'S?
- 4. REJUVENATOR – NAME TWO CHARACTERISTICS A TRULY EFFECTIVE REJUVENATORS HAS?
- 5. ASSET – IF YOU SPEND \$1 NOW HOW MUCH COULD YOU SAVE ?



Thank you, VENETIAN, for having us in
to discuss **REJUVENATORS!** We
appreciate your time!

QUESTIONS???

TOTAL ASPHALT MAINTENANCE, INC.

JEFFREY MARKEL JEFF.M@TOTALASPHALT.COM

DOUG MCKENZIE DOUG.M@TOTALASPHALT.COM

Tab 2

VENETIAN

FIELD INSPECTION REPORT



December 16, 2021
Rizzetta & Company
John R. Toborg, Manager – Field Services



Rizzetta & Company
Professionals in Community Management

Summary, River Club

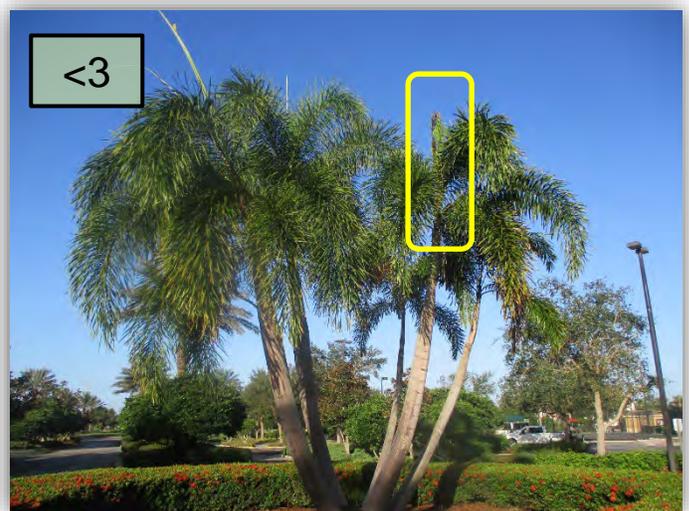
General Updates, Recent & Upcoming Maintenance Events

- ❑ During the month of February, all St. Augustine turf shall receive an application of 1250 lbs. (25 – 50 lb. bags) of 25-0-11 fertilizer along with a pre-emergent herbicide. Additionally, all Celebration Bermudagrass shall receive an application of 20 lbs. (<1 – 50 lb. bag) of 25-0-11 fertilizer along with a pre-emergent herbicide. Also in February, all ornamentals shall receive an application of 6000 lbs. (120 – 50 lb. bags) of 10-0-12 fertilizer and all Palms shall receive an application of 1600 lbs. (32 – 50 lb. bags) of 8-0-12+4Mg fertilizer.
- ❑ LMP to notify me and clubhouse staff at least five days prior to each application and check into the clubhouse on the day of application so on-site staff can verify quantities and type of fertilizer.
- ❑ LMP to be watchful of powdery mildew on all Awabuki Viburnum this time of year. It is a chronic issue here and this is the time of year it would present itself. Perhaps a preventative fungicide application might help stave off an infection. If leaf drop occurs, do not blow them out, but rake them up and dispose of them.
- ❑ Per LMP, both the Medici berm irrigation controller as well as the Palermo emergency exit irrigation controller are up and running 100%.
- ❑ Nearly every cul-de-sac in the community is being infested with Bitter Melon Vine again.
- ❑ As a reminder, we are on a bi-weekly mowing schedule from November 1 until March 1, however, crews are still required to be here weekly to complete other items such as detailing trimming, dead wood removal, Spanish Moss removal, etc.

The following are action items for LMP to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold & Underlined** is info or a question for the BOS. **Orange** is items for Staff to address.

1. LMP has reduced the run times of the irrigation in the event lawn but kept the quantity of days the same. Color and condition have improved since the previous month.
2. Trim the Bougainvillea on the outside of the gym on the pool deck to a consistent height.
3. LMP will be adding a small amount of extra Boron to the Foxtail Palms on the RC entrance roundabout to help a misshapen crown unfurl. Sometimes a lack of Boron can cause palms to not develop properly or fully. (Pic 3>)
4. **When the Allamanda were removed from the**

RC roundabout, irrigation drip lines were damaged. These need to be repaired. (Pic 4>)



River Club, Cappello, Bolanza

5. Per LMP, the remainder of the Tree Ligustrum on the RC entrance median will be lifted during the two weeks following this inspection.

6. Also, the remaining Sweet Viburnum on the back side of the RC parking lot will be installed by the end of the week following this inspection.

7. LMP to replace a missing irrigation valve box lid on the outbound lanes of the RC near the sign monument. (Pic 7)



8. STAFF should call county utilities to report a backflow preventer that is leaking at a pretty good clip near the RC monument. (Pic 8>)

9. Treat broadleaf weeds in the turf on both sides of the sidewalk on the inbound side of the RC driveway.

10. Remove Brazilian Pepper from the Bolanza cul-de-sac. **Dead-head Birds-of-Paradise.**

11. Dead or dying Schillings Holly on the Bolanza cul-de-sac, or any other, should be removed and not left in place.

12. This MAY be a result of the recent plant removals on the ground plane beneath these trees, but many Tree Ligustrum throughout the community are showing dead tree limbs. Ensure this is simply from the root trauma and no other fungal issues are present. Treat, if necessary. (Pic 12).



San Marco, Mestre Place, Martellago, Palazzo, Portofino

13. The landscape bed in front of the San Marco monument needs to be detailed.

14. The Bougainvillea at the Tiziano monument needs trimmed.

15. Remove water shoots from the Tree Ligustrum at Tiziano.

16. There are still Brazilian Pepper in the hedge beyond Tiziano.

17. Even out the same hedge as in item 16 as well as the hedge surrounding the lift station. Remove Brazilian Pepper.

18. Remove remaining Loropetalum from the inner circular planting on the Tiziano cul-de-sac. Eradicate weeds in the curb and gutter expansion joints.

19. Even out the terracing on Mestre Place north cul-de-sac. Also inspect the Gold Mound for insects that may be causing the plant to defoliate. Treat as required. (Pic 19)



20. Detail the tree rings in the Palermo emergency exit.

21. Detail and weed the front of the Palermo monument.

22. Eradicate weeds at Mestre Ct. cul-de-sac.

23. Remove Bitter Melon Vine and dead-head Birds-of-Paradise at Martellago south cul-de-sac as well as the Rialto monument.

24. Now that the ornamental grasses are cut back on the outbound lanes of Martellago north in Otello, it is a great time to cautiously apply a non-selective herbicide to get a head start on vining weeds. (Pic 24)



25. Spot treat turf weeds in Lerida.

26. Palazzo cul-de-sac is still in need of detailing including trimming and evening out of the landscape hedges. (Pic 26)



27. Trim the Viburnum to an even height surrounding the Portofino lift station and trim the Tree Ligustrum on the back side of it.

Valenza Loop, Pesaro & Veneto, Laurel Road

- 28. The Gold Mound is in severe wilt on Valenza Ct. cul-de-sac. Is irrigation down?
- 29. Remove dead growth from the Foxtail Ferns at Marcello monument and detail the remainder of the bed.
- 30. LMP to continue to remove scraggly plants between Pesaro and the gates on Ciltadella.
- 31. Take the "Alfalpa" tops off the Tree Ligustrum on Ciltadella. (Pic 31)



- 32. Reduce the Dw. Firebush surrounding the Tree Ligustrum at the Artisti monument.
- 33. Weed the landscaping under the Medjool Palms north of Pesaro on Veneto.
- 34. Maintenance of ornamental grass beds on pond banks is still lacking. These beds need to be maintained as often as all other landscaping including trimming and weed removal. Weeds have remained a big problem for quite a long time as has total decline. Weeding MUST be completed prior to the application of any pine straw mulch.
- 35. Many plants are in moderate wilt at the no-name park north of Pesaro on Veneto. Is irrigation 100% here? There is also a large amount of scraggly plants and debris that needs to be removed. (Pic 35>)

- 36. The Standard Bougainvillea has been replaced in the Veneto median in front of the guardhouse. (Pic 36)



- 37. There is still some delineation needed on Laurel Road and Veneto to separate the species of plants in all beds. Remove dead plants from the beds approaching the first bed of Oleander.
- 38. There are also Tree Ligustrum limbs along Laurel Road that have died and turned brown. These need to be trimmed and treated if the cause is fungal. (Pic 38>)
- 39. In many areas along Laurel Rd., it is difficult to discern between the Star Jasmine and Thryallis.



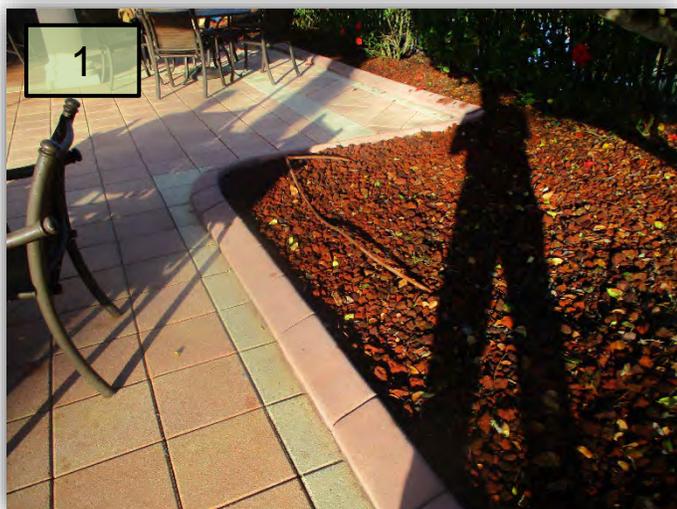
Laurel Road Eastbound From Main Entrance, Medici Berm, Veneto

40. Newer planted Awabuki Viburnum along Ponds 8 & 9 east of the main entrance at Laurel still need to be tipped.
41. If Thryallis or Oleander have been reduced to sticks along Laurel Rd. we can cut it to the ground and see if anything rejuvenates. Remove all browning Juniper.
42. The Sweet Viburnum hedge on top of the Avalini berm needs to be reduced and evened out.
43. Reduce the size of the Dw. Firebush on the west side of Ciltadella as soon as you turn off Laurel Road. It is beginning to encroach into the Tree Ligustrum.
44. Crews should return to the Medici berm and hand pull Spanish Moss.
45. Inspect the newer planted Confederate Jasmine on the inbound side of the Veneto median approaching the guardhouse from the south. Replace any that have died under warranty.



Proposals

1. LMP to provide a proposal to apply a top-dressing only of lava rock to ensure all drip lines are covered on the pool deck. (Pic 1)



4. LMP to provide a proposal to eradicate about 20' of existing growth at 6 o'clock on the Tiziano cul-de-sac and replace with new St. Augustine floratam turf. Ensure irrigation is 100%. Must be "cut in" to a 4" depth at the curb line.

5. LMP to provide a proposal to eradicate all failed turf on the Valenza Loop cul-de-sac and replace with new St. Augustine "Floratam" turf. Must be "cut in" to a 4" depth at the curb line. (Pic 5)



2. LMP to provide a proposal to remove the remaining Juniper in the RC outbound ROW. There are also irrigation drip lines here. (Pic 2)



3. LMP to provide a proposal to finish off the Confederate Jasmine (CJ) in front of the Tree Ligustrum trunks on the inbound side of the RC near the large roundabout and add pops of shade-preferring color such as Ti Plants, Mrs. Iceton or Petra Croton, Stromanthe behind the CJ. Use 3 Gal., FULL plants and ensure there is 100% irrigation coverage. (Pic 3>)



Tab 3

"Original"

Belinda Blandon
District Manager
Rizzetta & Company
9530 Marketplace Road Suite 206
Fort Myers, Florida 33912
1/14/2022

Dear Ms. Blandon,

Thank you for inviting Allied Universal Security Services to participate in your search for a new security provider. As your trusted partner, Allied Universal will deliver a tailored, customer service and safety focused security program to Venetian Community Development District, your residents, employees and visitors.

With Allied Universal on your team, you will benefit from expertise developed from the security programs of hundreds of residential communities across North America. Our experience with homeowner's associations, country clubs, gated communities, condominiums and apartment complexes has produced best practices and the seamless delivery of customized security programs with a scope of work similar to yours.

Our service is based on an in-depth understanding of your requirements. Allied Universal's proven track record in the following areas will enhance your security strategy:

- Emergency preparedness
- Access control/visitor management
- Security technology solutions
- Alarm response
- Interior and exterior patrols
- Customer service
- Strong management and supervision
- Community alerts

Recognized for having the best specialized training programs in the industry, Allied Universal believes that only prepared employees can excel. Our School of Residential Community Security was created to meet your industry's specific requirements. During pre-assignment, on the job, and ongoing training, Allied Universal security professionals learn about more than 100 industry topics including residential community security, fire safety, evacuations, search techniques, terrorism awareness and concierge services through our award-winning training modules.

Together, Allied Universal and Venetian Community Development District can develop a safety and security culture that provides peace of mind and supports your brand!

Sincerely,



Brook Cagle
Business Development Manager

Allied Universal
Business Development
813-629-2960
Brook.Cagle@aus.com

**A Security Team
trained for your
environment**

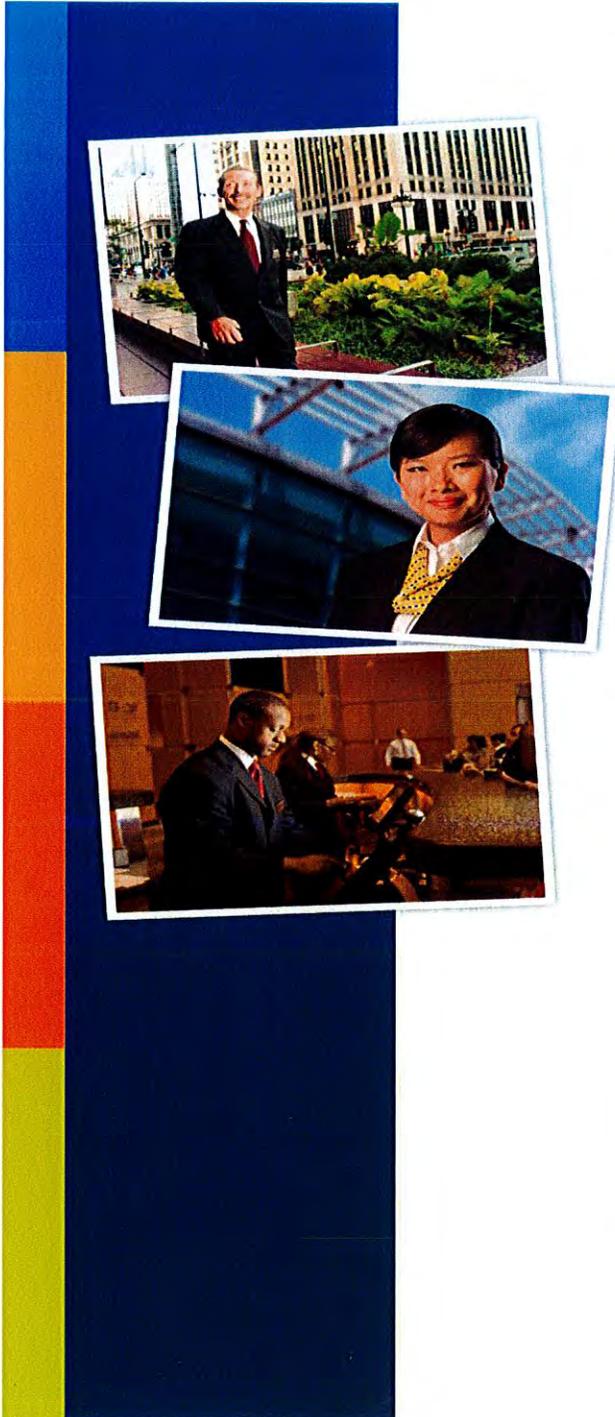
A Security Program for



January 14, 2022

Presented to:
Belinda Blandon
District Manager

Presented by:
Brook Cagle, CAM
Business Development Manager



Executive Summary

A comprehensive security program is critical to ensuring a safe and secure environment. Allied Universal's security teams are well trained, reliable, supported by national resources and continuously focused on helping you reach your security goals.

We know that in order to continue to provide outstanding, consistent service we must meet or exceed your expectations. Allied Universal's focus on a customized solution in support of the specific needs of Venetian Community Development District allows us to attain that goal. Among the information that you will find throughout our proposal, none is more important than our solutions to your needs. We can tailor your security program in response to the following:

- Customer Service as an Extension of Your Security Program
- Leveraging the Resources of a National Company to Control Costs
- A Seamless Transition
- Quality Training for Security Personnel

In the following proposal, we further discuss our approach to delivering the highest quality security services for Venetian Community Development District including:

- **Value** - Allied Universal understands that your security program must be cost effective. We work with you to develop a security program specific to your needs and always strive to find the most efficient ways to give you high quality service.
- **Training** - Your Allied Universal security program is based on our award-winning training. The effect of our training is apparent every day in the actions of the responsible, prepared security professionals at your site. The Allied Universal **EDGE**® is our comprehensive approach to training and a critical Allied Universal advantage.
- **Security Team** - The personnel assigned to protect your community and manage your program are carefully recruited, screened and trained to your specifications.
- **Experience** - For more than 60 years, Allied Universal has led the industry and developed best practices that are now standard components of our security programs and high-quality service. Our local response, national support approach ensures your needs are met and our more than 800,000 employees have the resources they need.

We believe in partnering with our clients and because of that, we will continue to be immersed in your culture and as dedicated to your program as you are.

Allied Universal has positioned itself as the security provider of choice in your area. The investment we have made in our local management teams is extensive and represents the key differentiator between Allied Universal and our competitors.

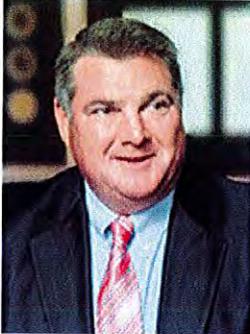
We do our job, so you can do yours.

Allied Universal has provided security solutions for more than 60 years. Allied Universal provides unparalleled service, systems, and solutions to serve, secure, and care for the people and businesses in their communities. They are responsible for protecting more than 250,000 client sites across North America covering multiple specialty sectors such as residential communities, higher education, healthcare, and corporate campuses. Technology like access control, intrusion and alarm detection, and IP-based video systems allows Allied Universal to customize every level of security to your needs.

Through Allied Universal's integrated approach to security, the best trained officers are supported by the latest technology like Heliaus, their mobile incident reporting platform. That union enables both proactive planning and the most responsive security programs in the business. From Allied Universal's monitoring and response center, their clients receive the right combination of real-time analytics, event-based technologies and the latest in situational awareness from their GSOC as a service.

The slide is titled "There For You" in the top left corner. In the top right corner is the Allied Universal logo. The main content is a graphic with a blue border containing the text "THERE FOR YOU." in large, bold, blue letters. Below this text is a smaller line of text: "No matter where THERE is or who YOU are, Allied Universal is there for you." At the bottom of the graphic is the Allied Universal logo and the tagline "There for you." To the right of the graphic, there is a paragraph of text: "Our tagline represents our deep client commitment and our dedication to creating better environments for clients' stakeholders and every community where Allied Universal operates." In the bottom right corner of the slide, there is a small number "2".

Since its founding in 1954, the employees of Allied Universal Corporation made a promise to our customers that we would remain consistently committed to searching out and developing new and innovative technologies that would enable us to provide our customers with the highest quality products available in the market, at a fair and equitable market price. Furthermore, we dedicated ourselves to backing those products with outstanding service, quality control, and customer support. We at Allied Universal will endeavor to continually improve all aspects of our business and to continue to set benchmarks by which all companies in our industry measure themselves, while at the same time maintaining our commitment to being a good corporate citizen in every community in which we operate.



Steve Jones
CEO
Allied Universal®

As Chief Executive Officer of Allied Universal®, Steve Jones presides over Allied Universal® companies and their respective divisions. He was previously CEO of Universal Services of America, which merged with AlliedBarton in 2016 to create Allied Universal®. With the latest acquisition of G4S becoming the largest security services company in

North America.

Under his leadership, Allied Universal® has grown from \$12 million in revenue to more than \$18 billion and has acquired over companies from 2011 to 2021. Jones began his security career with Universal Protection Service in 1996, after holding executive level and management positions within two Fortune 500 companies.

Honors include being named the top job creator for two consecutive years by Inc. Magazine, winning the Vistage International Leadership Award, and earning the prestigious Ernst & Young Entrepreneur of the Year Award. Additionally, he is a member of the Young Presidents' Organization and serves on various boards, including that of Allied Universal®.

Jones holds a Bachelor of Arts degree in Political Science from California Polytechnic University, San Luis Obispo, and an MBA from the University of Redlands.



Robert Wood
President, Florida Region
Allied Universal®
CPP, CFE

Robert (Bob) Wood's security career spans over 30 years. He joined Allied Universal® in 2012, as Senior Vice President and Executive before being promoted to President of the Northeast Region. He now leads the Florida Region, Puerto Rico and U.S. Virgin Islands.

Previously, Wood was Vice President of the Security Officer Services Division, T&M Protection Resources in New York from 2004 to 2012. Prior to that role, he held key management positions at one of the largest protective services firms in the U.S., with responsibility for operations in the Mid-Atlantic, New England and New York regional markets. These roles included directing uniformed security services and relationship management for high profile clients, including Fortune 500 companies.

Wood earned board certification as a Certified Protection Professional from ASIS International and his Certified Fraud Examiners designation from the Association of Certified Fraud Examiners. He was selected as "Enlisted Man of the Year" in 1985 while serving in the Army National Guard's 114th Infantry 50th Armored Division, and earned the Ernst & Young Entrepreneur of the Year Award in 2009.

Wood earned his B.S. in Criminal Justice from the College of New Jersey.

Local Response with National Support

The security professionals and managers assigned to protect your people and property must be supported by a network of resources that exists for one purpose - to help them succeed for you. Our comprehensive Local Response with National Support approach is what differentiates the service you will receive from Allied Universal®. Our clients share this insight every day - working with a local team with the added benefits of a national organization is vital.

Local Response - The branch office located closest to your building is the home of the support team behind the Allied Universal® employees and managers providing your security. Support staff and management will have specific knowledge of your security program and market, and will oversee strategy, hiring, training, scheduling, supervision and administration.



Branch office managers, recruiters, trainers and support staff also assist with:

- Promptly filling extra coverage requests
- Coordinating and activating emergency response plans
- Ordering, fitting and distributing uniforms
- Quality assurance including off-hour inspections
- Onboarding new employees
- Training and human resource inquiries

National Support - Your local office is supported by regional and corporate departments including human resources, training, recruiting, information technology, accounting and strategic sourcing. Corporate specialists maintain vital relationships with local teams, and proactively implement programs and procedures to ensure quality. We consider our local management teams a critical internal client, and our regional and corporate offices make their needs a priority.

Allied Universal® employees around the country value having access to corporate resources including a Help Desk for technical inquiries and a corporate benefits department hotline. They can focus on their jobs and stay engaged knowing these resources are available.

National support also delivers national leadership. Experienced security leaders are available to assist in strategy development, trend and data analysis, and best practice development and implementation. Tools and resources are also available through security alerts, webinars and information that can help you enhance your security and inform your stakeholders. Relationships with industry associations and related partners and experts also benefit you when you select a security partner with a national presence.

Your security program will run smoothly when security professionals and managers - and you - have the necessary support.

**Allied Universal® Company
(with G4S figures included)
Fast Facts (Updated 8.16.21)**

GLOBAL FACTS

- Company Revenue - \$18 billion Globally
- # of Employees – More than 800,000 globally
- # of Allied Universal Branches – More than 1,300 branches worldwide, over 960 beyond North America
- Over 250,000 client sites served with manned guarding services globally
- Allied Universal # of Fortune 500 Clients globally —more than 400 (412) or more than 80% (82%)
- # of Fortune 100 Clients – 96 or 96%
- In 2020, the company was the recipient of approximately 66 prestigious industry awards (globally)
- Allied Universal serves over 200 Enterprise clients globally

NORTH AMERICA SPECIFIC FACTS

- # of Employees – More than 300,000 in North America
- # of Allied Universal Branches – More than 325 (330) in the United States, more than 375 (22 Canada excludes Aviation – 23, 24 Mexico) across North America.
- Company % of Female Employees (North America): 32%
- Allied Universal U.S. Ethnic Diversity Stats – Black/African American (42%), White-Not Hispanic (32%), Hispanic/Latino (16%), Two or More Races (4%), Asian (4%), Did Not Disclose (1%), American Indian/Alaskan Native (1%) and Native Hawaiian/Other
- Allied Universal current work force consists of around 72% full time and 18% part time employees with additional 20% contracted staff world wide
- In 2021, we are on pace to drive just over 2 million unique applicants in North America
- Over 2,000 managers have worked for the company for 10 years or more in North America
- Over • Company Revenue - \$18 billion Globally 2,700 (2,735) employee promotions in North America in 2020

Staffing plan

Security professional quality begins even before we identify a candidate for a position with Venetian Community Development District. Our dedicated recruiters identify only top-quality candidates. In today's employment climate, it becomes even more important that we utilize our talents and resources to find individuals that represent the highest standards of both Allied Universal and our clients. Better recruiting translates into:



- "Best-fit" personnel for your environment
- Higher employee satisfaction
- Higher quality of performance
- High-quality, screened candidates
- Higher employee retention

Recruiting Resources - The first step in the recruiting process is having a thorough understanding of your site-specific needs. This enables us to pinpoint those requirements and recruit by position and post. We actively seek out candidates for security professionals and managers based on stringent selection standards. Some of the recruitment resources we utilize include:

Allied Universal Recruiting Resources

The first step is having a thorough understanding of your site-specific needs. This allows us to recruit by position and post. Some of the recruitment resources we use:

- jobs.aus.com
- Promotions, employee referrals and bonuses
- Career websites
- Colleges, universities and schools
- Former military and reservists
- Job fairs and open houses
- Police and fire departments, and rescue squads
- Professional organizations (eg., ASIS, BOMA, ICSC)
- Civic/community organizations
- Senior associations
- Veterans administration and organizations
- Strategic partnerships with: AARP, International Association of Jewish Vocational Services, National Indian Council on the Aging and National Asian Pacific Center on Aging.

1 million+ candidates in our hiring pipeline.
Hire only 5% of applicants.

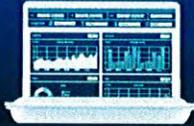
Hire our HeroesSM

Allied Universal is committed to hiring veterans, reservists, their families and caregivers. Our company-wide military hiring program, Hire Our Heroes, is an essential part of our recruiting strategy. More than 20,000 heroes have been hired (2017 - 2018) as part of this initiative. We have partnered with these military assistance groups to ensure our service men and women have opportunities as they transition back to civilian life:



HireSmart™ to capture candidate information and keep them informed throughout the hiring process. AU HireSmart™ is an Artificial Intelligence (AI) solution for recruiting that immediately engages candidates in a chat-like question and answer session. They provide their contact information and initial qualifications, which AU HireSmart™ can use to help them find the best ob for them. This integrated solution provides many unique benefits:

AU HireSmart™ – End to End AI Recruiter

 Larger Pool of Qualified Candidates	 Faster Time to Fill Positions	 Increase in Completed Applications	 92% Increase in Candidate Satisfaction
ENGAGE	SCREEN	SCHEDULE & ASSESS	RETAIN
<p>Employment Campaigns Emails & Texts Referrals</p> <p style="text-align: center;">AU HireSmart</p> <p>Job Boards in</p> <p>Available 24x7 across multiple channels. Deploys on all talent acquisition channels.</p>	 <p>Targeted screening via conversational AI. Algorithms predict quality.</p>	 <p>Automated scheduling. Interviewers prepared with intelligence on the candidate. Improved candidate communication.</p>	 <p>INTEGRITY COMMITMENT</p> <p>New hire check-ins. Improved retention by bridging talent acquisition & management.</p>
<p>Receive Actionable Insights</p> <p>Collects and analyzes applicant data to improve both the application and recruiting processes.</p> 		<p>AU HireSmart™ streamlines the recruiting process for managers, allowing them to focus on managing your account. From tackling day-to-day issues to reducing turnover, managers can keep their attention on understanding and meeting your needs.</p>	

Is the Proposer incorporated in the State of Florida? **No**

a. If yes, provide the following:

i. Is the Company in good standing with the Florida Department of State, Division of Corporations? **Yes**

If no, please explain _____

ii. Date incorporated _____ Charter No. _____

b. If no, provide the following:

i. The State with whom the Proposer's company is incorporated? Deleware

ii. Is the company in good standing with the State? Yes (X) No ()

If no, please explain _____

iii. Date incorporated 11/11/11 Charter No. 9151698

Is the Proposer's company authorized to do business in the State of Florida? **Yes**

c. If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing security and patrol services.

3. Has the Proposer's company provided services for a community development district or similar community previously? **Yes**

a. If yes, provide the following:

i. Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

1. Greyhawk Landing CDD

Ed Maro / Rizzetta & Company

5 years of service.

4. What are the Proposer's current insurance limits?

General Liability	\$30,000,000
Automobile Liability	\$5,000,000

Umbrella Coverage	\$10,000,000
Workers Compensation	\$1,000,000
Expiration Date	<u>1/27/2022</u>



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/27/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER MARSH USA INC 1717 Arch Street Philadelphia, PA 19103 Attn: Philadelphia.certs@marsh.com / Fax: (212) 948-0360 CN118025105-ALL-STAND-22-23	CONTACT NAME: Marsh U.S. Operations PHONE (A/C No. Ext): 866-966-4664 E-MAIL ADDRESS: Philadelphia.Certs@marsh.com	FAX (A/C, No):													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Indian Harbor Insurance Company</td> <td>36940</td> </tr> <tr> <td>INSURER B : Greenwich Insurance Company</td> <td>22322</td> </tr> <tr> <td>INSURER C : XL Insurance America</td> <td>24554</td> </tr> <tr> <td>INSURER D : National Fire & Marine Insurance Company</td> <td>20079</td> </tr> <tr> <td>INSURER E : N/A</td> <td>N/A</td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Indian Harbor Insurance Company	36940	INSURER B : Greenwich Insurance Company	22322	INSURER C : XL Insurance America	24554	INSURER D : National Fire & Marine Insurance Company	20079	INSURER E : N/A	N/A	INSURER F :
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INSURER F :															

COVERAGES	CERTIFICATE NUMBER: CLE-006542621-11	REVISION NUMBER: 4
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THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CONTRACTUAL LIABILITY <input checked="" type="checkbox"/> SIR \$1,750,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			RES943799402	01/01/2022	01/01/2023	EACH OCCURRENCE \$ 30,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 30,000,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 30,000,000 GENERAL AGGREGATE \$ 40,000,000 PRODUCTS - COMP/OP AGG \$ 40,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			RAD943781805	01/01/2022	01/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			42XSF10009009 Excess of General Liability, Auto Liability, and Workers' Comp	01/01/2022	01/01/2023	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	RWD3001203-06(AOS) RWR300120406(WI)	01/01/2022 01/01/2022	01/01/2023 01/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Professional Liability			RES943799402	01/01/2022	01/01/2023	Limit 2,000,000 SIR 1,750,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: 3175 Lenox Park Blvd, Memphis, TN 38115 for legal request.
Universal Protection Service, LLC d/b/a Allied Universal is/are included as additional insured where required by written contract with respect to General Liability and Auto Liability. Liability coverage shall be primary and non-contributory where required by written contract. Waiver of subrogation is applicable where required by written contract.

CERTIFICATE HOLDER	CANCELLATION
---------------------------	---------------------

Universal Protection Service, LLC d/b/a Allied Universal 161 Washington Street, Suite 600 Conshohocken, PA 19428	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Marsh USA Inc.</i>
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By submittal of a Proposal, Proposer confirms that Insurance Limits stated under Section 11 of Instructions to Proposers is the minimum coverage carried by the Proposer.

5. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? **No** If so, state the name(s) of the company (ies) _____

The state(s) where barred or suspended _____
State the period(s) of debarment or suspension _____

6. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? **No** If so, where and why? _____

7. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract?

No If so, state name of individual, other organization and reason therefore.

8. List any and all (including but not limited to both criminal and civil) litigation to which the Proposer, any personnel to work at Venetian, any officer and/or employee of the Proposer has been a party in the last ten (10) years. Like any security provider, Allied Universal is subject to routine litigation in the ordinary course of its business, some of which involves claims resulting from the conduct of its security operations. The Company maintains general liability, employment practices liability and other insurance coverage that it believes adequately insures against risks associated with these claims. There has been no lawsuit, arbitration, or like legal proceeding or judgment that caused a material, adverse impact on Allied Universal or its operations or financial condition, nor, to our best knowledge, information and belief, is any such lawsuit, arbitration or like legal proceeding or judgment ongoing or pending. Due to the volume of cases in which Allied Universal is involved in the ordinary course of its business, it is not feasible or practical to provide detailed information with regard to every legal proceeding involving the company. In addition, some of the information requested may involve confidential, sensitive information concerning Allied Universal or third parties. We believe the volume of litigation experienced by Allied Universal is mocompanies of our size.

9. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? **No**

If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

10. List three (3) current clients including contact persons and telephone numbers as well as their length of service:

Beachplace Association
Loren Lysen – Property Manager
lorenlysen@beachplacelbk.com
941-383-4076
2 years of service

Grayhawk Landing
Ed Maro
fieldmgr@greyhawkcdd.org
941-228-6084
5 years of service

Turtle Rock on Palmer Ranch
Ed Olson – Property Manager
edward@sunstatemanagement.com
941-870-9855
5 years of service

11. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

River Wilderness / Justin Gonzalez 941-776-2691

Current budget would not support wage increase in a result of staffing issues.

Village Walk / Colin Smart 941-925-8775

Staffing issues due to low wage officers and Covid 19.

Del Webb / Deb Mason 309-241-8682

Developer turnover.

12. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year. **Please see attached**
13. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.
14. Key Personnel: Describe experience of the principal individuals (Supervisors etc.) who would be responsible for and/or who will be assigned to this contract if awarded to the Proposer.

Justin Dalrymple	Branch Manager	
Name	Position	
Operations	15	8
Type of Work	Yrs. Exp.	Yrs. With Firm
Jerry Cushing	Client Manager	
Name	Position	
Client Relations	30	15
Type of Work	Yrs. Exp.	Yrs. With Firm.

Justin M. Dalrymple

Cell: 561 654 3774

E-mail: Justin.M.Dalrymple@gmail.com

Objective

To show the qualifications as a highly motivated and competent manager and leader.

Education

American Military University Present	July 2019 -
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Master's, Emergency and Disaster Management	2021 - Present
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Bachelor's, Philosophy	2019 - 2021
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- Concentration, Ethics

U.S. Coast Guard Academy 2016	July
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Leadership and Management School Graduate

Work Experience

Allied Universal Present	Oct 2021 -
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Branch Manager - Sarasota	Nov 2021 - Present
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- Responsible for all security operations at Sarasota Branch Office

Security National Account Manager – NextEra Energy 2021	Oct 2021 - Nov
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G4S Secure Solutions Oct 2021	May 2014 -
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Security National Account Manager – NextEra Energy 2021	Dec 2017 - Oct
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- Senior Operations Manager of a multi-million dollar contract with over 250 employees at 50+ client locations across multiple states.
- Emergency Operations Center Commander:
 - Manage emergency response for large-scale national disasters.
 - Development and implementation of COVID-19 Safety Response.

- Safety and Security Risk Management
 - Conduct Site Assessments for Safety and Security Risk Management
 - Develop and implement site safety and security response plans.
- Financial responsibilities:
 - Continual sales discussions for new projects to include potential opportunities for physical security and video monitoring services.
 - P&L Management,
 - Payroll, Billing, and Invoicing,
 - Contract Audits.

Area Supervisor West Palm Beach Office:

Jan 2016 - Dec 2017

- The portfolio includes staffing, scheduling, and on-site training for security officers at 24 sites, 22 clients, 6000 man-hours, and over 150+ employees.
- G4S Emergency Operations Center Supervisor for large-scale deployments to affected Hurricane disaster zones.
- Work with Business Development Department on sales leads and contract negotiations
- Develop and maintain customer relationships; respond to customer service requests and ensure delivery of physical security services in accordance with client contracts/service level agreements.

Custom Protection Officer:

May 2014 - Jan 2016

The United States Coast Guard Reserve
Jun 2019

Jun 2008 -

Machinery Technician Petty Officer 2nd Class

- Qualified Boarding Team Member
- Qualified Boat Crew Member
- Qualified Small Boat Engineer

Skills, Qualifications, & Acknowledgements

- G4S 2020 Gold Club Member for Outstanding Performance
- Salesforce
- FEMA ICS Courses 100, 210, 300, 700.
- Florida D Security License
- American Society for Industrial Security (ASIS International) Member
- CPR/AED and Basic First Aid

References

Available Upon Request.

**ACTION BY WRITTEN CONSENT
OF THE SOLE MEMBER OF
UNIVERSAL PROTECTION SERVICE, LLC**
January 12, 2022

The undersigned being the sole member of Universal Protection Service, LLC, a Delaware limited liability company ("Company"), hereby takes the following action by written consent in lieu of a meeting, pursuant to Section 18-302 of the Delaware Limited Liability Company Act, and adopts the following resolutions and consents to the filing of this written consent ("Consent") in the minute book of the Company as of the date above written.

RESOLVED, that the following employee of the Company, Andrew Daniels, Vice President of Sales, be, and he hereby is, authorized to take the following actions: execute and deliver, on behalf of and in the name of the Company and any of its subsidiaries, any and all agreements, instruments, certificates and other documents, as deemed by such individual in the exercise of his judgment to be appropriate or necessary for the conduct of the business of the Company and its subsidiaries in the ordinary course regarding the following solicitation:

Request for Proposals Security and Patrol Services Venetian Community Development District for Venetian Golf & River Club,

including without limitation, executing and delivering in the Company's name and on its behalf proposals, service contracts, and other documents concerning bids or proposals for service contracts, bonds and surety agreements and agreements of indemnity relating thereto, employment agreements, confidentiality agreements, real estate leases and equipment leases, and it is further

RESOLVED, that all actions previously taken by the Company and/or Andrew Daniels in connection with the matters contemplated by the foregoing resolutions are hereby adopted, ratified, confirmed and approved in all respects.

IN WITNESS WHEREOF, the undersigned sole member of the Company has executed this Action by Written Consent acting in such capacity as of the date first set forth above.

UNIVERSAL PROTECTION SERVICE, LLC
By: Universal Protection Service, LP, sole member
By: Universal Protection GP, Inc., general partner of
Universal Protection Service, LP

By:



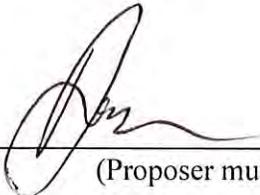
David I. Buckman
Executive Vice President, Secretary and
General Counsel

AFFIDAVIT FOR INDIVIDUAL

State of Florida ss: NA

County of Sarasota

Andrew Daniels, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and will be considered such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.



(Proposer must also sign here)

Sworn to before me this 1 day of 13, 2022

9/13/25

Notary Public/Expiration Date:

(SEAL)



AFFIDAVIT FOR CORPORATION

State of Florida ss: NA

County of Sarasota

Andrew Daniels
(title) Vice President of
the Allied Universal Security Services

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer's proposal.



(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 13 day of 1, 2022

9/13/2025
Notary Public/Expiration Date:

(SEAL)



AFFIDAVIT FOR PARTNERSHIP

State of Florida

ss: NA

County of Sarasota

Andrew Daniels, is a member of the firm of Allied Universal Security, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and such action on the part of the Proposer will be considered to constitute good cause for rejecting Proposer's proposal.



(Signature of a General Partner is Required)

Sworn to before me this 13 day of 1, 2022

9/13/2025
Notary Public/Expiration Date:

(SEAL)



SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Venetian Community Development District.
2. This sworn statement is submitted by Andrew Daniels
[Print Name of Entity Submitting Sworn Statement]
whose business address is 5971 Cattle Ridge Blvd, Suite 101
Sarasota, FL 34232
and (if applicable) its Federal Employer Identification Number (FEIN) is 58-0515447

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
3. My name is Andrew Daniels and my relationship to the entity named above is Vice President.
4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Date: 1/13/2022

STATE OF Florida
COUNTY OF Sarasota

PERSONALLY APPEARED BEFORE ME, the undersigned authority, _____

Andrew Daniels who, after first being sworn by me, affixed his/her signature in the
(name of individual signing)

space provided above on this 13 day of Jan 2018: 2022



NOTARY PUBLIC

My commission expires: 9/13/25



public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

EXHIBIT A

VENETIAN COMMUNITY DEVELOPMENT DISTRICT (“VCDD”)

SECURITY and PATROL SERVICES PROPOSAL

PROJECT SCOPE

The Scope of Work for this Request for Proposals is to provide personnel for the Front Gate Operation at Venetian Golf and River Club (Gate Officer), and to operate the Mobile Patrol (Rover) function in the Venetian Community. In addition to the personnel requirements, the Scope requires the Proposer provide and maintain the Patrol Vehicle for use within the community.

At the present time, the Front Gate and Mobile Patrol (Rover) operation is twenty-four (24) hours per day/seven (7) days per week.

The Front Gate operation consists of Two (2) Entry Lanes: a Resident Lane allowing residents and other authorized persons to enter the community by use of an RFID Device operating a Lift Arm Gate, and a Guest/Visitor/Vendor Lane, which requires visitors, vendors and other persons wishing or requiring access to stop at the gatehouse.

Specific Duties for the Gate Officers and Rover are generally, but not limited to, the following:

GATE OFFICER;

Using computers, telephones, and information provided to permit and facilitate the entry of residents, Golf Club and River Club visitors and vendors, and other persons wishing or requesting entry to the community as follows:

1. Using computers to access residents’ approved Visitor and Vendor Lists, both permanent and temporary.

2. Contacting residents in the event visitors and/or vendors have not been preapproved for entry permission.
3. Providing directions as required.
4. Gathering information from those requesting entry in conformance with VCDD post orders, logging such information, and granting entry.
5. Entry cannot be denied as the VCDD roadways are public roadways financed with tax exempt bond funds.

FIRST SHIFT ROVER/SUPERVISOR;

1. Provides Liaison between VCDD Field Manager and service provider.
2. Administrative Duties: i.e. payroll, schedules officers, computer updates, etc.
3. Enforces Security Company's Policies and Procedures.
4. Monitors and reviews video footage.
5. Ensures all gates, gates operators, and other equipment are operable and reports any malfunctions.
6. As first shift Rover, observes, and photographs irrigation violations on wet check days and reports them to VCDD Field Manager.
7. Responds to minor traffic issues, including, but not limited to, improper street parking, blocking sidewalks and driveways, improper driveway use, and noise complaints.
8. Manually turns "OFF" irrigation systems if requested.
9. Issues vendor stickers.
10. Maintains patrol vehicle.

SECOND SHIFT ROVER;

1. Start of shift; briefing and check pass on book for updates.
2. Make community patrol.

3. Check pump house
4. Arrive at gate house to assist gate officer.
5. Lock construction gate.
6. Lock pedestrian gate, check golf maintenance gates and take down flag.
7. Check and lock River Club (if no event going on).
8. Check pools and spa.
9. Responds to minor traffic issues, including, but not limited to, improper street parking, blocking sidewalks and driveways, improper driveway use, and noise complaints.
10. Manually turns "OFF" Irrigation Systems if requested.
11. Return to gate house to complete paperwork and reports, prepare paperwork for 3rd shift.
12. End of shift.

THIRD SHIFT ROVER;

1. Start of shift, briefing and check pass on book for updates.
2. Community patrol; check for open garage doors and irrigation violations if block II is running.
3. Check River Club building and pools.
4. Responds to minor traffic issues, including, but not limited to, improper street parking, blocking sidewalks and driveways, improper driveway use, and noise complaints.
5. Manually turns "OFF" Irrigation Systems if requested.
6. Continue community patrol, irrigation violations, check construction gate, pedestrian gate, golf maintenance gates and golf club.
7. Arrive at gatehouse.
8. Community patrol and irrigation violations.
9. Arrive back at gate house to complete paperwork and reports.

10. End of shift.

11. On Sunday nights (Monday mornings), when irrigation is not running, Rover checks all mailbox lights to see if lit and prepares lighting report, which is then given to Maintenance (with a copy to VCDD Field Manager) for action.

EXHIBIT B

SCHEDULE of SERVICE, HOURS, and BILLING RATES

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

SECURITY and PATROL SERVICES PROPOSAL

Base Proposal:

<u>Item:</u>	<u>Hours per Week</u>	<u>Rate</u>	<u>Weekly Total</u>
Supervisor	40 Hours per Week	\$ _____ Hour	\$ _____
Gate Officer	168 Hours per Week	\$ _____ Hour	\$ _____
Patrol Officer	128 Hours per Week	\$ _____ Hour	\$ _____
Patrol Vehicle	Weekly Rate _____	Flat Rate _____	\$ _____
Total Base Annual Cost (Total from Above) (52 weeks)			\$ _____
Anticipated Seasonal Gate Officer	40 Hours/Week for 18 Weeks	\$ _____ Hour	\$ _____

Describe your policy if any for Holiday Pay and which dates may qualify:

CORPORATE OFFICERS

Company Name: Allied Universal Security Services

Date: 1/14/2022

Provide the following information for Officers of the Proposer and parent company, if any.

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Jones, Stevens S.	President	CEO	Sana Ana, California
Brandt, Timothy	Sir Vice President	CFO and Treasure	Sana Ana, California
Buckman, David L.	Executive Vice President	General Council and Secretary	Conshohocken, PA
FOR PARENT COMPANY (if applicable)			

EXHIBIT B

SCHEDULE of SERVICE, HOURS, and BILLING RATES

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

SECURITY and PATROL SERVICES PROPOSAL

Base Proposal:

<u>Item:</u>	<u>Hours per Week</u>	<u>Rate</u>	<u>Weekly Total</u>
Supervisor	40 Hours per Week	\$22.06 Hour	\$ <u>882.40</u>
Gate Officer	168 Hours per Week	\$19.30 Hour	\$ <u>3,242.40</u>
Patrol Officer	128 Hours per Week	\$19.30 Hour	\$ <u>2,470.40</u>
Patrol Vehicle	Weekly Rate \$316.25	Flat Rate \$316.25	\$ <u>316.25</u>
Total Base Annual Cost (Total from Above) (52 weeks)			\$ <u>359,395.40</u>
Anticipated Seasonal Gate Officer	40 Hours/Week for 18 Weeks	\$19.30 Hour	\$ <u>13,896.00</u>

Describe your policy if any for Holiday Pay and which dates may qualify:

- Allied Universal recognizes seven (7) holidays): New Year's Day, Presidents' Day, Memorial Day, July 4th, Labor Day, Thanksgiving, & Christmas Day.

Value Added Services (included at no extra cost)

By providing a benefits program designed to be of real value to our employees, we attract and retain employees interested in a career in security. We offer the following benefits that are included in your bill rate:

- Medical Insurance (full-time/benefit eligible)
- Dental insurance (full-time/benefit eligible)
- 401(k) plan
- Life and disability insurance
- Uniforms at no cost to you **or the officer**
- Training, including OJT and refresher training
- Background checks and drug screens on all officers

Allied Universal Holdco LLC

Consolidated Financial Statements as of and for the years ended
December 31, 2020 and 2019, Independent Auditors' Report and
Management's Discussion and Analysis of Financial Condition and
Results of Operations

ALLIED UNIVERSAL HOLDCO LLC

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INDEPENDENT AUDITORS' REPORT

To the Board of Managers of
Allied Universal Holdco LLC:

We have audited the accompanying consolidated financial statements of Allied Universal Holdco LLC and its subsidiaries (the "Company"), which comprise the consolidated balance sheets as of December 31, 2020 and 2019, and the related consolidated statements of operations, comprehensive loss, member's capital, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Allied Universal Holdco LLC and its subsidiaries as of December 31, 2020 and 2019, and the results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

February 26, 2021

ITEM 1. FINANCIAL STATEMENTS

**ALLIED UNIVERSAL HOLDCO LLC
CONSOLIDATED BALANCE SHEETS
(in thousands)**

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
ASSETS		
CURRENT ASSETS:		
Cash	\$ 970,947	\$ 58,512
Restricted cash	41,343	56,097
Accounts receivable, net of allowance for doubtful accounts of \$34,630 and \$26,040 as of December 31, 2020 and 2019, respectively	1,451,618	1,148,368
Unbilled services rendered	52,760	278,935
Due from Allied Universal Topco LLC	1,235	2,064
Prepaid and other current assets	<u>62,325</u>	<u>81,163</u>
Total Current Assets	2,580,228	1,625,139
Property and equipment, net	157,870	163,702
Goodwill	3,182,449	3,003,736
Intangible assets, net	1,218,011	1,575,454
Deposits and other long-term assets	<u>77,566</u>	<u>64,482</u>
TOTAL ASSETS	<u>\$ 7,216,124</u>	<u>\$ 6,432,513</u>
LIABILITIES AND MEMBER'S CAPITAL		
CURRENT LIABILITIES:		
Accounts payable	\$ 53,102	\$ 24,800
Accrued payroll and related payroll taxes	402,769	258,473
Accrued expenses and other current liabilities	337,726	313,180
Accrued claims reserves, current portion	96,864	90,603
ABL credit facility	-	405,000
Long-term debt and capital lease obligations, current portion	<u>49,087</u>	<u>53,175</u>
Total Current Liabilities	939,548	1,145,231
Long-term debt and capital lease obligations, net of current portion	5,168,544	4,208,749
Accrued claims reserves, net of current portion	254,792	224,220
Deferred tax liability	219,592	306,022
Other liabilities	<u>201,349</u>	<u>57,298</u>
Total Liabilities	<u>6,783,825</u>	<u>5,941,520</u>
COMMITMENTS AND CONTINGENCIES (Note 8)		
MEMBER'S CAPITAL:		
Member's capital	428,425	488,387
Noncontrolling interest	<u>3,874</u>	<u>2,606</u>
Total Member's Capital	<u>432,299</u>	<u>490,993</u>
TOTAL LIABILITIES AND MEMBER'S CAPITAL	<u>\$ 7,216,124</u>	<u>\$ 6,432,513</u>

The accompanying notes are an integral part of these consolidated financial statements.

ALLIED UNIVERSAL HOLDCO LLC
CONSOLIDATED STATEMENTS OF OPERATIONS
(in thousands)

	YEAR ENDED	
	DECEMBER 31,	
	2020	2019
REVENUES	\$ 8,501,054	\$ 7,461,055
DIRECT EXPENSES	7,356,020	6,588,222
GROSS PROFIT	1,145,034	872,833
OPERATING COSTS AND EXPENSES:		
General and administrative	813,400	724,425
Acquisition and related costs	26,039	105,350
Non-cash equity-based compensation expense	28,126	5,810
Loss on disposal of property and equipment	4,265	6,846
Loss on early extinguishment of debt	-	88,312
Total Operating Costs and Expenses	871,830	930,743
INCOME (LOSS) FROM OPERATIONS	273,204	(57,910)
OTHER EXPENSE (INCOME):		
Interest expense, net	339,767	327,564
Other	(2,217)	(316)
Total Other Expense, net	337,550	327,248
LOSS BEFORE INCOME TAX EXPENSE (BENEFIT)	(64,346)	(385,158)
INCOME TAX EXPENSE (BENEFIT)	19,982	(3,590)
NET LOSS	(84,328)	(381,568)
INCOME ATTRIBUTABLE TO NONCONTROLLING INTEREST	1,268	444
NET LOSS ATTRIBUTABLE TO ALLIED UNIVERSAL HOLDCO LLC	\$ (85,596)	\$ (382,012)

The accompanying notes are an integral part of these consolidated financial statements.

ALLIED UNIVERSAL HOLDCO LLC
CONSOLIDATED STATEMENTS OF COMPREHENSIVE LOSS
(in thousands)

	YEAR ENDED	
	DECEMBER 31,	
	2020	2019
NET LOSS	\$ (84,328)	\$ (381,568)
Other Comprehensive Income:		
Translation adjustment	1,027	301
Other Comprehensive Income	1,027	301
COMPREHENSIVE LOSS	(83,301)	(381,267)
COMPREHENSIVE INCOME ATTRIBUTABLE TO NONCONTROLLING INTEREST	1,268	444
COMPREHENSIVE LOSS ATTRIBUTABLE TO ALLIED UNIVERSAL HOLDCO LLC	\$ (84,569)	\$ (381,711)

The accompanying notes are an integral part of these consolidated financial statements.

ALLIED UNIVERSAL HOLDCO LLC
CONSOLIDATED STATEMENT OF MEMBER'S CAPITAL
FOR THE YEAR ENDED DECEMBER 31, 2020 AND 2019
(in thousands)

	Member's Capital				Total
	Member's Interest	Other Comprehensive Income (Loss)	Accumulated Deficit	Noncontrolling Interest	
Balance as of December 31, 2018	\$ 1,102,270	\$ (158)	\$ (442,437)	\$ 2,162	\$ 661,837
Equity contributions	208,180				208,180
Non-cash equity-based compensation	5,810				5,810
Distributions to Members	(3,567)				(3,567)
Translation adjustment		301			301
Net (loss) income			(382,012)	444	(381,568)
Balance as of December 31, 2019	\$ 1,312,693	\$ 143	\$ (824,449)	\$ 2,606	\$ 490,993
Equity contributions	8,497				8,497
Non-cash equity-based compensation	28,126				28,126
Distributions to Members	(12,016)				(12,016)
Translation adjustment		1,027			1,027
Net (loss) income			(85,596)	1,268	(84,328)
Balance as of December 31, 2020	<u>\$ 1,337,300</u>	<u>\$ 1,170</u>	<u>\$ (910,045)</u>	<u>\$ 3,874</u>	<u>\$ 432,299</u>

The accompanying notes are an integral part of these consolidated financial statements.

ALLIED UNIVERSAL HOLDCO LLC
CONSOLIDATED STATEMENTS OF CASH FLOWS
(in thousands)

	YEAR ENDED DECEMBER 31,	
	2020	2019
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net loss	\$ (84,328)	\$ (381,568)
Adjustments to reconcile net loss to net cash provided by (used in) operating activities:		
Depreciation and amortization	353,496	339,056
Loss on early extinguishment of debt	-	80,082
Provision for losses on accounts receivable	7,637	11,837
Loss on disposals of property and equipment	4,265	6,846
Non-cash equity-based compensation expense	28,126	5,810
Deferred tax benefit	(38,922)	(17,619)
Amortization of deferred financing costs	9,805	20,011
Gain on marketable securities	(4,349)	(5,008)
Changes in operating assets and liabilities, net of effects of acquisitions:		
Accounts receivable	(307,615)	(78,838)
Unbilled services rendered	225,094	(63,921)
Prepaid and other assets	(28,526)	(19,373)
Accounts payable	25,953	(9,292)
Accrued payroll and related payroll taxes	142,205	(7,120)
Accrued expenses and other liabilities	229,027	78,548
Accrued claims reserves	33,252	24,642
Net Cash Provided By (Used In) Operating Activities	595,120	(15,907)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchase of property and equipment	(46,683)	(47,897)
Proceeds from sale of property and equipment	2,721	1,731
Purchase of marketable securities	(9,206)	(2,192)
Acquisitions, net of cash and restricted cash acquired	(95,396)	(750,901)
Other	-	2,495
Net Cash Used In Investing Activities	(148,564)	(796,764)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Proceeds from credit facilities	\$ 940,000	\$ 4,270,000
Repayments of credit facilities	(22,200)	(3,951,681)
Original issue premium	37,650	-
Borrowings on revolving loans	764,000	3,200,000
Repayments of revolving loans	(1,169,000)	(2,824,000)
Financing fees paid	(2,116)	(91,452)
Capital lease and other financing payments	(56,703)	(47,048)
Payments of contingent purchase price consideration	(28,940)	(749)
Equity contribution	450	208,180
Distributions to members	(12,016)	(3,567)
Net Cash Provided By Financing Activities	451,125	759,683
NET INCREASE (DECREASE) IN CASH AND RESTRICTED CASH	897,681	(52,988)
CASH AND RESTRICTED CASH, Beginning of period	114,609	167,597
CASH AND RESTRICTED CASH, End of the period	\$ 1,012,290	\$ 114,609

The accompanying notes are an integral part of these consolidated financial statements.

REQUEST FOR PROPOSAL
FOR
SECURITY and PATROL SERVICES
for
VENETIAN
COMMUNITY DEVELOPMENT DISTRICT
VENETIAN GOLF and RIVER CLUB

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**REQUEST FOR PROPOSALS
SECURITY and PATROL SERVICES
VENETIAN COMMUNITY DEVELOPMENT DISTRICT
FOR
VENETIAN GOLF & RIVER CLUB
North Venice, Florida**

Notice is hereby given that the **Venetian Community Development District** (the “District”) will accept proposals from qualified firms interested in providing Security and Patrol Services for the Venetian Golf and River Club as described below and in the project scope attached hereto as Exhibit “A”.

The Request for Proposal Package which includes the Project scope of work will be available beginning on December 22, 2021 beginning at 9:00 am. In order to obtain the documents please submit a request via email to bblandon@rizzetta.com.

The District is a Special-Purpose Taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the project scope and meet the following qualifications: (i) fully licensed and insured, (ii) 5 plus years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Venetian Golf and River Club, with verifiable references, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for their own evaluation of the community, (vi) Proposer shall provide a price for one year commencing January 24, 2022 with an option for two (2) one (1) year renewals.

Firms desiring to submit proposals for this project must submit one (1) original and seven (7) hard copies for the required proposal no later than Friday, January 14, 2022 at 11:00 A.M. at the offices of Belinda Blandon, District Manager, Rizzetta & Company, 9530 Marketplace Road Suite 206, Fort Myers, Fl 33912. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package and shall clearly identify the project. Proposals may be only be sent via UPS, Fedex, or hand-delivered. Please do not mail your proposal using the US Postal Service. An electronic copy should be submitted as well to bblandon@rizzetta.com. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the District’s sole and absolute discretion. Proposals will be reviewed and then a final decision made by the District Board of Supervisors at a duly noticed public meeting on January 24, 2022 at 9:30 A.M.

The District has the right to reject any and all proposals in its sole and absolute discretion, whether or not reasonable, either with or without cause, and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest to do so. The District may further postpone the award of the contract, to elect not to proceed with the subject award process and to accept a proposal or portion of a proposal, which in its judgment best serves the District. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Belinda Blandon at bblandon@rizzetta.com. Questions received after 12:00 p.m on January 5, 2022, will not be answered. Answers to all questions will be provided to all proposers via e-mail by bblandon@rizzetta.com by 5:00 pm on January 7, 2022.

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

SECURITY and PATROL SERVICES

Instructions to Proposers

SECTION 1. DUE DATE: Sealed proposals will be received no later than January 14, 2022, at the Office of the District Manager 9530 Marketplace Road Suite 206, Fort Myers, Florida 33912. Attention: Belinda Blandon. Proposals will be publicly opened at that time or as soon thereafter as possible. Proposals received after the time and date stipulated above will not be considered.

Proposals shall be submitted as one (1) original, and seven (7) hard copies. Proposals shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. The proposals should not be sent via mail. The sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (Venetian Community Development District SECURITY AND PATROL SERVICES ENCLOSED)" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer.

Proposals will be considered at the next scheduled meeting of the Venetian Community Development District Board of Supervisors as referenced herein and a decision made as to the acceptance of a specific proposal or rejection of all proposals.

As referenced, the District has the right to reject any and all proposals, postpone the award of the contract, to elect not to proceed with an award process, make modifications to the work, and waive any technical errors, informalities or irregularities if it determines in its sole and absolute discretion, whether or not reasonable, it is in the District's best interest to do so.

The selection of the successful Proposer or rejection of all proposals will be made and announced at the VCDD Board Meeting on January 24, 2022 at 9:30 am or thereafter.

SECTION 2. SIGNATURE ON PROPOSAL. The proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the proposal as agent shall file with the proposal legal evidence of his/her authority to do so.

SECTION 3. PRE-PROPOSAL VISIT & FAMILIARITY WITH THE PROJECT: The Proposer will have the opportunity to, and is encouraged to visit the Venetian Golf & River Club Community, located on Laurel Road, east of Knights Trail Road in North Venice, FL, by contacting Keith Livermore, Field Manager for the District at 941-485-8500.

No additional compensation or relief from any obligations of the contract agreement will be granted because of lack of knowledge of the site or conditions.

SECTION 4. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work and are applicable to community development district public roadways. The Proposer is also assumed to be familiar with the District's operating rules and procedures and

current post orders. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all applicable laws, ordinances and regulations.

SECTION 5. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

SECTION 6. SUBMISSION OF ONLY ONE PROPOSAL AND DEFAULT HISTORY. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper license and business organization.

SECTION 7. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Scope or this Request for Proposals are to be directed in writing, via e-mail only, to Belinda Blandon at bblandon@rizzetta.com. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties recorded as having received the Request for Proposal. Answers to all questions will be provided to all proposers by e-mail by bblandon@rizzetta.com. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

SECTION 8. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of one hundred twenty (120) days.

SECTION 9. PROPOSAL FORMS. All blanks on the proposal forms must be completed in ink or typewritten. The proposal shall contain an acknowledgment of receipt of all Addenda. In making its proposal, each Proposer represents that it has read and understands the project scope and that the proposal is made in accordance therewith, including verification of the contents of the Request for Proposals against the Table of Contents. Proposer shall provide in the proposal a complete breakdown of services to be provided and accompanying rates.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to another Proposer, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("Contractor") will execute a contract for a specified term. Upon expiration or termination of any existing contract for security and patrol services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all proposals. The District reserves the right to award by items, groups of items, or total proposal.

SECTION 11. INSURANCE. By submittal of a Proposal, all Proposers confirm the company's ability to meet the insurance coverage requirements set forth below and provided herein.

General Liability Insurance: Limits of not less than \$1,000,000.00 per occurrence, \$ 5,000,000.00 aggregate covering all work performed under this Contract.

Automobile Liability Insurance: Limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Contract.

Workers Compensation Insurance: Limits of not less than \$1,000,000 per employee per accident.

Umbrella Insurance – Limits of not less than \$ 5,000,000.00.

In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its officers, employees and agents as additional insureds within five (5) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

SECTION 12. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence, reckless and/or willful misconduct as well as breach of contract.

SECTION 13. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

SECTION 14. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the Request for Proposals:

- A. List position or title, corporate responsibilities and years experience of key management or supervisory personnel (forms attached as part of Contractor's Qualification Statement). Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience. In addition Proposer will be required to provide criminal histories and background checks.
- B. Describe proposed staffing levels. Include information on current operations, administrative and management staffing of both a professional and technical nature, including resumes for staff at or above the Project Manager level.
- C. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

- D. A copy of its insurance certificate indicating the types of coverage and limits for general, property, umbrella, and automobile liability insurance, and worker's compensation insurance.
- E. Completed copies of all other forms included within the Request for Proposals.

SECTION 15. EVALUATION OF PROPOSALS. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the disqualification of the proposal response.

SECTION 16. CHANGES/MODIFICATIONS. The District reserves the right to order changes in the scope of work and resulting contract. The successful Proposer has the right to request an equitable price adjustment in cases where modifications to the contract under the authority of this clause result in increased costs to the Proposer. Price adjustments will be based on the unit prices proposed by the Proposer in response to this solicitation. Any contract resulting from this solicitation may be modified upon written and mutual consent of both parties.

SECTION 17. BLACK OUT PERIOD/CONE OF SILENCE. The black out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, any attempt to influence the thinking of District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to contract negotiations or communications with staff not concerning this solicitation.

SECTION 18. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

SECTION 19. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

SECTION 20. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal.

SECTION 21. PUBLIC RECORDS. All proposals submitted are public records subject to production unless specifically exempt by Florida Statutes or additional applicable law.

6. Is the Proposer incorporated in the State of Florida? Yes () No ()

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes (x) No ()

If no, please explain _____

- Date incorporated 11.13.2008 Charter No. _____

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated? Florida

- Is the company in good standing with the State? Yes (x) No ()

If no, please explain _____

- Date incorporated 11.13.2008 Charter No. _____

- Is the Proposer's company authorized to do business in the State of Florida?
Yes (x) No ()

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing security and patrol services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes (x) No ()

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. What are the Proposer's current insurance limits?

General Liability	\$ <u>See Attached</u>
Automobile Liability	\$ <u>See Attached</u>
Umbrella Coverage	\$ <u>See Attached</u>
Workers Compensation	\$ <u>See Attached</u>
Expiration Date	<u>See Attached</u>

By submittal of a Proposal, Proposer confirms that Insurance Limits stated under Section 11 of Instructions to Proposers is the minimum coverage carried by the Proposer.

9. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes () No (x) If so, state the name(s) of the company (ies) _____

The state(s) where barred or suspended _____
State the period(s) of debarment or suspension _____

10. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes () No (x) If so, where and why? _____

11. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes () No (x) If so, state name of individual, other organization and reason therefore.

12. List any and all (including but not limited to both criminal and civil) litigation to which the Proposer, any personnel to work at Venetian, any officer and/or employee of the Proposer has been a party in the last ten (10) years. N/A

13. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes () No (x) If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

14. List three (3) current clients including contact persons and telephone numbers as well as their length of service:

See Attached: RAMCO Protective RFP - Venetian Golf and River Club (page 14)

15. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

N/A

16. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.

17. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

18. Key Personnel: Describe experience of the principal individuals (Supervisors etc.) who would be responsible for and/or who will be assigned to this contract if awarded to the Proposer.

<u>Joey Cuce</u>	<u>Director of Operations - Southwest FL Division</u>	
Name	Position	

<u>Operations - Community Safety Control</u>	<u>14</u>	<u>8</u>
Type of Work	Yrs. Exp.	Yrs. With Firm

<u>TBD</u>	<u>Professional Site Director</u>	
Name	Position	

<u>Daily Operations - Gate Access Control</u>		
Type of Work	Yrs. Exp.	Yrs. With Firm.

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Venetian CDD or their authorized agents, deemed necessary to verify the statements made in Proposer's submittal, or necessary to determine whether the Venetian CDD should consider the Proposer for award of the contract for the Security and Patrol Services including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

RAMCO Protective
Name of Proposer

By: _____

Mitchell (Mick) Toscano; VP Business Development
[Type Name and Title of Person Signing]

This _____ day of _____, 20__.

(Corporate Seal)

Sworn to before me this _____ day of _____, 20__.

(Seal) Notary Public/Expiration Date

END

CORPORATE OFFICERS

Company Name _____

Date _____

Provide the following information for Officers of the Proposer and parent company, if any.

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Trina Negri	Treasurer	Administration	Estero, FL
Corey Negir	President	Administration / Operations	Estero, FL
Adam Walfish	Vice President	Operations	Altamonte Springs, FL
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT FOR INDIVIDUAL

State of _____ ss:

County of _____

Mitchell (Mick) Toscano, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and will be considered such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

(Proposer must also sign here)

Sworn to before me this _____ day of _____, 20__.

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR PARTNERSHIP

State of _____ ss:

County of _____

Mitchell (Mick) Toscano, is a member of the firm of RAMCO Protective, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and such action on the part of the Proposer will be considered to constitute good cause for rejecting Proposer’s proposal.

(Signature of a General Partner is Required)

Sworn to before me this _____ day of _____, 20__.

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR CORPORATION

State of _____ ss:

County of _____

Mitchell (Mick) Toscano

(title) Vice President of Business Development of
the RAMCO Protective

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer’s proposal.

(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this _____ day of _____, 20__.

Notary Public/Expiration Date:

(SEAL)

SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Venetian Community Development District.
2. This sworn statement is submitted by RAMCO Protective
[Print Name of Entity Submitting Sworn Statement]
whose business address is 8961 Quality Road, Bonita Springs, FL 34135
and (if applicable) its Federal Employer Identification Number (FEIN) is _____
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
3. My name is Mick Toscano and my relationship to the
entity named above is Vice President of Business Development.
4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a

public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

MT Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

MT The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Mitchell (Mick) Toscano

Date: _____

STATE OF _____
COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority, _____

Mitchell (Mick) Toscano who, after first being sworn by me, affixed his/her signature in the
(name of individual signing)

space provided above on this _____ day of _____ 2018.

NOTARY PUBLIC

My commission expires:

EXHIBIT A

VENETIAN COMMUNITY DEVELOPMENT DISTRICT (“VCDD”)

SECURITY and PATROL SERVICES PROPOSAL

PROJECT SCOPE

The Scope of Work for this Request for Proposals is to provide personnel for the Front Gate Operation at Venetian Golf and River Club (Gate Officer), and to operate the Mobile Patrol (Rover) function in the Venetian Community. In addition to the personnel requirements, the Scope requires the Proposer provide and maintain the Patrol Vehicle for use within the community.

At the present time, the Front Gate and Mobile Patrol (Rover) operation is twenty-four (24) hours per day/seven (7) days per week.

The Front Gate operation consists of Two (2) Entry Lanes: a Resident Lane allowing residents and other authorized persons to enter the community by use of an RFID Device operating a Lift Arm Gate, and a Guest/Visitor/Vendor Lane, which requires visitors, vendors and other persons wishing or requiring access to stop at the gatehouse.

Specific Duties for the Gate Officers and Rover are generally, but not limited to, the following:

GATE OFFICER;

Using computers, telephones, and information provided to permit and facilitate the entry of residents, Golf Club and River Club visitors and vendors, and other persons wishing or requesting entry to the community as follows:

1. Using computers to access residents’ approved Visitor and Vendor Lists, both permanent and temporary.

2. Contacting residents in the event visitors and/or vendors have not been preapproved for entry permission.
3. Providing directions as required.
4. Gathering information from those requesting entry in conformance with VCDD post orders, logging such information, and granting entry.
5. Entry cannot be denied as the VCDD roadways are public roadways financed with tax exempt bond funds.

FIRST SHIFT ROVER/SUPERVISOR;

1. Provides Liaison between VCDD Field Manager and service provider.
2. Administrative Duties: i.e. payroll, schedules officers, computer updates, etc.
3. Enforces Security Company's Policies and Procedures.
4. Monitors and reviews video footage.
5. Ensures all gates, gates operators, and other equipment are operable and reports any malfunctions.
6. As first shift Rover, observes, and photographs irrigation violations on wet check days and reports them to VCDD Field Manager.
7. Responds to minor traffic issues, including, but not limited to, improper street parking, blocking sidewalks and driveways, improper driveway use, and noise complaints.
8. Manually turns "OFF" irrigation systems if requested.
9. Issues vendor stickers.
10. Maintains patrol vehicle.

SECOND SHIFT ROVER;

1. Start of shift; briefing and check pass on book for updates.
2. Make community patrol.

3. Check pump house
4. Arrive at gate house to assist gate officer.
5. Lock construction gate.
6. Lock pedestrian gate, check golf maintenance gates and take down flag.
7. Check and lock River Club (if no event going on).
8. Check pools and spa.
9. Responds to minor traffic issues, including, but not limited to, improper street parking, blocking sidewalks and driveways, improper driveway use, and noise complaints.
10. Manually turns "OFF" Irrigation Systems if requested.
11. Return to gate house to complete paperwork and reports, prepare paperwork for 3rd shift.
12. End of shift.

THIRD SHIFT ROVER;

1. Start of shift, briefing and check pass on book for updates.
2. Community patrol; check for open garage doors and irrigation violations if block II is running.
3. Check River Club building and pools.
4. Responds to minor traffic issues, including, but not limited to, improper street parking, blocking sidewalks and driveways, improper driveway use, and noise complaints.
5. Manually turns "OFF" Irrigation Systems if requested.
6. Continue community patrol, irrigation violations, check construction gate, pedestrian gate, golf maintenance gates and golf club.
7. Arrive at gatehouse.
8. Community patrol and irrigation violations.
9. Arrive back at gate house to complete paperwork and reports.

10. End of shift.

11. On Sunday nights (Monday mornings), when irrigation is not running, Rover checks all mailbox lights to see if lit and prepares lighting report, which is then given to Maintenance (with a copy to VCDD Field Manager) for action.

EXHIBIT B

SCHEDULE of SERVICE, HOURS, and BILLING RATES

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

SECURITY and PATROL SERVICES PROPOSAL

Base Proposal:

<u>Item:</u>	<u>Hours per Week</u>	<u>Rate</u>	<u>Weekly Total</u>
Supervisor	40 Hours per Week	\$ <u>25.37</u> Hour	\$ <u>1,014.93</u>
Gate Officer	168 Hours per Week	\$ <u>22.39</u> Hour	\$ <u>3,761.19</u>
Patrol Officer	128 Hours per Week	\$ <u>22.39</u> Hour	\$ <u>2,865.67</u>
Patrol Vehicle	Weekly Rate <u>\$300.00</u>	Flat Rate _____	\$ <u>300.00 (Fuel Charged per Consumption)</u>
Total Base Annual Cost	(Total from Above) (52 weeks)		\$ <u>See attached RFP Pricing including ancillary fees to perform complete job responsibilities</u>
Anticipated Seasonal Gate Officer	40 Hours/Week for 18 Weeks	\$ <u>22.39</u> Hour	\$ _____

Describe your policy if any for Holiday Pay and which dates may qualify:

8 Holidays per Year / Per Shift / 1.5x's rate

REQUEST FOR PROPOSAL: Venetian Golf & River Club POA

01

Our Approach To Providing Venetian Golf & River Club POA Safety And Security

1. RAMCO PROTECTIVE Personnel

RAMCO Protective personnel/employees shall meet the following requirements as permitted by law: All employees of RAMCO Protective coming onto Client's property shall be well groomed and uniformed. RAMCO Protective shall be responsible for the purchase and maintenance of said uniforms. Replacement uniforms shall be the responsibility of RAMCO Protective. The uniform shall clearly identify the employees as RAMCO Protective security officers. An identification badge will further identify the security officer for RAMCO Protective with his or her name clearly printed. Said uniforms are subject to the approval of Client. RAMCO Protective employees shall park their private vehicles only where designated by Client and said employees shall not enter or remain on Client's property except when on active duty. All vehicles used by RAMCO Protective for patrol purposes shall be clean, fully operable and be marked as RAMCO Protective patrol. RAMCO Protective shall be exclusively responsible for the recruiting, screening, testing, investigating, training and/or supervision of its employees. RAMCO Protective personnel shall be always drug free and shall have had a background check (including, but not limited to, criminal history and I-9 compliance)

performed and the results available and reviewed prior to being assigned to any portion of your community. RAMCO Protective personnel assigned to road patrol shall have successfully completed training courses in cardiopulmonary resuscitation and basic first aid. RAMCO Protective personnel shall also be familiar with the rules of the road and RAMCO Protective personnel shall have both a valid driver's license and clean driving records. RAMCO Protective personnel shall be unarmed. RAMCO Protective personnel shall possess the following: (a) good general health without physical defects, which would interfere with the fulfillment of guard duties; (b) binocular vision correctable with glasses to read all normal correspondence without further magnification; (c) ability to discriminate standard colors; (d) hearing capability in the normal range; (e) capability of standing or walking for extended periods; (f) capability of climbing stairs; (g) ability to read, write and speak English clearly; and (h) high school diploma or GED equivalent. RAMCO Protective personnel shall be instructed to not smoke and/or use any tobacco products and/or electronic cigarettes while on duty and male personnel shall not exhibit any visible piercing (including ear lobes) while on duty.

2. Security Officer (Professional Gate Attendant & Professional Roaming Patrol)

- At RAMCO Protective we pride ourselves in the image and customer service our professional guards deliver to our customers. We know our clients demand highly skilled individuals that represent and exceed their expectations.
- For nearly 25 years RAMCO PROTECTIVE has provided D and G Licensed guard services to Commercial Facilities, Malls, Hospitals, HOA's, Condominiums and more.
- We trust in our ability to adapt and innovate in the guard service space, by providing our staff with the unique technology, knowledge, and training which enables them to better serve our clients.

- All personnel of RAMCO Protective conduct themselves in a professional and courteous manner, with respect for the property and privacy of the residents of Client, and the decorum thereof. RAMCO Protective shall upon inception of the contract provide a roster of all employees to be assigned to the account, and all supervisors including at least one supervisor who will be available on a 24 hour / 7 day a week basis for emergencies by phone.

3. EMT coverage overnight

- Emergency Medical Technician is available upon request
- RAMCO PROTECTIVE Roaming Patrol Professionals shall have successfully completed training courses in CPR and basic First Aid

4. Console Operator (Virtual Gate Professionals)

- The RAMCO PROTECTIVE, virtual guard is a series of innovations perfected over the past few years. With endless research and development by our technical staff, RAMCO PROTECTIVE provides a comprehensive, scalable approach to virtually guarding your property.
- With five (5) variations of entry systems with pass printing capabilities, driver's license scanning, barcode scanning and more, RAMCO PROTECTIVE will secure your entry and beyond. In addition, RAMCO PROTECTIVE implores an innovative talk-down system for any size building. Remotely RAMCO PROTECTIVE will secure your property using the latest video analytics and voice over IP technology.

5. Shift Supervisor

- Superior service and profits depend on making the most of the people on your staff. RAMCO PROTECTIVE encourages empowerment for each Supervisor while giving them challenging opportunities, recognition for achievement, job enrichment, and responsibility.
- RAMCO PROTECTIVE includes managers in management decisions while providing them with projects to study and carry out. This acts as a multiplier their abilities to manage each Teammate in achieving all Professional Guard Service goals and strategies.
- It is vitally important to encourage free communication upward. Encourage your people to be candid with you. Ask their advice and listen to it.
- We are fellow professionals, dedicated to the service of our customers.

6. Account Manager

- Dependable, organized professionals that oversee the entire, day-to-day operation, both physical (buildings, hardware and software) and financial, for each community within their Division
- Payroll, Scheduling, Hiring, Firing, Training, Rewarding, Recognizing, etc.
- Attend Access Control Committee/BOD Meetings
- Ensures Customer Service Quality Control, Compliance, Consistency and Communication

7. Include overtime policies, holiday policies and rates

- Overtime is covered by RAMCO Protective
- Holiday Pay is 1.5 times ("time and a half") hourly rate per employee included in the service agreement paid by client
 - Holidays are as follows: Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas Day, New Year's Day
- Rates vary per position and budget by the client



Company History And Organization

1. Explain ownership (private or public)

RAMCO Protective is Family Owned and Operated

Over a decade of serving the State of Florida is a statement of not only our rich history, but of the diversified company Ramco Protective is today. Comprised of leading brand products and services, that serve our diverse statewide markets. Since our establishment we continued to expand, grow, and innovate. We are a quite different company than we were in 2008. Yet the same passion for innovation and leadership that drove our early success continues throughout the organization. We've positioned ourselves as leaders in the various markets of Guard Service, Access Control Systems, Cameras, Gates, and more. A model that has been shaped by our commitment to providing products and services that help our customers be successful. Our products and services are diverse but the passion to solve problems for our customers resonates throughout the organization, in the leadership of all of our associates. No matter what we provide or where we provide it, we share a spirit and culture that unite us.

Its our people and our culture that make the difference. We believe that everyone's job is equally important to the ultimate success of the business and have created an organization where individuals can truly make an impact. The ability to adapt, innovate, and improve has been central to our success over the last 10 years and this will continue to drive us as we strive to be better today than we were yesterday and better tomorrow than we are today.

Ramco Protective Services has been a leading security force since 2008, with established operations in more than one third of Florida's counties. A single source provider of comprehensive security and access control solutions, Ramco operates through its Guard, Gate, and Intelligence divisions. The organization fortifies residential and corporate security with a complete range of physical and technology-based packages that tailor to the client's needs. Family-owned and operated, Ramco prides itself on its team-wide dedication to professionalism and integrity, and commitment to secure residences, corporations, malls, hospitals, and many more with honor and treat all with respect.



2. Include brief biographical information regarding the personnel who would be personally responsible for the management and local supervision of this project.

This information will be available upon hiring the Team responsible for the day-to-day operations of this community.

At RAMCO Protective Services we know how to achieve a transfer of operations, retain qualified talent, and form the basis for a close working relationship between our client representatives.

We form a transition team for each site that includes key directors, lieutenants, and corporate support. Our transition team works with retained officers or new to create a site-specific transition.

RAMCO PROTECTIVE Leadership Team maintains a strong presence on-site during the start of service (30- days) to provide additional support for security officers in training and clients, to confirm the effectiveness of site-specific security, and to establish concierge customer service standards. We will continue to meet weekly with the client for their feedback.

A Site Director will be assigned to a community to handle the day-to-day operations. We support our site directors as much as possible; to take action, resolution and promote the site team's ownership of the operation. The site leader reports to a branch manager, who operates and manages all client sites within his or her respective territory.

At RAMCO Protective Services, we offer our clients additional support. We employ highly trained road captains. Road captains provide quality control to each site. Our road captains will visit the site three times a day during 1st 2nd & 3rd shift to ensure that all officers are in proper uniform and ensure that all community rules are being followed.

The ROAD CAPTAINS will also check in with the Site Director to inform him/her of any issues that might have been observed during his/her visit. The ROAD CAPTAIN will always follow up to ensure satisfaction.

At RAMCO Protective we offer our clients the secret shopper program. On a quarterly basis RAMCO Protective will send three different subjects with three different scenarios to try and attempt to enter a community. The site director is also unaware of the secret shoppers. An honest report will be provided to the board of directors. If for any reason our secret shopper does enter the community, he will immediately make a U-turn and exit the community. The employee who allowed improper access will face administrative action that could lead to suspension or termination.



1. Structure of the local servicing office and regional support.

- RAMCO PROTECTIVE is founded upon the basis of providing the highest standards of Guard Service while planning, adapting and catering to your specific needs within the Security Industry.
- RAMCO PROTECTIVE Mission Statement: Building lifelong relationships with the country's largest developers, distinguished corporations and respectable business firms while assisting each in reaching their maximum, security goals and objectives through innovation and planning.

- 1 Bringing value to your community
- 2 Bringing peace to your community
- 3 Bringing a deterrent to decrease the propensity for crime
- 4 We help sell homes for New Home Builders
- 5 Saving you money so you can spend it on efforts to achieve your next goals

2. Resolve some issues and free yourself up to get back to working ON Your Business as opposed to working IN the Business...so you are not confusing your Activities with your Accomplishments.

- As a Leader, you must have an open-door policy when it comes to having your Team feel comfortable bringing issues to light without fear of losing their jobs
- Earn Trust by acknowledging issues yourself as well...be in this together
- Set timeframes and responsibility for resolutions, so these issues do not remain unresolved holding everyone back

- 1 Identify
- 2 Discuss
- 3 Solve

3. Accomplish great things, make great changes, be great...and you just might turn a Raging Maniac into a Raving Fan!

4. RAMCO PROTECTIVE teaches the difference between working IN the Business (which we are all in this business together) as opposed to working ON the Business:

- Translate this in terms of Problem Solving...or simply...offering solutions
- This will help you with the "Review" segment to determine if your Teammates utterly understand the job.
- Understanding the job has much to do with bringing solutions to the table...and solving problems in an effort not to confuse "Activity with Accomplishment!"
- **We need innovations, not excuses!**
- **We need to challenge our own Team to come up with solutions and innovations!**
- Here are examples of some solutions that may or may not work:
 - Overcome frustrations of long lines at the gates with the introduction to handheld tablets to issue passes and QR Codes
 - Overcome overtime frustrations by hiring part-time/on-call teammates that can float and fill in spaces
 - Mandate that all Managers/Supervisors must carry, what they call at Disney, a "magic pouch" of quick fixes...or at least have one nearby at arm's length
 - non-emergency contact list that you can text while you are speaking to a resident
 - carry blank name badges so you don't have to send someone home for not being in uniform
 - carry extra ties and buttons for shirts with a pocket sewing kit
 - carry Band-Aids for a child
 - carry a notebook to record future rewards for a Teammate when you catch them doing something great...you shouldn't have to look too far
 - Etc.
- You truly need to believe that your ability to succeed is in direct relation to your ability to solve problems.

04 Personnel Selection Process

a. Describe how recruitment and selection of security officers is accomplished.



01

Some of the questions to be asked in the hiring process:

- Do you want this job?
- Do you get it / understand the job?
- Are you capable of doing the job?



02

Are you approachable?

- To your team...do they think they can come to you?
- Do residents and guests?
- Do people think you are a resource?



03

Are you using and respecting your teams' talents and suggestions?

- When is the last time you asked?
- Who solved the last problem?
- Did you solicit input from your Team or even the client or residents (through a survey)?
- Do you have daily line ups?
- Thought of the day



04

Lead by example

- Passion
- Confidence
- Trustworthy



05

Provide feedback

- Immediately
- Both positive and negative feedback



06

Encourage growth

- Continuing Education
- Recommend books
- Attain more credentials/licenses



07

Share accomplishments

- They are a result of our culture
- They are a result of our leadership
- It is because of who we are and what we represent
- Is it Party time when you do? Celebrate with your Team
- Are you REVERED as the best in the business?
- Sometimes you should feel like being a dime...thrown in a pile of nickels.
- It is a privilege to work with RAMCO PROTECTIVE...believe it!

b. A written description of the bidder's employment process and qualifications is to be included in the response.

01. Recruitment

Receive, review and screen resumes received from multiple employee recruitment sites such as indeed and monster, walk ins and/or employee referrals

02. Interview/screening

Once individual is selected, he/she will be asked to come in for two pre-employment assessments. The first assessment will be a test that will test the individual's knowledge of the security industry. The next assessment will test the individual's customer service skills. Each assessment must be passed with an 80% or better. If both tests are passed with a satisfactory score, he/she will then be asked to interview with the director of operations. If individual is selected by the director of operations, we will check references. If references are satisfactory, he/she will be asked to complete a drug screening as well and a background check. Once screening is complete and in good standing employee will be asked to come back in for orientation.

03. Uniform fitting & legal paperwork

After employee has completed the interview/screening process, he/she will then be asked to complete new employee hire packet which contains all of the legal www.RAMCOprotective.com State of FL Certified documents required to work in the U.S.A. Once, completed employee will undergo a uniform fitting and be issued uniforms.

04. Orientation

RAMCO Protective employee orientation will take about 16 hours to complete. It starts with a company overview and employee expectations. Followed by three workplace knowledge videos. The three videos will contain a basic security/access control training video, a workplace safety video and a terrorism/violence awareness video. Next, the new hire will be asked to review our employee handbook outlining the RAMCO Protective policies and procedures.

05. 40-hour on-site training

Employee will be required to complete 40 hours of on-site training with the site director. The new employee will be trained how to interact with residents and other people entering and exiting the community. The new employee will be given all of the community rules and regulations and be asked to memorize them. He/she will also be taught how to properly answer incoming phone calls. Next the customer will undergo and in debt training on how to use the RAMCO Protective computer system. He/she will also be taught how to properly document and report incidents within the community. The site director will also go over access control procedures with the new hire. Employee will then be shadowed by the site director for the remaining 40-hour training week. On the new hires last day of training, the site director will reach out to the director of operations and discuss the new hires progress. The director of operations will then come to the new hires assigned post and test the new employee on what they have learned, if the new hire is ready to start working alone, the director of operations will sign off on the completion of training form and the site director will be given permission to add the new hire to the schedule.

Development And Retention Of Personnel

a. Describe your company's succession planning and development of officers, supervisors and managers.

- Our on-boarding process consists of 40hrs of training in the field regarding customer service guidelines, general security and access control procedures, and site-specific guidelines. (Please refer to our employee hiring and training process)
- RAMCO Protective provides training for each department that an officer is projected to perform in. Access control training focuses the training on the field to assess the abilities and obtain the knowledge required for customer interaction and proper access control guidelines. Various other positions such as patrol and supervision training will focus the training on the field but does provide training in the office detailing on the importance of communications and self-confidence to function in the selected positions.
- RAMCO Protective utilizes a Road Supervision department that operates on a 24/7 basis. This supervision department is dedicated asset that only goes from site to site in their district. The goal of this department is to visit each site located in their district to verify the officer on duty is in proper attire, is knowledgeable to the procedures of the community, and is interacting with all guests in a professional manner. The Road Supervision department will also verify if there are any equipment issues that may need to be addressed for repair and future repairs.

b. Describe your "bench strength." How will sick leave, vacations, other vacancies and potential periodic need for additional coverage be handled?



800+

Employees



1,200+

Gates Protected



200+

Communities Served



18

Cities in 3 States... & Counting



RAMCO Protective is deep in support, and all shifts will be covered per the signed Service Agreement



Sick Leave, Vacations, etc. will all be covered in the fees listed in the signed Service Agreement

c. Describe methods and initiatives designed to promote employee retention.

1. Pay Rates are predetermined by the signed Service Agreement, and these pay rates are used to promote employment with RAMCO Protective

3. Honorable Mention Reward Program:

10 Honorable Mentions: \$ 50 Gift Card

20 Honorable Mentions: \$ 100 Gift Card

30 Honorable Mentions: \$ 200 Gift Card

5. Comment (written, verbal, text, etc.) on Outstanding Service from:

- Resident/Homeowner
- Guest
- Board or Committee Member
- Developer or Client
- Five (5) Consecutive Shifts of Perfect Service constitutes one (1) Honorable Mention

2. RAMCO PROTECTIVE offers competitive Insurance and Benefits within the Private Security Industry

4. Definition: Honorable Mention: Each Outstanding Service Comment constitutes one (1) Honorable Mention

6. Comment on Outstanding Performance from RAMCO PROTECTIVE Supervisor for achieving all minimums listed below:

- Perfect Attendance for one (1) week
- Perfect Uniform for one (1) week
- No negative comments or complaints filed for one (1) week
- Clipboard Reports filed on each shift for one (1) week (Gate Attendants)
- Shift Reports filed on each shift for one (1) week (Roaming Patrol)

06

Total Quality Management Program

Include methods of quality control, contract administration, audits, management inspection programs, conduct and job performance standards, corrective action planning and follow-up reporting.

- i** **The leader** in the industry in the **principles** of:
 - o Customer Service
 - o Communication
 - o Safety/Security
 - o Consistency

ii **Weekly Onsite** Team Meetings

iii **Monthly Manager** Meetings

iv Quarterly Leadership Team **"State of the Company"** Address

v **Daily Shift** Clipboard Walkthrough Inspections

vi Daily Gate Attendant **"Hot Topics"** Review with Community Management

vii Framed and Posted **Do's and Do Not's** at each Gate House

07

Cost Proposal And Invoicing

Propose invoicing frequency and procedures and applicable discounts.



All fees and pay rates will be predetermined by the signed Service Agreement



Invoicing per the Service Agreement will be weekly for all services



Discounts (TBD) are negotiable upon request by the BOD and/or agreed upon by both the BOD and RAMCO Protective

Training And Certification Programs



a. Pre-Assignment Training and certification



b. All RAMCO PROTECTIVE security officers in the state are certified through the State Law Enforcement Division. Requirements for certification include

- i. Fulfillment of a four-hour training course
- ii. Completion of the SLED certification exam
- iii. Background check conducted by the state licensing division
- iv. Drug Test Screening
- v. Job and Task Specific Training (OJT)



c. RAMCO Protective access control task training includes but is not limited to

- i. Community guidelines and regulations
 - o Venetian Golf & River Club POA approved Post Orders
 - o Venetian Golf & River Club POA approved Standard Operating Procedures
- ii. Security protocols for guests and vendors
- iii. Emergency Protocols
- iv. Incident Reporting
- v. Customer Service
- vi. Formal Continuous Training



d. RAMCO Protective has implemented on-site continuing education that includes:

- i. Daily Activity Reports completed on each shift and reviewed daily by the site supervisor.
 - o Allows for clear communication of actions taken by officers on each shift.
 - o Allows supervision to address questions or concerns on an individual basis to promote success and growth.
- ii. Annual Performance Reviews to provide feedback on strengths and areas for improvement.
- iii. Annual Retraining and Recertification

e. Annual license renewal is required through SLED for each security officer



f. Certified Instructors require a four-hour continuing education course annually



- i. Supervisory Development Training (Describe the program that your company utilizes that leads to a professional credential for supervisors)

g. At RAMCO Protective we believe a great security team begins with a strong, well-informed leader. At our monthly manager meetings and our quarterly leadership team address we cover topics ranging from:



- i. How to use Positive Counseling to improve performance
- ii. Situational Leadership Skills
- iii. Qualities of a Good Security Officer
- iv. Officer Development and Training
- v. Proactive Threat Assessment
- vi. How to Engage and Question
- vii. Performance Reviews for Quality Assurance
- viii. Describe in detail the training and certification programs in place to support the proposed Valley Security team members. Include the following:

h. The training and certification program is a combination of SLED requirements as listed in Section A and RAMCO Protective job specific training as outlined in Section B.

- i. Include the name, contact information (including email address) and qualifications of the local or regional trainer(s) who will conduct training for your company and the manner in which your company documents training, paper records, online, web-accessible, etc.

i. Primary Contact: Joey Cuce –Director of Operations: Southwest FL Division

Email: j.cuce@ramcoprotective.com

Phone: 802.999.7905

- o 40-hour course completed through Trident Technical College
- o Fifteen (15) years of security experience

j. Training documents and certification information is submitted to Florida Department of Agriculture and Consumer Services Division of Licensing per state guidelines.

k. RAMCO Protective retains hard copy documentation for licensing and training on each security officer.

09

Computer Management System

Describe productivity and technology applications utilized to enhance and improve business processes, integration of scheduling, payroll and billing systems or other benefits of computerization.

- i. Our Exclusive relationship with ABDI, allows us to **bring the industry's foremost community management software to you at NO COST**. The CMS allows managers to maintain their resident database and all access control for their property from anywhere in the world on one simple and integrative system.
- ii. Applications by Design, Inc. (ABDi) is a software development company that specializes in **highly customizable community management and access control solutions for gated communities**, condominiums, high-rise apartments and country clubs throughout the country. ABDi is the service leader in the industry due to consistently reaching the goal of exceeding the expectations of community managers, Board/committee members, security professionals and residents!

A

Ramco shall purchase and maintain throughout the term of this Agreement the following insurance issued in amounts required by law, but in no event less than those specified below, and no work shall be commenced under this Agreement until Ramco shall have obtained all requisite insurance coverage, providing proof of that coverage to Client, and Client shall have approval:

B

Workers' Compensation and Employer's Liability insurance in accordance with the laws of the State of Florida, but in at least an amount of not less than ONE MILLION (\$1,000,000.00) DOLLARS per each occurrence.

C

Comprehensive General Liability as follows: (i) Bodily Injury Liability in an amount not less than THREE MILLION AND NO/100 (\$3,000,000.00) DOLLARS for injuries sustained by one or more persons in any one accident, but in any event not less than the limits provided by applicable law, statute or ordinance; and (ii) Property Damage Liability in an amount not less than TWO MILLION AND NO/100 (\$2,000,000.00) DOLLARS for each accident and THREE MILLION AND NO/100 (\$3,000,000.00) DOLLARS aggregate for each year of the policy period;

D

Comprehensive Automobile Liability as follows: (i) Bodily Injury Liability in an amount not less than ONE MILLION AND NO/100 (\$1,000,000.00) DOLLARS for injuries sustained by each person in any one accident and ONE MILLION AND NO/100 (\$1,000,000.00) DOLLARS for each accident; and (ii) Property Damage Liability in an amount not less than ONE MILLION AND NO/100 (\$1,000,000.00) DOLLARS for each accident; and (iii) Above to include employer's owned, non-owned, leased and hired car coverage.

E

Fidelity/Crime Employee Dishonesty insurance in the sum of ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) DOLLARS coverage. This policy, if available without significant increase in premium, shall include coverage for Client's Property.

F

The above required Comprehensive General Liability Insurance Policy and Comprehensive Automobile Liability Policy shall each be written on an occurrence form and contain a clause providing that Client is included as an additional insured.

G

Ramco shall name Client and/or its designees as additional insured under the Comprehensive General Liability and Automobile Liability policies. Additionally, such policies shall be noncancelable by the insured. Any replacement policy of any type must be submitted to Client for approval in advance. All insurance shall be underwritten with responsible insurance carriers rated not less than A.M. Best's rating of A-1. Certificates of insurance evidencing compliance with this Agreement, specifically stating that the insurance evidenced thereby is primary to any valid and collectible insurance and naming the additional insured required hereunder, shall be presented to Client prior to commencement of the work. Ramco shall be required to obtain a waiver of subrogation of all claims that may be brought by such insurance companies against Client.

H

Prior to the effective date of this Agreement, and thereafter not later than 30 days prior to the expiration of any insurance policy Ramco shall furnish certificates of insurance to Client together with certified copies of all required policies and together with written requests to each insurance company for a waiver of subrogation as to any claims against Client by such insurance companies. Unless the waiver of subrogation is automatic upon request, Ramco shall also deliver evidence that the request for waiver of subrogation has been approved. Notwithstanding any term to the contrary, if Client should, in Client's sole opinion determine, that the insurance maintained by Ramco does not afford appropriate coverage on account of (i) coverage exclusions, (ii) deductibles, or (iii) any other reason, then no later than sixty (60) days after Client notifies Ramco of any objection, Ramco shall (i) obtain an amendment to the policy(ies); (ii) procure new insurance, or (iii) procure supplemental insurance coverage addressing the concerns, and within said time provide copies of same to Client, or Client may terminate this Agreement.

11

Limitation Of Liability

Client understands that Ramco is not an insurer and is not responsible for acts of others or events beyond the control of Ramco. Ramco's fees are in no way related to or intended to cover in whole or in part, any loss, damage, injury or death which might result to Client, Client's property or to any other person or property from any hazard or event or the consequence of any hazard or event which Ramco's service is designed to detect, avert or deter. Ramco does not guarantee or warrant that the service supplied will prevent burglary, fire or other occurrences or the consequences from such occurrences which the service is designed to detect, and the Client acknowledge that it is not entering into this Agreement with the expectation that Ramco will issue or reimburse the Client or any other person for losses from such occurrence. RAMCO SHALL BE LIABLE FOR ANY AND ALL EVENTS, LOSS, DAMAGE, INJURY AND/OR DEATH RELATED TO, CAUSED BY AND/OR ARISING FROM RAMCO'S BREACH OF THIS AGREEMENT, ITS WILLFUL CONDUCT, OMISSIONS AND/OR NEGLIGENCE, AND RAMCO SHALL INDEMNIFY AND HOLD CLIENT HARMLESS FOR ANY AND ALL LOSS, DAMAGE, INJURY AND/OR DEATH CAUSED BY, RELATED TO AND/OR ARISING FROM RAMCO'S BREACH, WILLFUL CONDUCT, OMISSIONS AND/OR NEGLIGENCE. THIS PARAGRAPH SHALL SURVIVE THE EXPIRATION AND/OR TERMINATION OF THIS AGREEMENT.

12

Employee Recognition Programs

A Honorable Mention Reward Program

A 10 Honorable Mentions \$50 Gift Card	B 20 Honorable Mentions \$100 Gift Card	C 30 Honorable Mentions \$200 Gift Card
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B Each Outstanding Service Comment constitutes one (1) Honorable Mention

Comment (written, verbal, text, etc.) on Outstanding Service from:

- o Resident/Homeowner
- o Board or Committee Member
- o Guest
- o Developer or Client

C Five (5) Consecutive Shifts of Perfect Service constitutes one (1) Honorable Mention

Comment (written, verbal, text, etc.) on Outstanding Service from:

- o Perfect Attendance for one (1) week
- o Perfect Uniform for one (1) week
- o negative comments or complaints filed for one (1) week
- o No negative comments or complaints filed for one (1) week
- o Clipboard Reports filed on each shift for one (1) week (Gate Attendants)
- o Shift Reports filed on each shift for one (1) week (Roaming Patrol)

13

Transition Plan

A Submit a projected Transition Plan for implementation if awarded the contract to include tasks and time frames. Include a list of all individuals assigned to your transition team.

- o Equipment, Hardware and Software will be predetermined ownership and compatibility prior to RAMCO PROTECTIVE's arrival
- o New Hardware and Software will be installed as written in the Service Agreement signed by the BOD/Owner at the cost also predetermined by the same Service Agreement
- o equipment will be utilized until all new, agreed upon equipment, hardware and software is fully installed

B Describe plans to employ or replace existing on-site staff.

The BOD and RAMCO Protective will offer the right to interview the existing staff and will agree on the Team that will remain onsite with RAMCO PROTECTIVE

References

Client: Talis Park



Contact
Butch Stewart



Phone
239.250.6886



Email:
bstewart@kitsonpartners.com

Client: Heathrow Community



Contact
Deanna Simms



Phone
407.333.0884



Email:
heathrow@cbsonline.net

Client: MAY Management



Contact
Catie Marks



Phone
904.669.4266



Email:
cmarks@mayresort.com

Minto



Contact
Lara Mitchell



Phone
727.512.8369



Email:
lconnolly@mintofla.com

Marsh Landing



Contact
Janet
Williamson



Phone
904.219.5453



Email:
jwilliamson@marshlanding.org

Kitson & Partners



Contact
Tyler Kitson



Phone
239.919.6973



Email:
tkitson@kitsonpartners.com

Ocean Hammock



Contact
Chris Abdalla



Phone
386.446.0085



Email:
cabdalla@mayresort.com

Contact: Keith Livermore
 fieldmanager@vcdd.org
 Phone: 941-485-8500

VENETIAN GOLF & RIVER CLUB PROPERTY OWNERS
 ASSOCIATION, INC.

2021-2022
 Submittal Date:
 12/30/21

Exhibit "B"

Service Type	Weekly Hrs	Hourly Rate	Weekly Costs	Annual Cost	Rate Schedule
Professional Site Director (Hourly Fee)	40.0	\$25.37	\$1,014.93	\$52,776.12	Full Time (Hours Determined by BOD)
Professional Gate Attendant (Hourly Fee)	168.0	\$22.39	\$3,761.19	\$195,582.09	Main Gate (24/7/365)
Gate Attendant Holiday Rate (Hourly Fee)	144.0	\$11.19	✓	\$1,611.94	6 Holidays/8 Hours/3 Shifts
Professional Roaming Patrol (Hourly Fee)	128.0	\$22.39	\$2,865.67	\$149,014.93	Determined by BOD
Roaming Patrol Holiday Rate (Hourly Fee)	144.0	\$11.19	✓	\$1,611.94	6 Holidays/8 Hours/3 Shifts
Track-Tik Patrol Software (Weekly Fee)	✓	✓	\$17.50	\$910.00	Roaming Patrol GPS Reporting Software
Roaming Patrol Smart Phone (Weekly Fee)	✓	✓	\$22.50	\$1,170.00	Provided by RAMCO Protective
Patrol Vehicle (Weekly Fee)	✓	✓	\$300.00	\$15,600.00	Provided by RAMCO Protective
Patrol Vehicle Fuel	✓	✓	\$0.00	\$0.00	Additional Fuel Fee Per Consumption
Sub-Total			\$7,981.79	\$418,277.01	
Taxes			\$478.91	\$25,096.62	6% Tax Rate
* Rates expire for 90 days from date of submittal					
Total			\$8,460.70	\$443,373.64	



CITY OF ALTAMONTE SPRINGS
225 NEWBURYPORT AVENUE
ALTAMONTE SPRINGS, FLORIDA 32701-3697
407-571-8116

Fiscal Year
2021-2022

BUSINESS TAX RECEIPT

Business Number: 26003 **Expires:** September 30, 2022
Business Name: RAMCO PROTECTIVE OF ORLANDO INC
DBA: RAMCO PROTECTIVE
Business Address: 718 NORTHLAKE BLVD, 1020
ALTAMONTE SPRINGS, FL 32701

RECEIPT NO.	CLASS DESCRIPTION	FEE
BTR-002315-2022	Contractors/alarm systems	\$120.75
BTR-002315-2022	Detective/investigator/patrol and/or security guard service - Agency	\$90.30
BTR-002315-2022	Seminole County – Regulated	\$45.00
TOTAL BUSINESS TAX PAID:		\$256.05

Angela M Apperson
City Clerk

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

Print or type See Specific Instructions on page 2.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.</p> <hr/> <p>2 Business name/disregarded entity name, if different from above Ramco Protective Of Orlando,INC dba RAMCO PROTECTIVE SERVICES</p> <p>3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input checked="" type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input type="checkbox"/> Other (see instructions) ▶ _____</p> <p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small></p> <p>5 Address (number, street, and apt. or suite no.) 401 Center Point Circle Suite 1527</p> <p>6 City, state, and ZIP code Altamonte Springs FL 32701</p> <p>7 List account number(s) here (optional)</p> <p style="text-align: right;">Requester's name and address (optional)</p>
---	---

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number										
or										
Employer identification number										
2	6		-	3	8	0	3	2	2	3

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶ <i>Adam Wolfish</i>	Date ▶ 05 JUNE 2018
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.

By signing the filled-out form, you:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
- Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

Welcome to the leading expert in professional security!

The logo for RAMCO PROTECTIVE features the word "RAMCO" in a large, bold, white sans-serif font. The letter "R" is stylized with three horizontal lines extending from its top left. Below "RAMCO", the word "PROTECTIVE" is written in a smaller, white, spaced-out sans-serif font.

RAMCO
P R O T E C T I V E

“Driven to give our clients the most revolutionary security experience through innovative design and exceptional service...”

A QUICK INTRODUCTION

Building lifelong relationships with the country's largest developers, distinguished corporations and respectable business firms while assisting each in reaching their maximum, security goals and objectives through innovation and planning.





OUR MISSION

RAMCO is founded upon the basis of providing the highest standards of Guard Service while planning, adapting and catering to your specific needs within the Security Industry.

RAMCO'S LEADING PRINCIPLES



Customer Service



Safety/Security



Communication



Consistency

01 Daily Gate Attendant "Hot Topics" Review with Community Management

02 Framed and Posted Do's and Do Not's at each Gate House

03 Quarterly Leadership Team "State of the Company" Address

04 Daily Shift Clipboard Walkthrough Inspections

05 Weekly Onsite Team Meetings

06 Monthly Manager Meetings

COMPETITIVE ADVANTAGE



Bringing value to your community



Bringing a deterrent to decrease the propensity for crime



Bringing peace to your community



Saving you money so you can spend it on efforts to achieve your next goals



We help sell homes for New Home Builders

ACCOLADES



800

Employees



18

Cities in **3** States...
and Counting



1,200

Gates Protected



8

Nation's Largest Home
Builders Served



200

Communities Serviced



12

Most Distinguished Security
Companies Aligned

OUR LOCATIONS



FLORIDA

- Ft. Lauderdale
- Ft. Meyers
- Miami
- Naples
- Sarasota
- Tampa
- Daytona
- Destin
- Jacksonville
- Orlando
- Tallahassee
- West Palm Beach



GEORGIA

- Atlanta
- Augusta
- Savannah



SOUTH CAROLINA

- Charleston
- Columbia
- Hilton Head
- Greenville

Our Services



Professional Guard Service



Video Surveillance System



Assessment and Consulting



Virtual Guard



Community Management System



Elevator Control



Access Control Integration



Integration and Software



Alarms and Fire



Gate Automation



Financing



Active Shooter Detection

PROFESSIONAL GUARD SERVICES



At RAMCO Protective we pride ourselves in the image and customer service our professional guards deliver to our customers. We know our clients demand highly skilled individuals that represent and exceed their expectations.



For nearly 25 years RAMCO has provided D and G Licensed guard services to Commercial Facilities, Malls, Hospitals, HOA's, and more.

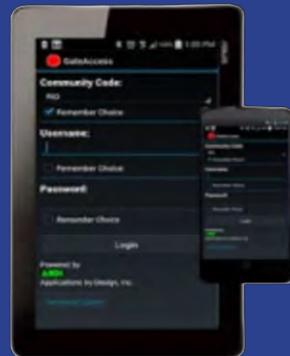


We trust in our ability to adapt and innovate in the guard service space, by providing our staff with the unique technology, knowledge, and training which enables them to better serve our clients.



Ramco – CMS (Community MGT System)

The GateAccess.net subscription provides the following benefits:



Guest List: Manage their guest information. Multiple party/event guest lists can be easily entered for the date of the event *

FastAccess: Send electronic passes directly to guests via email or text

Contact Information: Update their email addresses & telephone numbers

Guest Arrival Notification: Elect to receive automatic arrival notifications via email, text message and/or push notifications when their guests are checked in

Entry Records: View a report on who has been granted access to their property. The report can be filtered to show the specific information desired *

Vacation Notification: Notify security of when they are out of town

Pet Information: Register their pets including uploading pictures

Resident Directory: Select information that their neighbors can view

Login Information: Change their username and password

Mass Notification System: Receive email, text or telephone (voice recorded) messages from the community manager (additional per message charges apply)

Overview: View community news, telephone directory and document library (financial reports, community rules/regulations, emergency preparedness, etc.)

Read Only: View occupants and vehicles registered with the community

Help: Each screen includes a Help Button for instructions on using the system.

ACCESS CONTROL SYSTEMS

- Access control and security systems are a popular solution for any size business, such as an access control entry system into office buildings, industrial sites, gated communities, hotels, apartment complexes, colleges and casinos. They can be either a “stand-alone” and/or “computer-based” access control security solution which enable an authority to control access to an area.
- Our ability to integrate systems has been paramount for our customers. In most cases this integration has led to consolidation of multiple systems into one. The process of consolidating systems has simplified access control for our customers by providing them one database for all their needs.



We install and repair pedestrian Access Control systems

- Proximity Card & Keypad systems, Biometric fingerprint scanners, Call Boxes, Remote Gate Entry systems.



We install and repair vehicle access control systems with the following technologies

- RFID systems (Radio Frequency Sticker System), Telephone Voice Over IP entry systems and Bar Code Entry systems.



VIDEO SURVIELANCE SYSTEMS



PROTECT YOUR PROPERTY AND HAVE PIECE OF MIND

Think about Video Surveillance not as security cameras, monitors, and recorders, but as a new set of eyes watching over your business 24/7. Our Security Cameras can help provide you with peace of mind, helping you always know what is happening at your business. Ramco Protective is the Florida security camera experts in HD security cameras giving you remote access and control from the palm of your hands. At Ramco Protective we will design a Video Surveillance system specifically to meet your needs.

- Smartphone Accessibility
- Pan/Tilt/Zoom Cameras
- Licence Plate Cameras
- Video Analytics
- Receive Email Alerts
- Infrared Cameras



RAMCO VIRTUAL PROFESSIONAL (RVP)

01

RVP is the foundation of the 5th evolution of our virtual guard platform at Ramco.

02

RVP is equipped and fully integrated to our ABDI Community Management System. Send your guests boarding passes and skip any wait. You set the dates for entry and when it expires they no longer can obtain entry without being reissued a pass.

RVP comes standard equipped with our touch screen monitor, Qscan barcode reader and Camera for Drivers License Validation.

Add on options include a drivers license scanner, thermal printer, keypad, and any other component.

03

Much like the rest of the Ramco model everything we provide is customizable to end user needs.

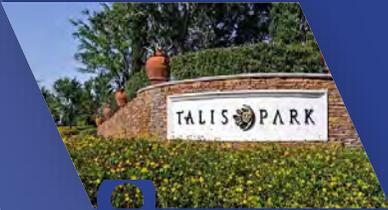


GATE AUTOMATION AND SERVICE

RAMCO Protective offers a large selection of high-quality Gate Automation Solutions. Whether it's from residential gates to heavy-duty, commercial gates, RAMCO will deliver the gate automation quality for which you are looking. Gates we offer include: Entry Gates, Driveway Gates, Automatic Gates, Iron Gates, Apartment Gates, Wrought Iron Gates, Rolling Gates, Custom Gates, etc.



REFERENCES



- **Client:** Talis Park
- **Contact:** Butch Stewart
- **Phone:** 239.250.6886
- **Email:** bstewart@kitsonpartners.com



- **Client:** Pelican Landing
- **Contact:** Levi Herrera
- **Phone:** (239) 390-6191
- **Email:** barcodes@pelicanlanding.com



- **Client:** Heathrow Community
- **Contact:** Deanna Simms
- **Phone:** 407.333.0884
- **Email:** heathrow@cbsonline.net



- **Client:** Marsh Landing
- **Contact:** Janet Williamson
- **Phone:** 904.219.5453
- **Email:** JWilliamson@marshlanding.org



- **Client:** Latitude Hilton Head
- **Contact:** Tim Albert
- **Phone:** (843) 962-0107
- **Email:** talbert@mintousa.com



- **Client:** Kitson & Partners
- **Contact:** Tyler Kitson – VP Real Estate Development
- **Phone:** 239.919.6973
- **Email:** tkitson@kitsonpartners.com



- **Client:** Sawgrass Country Club
- **Contact:** Catie Marks
- **Phone:** 904.669.4266
- **Email:** cmarks@mayresort.com



- **Client:** Ocean Hammock
- **Contact:** Chris Abdalla
- **Phone:** 386.446.0085
- **Email:** cabdalla@mayresort.com

Let's Talk Today

From the RAMCO Protective Team to yours, we would like to extend a sincere "Thank You" for the opportunity to introduce ourselves and submit our proposal to partner with your well respected and established community. We look forward to a mutually beneficial and long-lasting relationship. Please find my contact information below, and we look forward to hearing back from you in the very near future.

Mick Toscano

Vice President of Business Development
8961 Quality Road • Bonita Springs, FL 34135

Phone: 585-351 -8069

Email: mtoscano@ramcoprotective.com

Website: www.RAMCOProtective.com

REQUEST FOR PROPOSAL
FOR
SECURITY and PATROL SERVICES
for
VENETIAN
COMMUNITY DEVELOPMENT DISTRICT
VENETIAN GOLF and RIVER CLUB

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REQUEST FOR PROPOSALS
SECURITY and PATROL SERVICES
VENETIAN COMMUNITY DEVELOPMENT DISTRICT
FOR
VENETIAN GOLF & RIVER CLUB
North Venice, Florida

Notice is hereby given that the **Venetian Community Development District** (the "District") will accept proposals from qualified firms interested in providing Security and Patrol Services for the Venetian Golf and River Club as described below and in the project scope attached hereto as Exhibit "A".

The Request for Proposal Package which includes the Project scope of work will be available beginning on December 22, 2021 beginning at 9:00 am. In order to obtain the documents please submit a request via email to bblandon@rizzetta.com.

The District is a Special-Purpose Taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the project scope and meet the following qualifications: (i) fully licensed and insured, (ii) 5 plus years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Venetian Golf and River Club, with verifiable references, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for their own evaluation of the community, (vi) Proposer shall provide a price for one year commencing January 24, 2022 with an option for two (2) one (1) year renewals.

Firms desiring to submit proposals for this project must submit one (1) original and seven (7) hard copies for the required proposal no later than Friday, January 14, 2022 at 11:00 A.M. at the offices of Belinda Blandon, District Manager, Rizzetta & Company, 9530 Marketplace Road Suite 206, Fort Myers, Fl 33912. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package and shall clearly identify the project. Proposals may be only be sent via UPS, Fedex, or hand-delivered. Please do not mail your proposal using the US Postal Service. An electronic copy should be submitted as well to bblandon@rizzetta.com. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the District's sole and absolute discretion. Proposals will be reviewed and then a final decision made by the District Board of Supervisors at a duly noticed public meeting on January 24, 2022 at 9:30 A.M.

The District has the right to reject any and all proposals in its sole and absolute discretion, whether or not reasonable, either with or without cause, and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest to do so. The District may further postpone the award of the contract, to elect not to proceed with the subject award process and to accept a proposal or portion of a proposal, which in its judgment best serves the District. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Belinda Blandon at bblandon@rizzetta.com. Questions received after 12:00 p.m on January 5, 2022, will not be answered. Answers to all questions will be provided to all proposers via e-mail by bblandon@rizzetta.com by 5:00 pm on January 7, 2022.

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

SECURITY and PATROL SERVICES

Instructions to Proposers

SECTION 1. DUE DATE: Sealed proposals will be received no later than January 14, 2022, at the Office of the District Manager 9530 Marketplace Road Suite 206, Fort Myers, Florida 33912. Attention: Belinda Blandon. Proposals will be publicly opened at that time or as soon thereafter as possible. Proposals received after the time and date stipulated above will not be considered.

Proposals shall be submitted as one (1) original, and seven (7) hard copies. Proposals shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. The proposals should not be sent via mail. The sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (Venetian Community Development District SECURITY AND PATROL SERVICES ENCLOSED)" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer.

Proposals will be considered at the next scheduled meeting of the Venetian Community Development District Board of Supervisors as referenced herein and a decision made as to the acceptance of a specific proposal or rejection of all proposals.

As referenced, the District has the right to reject any and all proposals, postpone the award of the contract, to elect not to proceed with an award process, make modifications to the work, and waive any technical errors, informalities or irregularities if it determines in its sole and absolute discretion, whether or not reasonable, it is in the District's best interest to do so.

The selection of the successful Proposer or rejection of all proposals will be made and announced at the VCDD Board Meeting on January 24, 2022 at 9:30 am or thereafter.

SECTION 2. SIGNATURE ON PROPOSAL. The proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the proposal as agent shall file with the proposal legal evidence of his/her authority to do so.

SECTION 3. PRE-PROPOSAL VISIT & FAMILIARITY WITH THE PROJECT: The Proposer will have the opportunity to, and is encouraged to visit the Venetian Golf & River Club Community, located on Laurel Road, east of Knights Trail Road in North Venice, FL, by contacting Keith Livermore, Field Manager for the District at 941-485-8500.

No additional compensation or relief from any obligations of the contract agreement will be granted because of lack of knowledge of the site or conditions.

SECTION 4. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work and are applicable to community development district public roadways. The Proposer is also assumed to be familiar with the District's operating rules and procedures and

current post orders. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all applicable laws, ordinances and regulations.

SECTION 5. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

SECTION 6. SUBMISSION OF ONLY ONE PROPOSAL AND DEFAULT HISTORY. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper license and business organization.

SECTION 7. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Scope or this Request for Proposals are to be directed in writing, via e-mail only, to Belinda Blandon at bblandon@rizzetta.com. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties recorded as having received the Request for Proposal. Answers to all questions will be provided to all proposers by e-mail by bblandon@rizzetta.com. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

SECTION 8. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of one hundred twenty (120) days.

SECTION 9. PROPOSAL FORMS. All blanks on the proposal forms must be completed in ink or typewritten. The proposal shall contain an acknowledgment of receipt of all Addenda. In making its proposal, each Proposer represents that it has read and understands the project scope and that the proposal is made in accordance therewith, including verification of the contents of the Request for Proposals against the Table of Contents. Proposer shall provide in the proposal a complete breakdown of services to be provided and accompanying rates.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to another Proposer, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("Contractor") will execute a contract for a specified term. Upon expiration or termination of any existing contract for security and patrol services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all proposals. The District reserves the right to award by items, groups of items, or total proposal.

SECTION 11. INSURANCE. By submittal of a Proposal, all Proposers confirm the company's ability to meet the insurance coverage requirements set forth below and provided herein.

General Liability Insurance: Limits of not less than \$1,000,000.00 per occurrence, \$ 5,000,000.00 aggregate covering all work performed under this Contract.

Automobile Liability Insurance: Limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Contract.

Workers Compensation Insurance: Limits of not less than \$1,000,000 per employee per accident.

Umbrella Insurance – Limits of not less than \$ 5,000,000.00.

In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its officers, employees and agents as additional insureds within five (5) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

SECTION 12. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence, reckless and/or willful misconduct as well as breach of contract.

SECTION 13. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

SECTION 14. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the Request for Proposals:

- A. List position or title, corporate responsibilities and years experience of key management or supervisory personnel (forms attached as part of Contractor's Qualification Statement). Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience. In addition Proposer will be required to provide criminal histories and background checks.
- B. Describe proposed staffing levels. Include information on current operations, administrative and management staffing of both a professional and technical nature, including resumes for staff at or above the Project Manager level.
- C. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

- D. A copy of its insurance certificate indicating the types of coverage and limits for general, property, umbrella, and automobile liability insurance, and worker's compensation insurance.
- E. Completed copies of all other forms included within the Request for Proposals.

SECTION 15. EVALUATION OF PROPOSALS. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the disqualification of the proposal response.

SECTION 16. CHANGES/MODIFICATIONS. The District reserves the right to order changes in the scope of work and resulting contract. The successful Proposer has the right to request an equitable price adjustment in cases where modifications to the contract under the authority of this clause result in increased costs to the Proposer. Price adjustments will be based on the unit prices proposed by the Proposer in response to this solicitation. Any contract resulting from this solicitation may be modified upon written and mutual consent of both parties.

SECTION 17. BLACK OUT PERIOD/CONE OF SILENCE. The black out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, any attempt to influence the thinking of District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to contract negotiations or communications with staff not concerning this solicitation.

SECTION 18. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

SECTION 19. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

SECTION 20. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal.

SECTION 21. PUBLIC RECORDS. All proposals submitted are public records subject to production unless specifically exempt by Florida Statutes or additional applicable law.

6. Is the Proposer incorporated in the State of Florida? Yes (✓) No ()

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes (✓) No ()

If no, please explain _____

- Date incorporated 05/2017 Charter No. NA

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated? Florida

- Is the company in good standing with the State? Yes (✓) No ()

If no, please explain _____

- Date incorporated NA Charter No. NA

- Is the Proposer's company authorized to do business in the State of Florida?
Yes (✓) No ()

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing security and patrol services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes (✓) No ()

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. What are the Proposer's current insurance limits?

General Liability	\$ <u>1,000,000</u>
Automobile Liability	\$ <u>1,000,000</u>
Umbrella Coverage	\$ <u>1,000,000</u>
Workers Compensation	\$ <u>1,000,000</u>
Expiration Date	<u>6/22</u>

By submittal of a Proposal, Proposer confirms that Insurance Limits stated under Section 11 of Instructions to Proposers is the minimum coverage carried by the Proposer.

9. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)?
Yes () No (✓) If so, state the name(s) of the company (ies) _____

The state(s) where barred or suspended _____
State the period(s) of debarment or suspension _____

10. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it?
Yes () No (✓) If so, where and why? _____

11. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract?
Yes () No (✓) If so, state name of individual, other organization and reason therefore.

12. List any and all (including but not limited to both criminal and civil) litigation to which the Proposer, any personnel to work at Venetian, any officer and/or employee of the Proposer has been a party in the last ten (10) years. NA

13. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes () No (✓) If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

14. List three (3) current clients including contact persons and telephone numbers as well as their length of service:

Rosetta & Company Lynn Hayes 4 years 813-994-1001
Ledgen Oaks/Alana Cronin 4 years 321-240-0565
Coopers Pond Amelia Chirinos 4 years 813-431-1079

15. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

NA

16. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.

17. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

18. Key Personnel: Describe experience of the principal individuals (Supervisors etc.) who would be responsible for and/or who will be assigned to this contract if awarded to the Proposer.

<u>Marki Dillard</u>	<u>Owner</u>
Name	Position

<u>Owner</u>	<u>20</u>	<u>NA</u>
Type of Work	Yrs. Exp.	Yrs. With Firm

<u>NA</u>	
Name	Position

_____	_____	_____
Type of Work	Yrs. Exp.	Yrs. With Firm.

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Venetian CDD or their authorized agents, deemed necessary to verify the statements made in Proposer's submittal, or necessary to determine whether the Venetian CDD should consider the Proposer for award of the contract for the Security and Patrol Services including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

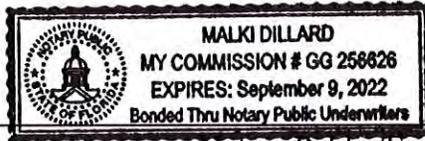
Maliki Dillard
Name of Proposer

By: Shaci Quinterilla
Admin Assistant.
[Type Name and Title of Person Signing]

This 11 day of JAN, 2022.

(Corporate Seal)

Sworn to before me this 11 day of JAN, 2022



(Seal)

Notary Public/Expiration Date

END

CORPORATE OFFICERS

Company Name Steal Consultants LLC

Date 11/11/22

Provide the following information for Officers of the Proposer and parent company, if any.

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
STG J. Nance	Field Supervisor	field supervisor	Lauder Lakes FL
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT FOR INDIVIDUAL

State of Florida

ss: 459-75-7197

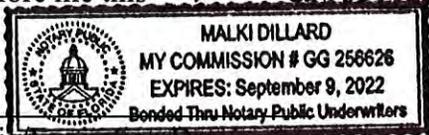
County of Pasco County

Traci Quintanilla, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and will be considered such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

Traci Quintanilla

(Proposer must also sign here)

Sworn to before me this 11 day of Jan, 2022.



Notary Public Expiration Date.

(SEAL)

AFFIDAVIT FOR PARTNERSHIP

State of _____

ss:

County of _____

~~Traci Quintanilla~~, is a member of the firm of ~~Steal Security Consultants~~, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and such action on the part of the Proposer will be considered to constitute good cause for rejecting Proposer's proposal.

~~Traci Quintanilla~~

(Signature of a General Partner is Required)

Sworn to before me this _____ day of _____, 20__.

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR CORPORATION

State of _____

SS:

County of _____

N/A

(title) _____ of
the _____

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer's proposal.

(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this _____ day of _____, 20__.

Notary Public/Expiration Date:

(SEAL)

SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Venetian Community Development District.
2. This sworn statement is submitted by Steal Security Consultants LLC
[Print Name of Entity Submitting Sworn Statement]
whose business address is PO Box 2140 Saint Leo Florida 33574
and (if applicable) its Federal Employer Identification Number (FEIN) is 82-0830545

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

3. My name is Traci Quintanilla and my relationship to the
entity named above is Steal Security Consultants LLC.

4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime; or,
2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a

public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

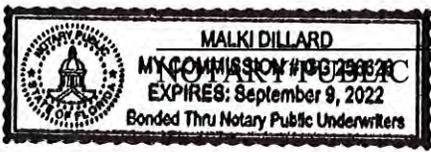
Date: 1/11/2025

STATE OF Florida
COUNTY OF WASCO

PERSONALLY APPEARED BEFORE ME, the undersigned authority, _____

Mark D. Herd who, after first being sworn by me, affixed his/her signature in the
(name of individual signing)

space provided above on this 11 day of JAN 2018.



My commission expires:

EXHIBIT A

VENETIAN COMMUNITY DEVELOPMENT DISTRICT (“VCDD”)

SECURITY and PATROL SERVICES PROPOSAL

PROJECT SCOPE

The Scope of Work for this Request for Proposals is to provide personnel for the Front Gate Operation at Venetian Golf and River Club (Gate Officer), and to operate the Mobile Patrol (Rover) function in the Venetian Community. In addition to the personnel requirements, the Scope requires the Proposer provide and maintain the Patrol Vehicle for use within the community.

At the present time, the Front Gate and Mobile Patrol (Rover) operation is twenty-four (24) hours per day/seven (7) days per week.

The Front Gate operation consists of Two (2) Entry Lanes: a Resident Lane allowing residents and other authorized persons to enter the community by use of an RFID Device operating a Lift Arm Gate, and a Guest/Visitor/Vendor Lane, which requires visitors, vendors and other persons wishing or requiring access to stop at the gatehouse.

Specific Duties for the Gate Officers and Rover are generally, but not limited to, the following:

GATE OFFICER;

Using computers, telephones, and information provided to permit and facilitate the entry of residents, Golf Club and River Club visitors and vendors, and other persons wishing or requesting entry to the community as follows:

1. Using computers to access residents' approved Visitor and Vendor Lists, both permanent and temporary.

2. Contacting residents in the event visitors and/or vendors have not been preapproved for entry permission.
3. Providing directions as required.
4. Gathering information from those requesting entry in conformance with VCDD post orders, logging such information, and granting entry.
5. Entry cannot be denied as the VCDD roadways are public roadways financed with tax exempt bond funds.

FIRST SHIFT ROVER/SUPERVISOR;

1. Provides Liaison between VCDD Field Manager and service provider.
2. Administrative Duties: i.e. payroll, schedules officers, computer updates, etc.
3. Enforces Security Company's Policies and Procedures.
4. Monitors and reviews video footage.
5. Ensures all gates, gates operators, and other equipment are operable and reports any malfunctions.
6. As first shift Rover, observes, and photographs irrigation violations on wet check days and reports them to VCDD Field Manager.
7. Responds to minor traffic issues, including, but not limited to, improper street parking, blocking sidewalks and driveways, improper driveway use, and noise complaints.
8. Manually turns "OFF" irrigation systems if requested.
9. Issues vendor stickers.
10. Maintains patrol vehicle.

SECOND SHIFT ROVER;

1. Start of shift; briefing and check pass on book for updates.
2. Make community patrol.

3. Check pump house
4. Arrive at gate house to assist gate officer.
5. Lock construction gate.
6. Lock pedestrian gate, check golf maintenance gates and take down flag.
7. Check and lock River Club (if no event going on).
8. Check pools and spa.
9. Responds to minor traffic issues, including, but not limited to, improper street parking, blocking sidewalks and driveways, improper driveway use, and noise complaints.
10. Manually turns "OFF" Irrigation Systems if requested.
11. Return to gate house to complete paperwork and reports, prepare paperwork for 3rd shift.
12. End of shift.

THIRD SHIFT ROVER;

1. Start of shift, briefing and check pass on book for updates.
2. Community patrol; check for open garage doors and irrigation violations if block II is running.
3. Check River Club building and pools.
4. Responds to minor traffic issues, including, but not limited to, improper street parking, blocking sidewalks and driveways, improper driveway use, and noise complaints.
5. Manually turns "OFF" Irrigation Systems if requested.
6. Continue community patrol, irrigation violations, check construction gate, pedestrian gate, golf maintenance gates and golf club.
7. Arrive at gatehouse.
8. Community patrol and irrigation violations.
9. Arrive back at gate house to complete paperwork and reports.

10. End of shift.

11. On Sunday nights (Monday mornings), when irrigation is not running, Rover checks all mailbox lights to see if lit and prepares lighting report, which is then given to Maintenance (with a copy to VCDD Field Manager) for action.

EXHIBIT B

SCHEDULE of SERVICE, HOURS, and BILLING RATES

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

SECURITY and PATROL SERVICES PROPOSAL

Base Proposal:

<u>Item:</u>	<u>Hours per Week</u>	<u>Rate</u>	<u>Weekly Total</u>
Supervisor	40 Hours per Week	\$ <u>35</u> Hour	\$ <u>1,400.00</u>
Gate Officer	168 Hours per Week	\$ <u>25</u> Hour	\$ <u>4,200.00</u>
Patrol Officer	128 Hours per Week	\$ <u>30</u> Hour	\$ <u>3,840.00</u>
Patrol Vehicle	Weekly Rate <u>\$ 150.00</u>	Flat Rate _____	\$ <u>150.00</u>

Total Base Annual Cost (Total from Above) (52 weeks) \$ 498,680.00

Anticipated Seasonal Gate Officer 40 Hours/Week for 18 Weeks \$ 20 Hour \$ 14,400.00

Describe your policy if any for Holiday Pay and which dates may qualify:

1.5x regular rate.



Venetian Golf
and
River Club
**SECURITY
SERVICES**



TRVST SECURITY

5781 S. Beneva Rd. Sarasota, FL 34236
(855) 518-7878
626-739-4717 Fax
TRVST@TRVST.com
www.TRVST.com

“World Class Protection”



Request for Proposal **Security Guard Services**

6. Is the Proposer incorporated in the State of Florida? Yes (✓) No ()

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes (✓) No ()

If no, please explain N/A

- Date incorporated 2009 Charter No. P09000009279

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated? N/A

- Is the company in good standing with the State? Yes () No ()

If no, please explain N/A

- Date incorporated N/A Charter No. N/A

- Is the Proposer's company authorized to do business in the State of Florida?
Yes () No () N/A

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing security and patrol services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes (✓) No ()

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. What are the Proposer's current insurance limits?

General Liability	<u>\$1,000,000.00</u>
Automobile Liability	<u>\$ 300,000.00</u>
Umbrella Coverage	<u>\$</u>
Workers Compensation	<u>\$ 300,000.00</u>
Expiration Date	<u>01/25/2023</u>

~~By submittal of a Proposal, Proposer confirms that Insurance Limits stated under Section 11 of Instructions to Proposers is the minimum coverage carried by the Proposer.~~

9. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)?
Yes () No (✓) If so, state the name(s) of the company (ies) _____

The state(s) where barred or suspended _____ N/A
State the period(s) of debarment or suspension _____ N/A

10. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it?
Yes () No (✓) If so, where and why? _____ N/A

11. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract?
Yes () No (✓) If so, state name of individual, other organization and reason therefore. _____ N/A

12. List any and all (including but not limited to both criminal and civil) litigation to which the Proposer, any personnel to work at Venetian, any officer and/or employee of the Proposer has been a party in the last ten (10) years. _____
2017 SC 008204 SC
2020 CA 001948 NC

13. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes () No (✓) If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____ N/A

14. List three (3) current clients including contact persons and telephone numbers as well as their length of service:
IslandWalk / 2+ YEARS / Jeff Zittel 941-493-2302 jzittel@castlegroup.com
Midnight Cove / 8+ YEARS / Alana Tomasso 941-349-3004 Alana@midnightcove.com

McCown Towers / 6+ YRS / Viktoriya Coblentz 941-361-6210 ext. 264 Vcoblentz@sarasotahousing.org

15. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why: N/A

16. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.

he requested information is confidential and will not be provided the Agency has been in Business successfully since 2009

17. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

18. Key Personnel: Describe experience of the principal individuals (Supervisors etc.) who would be responsible for and/or who will be assigned to this contract if awarded to the Proposer.

See Attached Contractors Qualifications Statement

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm
--------------	-----------	----------------

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm.
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Background & Current Organization of the Firm

Corporate Structure

TRVST Security is a wholly owned subsidiary of TRVST Incorporated its organization is flat with its operations executives overseeing key disciplines directly reporting to the President / Agency Chief. As demonstrated our firm has served a wide array of clients in the Investigation and Security sectors.

Below is an abbreviated organizational chart reflecting the direct flow of communication and oversight for this request for proposal.

Financial Viability

TRVST Incorporated has been in business since 2009. Gross revenues have doubled each year for the last three years in business. The majority of TRVST's business is in this public sector. TRVST Inc. has never suffered an across the board reduction in force in its entire history and has demonstrated its financial ability to operate and thrive even in a down market. TRVST Inc.'s business is cash positive and has never entered into loans with financial institutions or divested stock to fund and operate any portion of the firm. TRVST Inc. has funded start up projects requiring a significant amount of cash on the front end to fund payroll with its normal course of cash; it is a prompt payer of its obligations and keeps all covenants with its vendors.

Contractors Qualifications Statement

TRVST Security's processes testify to its experience and proven track record.

Daily Operations: In order to ensure an effective, "real time" communications protocol, TRVST Security offers direct access to all management. Substantive communications, attendant to the execution of the contract, will be channeled to the Account Manager and upwards to the chief administrative officer, Rebecca Grieco. Venetian Golf & Country Club personnel need only make one call/email to the Account Manager and he will be responsible for executing the request/change or following up on a concern.

Agency Chief / President: Troy D. Grieco is responsible for all TRVST Security personnel.

Chief Grieco may be reached at: (855) 518-7878 ext. 117; or by cell at (904) 468-7878
TroyGrieco@TRVST.com

Director of Field Training and Supervision: Protection Officer Chandler Grieco will be the site supervisor and direct point of contact for the protection officers assigned to the site.

Mr. Chandler A. Grieco may be contacted directly at (855) 518-7878 ext. 118. - 24/7
Chandler@TRVST.com

Director of Field Operations: Captain James Minton is responsible for the day to day security field operations of the Agency.

Captain Marcheski may be contacted at (855) 518-7878 ext. 126.
Jim.m@TRVST.com

Accounting: TRVST Security's chief administrative officer Mrs. Rebecca Grieco undertakes executive finance, accounting supervision and employee relations.

Mrs. Rebecca Grieco may be reached at (855) 518-7878 ext. 111;
Rebecca@TRVST.com

Central Station/Patrol Dispatch: 24/7 contact with the Central Station for issues attendant to this contract will be channeled to (855) 518-7878 ext. 159.-

Equipment: TRVST Security communicates to its staff in the field through T-Mobile Cellular Smart Phones.

Radios: TRVST Security maintains its own Motorola CP200 UHF two-way radios. Every officer has at least one piece of company supplied and maintained communications equipment.

Computers: TRVST Security corporate computer choice is Macintosh and supports its security program with state of the art equipment and components maintained by TRVST Security's in house IT department.

TRVST Security's executive team will support this project as follows:

Troy D. Grieco

Agency Chief & President

Troy D. Grieco, 50, is the Agency Chief and President of TRVST Incorporated the parent company of Averus Systems, TRVST Security, TRVST Investigations and TRVST Training Centers.

Grieco founded TRVST Inc. in January 2009 as an experienced Vice President of Sales and business owner with a demonstrated ability to deliver mission-critical results. Grieco has launched numerous successful businesses within the Security and Investigation sectors.

Grieco has captured the majority of market share with TRVST Security providing security and executive protection services for Maritime Security on well known themed cruises. These annual cruises totaling more than 30 in a decade include Monsters of Rock, Cruise to the Edge, Celtic Thunder, Moody Blues Cruise, MegaCruise, Donnie & Marie Osmond and Suzann Somers. Grieco has also garnished the majority of large downtown Sarasota events. Thunder by the Bay and the Sarasota Grand Prix as well as City run Bayfront Park, Sarasota Municipal Auditorium and Marina Jack are among several of the Agencies clients. Other high profile clients have included The Jewish Federation of Sarasota, Roberts Arena (Sarasota Fairgrounds), The Sarasota Housing Authority, Marie Selby Botanical Gardens, Sarasota Main Plaza, Island Walk and The Braves.



Prior to founding TRVST Grieco was Vice President of Sales for Amherst Fiber Optics a TVC Communications Inc. company. Grieco was fundamental in growing the firm to over \$100 Million in annual revenue between the years of 1995 and 2001. The telecommunications firm was the North American Distributor of Fiber Optic products for Ericsson Cables AB. During his tenure with the firm Grieco successfully introduced products and professional services to a wide mix of clients in the OEM, OSP and RBOC sectors. Clients including NASA, At&t, Lucent, Corning, National Defense contractors such as General Dynamics, Raytheon and contract manufacturers like Flextronics.

Prior to being named Vice President of Sales for Amherst Fiber Optics Grieco was General Manager for multiple beachfront properties managed by Charter One Hotels & Resorts Southwest Florida's largest employer. Between the years of 1991 and 1996 Grieco as General Manager performed all task and responsibilities including accounting and budget creation for two properties simultaneously. Under his direction the properties maintained desirable profit levels while leading his staff to provide excellence in customer service.

Grieco is fluent in all computer operating systems including Windows, Linux and Macintosh. He is responsible for creating proprietary software used by private investigators.

Grieco holds the following certifications: Class A (Private Investigator Agency License Owner), Class B (Security Agency License Owner), Class C (Private Investigator License), Class D (Security Officer License), Class G (Armed Security Officer License), Class DI (Security Instructors License), B.A.I (Board Accredited Investigator Designation), Liability Expert Security Solutions, AHMA Tourism & the Hospitality Industry.

Grieco served in 2012 as the second vice president for the Florida Association of Private Investigators and remains an active member of the Association. He is the founder and director of the Florida Association of Protection Specialist.

About TRVST - TRVST Inc. is the parent company of TRVST Investigations & TRVST Security, which offers a wide range of products and services for the protection and security markets. We serve clients across the nation from our South Tampa Corporate Headquarters located in Sarasota, Fl. www.TRVST.com

For more information

General: News media: Investor relations:

www.TRVST.com James Minton, +1.855.518.7878 ext. 126 TRVST@TRVST.com



James Marcheski

Captain, TRVST Security Director of Field Operations



James Marcheski retired from the New Jersey Department of Corrections. During that time he acted as both Security Major and an Administrative Major which allowed him to function as the Director of Custody Operations at two state prisons.

Captain Marcheski is skilled in personnel management having managed a staff of 400 Correctional Police Officers, 40 Correctional Police Sergeants, 15 Correctional Police Lieutenants and for the safety and security of approximately 2,000 inmates at any given time.

Captain Marcheski explored options where he could use the knowledge he had acquired throughout the years to assist a private security Agency and came to join TRVST Security as a Captain and Director of Field Operations in 2021.

Captain Marcheski has joined the TRVST Security family as the Captain in charge of field operations. In addition to assisting with duties as a Protection Officer, Jim will work with current executive management staff to establish TRVST Training Centers and plan continuing education courses for existing personnel as well as developing programs for new hire orientation for the security agency. Additionally, Jim's responsibilities will include assisting with personnel management / supervision as well as overseeing the expansion of TRVST Security's Insight real time field tracking and report management system improving our teams efficiency productivity and value add to our clients.

Marcheski holds the following certifications: Class D (Security Officer License), Class G (Armed Security License)

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For more information

General: News media: Investor relations:

www.TRVST.com Captain Rick Rhodus, +1.855.518.7878 ext. 117 TRVST@TRVST.com



Chandler A. Grieco

TRVST Security Director of Field Supervision & Training

Chandler A. Grieco began his career in security in 2013 when he joined TRVST Security as a Key accounts manager. Prior to joining the Agency Grieco spent a significant amount of time in the hospitality industry where he acquired a strong background in customer service and managing responsibilities in fast paced, high-volume customer centered environments.

Grieco also had a role in a successful business venture based on Internet sales and promotion of private labeled and original brand sales. Grieco is highly skilled at quickly establishing positive lasting relationships and communicating with clients and employees of all socioeconomic backgrounds.

Grieco is an active member of the Sarasota Young Professionals and is very involved in community Associations and Networks.



After more than seven years of faithful service to the Agency Grieco has been promoted to the Director of Field Supervision and Training. In addition to acting in his continued role as Site Supervisor and Protection Officer, Grieco will work with current executive management staff to conduct on-site inspections ensuring uniformity and officer compliance with Agency initiatives, policies and guidelines. Grieco will interpret officers, presentation, performance and level of job satisfaction with the desired goal of identifying any additional tools or resources officers may require to best perform their duties in their respective positions. Additionally, Grieco's responsibilities will include production or revision of site-specific post orders, company manuals and instructional documentation to assist our officers in successfully carrying out their duties. Working directly with the Agency Director of Field Operations, Grieco will assist with personnel management/ supervision overseeing the expansion of TRVST Training Centers and planning continuing education courses for existing personnel. This appointment serves to develop programs for new hire orientation for the security agency in addition to overseeing TRVST Security's Insight real time field tracking and report management system ultimately improving our teams efficiency productivity and value add to our clients.

Grieco holds the following certifications: Class D (Security Officer License)

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For more information

General: News media: Investor relations:

www.TRVST.com Captain Rick Rhodus, +1.855.518.7878 ext. 117 TRVST@TRVST.com

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Venetian CDD or their authorized agents, deemed necessary to verify the statements made in Proposer's submittal, or necessary to determine whether the Venetian CDD should consider the Proposer for award of the contract for the Security and Patrol Services including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

TRVST Security

Name of Proposer

By:

Troy D. Grieco Agency Chief & C.E.O.

[Type Name and Title of Person Signing]

This 14th day of Jan., 2022

(Corporate Seal)

Sworn to before me this 14th day of Jan., 2022

Melissa Lewis

6/24/2025

(Seal)

Notary Public/Expiration Date



Melissa T. Lewis
Notary Public
State of Florida
Comm# HH145562
Expires 6/24/2025

END

CORPORATE OFFICERS

Company Name TRVST Security

Date January 13th, 2022

Provide the following information for Officers of the Proposer and parent company, if any.

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Trpy D. Griecp	Agency Chief / C.E.O.	Day Tp Day Business Operatipns	Nprth Pprt, FL
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT FOR INDIVIDUAL

N/A

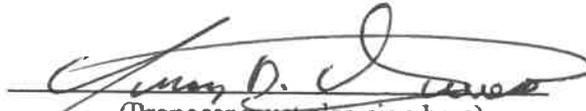
State of FLORIDA

SS:

County of SARASOTA

CHIEF TROY D. GRIECO

being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and will be considered such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.


(Proposer must also sign here)

Sworn to before me this 14th day of Jan., 2022.

Melissa Lewis

Notary Public/Expiration Date: 6/24/2025

(SEAL)



Melissa T. Lewis
Notary Public
State of Florida
Comm# HH145562
Expires 6/24/2025

AFFIDAVIT FOR PARTNERSHIP

State of _____

N | A
SS:

County of _____

_____, is a member of the firm of _____, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and such action on the part of the Proposer will be considered to constitute good cause for rejecting Proposer's proposal.

(Signature of a General Partner is Required)

Sworn to before me this _____ day of _____, 20__.

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR CORPORATION

State of FLORIDA

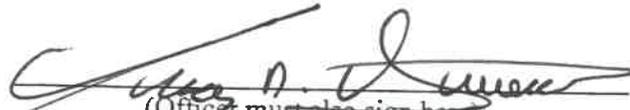
SS:

County of SARASOTA

CHIEF TROM D. GRIECO

(title) C.E.O. AGENCY CHIEF of
the TRUST INC. DBA TRUST SECURITY

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer's proposal.


(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 14th day of Jan., 2022.

Melissa Row

Notary Public/Expiration Date: 6/24/2025

(SEAL)



Melissa T. Lewis
Notary Public
State of Florida
Comm# HH145562
Expires 6/24/2025

SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Venetian Community Development District.
2. This sworn statement is submitted by TRVST Security
[Print Name of Entity Submitting Sworn Statement]
whose business address is 2357 Tamiami Trl. S Unit 3 Suite 229 Venice, FL 34293
and (if applicable) its Federal Employer Identification Number (FEIN) is 26-4162302

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: N/A.)
3. My name is Troy D. Grieco and my relationship to the
entity named above is Florida State Agency Chief and C.E.O.
4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a

public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

[Signature]
Date: 1/14/22

STATE OF Florida
COUNTY OF Sarasota

PERSONALLY APPEARED BEFORE ME, the undersigned authority, Chief

Grieco, Troy who, after first being sworn by me, affixed his/her signature in the
(name of individual signing)

space provided above on this 14th day of Jan. 2022
2018. -me 1/14/22

[Signature]
NOTARY PUBLIC

My commission expires: 6/24/2025



Melissa T. Lewis
Notary Public
State of Florida
Comm# HH145567
Expires 6/24/2025

EXHIBIT B
SCHEDULE of SERVICE, HOURS, and BILLING RATES
VENETIAN COMMUNITY DEVELOPMENT DISTRICT
SECURITY and PATROL SERVICES PROPOSAL

Base Proposal:

<u>Item:</u>	<u>Hours per Week</u>	<u>Rate</u>	<u>Weekly Total</u>
Supervisor	40 Hours per Week	\$ <u>28</u> Hour	\$ <u>1,120.00</u>
Gate Officer	168 Hours per Week	\$ <u>24</u> Hour	\$ <u>4,032.00</u>
Patrol Officer	128 Hours per Week	\$ <u>24</u> Hour	\$ <u>3,072.00</u>
Patrol Vehicle	Weekly Rate <u>\$385.00</u>	Flat Rate <u>\$75.00</u>	\$ <u>385.00</u>
Total Base Annual Cost (Total from Above) (52 weeks)			\$ <u>447,668.00</u>
Anticipated Seasonal Gate Officer	40 Hours/Week for 18 Weeks	\$ <u>24</u> Hour	\$ <u>960.00 per week</u>

Describe your policy if any for Holiday Pay and which dates may qualify:

We observe all Federal Holidays which are billed and paid at a rate of 1 and a half times the hourly wage



1919 Courtney Drive
Suite 7

Fort Myers, FL 33901

Phone: Office 239-278-1151 / Ron's Cell 813-557-3565

License #: BB9500015



Venetian Community Development District - Security and Patrol Services

Ron Allen, Senior Business
Development Consultant

14 Jan, 2022

WEISERSECURITY.COM

Weiser Security Services, Inc.



Weiser Security Services, Inc.

January 14, 2022

Ms. Belinda Blandon
District 7 Manager
Rizzetta & Company
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
USA

Re: Venetian Community Development District - Security and Patrol Services

Dear Ms. Blandon,

Thank you for the opportunity to present this proposal for contract security guard service. It is a comprehensive guide to how we will handle your security differently. We're confident that we can provide the level of security you require and expect.

Specifically, I have included all required forms or documents in the next section. The references and required similar site list is included in the reference section.

We can begin service as requested per the RFP document provided all incumbents desire to stay on site and work for Weiser Security. Obtaining a vehicle with 1 week notice is not possible. Weiser will utilize existing patrol vehicles and/or rental vehicles until the vehicle can be received. We order all new account vehicles through our supplier Enterprise Holdings and all vehicles are new. Due to economic conditions existing today, vehicle turnaround has been extended. We will keep Venetian CDD apprised of all developments with the vehicle.

You may find several items of special interest to you throughout the document. We would like to introduce you to our Building Block Approach on the following pages, the fundamentals of our operations.



Weiser Security Services, Inc.

We practice our Five R's of Employee Engagement in everyday operations, the Right Match, the Right Expectations, Relationship, Recognition, and Respect. This approach helps build people up. It is an alternative that allows us to stand above the rest.

Thank you for learning more about Weiser Security.

Sincerely,

Ron Allen

Ron Allen
Senior Business Development Consultant
Weiser Security Services, Inc



Weiser Security Services, Inc.

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SECTION 1



6. Is the Proposer incorporated in the State of Florida? Yes () No (X)

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

- The State with whom the Proposer’s company is incorporated? LOUISIANA

- Is the company in good standing with the State? Yes (X) No ()

If no, please explain _____

- Date incorporated 1972 Charter No. 29701940D

- Is the Proposer’s company authorized to do business in the State of Florida?
Yes (X) No ()

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing security and patrol services.

7. Has the Proposer’s company provided services for a community development district or similar community previously? Yes (X) No ()

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. What are the Proposer’s current insurance limits? Based on response to submitted questions Weiser will supply the following Insurance limits-

General Liability	<u>\$ \$1 million per occur. / \$2 million aggregate</u>
Automobile Liability	<u>\$ \$1 million</u>
Umbrella Coverage	<u>\$ \$1 million per occur.</u>
Workers Compensation	<u>\$ \$1 million</u>
Expiration Date	<u>WC / Auto renews annual in July / GL renews annually in Nov.</u>

By submittal of a Proposal, Proposer confirms that Insurance Limits stated under Section 11 of Instructions to Proposers is the minimum coverage carried by the Proposer.

9. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes () No (X) If so, state the name(s) of the company (ies) _____

The state(s) where barred or suspended _____
State the period(s) of debarment or suspension _____

10. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes () No (X) If so, where and why? _____

11. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes () No (X) If so, state name of individual, other organization and reason therefore.

12. List any and all (including but not limited to both criminal and civil) litigation to which the Proposer, any personnel to work at Venetian, any officer and/or employee of the Proposer has been a party in the last ten (10) years. NONE

13. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes () No (X) If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

14. List three (3) current clients including contact persons and telephone numbers as well as their length of service:

SEE ATTACHED

15. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

SEE ATTACHED

16. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year. Being a privately held corporation Weiser does not release financial statements as part of a bid/proposal process. Rather, and if needed, our CEO Mickey Weiser can email directly to the person who will be reviewing. Please coordinate Ron Allen.

17. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

18. Key Personnel: Describe experience of the principal individuals (Supervisors etc.) who would be responsible for and/or who will be assigned to this contract if awarded to the Proposer.

CHRIS PIFER	OPERATIONS MANAGER	
Name	Position	
SECURITY / LAW ENFORCEMENT	31	6
Type of Work	Yrs. Exp.	Yrs. With Firm

PHILIP SCHOFIELD	ASSISTANT VICE PRESIDENT / SW FL BRANCH MANAGER	
Name	Position	
MILITARY / LAW ENFORCEMENT / SECURITY	31	6
Type of Work	Yrs. Exp.	Yrs. With Firm.

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Venetian CDD or their authorized agents, deemed necessary to verify the statements made in Proposer's submittal, or necessary to determine whether the Venetian CDD should consider the Proposer for award of the contract for the Security and Patrol Services including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

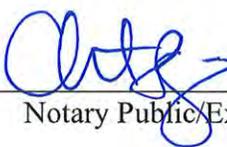
WEISER SECURITY SERVICES, INC.
Name of Proposer

By: 
Leonard Kline - Sr. VP / COO
[Type Name and Title of Person Signing]

This 11th day of January, 2022

(Corporate Seal)

Sworn to before me this 11th day of January, 2022


(Seal) Notary Public/Expiration Date

CHRISTINE E. WEISER
NOTARY PUBLIC
STATE OF LOUISIANA
NOTARY ID NUMBER 89579
COMMISSION IS ISSUED FOR LIFE

END

CORPORATE OFFICERS

Company Name WEISER SECURITY SERVICES, INC.

Date JANUARY 14, 2022

Provide the following information for Officers of the Proposer and parent company, if any.

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
MICHAEL L. WEISER	PRESIDENT & CEO	OVERSIGHT OPERATIONS & FINANCE	METAIRIE, LA
EARL L. WEISER	VICE PRESIDENT	BOARD MEMBER	METAIRIE, LA
PAMELA WEISER	SECRETARY/ TREASURER	BOARD MEMBER	METAIRIE, LA
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT FOR CORPORATION

State of LOUISIANA ss:

County of ORLEANS
PARISH

Pamela Weiser

(title) Secretary/Treasurer of
the WEISER SECURITY SERVICES, INC.

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer's proposal.

Pamela L Weiser
(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 22nd day of January, 2022

Artli
Notary Public/Expiration Date: at death



(SEAL)

SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Venetian Community Development District.
2. This sworn statement is submitted by WEISER SECURITY SERVICES, INC.
[Print Name of Entity Submitting Sworn Statement]
whose business address is 3939 TULANE AVE., NEW ORLEANS, LA 70119

and (if applicable) its Federal Employer Identification Number (FEIN) is 72-0708761

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

3. My name is LEONARD KLINE and my relationship to the
entity named above is SENIOR VP & COO.

4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime; or,
2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a

15

public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Date: 1/11/22

STATE OF LOUISIANA
COUNTY OF ORLEANS
PARISH

PERSONALLY APPEARED BEFORE ME, the undersigned authority, _____

Leonard Kline who, after first being sworn by me, affixed his/her signature in the
(name of individual signing)

space provided above on this 11th day of January 2022.

[Signature]
NOTARY PUBLIC

My commission expires: at death

CHRISTINE E. WESTON
NOTARY PUBLIC
STATE OF LOUISIANA
COMMISSION EXPIRES 07/01/22

EXHIBIT A
VENETIAN COMMUNITY DEVELOPMENT DISTRICT (“VCDD”)
SECURITY and PATROL SERVICES PROPOSAL

PROJECT SCOPE

The Scope of Work for this Request for Proposals is to provide personnel for the Front Gate Operation at Venetian Golf and River Club (Gate Officer), and to operate the Mobile Patrol (Rover) function in the Venetian Community. In addition to the personnel requirements, the Scope requires the Proposer provide and maintain the Patrol Vehicle for use within the community.

At the present time, the Front Gate and Mobile Patrol (Rover) operation is twenty-four (24) hours per day/seven (7) days per week.

The Front Gate operation consists of Two (2) Entry Lanes: a Resident Lane allowing residents and other authorized persons to enter the community by use of an RFID Device operating a Lift Arm Gate, and a Guest/Visitor/Vendor Lane, which requires visitors, vendors and other persons wishing or requiring access to stop at the gatehouse.

Specific Duties for the Gate Officers and Rover are generally, but not limited to, the following:

GATE OFFICER;

Using computers, telephones, and information provided to permit and facilitate the entry of residents, Golf Club and River Club visitors and vendors, and other persons wishing or requesting entry to the community as follows:

1. Using computers to access residents’ approved Visitor and Vendor Lists, both permanent and temporary.

2. Contacting residents in the event visitors and/or vendors have not been preapproved for entry permission.
3. Providing directions as required.
4. Gathering information from those requesting entry in conformance with VCDD post orders, logging such information, and granting entry.
5. Entry cannot be denied as the VCDD roadways are public roadways financed with tax exempt bond funds.

FIRST SHIFT ROVER/SUPERVISOR;

1. Provides Liaison between VCDD Field Manager and service provider.
2. Administrative Duties: i.e. payroll, schedules officers, computer updates, etc.
3. Enforces Security Company's Policies and Procedures.
4. Monitors and reviews video footage.
5. Ensures all gates, gates operators, and other equipment are operable and reports any malfunctions.
6. As first shift Rover, observes, and photographs irrigation violations on wet check days and reports them to VCDD Field Manager.
7. Responds to minor traffic issues, including, but not limited to, improper street parking, blocking sidewalks and driveways, improper driveway use, and noise complaints.
8. Manually turns "OFF" irrigation systems if requested.
9. Issues vendor stickers.
10. Maintains patrol vehicle.

SECOND SHIFT ROVER;

1. Start of shift; briefing and check pass on book for updates.
2. Make community patrol.

3. Check pump house
4. Arrive at gate house to assist gate officer.
5. Lock construction gate.
6. Lock pedestrian gate, check golf maintenance gates and take down flag.
7. Check and lock River Club (if no event going on).
8. Check pools and spa.
9. Responds to minor traffic issues, including, but not limited to, improper street parking, blocking sidewalks and driveways, improper driveway use, and noise complaints.
10. Manually turns "OFF" Irrigation Systems if requested.
11. Return to gate house to complete paperwork and reports, prepare paperwork for 3rd shift.
12. End of shift.

THIRD SHIFT ROVER;

1. Start of shift, briefing and check pass on book for updates.
2. Community patrol; check for open garage doors and irrigation violations if block II is running.
3. Check River Club building and pools.
4. Responds to minor traffic issues, including, but not limited to, improper street parking, blocking sidewalks and driveways, improper driveway use, and noise complaints.
5. Manually turns "OFF" Irrigation Systems if requested.
6. Continue community patrol, irrigation violations, check construction gate, pedestrian gate, golf maintenance gates and golf club.
7. Arrive at gatehouse.
8. Community patrol and irrigation violations.
9. Arrive back at gate house to complete paperwork and reports.

10. End of shift.

11. On Sunday nights (Monday mornings), when irrigation is not running, Rover checks all mailbox lights to see if lit and prepares lighting report, which is then given to Maintenance (with a copy to VCDD Field Manager) for action.

EXHIBIT B

SCHEDULE of SERVICE, HOURS, and BILLING RATES

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

SECURITY and PATROL SERVICES PROPOSAL

Base Proposal:

<u>Item:</u>	<u>Hours per Week</u>	<u>Rate</u>	<u>Weekly Total</u>
Supervisor	40 Hours per Week	\$ <u>25.36</u> Hour	\$ <u>1,014.40</u>
Gate Officer	168 Hours per Week	\$ <u>21.13</u> Hour	\$ <u>3,549.84</u>
Patrol Officer	128 Hours per Week	\$ <u>21.84</u> Hour	\$ <u>2,795.52</u>
Patrol Vehicle	Weekly Rate <u>\$361.28</u> Includes everything except fuel - billed direct monthly Fuel cost weekly is estimated at \$223.65	Flat Rate <u>inclusive</u>	\$ <u>361.28</u>
Total Base Annual Cost	(Total from Above) (52 weeks)	This rate does not include holidays.	\$ <u>401,494.08</u>
Anticipated Seasonal Gate Officer	40 Hours/Week for 18 Weeks	\$ <u>21.13</u> Hour	\$ <u>15,213.60</u>

Describe your policy if any for Holiday Pay and which dates may qualify:

Holiday wages are 1.5 times the officer regular rate of pay. The bill rate is 1.48 times the regular bill rate.
Holiday wages are paid and holiday rates are billed on New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
Annual Holiday impact will be approximately = \$3,027.46 annually.

SECTION 2





INVESTMENT DETAILS AND TERMS

Your investment in Weiser security guarantees prompt, accurate and professional services at a competitive market rate. The following has been customized to fit your individual security needs and ensure the most efficient use of your budget.

INVESTMENT DETAILS

POSITION	HPW	PAY RATE	BILL RATE
Security Officer Gate House	168	\$15.00	\$21.13
Security Officer I - Patrol of property	128	\$15.50	\$21.84
Supervisor	40	\$18.00	\$25.36
TOTAL/AVERAGE	336	\$15.55	\$21.90
Weekly Billing Rate			\$7,359.76
Annual Billing Rate			\$385,734.98

INVESTMENT TERMS

Included at no additional cost: Weiser Web Portal Management System where internet is available.

Overtime rates of 1.48 times the above will be billed for six holidays and any additional coverage requested where overtime is incurred.

Prices are net of any applicable sales taxes currently 7% for which we have no control over such changes.

This quote is good for 45 days.

VEHICLE PRICING ITEMS

The following items will be billed separately.

ITEM	RATE
Marked Patrol Vehicle - includes maintenance, tires, oil changes, insurance	\$361.28 weekly
	\$1,565.55 monthly
monthly fuel estimate	\$969.15 monthly

Weiser Security Services, Inc. prefers to bill fuel directly as incurred. We have found it is the most equitable method for both partners. Due to constant fluctuations in the cost for fuel estimates of set amounts will be considerably higher than billing actual expenses.

We will provide a late model Nissan Kick vehicle (2021 or 2022) like that pictured. Pricing includes all maintenance, loaner vehicle, insurance, tires with the only other cost being fuel.



SECTION 3





INTRODUCTION

Weiser Security Services, Inc. is among the nation's leaders in physical and digital security services. Pairing trained security officers with the highest level of digital security, we are able to provide custom security solutions that are guaranteed to keep your community, residents and guests safe. The following proposal details how Weiser Security can benefit your business now. Our plan is actionable and based on opportunities we have identified through an in-depth analysis of your current security operations.

Our History

Our success at Weiser Security Services, as measured by our growth, has been a result of a never-changing, uncompromising philosophy on which Earl A. Weiser founded the company.

Earl A. Weiser, a retired New Orleans Police Commander, organized its first intelligence unit, and served as a special investigator for Senator Estes Kefauver's Committee for the Investigation of Organized Crime.

After 20 years in the New Orleans Police Department, he retired in 1956 at the rank of Major. He then worked 14 years in the private security industry before forming Weiser Security Services, Inc. on January 1, 1970.

By 1976, his company had grown to a staff of 30 employees. It was then that his grandson, Mickey Weiser, took over the reins. Mickey has engineered the growth of the company based on 2 major principals, Trust and Respect. Weiser is now a National Company and the premier provider of Total Security Solutions throughout the Southeast. We bring our clients the strength of 4 regional support centers, 26 branch offices and over **5,200 employees** located in strategic cities from Florida to California.

Our success is rooted in our employee-oriented focus, our promise of excellence to our customers and a sustained commitment to innovation in the field of security solutions. Our model pairs highly trained security personnel with advanced technology to provide private security services that are both world-class and cost-effective.

We are proud to be U.S.-owned and operated.



Florida and our Fort Myers Area Operations

Weiser Security Services maintains 6 Branch Offices within the State and a Regional Hub in Palm Beach County. We have offices in Fort Myers and Tampa along with Miami, Orlando, Jacksonville and West Palm Beach. Throughout the state we have over **1300 security personnel** servicing our 230 plus client accounts.

Throughout the Florida Gulf Coast, we provide service to 65 plus gated residential communities from 180 to over 3000 homes. From our Fort Myers office, we provide service to 50 clients throughout Collier, Lee, Charlotte, Glades, Hendry and Monroe Counties. Of those clients, 40 are residential communities **We have 240 security officers throughout our Fort Myers Region and 10 management and Supervisory personnel.**

We have included brief biographies on several of our managers.

Background and Experience of Key Personnel

Greg Kerr, Senior Vice President and Regional Manager Florida

Greg Kerr joined Weiser in 2000 as West Palm Beach Branch Manager and quickly demonstrated his commitment to customer service, quality work and focus on growing his branch. Greg spent 13 years in the United States Army as a Medical Specialist and as Station Commander of a recruiting station. During his tour of duty, Greg received two special awards: Meritorious Service Medal and the Glen E. Morrell Award. In 2001, in recognition of his accomplishments during his first full year as Weiser's Branch Manager, Greg was named "Rookie Manager of the Year". In 2003, Greg was awarded the coveted "Manager of the Year" Award for his successes. Greg is arguably the most accomplished Branch Manager in the history of Weiser, having won more awards than any other branch in many different areas.

Greg was promoted to Florida Region Vice President in 2015. His sustained success and ability to retain talent have made him an exceptional Regional Vice President. Greg's vast experience in dealing with customers and employees will continue to make a difference.

Philip J. Schofield, Sr., Assistant Vice President and Senior Branch Manager for Fort Myers and Naples

Philip joined Weiser in 2016 as the Fort Myers / Naples Branch Manager and quickly demonstrated his commitment to customer service, quality work, focus on retention of his employees and creating a great workplace environment. This earned him the "Fast Track Award" as the Rookie Manager of the Year in 2016 followed by "The Earl A. Weiser Award" for Manager of the year in 2017, 2019 and 2020.

A veteran of the United States Marine Corps and a retired Sergeant with the Charlotte County Sheriff's Office, Philip brings over 20 years of United States Public Safety Service to Weiser. Philip also spent 2 years in Afghanistan as a Provincial Embedded Police Mentor in the Lowgar Province and has managed a large national contract for a national competitor.

Philip has a Bachelor of Arts in Public Safety Management from Eckerd College in St. Petersburg, Florida and is currently completing his master's degree in Public Administration in Homeland Security from AMU.

Christopher B. Pifer, Fort Myers and Naples Operations Manager

Chris joined Weiser in 2016 as the Fort Myers / Naples Operations Manager. Chris has focused his attention to providing exceptional customer service, quality work and mentoring of his employees to create a great workplace environment. Chris retired from the Charlotte County Sheriff's Office, after more than two decades of service, where he was a District Supervisor and commanded the Special Operations Unit. Chris also managed the Venetian Golf and River Club homebuilding division with WCI Communities, FL.

Chris attended Florida Southwestern State College and was a Merchant Marine Officer for 7 years. Chris, who is a fourth generation Floridian, is married to his wife Andrea of 30 years and has three children.

Ron Allen, Senior Business Development Consultant, Southwest Florida

Ron Allen has spent the past 33 years in the security industry serving in a variety of roles from Branch Manager to Regional Vice President handling both Sales and Operations. As the Sales Consultant for Weiser's Southwest Florida markets Ron is our client advocate generating new business and making sure that we live up to our promise of providing reliable service-oriented Security Personnel to meet your needs every day. Due to the outstanding assistance from his operations counterparts Ron has achieved Presidents Award Status for 2019 and 2020.

Prior to working in the security industry Ron served our country as an Officer in the United States Marine Corps where he achieved the rank of Captain. His tenure in our industry has been very successful as he has been rewarded for both Sales Achievement and Operational Excellence.

Ron graduated from SUNY Cortland in Upstate NY with a degree in Education and a minor in Psychology. His time in the military, playing College Football, Teaching and Coaching give him a wide and varied background that makes him a valuable asset to

Jon Gavin Johnson, Fort Myers/Naples Account Manager

Jon joined Weiser in 2019 as the Fort Myers/ Naples Field Supervisor. Because of our tremendous growth and Jon's exemplary performance he was promoted to Account Manager. As a new team member to the branch, Jon has put his efforts towards learning Weiser's best practices and the company's commitment to service.



SECURITY SERVICES, INC.

Prior to Weiser, Jon was an audio-visual expert for over 6 years, worked in sales and management for his family business.

Weiser Experience Securing the Residential Industry

Within Florida and specifically the West Coast area to include Fort Myers, Weiser has been securing Residential Communities and providing Access Control for the past 40 years. Locally we service over 40 communities and provide access control to all our local clients. Weiser Security works closely with property management companies, residents, security directors and boards of directors to provide cost effective services and solutions. Today, more than ever, our customers are searching for new ways to help the residents stay safe while looking to reduce the cost of their security programs.

Weiser Security's residential security services include:

- Move in/out support
- Access control – Visitor Management Software
- Access to restaurants/golf courses
- Lock/unlock support
- Package control
- Concierge service
- Evacuation support
- Public agency response support
- Construction gate management
- Pedestrian traffic
- Lost and found management
- Alarm system monitoring/response
- Vehicle FOB management
- Security system testing

- Special event coordinator
- Vendor access control
- Golf cart patrols
- Resident transport services

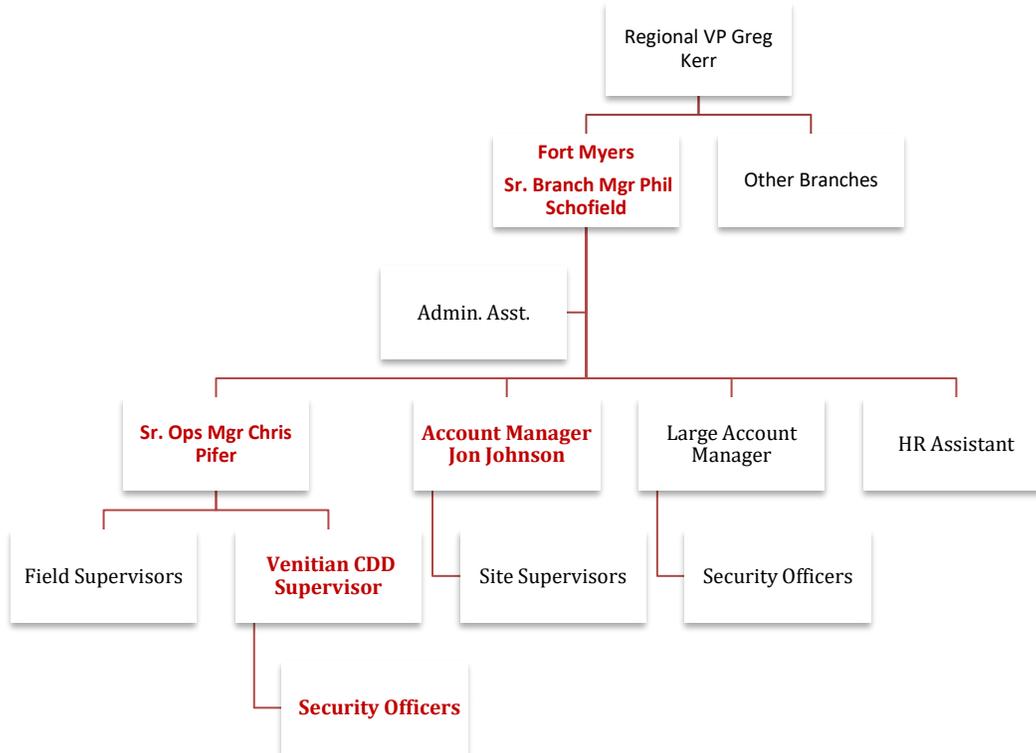
Site specific training is conducted at the site and developed based on comprehensive meetings with the client to determine what should be captured in training. Different types of residential security training include:

- Greeting residents in a polite and professional manner
- Traffic control
- Gate access control
- Enforcing policies and procedures
- Maintaining access information for residents
- Visitor passes and information
- Proprietary information
- Writing incident reports with great attention to detail
- Patrols/deterring theft/duties during patrol
- Concierge services
- Extensive knowledge of emergency preparedness, fire prevents, national disasters
- Dealing with difficult people
- Building alarms
- City police/fire response assistance
- Parties and special events
- Safety

Management Approach

Weiser will service Venetian CDD with a Site Supervisor, Account Manager (Project Manager) and Branch Manager (Team Manager). This team will have support from our Operations Manager, Field Supervisors and Regional Vice President.

At Weiser, we make sure none of our managers are managing more accounts than they can handle; Branch Managers, Operations Managers and Account Managers have a book of business that is manageable and allows for our managers to give our officers and clients the attention they deserve and to help facilitate long term relationships with both.





WEISER CUSTOM SOLUTION

We are able to leverage our vast industry expertise in combination with our strategic evaluation of your situation to create custom solutions that produce measurable results. The following table lists the potential security improvements that we have identified. Each improvement is matched with a custom Weiser Security solution that is actionable and has a direct benefit to your business.

CONCERN	WEISER SOLUTION	VENETIAN COMMUNITY DEVELOPMENT DISTRICT - SECURITY AND PATROL SERVICES BENEFIT
Not enough supervision.	Full staff of field supervisors, whose only job is to make post contacts, train, counsel, motivate, and supervise continually. In addition, Branch Manager and Account Manager stop to check post. Use the Five R's of Employee Engagement to form stronger relationships.	Increased office productivity. Lowered potential for problems. Job proficiency increased. Lower risk.
Lack of communication with guard	Managers required to meet face-to-face at least once/mo. Managers paid bonuses based on	Continuous evaluation of employee caliber,

management.	retention of business and service rather than bottom line.	training program, and supervision.
Lack of management response.	Assign on-site supervision. Field supervisors available 24-hours/day. Branch Manager Regional Manager Corporate Support	Local management for quick response. Add supervision to assist local manager. 3rd and 4th level support available and on-call to assure continuity. Continual assessment.

Weiser Online Reporting Portal and Smart Tour Package

Weiser Site Management Suite

- Weiser Web Portal – INCLUDED IN PRICE
- Weiser Mobile Device Applications- INCLUDED IN PRICE

Weiser Web Portal

We provide customers with internet our Weiser Web Portal, included in our rates.

The Weiser Web Portal, used on a desk-top computer, makes all Weiser documents electronic, including Post Orders.

They are made part of a secure and easy to use database. This improves communications and emergency notifications for the officers and your team.

Post Management Portal includes:

- Electronic management and reporting
- Post Order management
- Update in real time
- Pass Down Logs
- Communicate to Security team from anywhere with an internet connection
- Daily Activity Reports
- Manage in real time

- Incidents
- Live incident notifications via email or text
- Incident tracking
- Inspections
- Multi-level logins

Weiser Mobile Device Applications

Mobile devices, such as smart phones allow our officers and customers numerous functions including:

- Mobile reporting
- Smart tours
- GPS tracking
- Asset tracking
- Visitor processing
- Access Control documentation
- Enhanced emergency communications

While the stationary Post Portal is provided without additional cost (where clients provide computer/internet), the above mobile functions, mobile devices and data package are included in our pricing.

SECTION 4





THE WEISER DIFFERENCE

At Weiser, we attribute our proven success to the strength of our employees. Our employees are the most motivated, engaged and qualified security professionals in the industry as documented by the Gallup Organization.

STRATEGY

Our approach for employee success is driven by a strategic focus on our five R's of employee engagement. These principals allow us to maintain focus on the employee. We ensure the continued success of our clients by giving employees an engaging work environment that allows them to thrive personally and professionally.

THE FIVE R's OF EMPLOYEE ENGAGEMENT

The following principals have been scientifically proven to generate positive business outcomes such as a reduction in employee absenteeism, increased safety and client account retention, to name a few.

The Right Match

- The right people, in the right tasks, with the right supervisors drive employee engagement

The Right Expectations

- Employees need to know how they win at Weiser, how they win today and how they win with their supervisor.

Relationship

- Connections between people make the difference in partnership, productivity and employee satisfaction. One's supervisor is typically the third most important person in their life.

Recognition

- Recognize employees not just for what they do well, excellent or great – but for what they merely do right.

Respect

- Treat all employees with the same level of respect and when dealing with people always do what is right.

THE WEISER PROMISE

Our promise to our clients is that we will “Employ only the most dependable and reliable.” By making it through our screening process, employees have demonstrated such traits and are among the best.



EMPLOYEE HIRING

Recruiting and screening are the foundation of the Weiser building block approach. We focus on recruiting and screening people who are motivated similar to the most successful security officers.

RECRUITING

Weiser Security has built the largest database in the world of psychometric and biographic data on security officers in the work place. Research shows that productive security officers don't work just because of the money. These qualified individuals are motivated by the need to be helpful and to be of service.

We don't rely on traditional recruiting methods to source potential employees. Instead, we have developed strategic sources of applicant flow. Listed below are just a few of the sources we tap into for successful officer candidates.

- Employee referrals
- Recruiting cards
- Military out placement
- AARP
- Catholic Charities
- Veterans Services

SCREENING

Standard screening doesn't detect unrevealed personality traits that may cause problems on the job. Many people can do a job, but don't because they do not possess the proper motivation. We developed a screening assessment tool that we call InnerView™. InnerView™ is an objective second opinion for selecting and placing security officers who have strong customer service skills. InnerView™ ranks individual personality and motivation and has the ability to determine suitability for particular assignments. Our goal is to match each officer with the particular needs of each post. Since 1991, we have had incredible success using this proprietary testing system which is the only officer performance and assignment profile tool in the industry.



- Screens in the best customer service skills and strongest work ethic.
- Screens out problems, absenteeism, and dishonesty.
- Determines ability for public contact, working alone, activity and attention to detail.
- Estimates turnover risk

SELECTION

We are highly selective when choosing employees in order to ensure a greater chance of success. On average, only 9 out of 100 applications are selected to move forward in the hiring process. We are considered to be pioneers in the field of validated research and psychological profiling of security officers. Our scientific profiling is based on many areas of selectivity:

- Workplace problems
- Work ethics
- Reliability
- Dependability

Our aim is to improve employee performance and lower turnover risk. Every employee file is:

1. Investigated by the Branch Staff
2. Double checked for accuracy by the Corporate Selection Controller to ensure our standards are met.

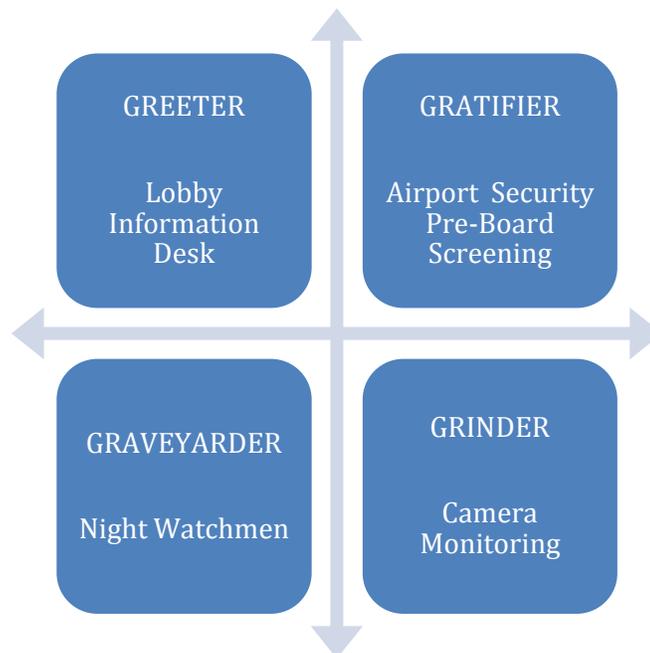
PLACEMENT

InnerView™ uses two different profiles. The first profile is selection. If a candidate passes selection, they are then profiled for placement. **InnerView™** placement is based on two variables universal to all posts, which are:

The importance of interpersonal skills - If a post requires a great deal of public contact, the officer should possess a higher level of social skills, and vice versa.

Activity level - The more complex the duties, the more attentive to detail the employee must be, and vice versa.

Combining these two dimensions allows us to classify four types of post assignments. In turn, these describe four distinct “types” of security officers. Officers who are comfortable with their posts report more job satisfaction, which contributes to better performance, lower turnover, and fewer problems all around.





BENEFITS

Weiser Security is proud to provide employees a comprehensive benefits package. Providing employees with a work environment that supports their personal needs creates a sense of future and belonging. Weiser provides employees the following work place benefits.

- Uniforms and equipment furnished at no cost
- Holiday bonus
- 401 (k) plan
- Direct deposit
- Skylight™ debit card
- Employee referral incentive
- New business lead bonus
- Paid vacation
- Anniversary awards
- Holiday pay

HEALTH BENEFITS OFFERED

- Medical/Health Insurance
- Dental
- Vision
- Life Insurance



SUPERVISION

Our management and supervision practices help us foster positive relationships with our officers. We employ stable, professional managers who create meaningful partnerships with officers in order to increase employee satisfaction and productivity. Each shift, each site is visited each week including weekends. Visits are frequent and meant to encourage communication and prevent a sense of isolation for officers in the field.

REPORTING

Monthly Client Service Call Reports, done face to face, are created with the client and management staff. These reports are used as a tool to develop action plans that help address any issues or concerns.

Officer Contact Reports and Field Supervisor To Do Lists are completed daily to ensure constant communication between management and officers.

MANAGEMENT PRACTICES

Weiser account management is localized and service-driven. Unlike competitors, Weiser management is incentivized based on client retention and quality of service. All levels of our Operations Team are available to clients and officers 24/7. Our goal is to create quality face to face time with officers and clients. The lines of communication are kept open with each post for each shift, each week, weekdays and weekends. A description for management positions are outlined below.

FIELD-SITE SUPERVISOR

- Daily client communication
- Trained on each position
- Available for emergencies and back-up
- Responsible for officer management and scheduling
- Liaison between Weiser Operations Team and field officers

ACCOUNT MANAGER

- Face to face client communication every month
- Assists in development of site procedures
- Makes monthly service calls
- Responsible for officer selection, training and emergency response

BRANCH MANAGER

- Face to face communication with clients every four months (or three months depending on size)
- Responsible for all account operations
- Reviews client activities and creates action plans for monthly service calls
- Coordinates and develops procedures and site specific training
- Responsible for quarterly review of policies
- Available for emergency response
- Responsible for selection and training of employees

REGIONAL VICE PRESIDENT

- Face to face communication with clients two times per year (or three months depending on size)
- Responsible for management of an average of six branches
- Reviews operational reports
- Implements and monitors action reports
- Evaluates performance of Operations Team and on-site security personnel

TRAINING

Weiser officer training is conducted by a manager or supervisor only. Every officer goes through a comprehensive security and customer service training program consisting of four main types of training.

1. Pre-site training
2. On-the-job training
3. In service training
4. Online training

PRE-SITE TRAINING

- Classroom training which takes place before officer assignment
- Integrates lectures and video in a classroom setting
- Sets employee expectations

ON-THE-JOB TRAINING

- Introduces officer to his new work environment
- On-site training customized for each client
- Post orders test must be successfully completed before officers are allowed to work

IN-SERVICE TRAINING

- Officer evaluations and testing take place multiple times throughout the year
- Officers work with management to set quantifiable and attainable training goals

ONLINE TRAINING

- Continuing education and officer training through proprietary multimedia web based training program
- On-line training can be tracked by management
- Certificates of completion are awarded to each officer upon successful completion of each session



Special Training Topics for VENETIAN COMMUNITY DEVELOPMENT DISTRICT - SECURITY AND PATROL SERVICES

RESIDENTIAL SECURITY

Personally greet residents, visitors

How to handle deliveries

Document entry and exit

Document license plates

Visitor passes

Emergency vehicle procedures

Disaster procedures

Customer service techniques

Well-groomed appearance

Operate electronic equipment

Patrol Duties

Vehicle Maintenance

QUALITY CONTROL

Our quality control plan guarantees the successful selection, placement, training and supervision of security officers. Weiser employees who are selected to join your team are engaged in their work and are 100% committed to protecting your business and its assets.

We believe the level of service we provide for our clients can be measured. We've broken down broad security principals into smaller, manageable and measurable pieces that we call leading and lagging indicators. These indicators are all based on positive business outcomes from 20 years of data.

For example, one of our measurable items is Span of Control. We measure how many accounts and hours per week each manager is responsible for servicing. We know from experience that if our managers are tasked with too many accounts then quality suffers. Some other indicators that we measure and publish include payroll Errors per 100 employees, New Hire to Applicant Ratio and Quality Officer Contacts.

Our Statistical Quality Control Program is a red-flag system. We know problems will begin when the tolerances are out of sync. It helps keep us focused on areas that need improvement and it enhances the level of quality service for you.

SECTION 5





CLIENT REFERENCES

Client Name	Phone Number	Email	Address
Heritage Palms, Dan Davis, Director of Security Gate Access and patrol service	239-839-8525	ddavis@hpgcc.com	Fort Myers, FL 33960 Client since 9/2019
The Colony Foundation at Pelican Landing, Virginia Hanft, Community Association Manager	704-236-0381	gina.hanft@gmail.com	5200 Pelican Colony Blvd. Bonita Springs, FL 34134 Client since 2020
Glen Eagle Golf and CC, John Laliberte, General Manager	239-353-9427	john@gleneaglecountryclub.com	Naples, Florida Client since 2015
Eagle Creek Golf and Country Club, Karen Kari Property Manager Loren George – Board Security Rep (123lwg@gmail.com)	239-417-6101	pm@eaglecreekcc.org	Naples, Florida since January
Olde Cypress, Bonnie Hapner, CAM Property Manager	239-454-1101	bonnie.hapner@alliantproperty.com	Naples, Florida – new client December 2021

Residential Gated Communities –

20 of the 40 plus gated communities we service. These have started within the last 5 years.

Client Name	Length of contract	Still current
Punta Gorda Isles Section 22	3 years	yes
Bridgetown at the Plantation	open-ended	yes
Somerset at the Plantation	open-ended	yes
Copperleaf	open-ended	no
Eagle Creek	2 years	yes
Heritage Palms	open-ended	yes
Naples Lake Golf & Country Club	open-ended	yes
Pelican Lake	open-ended	yes
Raffia Preserve	open-ended	yes
Glen Eagle Golf and Country Club	Open-ended	yes
Seven Lakes Golf & Country Club	open-ended	yes
The Colony Foundation	2 years	yes
Village Walk of Sarasota	open-ended	yes
Atrium on the Bayshore	Open-ended	yes
River Strand	2 year	yes
Pelican Preserve (Gateway CDD)	2 year	yes
Olde Cypress	New Account	yes
River Wilderness	New Account	yes
The Forest	Transitioning account	Starts Feb 2022
Boca Ciega Point Condominiums	Transitioning account	Starts Feb 2022

Weiser Experience Securing Country Club Communities

Within Florida and specifically the West Coast area to include Fort Myers, Weiser has been securing Residential Communities and providing Access Control for the past 40 years. Locally we service over 40 communities and provide access control to all our local clients. Weiser Security works closely with club management, property management companies, residents, security directors and boards of directors to provide cost effective services and solutions. In addition to our references below is a list of some of the clubs we service.

Country Clubs Serviced in Southwest Florida

- Heritage Palms Golf & Country Club, Fort Myers
- Naples Lakes Country Club, Naples
- Pelican Preserve, Fort Myers
- Burnt Store Marina & Country Club, Punta Gorda
- Copperleaf Golf Club, Bonita Springs
- Seven Lakes, Fort Myers
- Glen Eagle Golf & Country Club, Naples
- Spanish Wells Golf & Country Club, Bonita Springs
- River Strand
- River Wilderness of Bradenton
- Shadow Wood Preserve, Estero
- Olde Cypress
- The Colony at Pelican Landing, Colony Golf & Country Club is part of this community

CLIENTPOINT DOWNLOAD RECEIPT

DOWNLOADED: 01-13-2022

CLIENTPOINT ID: 633104

Tab 4

REQUEST FOR PROPOSAL
FOR
RESERVE STUDY ANALYSIS
for
VENETIAN
COMMUNITY DEVELOPMENT DISTRICT

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REQUEST FOR PROPOSAL
RESERVE STUDY ANALYSIS
VENETIAN COMMUNITY DEVELOPMENT DISTRICT
Venice, Florida

Notice is hereby given that the **Venetian Community Development District** (the “District”) will accept proposals from qualified firms interested in providing Reserve Study Analysis services for the District as described below and in the project scope attached hereto as Exhibit “A.”

The Request for Proposal will be available beginning on January 26, 2022, beginning at 9:00 a.m. In order to obtain the documents please submit a request via email to bblandon@rizzetta.com.

The District is a community development district established under Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the project scope and meet the following minimum qualifications: (i) fully licensed and insured, (ii) five (5) plus years minimum continuous operation, and (iii) experience with at least three (3) other communities of a similar nature, size, and amenity level to the Venetian community, with verifiable references. In addition, Proposer will be encouraged to have made a site visit prior to submitting the proposal.

Entities desiring to submit proposals for this project must submit one (1) original hard copy and one (1) electronic copy via CD or flash drive of the required proposal no later than February 14, 2022, at 2:00 p.m. at the offices of Belinda Blandon, District Manager, Venetian Community Development District, 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. **Proposals must be sent via UPS, FedEx or hand-delivered.** An electronic copy shall also be submitted via e-mail to Jerry Jasper at ReserveCommittee1@vcdd.org. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the District’s sole and absolute discretion. Proposals will be reviewed and evaluated by the District’s Reserve Advisory/Finance Committee at a duly noticed public meeting on February 21, 2022, at 2:00 p.m. and then a final decision will be made by the District’s Board of Supervisors at a duly noticed public meeting on February 28, 2022, at 9:30 a.m. Proposers should be available for questions/presentations during both public meetings.

The District has the right to reject any and all proposals in its sole and absolute discretion, whether or not reasonable, either with or without cause, and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the District’s best interest to do so. The District may further postpone the award of the contract, to elect not to proceed with the subject award process and to accept a proposal or portion of a proposal, which in its judgment best serves the District. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Jerry Jasper at ReserveCommittee1@vcdd.org. Questions received after 2:00 p.m. on February 7, 2022, will not be answered.

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

RESERVE STUDY ANALYSIS

Instructions to Proposers

SECTION 1. DUE DATE: Sealed proposals will be received no later than February 14, 2022, at 2:00 p.m. at the offices of the District Manager, 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912, Attention: Belinda Blandon. Proposals will be publicly opened at that time or as soon thereafter as possible. Proposals received after the time and date stipulated above will not be considered.

Proposals shall be submitted as one (1) original hard copy and one (1) electronic copy via CD or flash drive. Proposals shall be enclosed in an opaque sealed envelope, marked with the project title, and the name and address of the Proposer, and accompanied by the required documents. **Proposals must be sent via UPS, FedEx or hand-delivered.** If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (Venetian Community Development District RESERVE STUDY ANALYSIS ENCLOSED)" on the face of it. An electronic copy of the proposal shall also be submitted via e-mail to Jerry Jasper at ReserveCommittee1@vcdd.org. All costs to prepare and submit a response shall be borne by the Proposer.

As referenced herein, Proposals will be initially evaluated by the District's Reserve Advisory/Finance Committee at its meeting on February 24, 2022, at 2:00 p.m. Proposals will then be considered at the February 28, 2022, 9:30 a.m., meeting of the Venetian Community Development District Board of Supervisors and a decision made as to the acceptance of a specific proposal or rejection of all proposals. The District has the right to reject any and all proposals, postpone the award of the contract, to elect not to proceed with an award process, make modifications to the work, and waive any technical errors, informalities or irregularities if it determines in its sole and absolute discretion, whether or not reasonable, it is in the District's best interest to do so.

SECTION 2. SIGNATURE ON PROPOSAL. The Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the proposal as agent shall file with the proposal legal evidence of his/her authority to do so.

SECTION 3. PRE-PROPOSAL VISIT & FAMILIARITY WITH THE PROJECT: The Proposer is encouraged to visit the Venetian community prior to submitting a proposal. No additional compensation or relief from any obligations of the contract will be granted because of lack of knowledge of the site or conditions.

SECTION 4. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that may in any manner affect the work. The Proposer is also assumed to be familiar with the District's operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all applicable laws, ordinances, and regulations.

SECTION 5. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and

absolute discretion of the District. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization and equipment to complete the work to the satisfaction of the District.

SECTION 6. SUBMISSION OF ONLY ONE PROPOSAL AND DEFAULT HISTORY. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper license and business organization.

SECTION 7. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Scope or this Request for Proposals are to be directed in writing, via e-mail only, to Jerry Jasper at ReserveCommittee1@v added.org. Questions received after 2:00 p.m. on February 7, 2022, will not be answered. Interpretations or clarifications considered necessary in response to such questions will be issued by addenda to all parties recorded as having received the Request for Proposal. Answers to all questions will be provided to all known potential proposers by e-mail. Only questions answered by formal written addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

SECTION 8. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of one hundred twenty (120) days.

SECTION 9. PROPOSAL FORMS. All blanks on the proposal forms must be completed in ink or typewritten. The proposal shall contain an acknowledgment of receipt of all addenda. In making its proposal, each Proposer represents that it has read and understands the project scope and that the proposal is made in accordance therewith, including verification of the contents of the Request for Proposal against the Table of Contents. **The Proposal shall include all required information as set forth in Section 14 and Exhibit "A," Section 3.**

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to another Proposer. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all proposals. The District reserves the right to award by items, groups of items, or total proposal.

SECTION 11. INSURANCE. By submittal of a Proposal, the Proposer confirms the Proposer's ability to meet the insurance coverage requirements set forth below and provided herein.

General Liability Insurance: Limits of not less than \$1,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Contract.

Automobile Liability Insurance: Limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Contract.

Workers Compensation Insurance: Limits of not less than \$1,000,000 per employee per accident.

In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its officers, employees and agents as additional insureds within five (5) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

SECTION 12. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence, reckless and/or willful misconduct as well as breach of contract.

SECTION 13. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

SECTION 14. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the Request for Proposals:

- A. List position or title, corporate responsibilities, and years of experience of key management or supervisory personnel (forms attached as part of Contractor's Qualification Statement). Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. At least three (3) references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, and phone number of a contact person.
- C. A copy of its insurance certificate indicating the types of coverage and limits for general, umbrella, and automobile liability insurance, and worker's compensation insurance.
- D. Completed copies of all other forms included within the Request for Proposals.

SECTION 15. EVALUATION OF PROPOSALS. The proposals shall be initially reviewed and evaluated by the District's Reserve Advisory/Finance Committee (the "Committee") during the Committee's meeting on February 21, 2022, at 2:00 p.m. The Committee intends to make a recommendation to the District's Board of Supervisors (the "Board") as to the Proposal/Proposer that is most advantageous to the District. The Board intends to make a selection and award the contract at its meeting on February 28, 2022, at 9:30 a.m. The Committee and the Board may consider the completeness of submitted Proposals, Proposer's experience, the qualifications of the Proposer's key personnel, references, and proposed cost in evaluating the Proposals.

Proposals may be held by the District for a period not to exceed one hundred twenty (120) days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract. During this time, all provisions of the submitted Proposal must be in effect, including pricing. The District reserves the right to seek clarification from prospective firms on any issue in a Proposal, invite specific firms for site visits, oral

presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Proposers should be available for questions/presentations during both public meetings referenced herein. Failure to submit the requested information or required documentation may result in the disqualification of the proposal response.

SECTION 16. CHANGES/MODIFICATIONS. The District reserves the right to order changes in the scope of work and resulting contract. The successful Proposer has the right to request an equitable price adjustment in cases where modifications to the contract under the authority of this clause result in increased costs to the Proposer. Any contract resulting from this solicitation may be modified upon written and mutual consent of both parties.

SECTION 17. BLACK-OUT PERIOD/CONE OF SILENCE. The black-out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black-out period, any attempt to influence the thinking of District staff or officials related to this RFP, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to contract negotiations or communications with District staff not concerning this solicitation.

SECTION 18. PRICING. Proposers shall submit the required price information clearly in its Proposal and in accordance with Exhibit "A," Section 4. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes (if any), insurance, overhead and profit. Proposers will not be allowed to make any substitutions during the proposal process.

SECTION 19. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

SECTION 20. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully, through intent or design, or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the conditions in this RFP are the only conditions applicable to this proposal.

SECTION 21. PUBLIC RECORDS. All proposals submitted are public records subject to production unless specifically exempt by Florida Statutes or additional applicable law.

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated? _____

- Is the company in good standing with the State? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

- Is the Proposer's company authorized to do business in the State of Florida?
Yes () No ()

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing security and patrol services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes () No ()

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. What are the Proposer's current insurance limits?

General Liability	\$ _____
Automobile Liability	\$ _____
Umbrella Coverage	\$ _____
Workers Compensation	\$ _____
Expiration Date	_____

By submittal of a Proposal, Proposer confirms that Insurance Limits stated under Section 11 of Instructions to Proposers is the minimum coverage carried by the Proposer.

9. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes () No () If so, state the name(s) of the company (ies) _____

The state(s) where barred or suspended _____
State the period(s) of debarment or suspension _____

10. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes () No () If so, where and why? _____

11. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes () No () If so, state name of individual, other organization and reason therefore.

12. List any and all (including both criminal and civil) litigation to which the Proposer has been a party in the last ten (10) years. _____

13. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes () No () If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

14. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

15. Key Personnel: Describe experience of the principal individuals (Supervisors, etc.) who would be responsible for and/or who will be assigned to this contract if awarded to the Proposer.

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm
--------------	-----------	----------------

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm.
--------------	-----------	-----------------

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Venetian CDD or their authorized agents, deemed necessary to verify the statements made in Proposer's submittal, or necessary to determine whether the Venetian CDD should consider the Proposer for award of the contract for Reserve Study Analysis including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Name of Proposer

By: _____

[Type Name and Title of Person Signing]

This _____ day of _____, 2022.

(Corporate Seal)

Sworn to before me this _____ day of _____, 2022.

(Seal) Notary Public/Expiration Date

CORPORATE OFFICERS

Company Name _____

Date _____

Provide the following information for Officers of the Proposer and parent company, if any.

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT FOR INDIVIDUAL

State of _____ ss:

County of _____

_____, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and will be considered such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

(Proposer must also sign here)

Sworn to before me this _____ day of _____, 2022.

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR PARTNERSHIP

State of _____ ss:

County of _____

_____, is a member of the firm of _____, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and such action on the part of the Proposer will be considered to constitute good cause for rejecting Proposer's proposal.

(Signature of a General Partner is Required)

Sworn to before me this _____ day of _____, 2022.

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR CORPORATION

State of _____ ss:

County of _____

(title) _____ of
the _____

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer’s proposal.

(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this _____ day of _____, 2022.

Notary Public/Expiration Date:

(SEAL)

SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Venetian Community Development District.
2. This sworn statement is submitted by _____
[Print Name of Entity Submitting Sworn Statement]
whose business address is _____
and (if applicable) its Federal Employer Identification Number (FEIN) is _____
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
3. My name is _____ and my relationship to the
entity named above is _____.
4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who

knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Date: _____

STATE OF _____
COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority, _____

_____ who, after first being sworn by me, affixed his/her signature in the
(name of individual signing)

space provided above on this _____ day of _____ 2022.

NOTARY PUBLIC

My commission expires:

EXHIBIT A

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

RESERVE STUDY ANALYSIS

PROJECT SCOPE

1. Property Description - Venetian Community Development District (the “District”)

The Venetian community is a residential community, consisting of 1377 residential living units, with a small area for commercial use, located in the City of Venice, Florida, approximately 1.0 mile east of Interstate 75 on Laurel Road in Sections 25, 26 and 27, Township 38 South, Range 19 East. The Community contains 1,052 acres. Seventy (70) acres along the Myakka River is a dedicated Preserve owned by the Property Owners Association for use by the Venetian residents. The District is responsible for the maintenance of all District-owned streets, roadways, sidewalks, common landscaped areas, the common area and residential irrigation system, privacy and traffic control structures, fountains, monuments, mailboxes, and the stormwater control system.

Approximate quantities, which shall be verified by the proposer, for some of the major infrastructure items are:

Paved Roads: 11.6 miles (1,506,844 SF)

Sidewalks: 332,700 SF

Retention Ponds: 220 acres

Perimeter Wall: 2,024 LF

The River Club, a District-owned amenity center, consists of 7.03 acres, and includes a 15,700 SF (under air) clubhouse and includes banquet facilities, full-service kitchen, meeting rooms, locker rooms, administrative offices, and a fitness center.

There are six (6) Har-Tru lighted tennis courts adjacent to the clubhouse with a Tennis/Athletic Pro-Shop, a large 3,180 SF resort-style swimming pool, a smaller 1,980 SF lap pool, patio area with Tiki bar and a large event lawn. There are two parking lots that included 139 parking spaces for vehicles and fourteen parking spaces for golf carts. Presently under consideration are the addition of three (3) pickleball courts and the renovation of the Tiki Bar.

Included as Appendix I to this Project Scope is an Engineering Report prepared in April 2012 by the District Engineer. At the time this report was published, the Venetian community had not been completely built out, but it should still be helpful to the proposer in estimating the scope of assets owned and maintained by the District

2. Scope of Services

- a. For all District-owned assets/common elements located within the District, with a replacement value of \$5,000 or greater and a useful life of three (3) years or more; inspect, inventory, determine current physical condition, and establish, based on that inspection, the replacement value, remaining and new useful life, and cost of repair or replacement for each.
- b. Provide two (2) separate Physical/Financial Funding Reserve Analysis Reports (“Reports”), in both hard copy and in PDF format, itemizing the assets/common elements as outlined in the Property Description section above for:
 - i. The River Club assets
 - ii. All other District-owned assets
- c. Provide software for the District’s use that will allow recalculation of the tables contained in the Report to be revised by District personnel/staff on a continuing basis. Entries to be revised include, but are not necessarily limited to, actual/projected replacement cost, remaining and full useful life, resulting in revised assessment rate and percent funded calculations.
- d. The Reports shall:
 - i. Categorize itemized assets/common elements into specific areas and/or uses for easy reference.
 - ii. Adjust future replacement values and projected funds on hand for accrued interest and escalated time-related costs.
 - iii. Cover a period of thirty (30) years minimum.
 - iv. Reflect the District Fiscal Year of October 1 through September 30.
- e. Each of the above Reports shall include, as a minimum:
 - i. “Percent Funded” tables
 - ii. A minimum of two (2) assessment analysis studies based on the following recovery methods:
 1. The Component (Straight-Line) Method
 2. The Cash Flow (Pooling) Method
 - iii. Proposed Assessment Schedules based on at least four (4) specified minimum “Percent Funded” scenarios.
 - iv. A description as to how replacement value and useful life was determined.
 - v. Detailed Component inventory
 - vi. Notation of any “special situations” where actual replacement value and/or useful life might vary meaningfully from that estimated.
 - vii. Photographs of evaluated assets.
- f. Various table formats shall be provided including, but not necessarily limited to, those that will allow the District to analyze:

- i. Proposed expenditures for any given year based on the projected future costs for the year in consideration.
- ii. Reserve Fund Status (total funds remaining and Percent Funded) at the end of each fiscal year
- iii. Basic information of each itemized asset such as cost when new and at first replacement, as well as total and remaining useful life.

3. Proposal Requirements

The Proposal shall include at a minimum:

- a. Pricing, as described in Section 4, Pricing
- b. A Statement of Qualifications
- c. A sample Reserve Study prepared for another client (with necessary redactions) of comparable size and with like assets.
- d. The procedure that Proposer will use to inspect, inventory, and evaluate the condition of the District's assets along with the Proposer's expectation of the participation of the District's personnel in the inspection/evaluation process.
- e. A list of Proposer's present clients of comparable size and with like assets.
- f. Three (3) client references, including contact information.
- g. Proposer's anticipated degree of future interaction with the District once the Reports have been prepared, reviewed, and accepted.
- h. List of Proposer's accreditations.

4. Pricing – Each Item below shall be quoted separately

- a. Lump Sum Price for providing all items as described in the "Scope of Services," Sections 2.a and 2.b
- b. Annual Price, if any, for the District's use of the software as described in "Scope of Services," Section 2.c.
- c. Lump Sum Price for complete future review of the Reports, reviewing replacement value, total and remaining useful life for all reserved assets, on the basis such a such review is accomplished every three (3) years.

APPENDIX I
2012 ENGINEERING REPORT

Tab 5

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**VENETIAN
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Venetian Community Development District was held on **Monday, December 13, 2021 at 9:38 a.m.** held at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

Richard Bracco	Board Supervisor, Chairman
Steve Kleinglass	Board Supervisor, Vice Chairman
Rick McCafferty	Board Supervisor, Assistant Secretary
Ernest Booker	Board Supervisor, Assistant Secretary
Ken Smaha	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson, Cohen & Mooney, P.A.
Rick Schappacher	District Engineer, Schappacher Engineering
Keith Livermore	Field Manager, Rizzetta & Company, Inc.
Denise Payton	General Manager, River Club
John Toborg	Manager, Field Services, Rizzetta & Company, Inc.
Rudy Seurattan	Vesta Property Services
Representatives	LMP
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and conducted the roll call.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. Bracco led the Board and audience in reciting the pledge of allegiance.

THIRD ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor to audience comments.

Mr. Schaid addressed the Board regarding office space for the POA; he advised that if there is no space for the POA at the River Club then homeowner support will be offsite and the expected cost of \$42,000 annually to lease office space is a tremendous expense. Mr. Bracco engaged Mr. Schaid regarding office space.

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Ms. Schimberg addressed the Board regarding a formerly beautiful pond at the entrance of the community and its current condition being an eyesore. She further addressed the Board regarding the pickleball courts and why money is being spent on an item that is not supported. Mr. Bracco advised that the pickleball courts will be going before the city planning Board as the CDD Board has voted to move forward with the pickleball courts.

Mr. Lewis thanked the Board for all that they do. He further spoke regarding office space being provided for the POA. He advised that it is imperative and time of the essence in providing the office space to the POA, and it is unacceptable to not move the additional personnel into the River Club and is unacceptable for the POA to move offsite. Mr. Kleinglass recommended that Mr. Lewis stay for the portion of the meeting when he provides an update regarding this item.

Ms. Nick addressed the Board regarding pickleball; she advised that she is a proponent for pickleball, and she is asking for the Board's help in sending out pickleball facts as there are aggressive residents going to door to door against pickleball who are being misleading. Mr. Bracco advised that the information was put out in a newsletter, and he will review the past newsletters and also look into adding information to the January/February newsletter.

Ms. Pozarek addressed the Board regarding posting of the financials to the CDD website.

FOURTH ORDER OF BUSINESS **District Engineer Staff Report**

Mr. Schappacher spoke regarding the Savona Way irrigation concerns related to snails and shells causing blockages and reviewed the irrigation line construction drawings. Mr. Bracco advised that Mr. Craychee provided a packet of information to the Board, and he inquired as to whether there is a continual system throughout the community. Mr. Schappacher confirmed. Mr. Bracco asked if installing a blow off would clean the entire system. Mr. Schappacher advised that on this system he did not see any blow offs. Mr. Bracco advised that home filters installed upside down need to be rectified. Discussion ensued. Mr. Livermore recommended installing the blow offs. Mr. Bracco advised that it seems a blow off system needs to be installed as a first step. Mr. Garry Bondar, Castello President, addressed the Board regarding the irrigation concerns and the filter installation; he recommended installation of the blow offs. He advised that sixty-one homes are affected by the issue. Mr. Bracco asked Mr. Schappacher to obtain proposals for the installation of the blow offs. Mr. Craychee spoke in detail regarding the irrigation issues affecting the Savona area. He recommended following the recommendations of UF/IFAS Extension for solutions. Ms. Blandon recommended engaging Solitude Lake Management to provide an inspection and recommendation. Mr. Milo Seidl of Hoover Pumping Systems provided input related to the snail concern; he advised that this is not out of the ordinary for golf course ponds. Mr. Bracco advised that Solitude will be called out to inspect and pricing on blow offs will be obtained.

96 Mr. Schappacher advised that the irrigation repairs conducted on Veneto and Padova
97 have failed, and the contractor is onsite to conduct repairs. He advised the tennis court drain
98 vendor is very busy and it is getting close. He advised the pickleball court plans are still in
99 for review. Mr. Schappacher advised that in 2018, the District reached out to have a
100 thorough ADA review conducted and he as reached out to them again for a proposal. Mr.
101 Bracco advised that he would like to have the front door and restrooms reviewed. Discussion
102 ensued. Mr. Schappacher advised that he will obtain pricing from a consultant to conduct
103 an ADA inspection of the facility.

104
105 **FIFTH ORDER OF BUSINESS** **Review of November 19, 2021 Field**
106 **Inspection Report**
107

108 Mr. Toborg advised that the last fertilization for the calendar year will be this
109 December and reported his concern regarding River Club sod being soggy. Mr. Toborg
110 further discussed plantings to be addressed by the vendor. Mr. McCafferty advised that the
111 Landscape Committee created a list related to monuments and asked that Mr. Livermore
112 provide that list to LMP. Mr. Toborg reviewed the process related to requested proposals.

113
114 **SIXTH ORDER OF BUSINESS** **Consideration of Mask Policy Related**
115 **to River Club Staff**
116

117 Ms. Payton asked that the Board reconsider the mask policy for employees; she
118 asked that vaccinated individuals not be required to wear masks and masks remain required
119 for unvaccinated individuals. Discussion ensued.

120
On a Motion by Mr. Bracco, seconded by Mr. Booker, with all in favor, the Board Determined that Employees will Continue to Wear Masks, to be Revisited in the Future, for the Venetian Community Development District.

121
122 The Board took a recess at 11:10 a.m. and was back on the record at 11:18 a.m.

123
124 Ms. Blandon advised that two audience members were unaware of the sign in
125 process and asked the Board if they would like to open to public comment for the two
126 speakers. The Board concurred.

127
128 Mr. Stein asked that the Board consider a “welcome home” sign at the entrance to
129 the community.

130
131 Mr. Derby advised that he agrees with the recommendation for a “welcome home”
132 sign.

133
134 **SEVENTH ORDER OF BUSINESS** **Discussion Regarding Tiki Bar**
135

136 Mr. Kleinglass advised that two vendors have expressed interest in entering a contract
137 for the renovation of the tiki bar. He advised that Krauss Construction has advised that they
138 probably can do the work for approximately \$150,000 excluding equipment.

139

140 Ms. Payton advised that CSA Construction has expressed interest in the project and
141 CSA has quoted \$179,000 excluding equipment.

142
143 Mr. Kleinglass advised that proposals for equipment have been received from
144 Fishman in the amount of \$50,000 and Vesta provided a proposal for approximately \$40,000
145 and the equipment proposals have not been looked at too extensively.

146
147 Board discussion ensued; Mr. Cohen advised that the current budget is under the
148 statutory requirement. Mr. Kleinglass recommended completing the tiki bar and then
149 reviewing the plantings. He further recommending moving forward and starting construction
150 now. Discussion ensued.

151

On a Motion by Mr. Kleinglass, seconded by Mr. Booker, with all in favor, the Board Approved a Not to Exceed Amount of \$250,000.00 for Tiki Bar Renovations and Equipment, and further Authorized the Chairman to Execute the Contracts, Subject to Staff Approval, for the Venetian Community Development District.

152

153 **EIGHTH ORDER OF BUSINESS**

Discussion Regarding Parking at the River Club

154

155

156 Mr. Bracco spoke regarding the cab of a tractor trailer that was parked in the River
157 Club parking lot for approximately two weeks and when the Board provided for the parking
158 at the River Club it was not intended to be long term parking. Board discussion ensued. Mr.
159 Bracco recommended setting a time limit on the number of days; he recommended allowing
160 for two-day parking with three days being the maximum number of days.

161

162 **NINTH ORDER OF BUSINESS**

Discussion Regarding Deliveries to the River Club

163

164

165 Mr. Bracco advised that deliveries should be after 7:00 a.m. and before 7:00 p.m.; he
166 advised that vendors should not be arriving at 5:00 a.m. and idling until ready for delivery.
167 Mr. Bracco recommended advising vendors that deliveries may not be made prior to 7:00
168 a.m. Discussion ensued. Ms. Payton advised that she will advise the vendors of the 7:00
169 a.m. delivery time.

170

171 **TENTH ORDER OF BUSINESS**

Consideration of the Minutes of the Board of Supervisors' Meeting held on November 22, 2021

172

173

174

175 Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on
176 November 22, 2021 and asked if there were any questions, comments, or changes to the
177 minutes as presented. There were none.

178

On a Motion by Mr. McCafferty, seconded by Mr. Smaha, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on November 22, 2021, for the Venetian Community Development District.

179
180 **ELEVENTH ORDER OF BUSINESS** **Consideration of the Operations and**
181 **Maintenance Expenditures for the**
182 **Month of November 2021**
183

184 Ms. Bandon presented the operations and maintenance expenditures for the period
185 of November 1-30, 2021 advising that the expenditures totaled \$146,088.86. She asked if
186 there were any questions. Ms. Bandon responded to questions from the Board.
187

On a Motion by Mr. McCafferty, seconded by Mr. Smaha, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of November 2021 (\$146,088.86), for the Venetian Community Development District.

188
189 **TWELFTH ORDER OF BUSINESS** **Consent Items**
190

191 Ms. Bandon advised that the consent items consist of the Fitness and Pool Advisory
192 Committee Meeting Minutes of May 19, 2021, September 15, 2021, and October 20, 2021
193 and the Facilities Advisory Committee Meeting Minutes of June 7, 2021, August 3, 2021,
194 September 7, 2021 and October 4, 2021. She asked if there were any questions.
195

On a Motion by Mr. Bracco, seconded by Mr. McCafferty, with all in favor, the Board Accepted the Consent Items, for the Venetian Community Development District.

196
197 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**
198

199 A. District Counsel
200 Mr. Cohen advised he had no report but would be happy to answer any
201 questions. Mr. Bracco inquired as to an estoppel agreement, POA
202 document. Mr. Bracco advised that he had sent the document back to Mr.
203 Schaid advising that it was not a CDD document.
204

205 Mr. McCafferty inquired as to email addresses being provided to residents.
206 Mr. Cohen advised that if the District has email addresses and someone
207 provides a public records request for them, subject to statutory exemptions,
208 then it has to be provided as it is a public record. Discussion ensued.
209

210 B. River Club
211 Ms. Payton advised that the roof repair has been completed, she advised
212 that the chandelier is being repaired, she advised that the pool showers will
213 be going in this week. Ms. Payton thanked the residents for the Holiday
214 fund. She advised that Vesta has hired a new Tennis Director who starts
215 tomorrow. Mr. Seurattan reviewed the experience the new Tennis Director
216 will be bringing to Venetian.
217

218 Mr. Booker complimented what the Staff is doing for the Holiday season.

219 He inquired as to how many functions have been hosted this year. Ms.
220 Payton advised that there have been a dozen functions along with several
221 luncheons and/or dinners. Discussion ensued regarding the revenue from
222 outside events.

223
224 Mr. Booker complimented the Chef and Staff for the dinners at the River
225 Club.

226
227 C. Field Manager

228 Mr. McCafferty advised that the Board previously approved a Not to Exceed
229 amount for the round-about and the sodding and after Mr. Livermore
230 contacted vendors, the cost will be coming in significantly lower for the
231 sodding. Mr. McCafferty advised that he and Mr. Livermore will be counting
232 the mulch bags and LMP has advised that the sod will go in before
233 Christmas. Mr. McCafferty advised that there have been questions as to the
234 tree that was planted and the cost was actually \$1,100 not \$8,000 as the
235 rumor has been told.

236
237 Mr. Booker advised that the decorations at the entrance look nice.

238
239 D. District Manager

240 Ms. Blandon advised that the next regular meeting of the Board of
241 Supervisors' is scheduled for Monday, January 10, 2022 at 9:30 a.m. The
242 Board approved cancellation of the January 10th meeting and the next
243 meeting being held on January 24, 2022.

244
245 Ms. Blandon reviewed the monthly District Management Report as contained
246 within the agenda package.

247
248 Mr. Bracco recommending sending an eblast to the community regarding
249 vacancies on the Advisory Committees. Ms. Blandon recommended having
250 intents due by January 10th with appointments on January 24th.

251

On a Motion by Mr. Booker, seconded by Mr. Smaha, with all in favor, the Board Accepted the Resignations of Mr. Bill Han from the Pool and Fitness Advisory and the Resignation of Ms. Marie Thompson from the Landscaping Advisory Committee, for the Venetian Community Development District.

252

253 **FOURTEENTH ORDER OF BUSINESS**

Supervisor Requests and Comments

254

255 Ms. Blandon opened the floor to Supervisor requests and comments.

256

257 Mr. Bracco advised that he and Mr. Livermore met with the new golf course
258 superintendent in an effort to establish a good relationship with them. He advised that the
259 maintenance cart may be able to be kept at the golf course. Mr. Bracco advised that he sent
260 the newsletter to everybody, and he will be incorporating the recommended changes as well
261 as pickleball and tiki bar information so that it can be distributed. Mr. Bracco recommended

262 that Mr. Smaha work with Mr. Livermore on the ponds. Mr. Smaha advised that he will do
263 so. Mr. Bracco advised that Mr. Livermore and Solitude will be able to provide Mr. Smaha
264 with information related to the ponds.

265
266 Mr. Kleinglass provided an overview of his meeting with the POA related to the POA
267 having space in the River Club, he advised that he understands the POA needs, and they
268 have toured the facility. Mr. Kleinglass advised that the best option may be in the tennis area
269 and moving some people around. Discussion ensued. Mr. Kleinglass advised that he will
270 speak with Mr. Schaid again after today's meeting.

271
272 Mr. Booker advised that he would like to have a "welcome home" sign installed at the
273 entrance to the community.

274
275 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

276
277 Ms. Blandon advised there is no further business to be conducted and asked for a
278 motion to adjourn.

279
On a Motion by Mr. McCafferty, seconded by Mr. Kleinglass, with all in favor, the Board
adjourned the meeting at 12:45 p.m., for the Venetian Community Development District.

280
281
282
283 _____
Secretary / Assistant Secretary Chairman / Vice Chairman

Tab 6

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · FT. MYERS, FLORIDA 33912 - (831) 933-5571
MAILING ADDRESS · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614
venetiancdd.org

Operation and Maintenance Expenditures December 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2021 through December 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$193,613.50**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Venetian Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alliance IT, LLC	004390	SBT-43727	Installation & Configuration of Desktop 11/21	\$ 1,239.36
AMF Mark Mobile Welding, LLC	004391	2323	Weld Mail Box- 127 Sevilla Pl. 11/21	\$ 100.00
AMF Mark Mobile Welding, LLC	004391	2331	Weld Mail Box- 161 Portafino 12/21	\$ 100.00
City of Venice	004392	76604-72272 11/21	111 Asti CT 11/21	\$ 5.71
Clean Sweep Parking Lot Maintenance Inc	004368	46625	Street Sweeping 11/21	\$ 395.00
Comcast Communications	004369	8535-10-050-0435487 12/21	Guard House Internet Service - 102 Citadella Drive 12/21	\$ 108.35
Comcast Communications	004393	8535100500439604 12/21	Guardhouse Phone & Internet 12/21	\$ 299.87
Dye, Harrison, Kirkland, Petruff, Pratt & St. Paul, PLLC	004394	988265	Legal Services 11/21	\$ 82.50
Ernest R Booker	004376	EB092721	Board of Supervisors Meeting 09/27/21	\$ 100.00
Ernest R Booker	004376	EB101121	Board of Supervisors Meeting 10/11/21	\$ 100.00
Ernest R Booker	004376	EB102521	Board of Supervisors Meeting 10/25/21	\$ 100.00
Ernest R Booker	004376	EB110821	Board of Supervisors Meeting 11/08/21	\$ 100.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ernest R Booker	004376	EB112221	Board of Supervisors Meeting 11/22/21	\$ 100.00
Florida Power & Light	004370	Electric Summary 11/21	Electric Summary 11/21	\$ 3,322.46
Frontier Florida LLC	ACH120721-1	94148585001205135 11/21	Field Manager Phone 11/21	\$ 289.52
IKANDI , LLC	004400	2363	6 - No Trespassing Signs 11/21	\$ 660.00
Kenneth J. Smaha	004383	KS102521	Board of Supervisors Meeting 10/25/21	\$ 100.00
Kenneth J. Smaha	004383	KS110821	Board of Supervisors Meeting 11/08/21	\$ 100.00
Kenneth J. Smaha	004383	KS112221	Board of Supervisors Meeting 11/22/21	\$ 100.00
Landscape Maintenance Professionals, Inc.	004362	164291	Irrigation Repair 11/21	\$ 261.00
Landscape Maintenance Professionals, Inc.	004378	164478	Monthly Ground Maintenance & Irrigation 12/21	\$ 27,737.08
Landscape Maintenance Professionals, Inc.	004378	164578	Irrigation Repair 11/21	\$ 155.00
Landscape Maintenance Professionals, Inc.	004378	164597	Fertilizer-St Augustine & Bermuda 11/21	\$ 3,810.00
Landscape Maintenance Professionals, Inc.	004378	164598	Pest Control 11/21	\$ 750.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	004378	164632	Replace Awabuki 12/21	\$ 618.75
Landscape Maintenance Professionals, Inc.	004402	164678	Irrigation Repair 12/21	\$ 155.00
Landscape Maintenance Professionals, Inc.	004402	164691	Irrigation Repair 12/21	\$ 350.00
Landscape Maintenance Professionals, Inc.	004395	164712	Seasonal Annuals 12/21	\$ 4,977.50
Landscape Maintenance Professionals, Inc.	004402	164859	Palm Removal 12/21	\$ 1,160.00
Landscape Maintenance Professionals, Inc.	004402	164874	Irrigation Repair 12/21	\$ 465.00
Landscape Maintenance Professionals, Inc.	004402	164875	Irrigation Repair 12/21	\$ 155.00
Landscape Maintenance Professionals, Inc.	004402	164876	Irrigation Repair 12/21	\$ 155.00
Landscape Maintenance Professionals, Inc.	004402	164877	Irrigation Repair 12/21	\$ 350.00
Landscape Maintenance Professionals, Inc.	004402	164878	Irrigation Repair 12/21	\$ 155.00
Landscape Maintenance Professionals, Inc.	004402	164879	Irrigation Repair 12/21	\$ 775.00
Landscape Maintenance Professionals, Inc.	004402	164880	Irrigation Repair 12/21	\$ 369.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	004402	164885	Replace Bougainvillea & Firebush 12/21	\$ 860.76
Landscape Maintenance Professionals, Inc.	004402	164900	Large Roundabout Renovation & Irrigation 12/21	\$ 22,552.50
Landscape Maintenance Professionals, Inc.	004402	164901	Combination of 5 Sod 12/21	\$ 5,296.50
Landscape Maintenance Professionals, Inc.	004402	164902	St Augustine Sod 12/21	\$ 6,422.50
Landscape Maintenance Professionals, Inc.	004402	164903	St Augustine Sod 12/21	\$ 25,228.50
Persson, Cohen & Mooney, P.A.	004372	1473	Legal Services 11/21	\$ 6,348.58
Persson, Cohen & Mooney, P.A.	004396	1555	Legal Services 04/21	\$ 838.40
Richard Bracco	004377	RB092721	Board of Supervisors Meeting 09/27/21	\$ 100.00
Richard Bracco	004377	RB101121	Board of Supervisors Meeting 10/11/21	\$ 100.00
Richard Bracco	004377	RB102521	Board of Supervisors Meeting 10/25/21	\$ 100.00
Richard Bracco	004377	RB110821	Board of Supervisors Meeting 11/08/21	\$ 100.00
Richard Bracco	004377	RB112221	Board of Supervisors Meeting 11/22/21	\$ 100.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Richard P. McCafferty	004381	RM092721	Board of Supervisors Meeting 09/27/21	\$ 100.00
Richard P. McCafferty	004381	RM101121	Board of Supervisors Meeting 10/11/21	\$ 100.00
Richard P. McCafferty	004381	RM102521	Board of Supervisors Meeting 10/25/21	\$ 100.00
Richard P. McCafferty	004381	RM110821	Board of Supervisors Meeting 11/08/21	\$ 100.00
Richard P. McCafferty	004381	RM112221	Board of Supervisors Meeting 11/22/21	\$ 100.00
Rizzetta & Company, Inc.	004363	INV0000063097	District Management Fees 12/21	\$ 5,574.65
Rizzetta & Company, Inc.	004363	INV0000063340	Excess Meeting Time for Meeting 11/22/21	\$ 950.00
Rizzetta Amenity Services, Inc.	004373	INV00000000008983	Amenity Services/Bi-Weekly Payroll 08/21	\$ 6,957.48
Rizzetta Amenity Services, Inc.	004373	INV00000000009006	Cell Phone 07/21	\$ 50.00
Rizzetta Amenity Services, Inc.	004373	INV00000000009338	Personnel 11/21	\$ 6,312.08
Rizzetta Amenity Services, Inc.	004397	INV00000000009361	Cell Phone 11/21	\$ 50.00
Rizzetta Amenity Services, Inc.	004397	INV00000000009383	General Management & Oversight 12/21	\$ 7,120.98

Venetian Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Technology Services, LLC	004364	INV0000008302	Website Hosting & Email Services 12/21	\$ 630.00
Schappacher Engineering LLC	004382	2049	Engineering Services 11/21	\$ 5,170.72
Solitude Lake Management, LLC	004384	PI-A00722672	Lake & Pond Management Services 12/21	\$ 3,847.98
Solitude Lake Management, LLC	004384	PI-A00725497	Lake & Pond Management Services Addendum 62 - 12/21	\$ 35.00
Southworth Solutions, LLC	004374	1288	Software License Fee 12/21	\$ 224.00
Staples Advantage	004403	3495525787	Office Supplies 12/21	\$ 268.72
Staples Advantage	004403	3495525788	Office Supplies 12/21	\$ 11.86
Staples Advantage	004403	3495525789	Office Supplies 12/21	\$ 50.98
Steven P. Kleinglass	004385	SK092721	Board of Supervisors Meeting 09/27/21	\$ 100.00
Steven P. Kleinglass	004385	SK101121	Board of Supervisors Meeting 10/11/21	\$ 100.00
Steven P. Kleinglass	004385	SK102521	Board of Supervisors Meeting 10/25/21	\$ 100.00
Steven P. Kleinglass	004385	SK110821	Board of Supervisors Meeting 11/08/21	\$ 100.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Steven P. Kleinglass	004385	SK112221	Board of Supervisors Meeting 11/22/21	\$ 100.00
The Gainesville Sun	004380	0004220047	Account #526049 Legal Advertising 11/21	\$ 357.50
The Law Offices of Lobeck & Hanson, P.A.	004379	120906	Legal Services 11/21	\$ 2,803.50
Universal Access, LLC	004398	AAAI1070	Gate Repair 11/21	\$ 570.00
Universal Access, LLC	004386	AAAI1077	250 - Awid Side View Tags 11/21	\$ 2,500.00
Universal Access, LLC	004386	AAAI1091	Service Call - Security Cameras 12/21	\$ 101.65
Universal Access, LLC	004398	AAAI1096	Service Maintenance October - December 12/21	\$ 900.00
Venetian CDD	CD199	CD199	Debit Card Replenishment	\$ 180.78
Venetian Golf & River Club	004387	44501	Effluent Water Use 11/21	\$ 628.95
Victory Security Agency II, LLC	004365	11866	Security Services 11/14/21-11/20/21	\$ 5,489.00
Victory Security Agency II, LLC	004375	11880	Security Services 11/21/21-11/27/21	\$ 5,862.20
Victory Security Agency II, LLC	004388	11912	Security Services 11/28/21-12/04/21	\$ 5,893.13

Venetian Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Victory Security Agency II, LLC	004399	11947	Security Services 12/05/21-12/11/21	\$ 5,977.00
Victory Security Agency II, LLC	004404	11989	Security Services 12/12/21-12/18/21	\$ 5,977.00
Water Boy Inc	004366	21068460	Water Delivery Account #011845 11/21	\$ 41.30
Water Boy Inc	004405	21069936	Water Delivery Account #011845 12/21	\$ 28.20
Water Equipment Technologies of Southwest Florida LLC	004367	18959	Weekly Entrance Fountain Maintenance 11/21	<u>\$ 200.00</u>
Report Total				<u>\$ 193,613.50</u>

Tab 7

Venetian Community Development District
502 Veneto Boulevard
North Venice, Florida 34275
Facilities Advisory Committee
Minutes Date: November 1, 2021

Attending Members:

Jill Pozarek, Chairman
Nancy Germani, Secretary
Bert Wepfer
Bob Ruffatto (via phone)
Mark Kissinger
Lewis Perry

VCDD Liaison

Steve Kleinglass

Vesta

Management Present

Denise Payton, River Club Manager

1) Call to Order: Meeting was called to order at 2:07pm

2) Establish Quorum: Jill Pozarek declared quorum was present. Motion was made for Bob Ruffatto to join via phone, all in favor.

3) Public Comments

A request was made to committee to find space at River Club for POA manager/staff who will be displaced from "Welcome Center" (with sale of property).

4) Additions / deletions to agenda

5) Approval of prior workshop meeting minutes: Motion carried to accept minutes as amended.

6) Liaison Report: Steve Kleinglass

Steve shared a recommendation that the committee be made up of at least 4 full time residents to prevent quorum issues

DISCUSSION ITEMS

7) Old Business

A. Air conditioning problems: Denise called corporate; did not hear back. Suggestion from Honest Air to go ahead and rewire.

B. Pool Pavillion: Suggestion that main maintenance person look at the electrical. Suggestions were made to consider roof gutters and to use square columns instead of round but to round out finish at the bottom of columns.

- C. Tennis Fencing: Permits done; Eric @ US Fence ready to schedule
- D. Court 6 Drainage: not scheduled yet
- E. Parking Lot Lights: light bulbs done; maybe have LMP cut back trees to allow light shine through
- F. Lounge Bar Equipment: Fishmen: Matt Andrus; Denise working on this.
- G. Locker Rooms (refurbishment & Ladies floor): during previous weekend, the locker room flooded from leak
- H. Showers (locker rooms) - water heater issues: fuse problem and heating element still down.
- I. Pool Gate issues: Suggestion to consider using only one key entrance (on sidewalk)
- J. Sound System Repairs: a couple companies sending quotes.

8) New Business

- A. Joint Racquet/Facilities meeting took place at 1:00; separate minutes
- B. Spa Repairs: issues with timer; possibility of getting updated version.
- C. Outdoor showers replacement: scheduled to be replaced
- D. River Club - office space study (Committee as a group walked through River Club to find potential office space for POA.)

Next Meeting & Adjournment

Next meeting to held on 12/6/21 at 2:00 pm
Meeting adjourned at 4:00

Minutes submitted by Nancy Germani, Secretary.

Venetian Community Development District
502 Veneto Boulevard
North Venice, Florida 34275
Facilities Advisory Committee
Minutes December 6, 2021

Attending Members:

Jill Pozarek, Chairman
Nancy Germani, Secretary
Bert Wepfer
Bob Ruffatto (via phone)
Mark Kissinger
Lewis Perry

VCDD Liaison

Steve Kleinglass

Vesta

Management Present

Denise Payton, River Club Manager

1) Call to Order: Meeting was called to order at 2:01.

2) Establish Quorum: Jill Pozarek declared quorum was present. Motion was made for Bob to join via phone; all in favor.

3) Public Comments: no comments

4) Additions / deletions to agenda

Manager - info on chandeliers; hot water heaters/showers

5) Approval of November meeting minutes: Motion carried to accept minutes as amended.

6) Liaison Report: Steve Kleinglass

- A. Contractors for Pool Pavilion Project: Krauth Construction, Inc (Venice) has contacted D. Humphrey to get plans.
- B. Fishman & Assoc. went to Health Dep't for permit.
- C. B Ruffatto suggested that the committee consider using shutters on outside columns; consider gate type structure in lieu of hurricane protection
- D. Pickleball will happen in small parking lot space by Tennis Courts
- E. Landscaping finishing up on Veneto (waiting on sod).
- F. POA has made a request for space at the River Club; Mark K will be FC rep

DISCUSSION ITEMS

7) Old Business

A. Air conditioning issues: No response from Corporate.

Next Steps: Take it to Board of Supervisors for options??

B. Pool pavilion refurbishment: See Liaison, Steve Kleinglass update

C. Tennis fencing: Tennis fencing is down. Adjustments to court care has happened; immediate improvement.

D. Court 6 drainage: Working on it.

E. Replacement of Lounge Bar equipment

F. Refurbishment Locker Room: on going

G. Locker room showers: water heater issue. Working on it

H. Pool gate: getting price

I. Update from Joint Racquet/Facilities meeting

Lighting on Tennis courts: Not enough “foot-candles” on the ground. Needs adjustment of light and amount of light to court. (Cost: @ \$500 + labor per) LED won’t help. Need to replace heads on light fixtures.

Suggestion: to do 1 or 2 lights first then evaluate further needs.

J. Spa repairs: Need to take daily temperature; too hot on day of evaluation.

Suggestion to check into just an on/off button that turns on for (10 minutes).

Timer is faulty on current; people try to turn off when they exit spa.

K. Outdoor showers replacement: Replaced with new hot water showers.

8) New Business

A. Review 2022 meeting dates: First Monday of the month at 2 pm except Monday July 4/ meeting Tuesday, July 5 at 2:00; Monday, September 5/ meeting Tuesday, September 6 at 2 pm.

B. Review member terms/expiration:

Nancy Germani	1/2020 - 1/2022;	Lewis Perry	1/2021 - 1/2023
Mark Kissinger	1/2020 - 1/2022;	TBA (K.Smaha)	1/2021 - 1/2023
Bob Ruffatto	1/2020 - 1/2022;	Bert Wepfer	1/2021 - 1/2023
		Jill Pozarek	1/2021 - 1/2023

C. Manager Reported: Chandelier came down in dining room. All chandelier fixtures will be checked and secured.

9) Next Meeting & Adjournment

Next meeting to held on Monday, 1/3/22 @ 2:00

Meeting adjourned at 4 pm

Minutes submitted by Nancy Germani, Secretary.

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34275
(Landscape) Advisory Committee
Meeting Minutes (11/18/21)

Attending Members: Joe Spallina, Debbie Gericke, Harry Wildman, Julia Salerno, Liaison Rick McCafferty, Keith Livermore Rizzetta liaison, Bill Gipp LMP manager

Absent: Marie Thompson

Call to Order: (9:01 am)

Discussion items:

Old Business

A. Review of three areas from SWS architectural proposals dated 10/22/21- unfinished 9th hole area, unfinished Veneto Blvd and roundabout

B.

C.

New Business:

A. Purpose of meeting to obtain new recommendations from the committee from SWS architectural proposals from 10/21/21 which will be presented at the CDD board meeting on 11/22/21. New scaled down recommendations of SWS proposals were provided from LMP on 11/8/21 with a significant cost savings and discussed in length by committee members

B. Committee members voted to recommend sodding front area near guard house and behind 9th hole. A 3 to 1 vote. Julia against. Committee members voted to sod and mulch the remainder of Veneto Blvd. Vote 3 to 1. Julia against. Committee members agreed to the scaled down version Option 2 dated 11/8/21 from LMP with Royal Poinciana as center piece in round about

C. Committee decided against palm in triangle area before roundabout

D. Keith brought up homeowners being unhappy with new plantings in front entry pots. Conversations will continue at Dec 6th meeting

E. Rick discussed Sunshine Laws and use between members. Rick discussed committee communication chain of command with LMP and Keith Livermore

Next meeting and Adjournment:

- December 6, 2021
- Adjourn 10:09 am

Minutes submitted by Debbie Gericke for Marie Thompson, Secretary.

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34275
Racquet Sports Advisory Committee

Minutes of the meeting held November 8, 2021

Members Present

Alan Lands
Mark Faford
Jack Challener
Pat Hinsch
Pam Perry
Sandra Nick

Management Present

Ernest Booker, VCDD Board Liaison
Denise Payton, River Club Manager

1. Call to Order

Meeting was called to order at approximately 2:02 p.m.

2. Establish a Quorum

A quorum was established with six members present in person.

3. Approval of Minutes – A motion was made and passed to approve the minutes of October 25, 2021.

4. Liaison Statement -

Supervisor Booker advised that Pam Fox's resignation as an RSAC member was accepted by the VCDD. The VCDD will wait until there is finality with respect to pickleball before appointing a 7th member to the RSAC. If the result is positive then Supervisor Booker will recommend a replacement. Supervisor Booker stressed the importance of community support for pickleball at the City of Venice hearings. Supervisor Booker stated that there is a solid majority at the Venetian supporting pickleball. There are 2 petitions that are anti-pickleball. Supervisor Booker stated that there are probably 300 people that support pickleball. The opposition will say that it's unnecessary. Supervisor Booker urges the community to formulate a plan to appear at the hearings and support pickleball.

Discussion - Sandra Nick stated that Roger Quinn has a petition. Sandra tried to create an online petition. Denise Payton didn't believe that the community needed a petition. Denise was under the impression that the Planning Commission's role is just to determine if the Venetian complied with the zoning ordinances. Denise stated that usually City Council follows suit with the Planning Commission. Sandra Nick asked if the Planning Commission can disagree with the VCDD and deny pickleball if the VCDD has complied with the zoning requirements. Supervisor Booker stated we could convert every tennis court to Pickleball and the Planning Commission legally couldn't stop such a conversion. Supervisor Booker recommends that we control our own destiny. Denise

said that Andy Cohen, Esq., may say that the RSAC members cannot associate or act together to initiate or assist with community support. However, Sandra Nick stated in her capacity as a resident she is free to start a petition. Supervisor Booker stated that Alan Lands is going to speak and that Alan wants to enlarge the time. Sandra Nick stated that when she wanted to speak she had to contact Laurie at Venice City Hall. Rick the VCDD engineer will know when the meeting will take place. Pam Perry asked if we should be concerned about duplication on petitions. Signatures will be per person, not per home.

5. Public Comment: None

6. Old Business:

- A. Workshop: On November 1, 2021 a joint workshop was held with the RSAC and Facilities Committee participating. Pat Hinsch stated that there were 2 agenda items: lights and tennis court conditions, that were discussed. It was established that Synergy would evaluate the lighting and Ritzman would give us an opinion regarding excess water on courts 5 & 6. Denise stated that she preferred some notice for the companies' arrivals, but stated that the representatives may just show up unannounced. If Pat Hinsch can't attend, Jack Challenger will substitute and appear on behalf of the RSAC.
- B. Court Resurfacing Update: There is general consensus that the courts are slippery. Jack Challenger asked why the floats can't be adjusted. Denise Payton stated they can be adjusted and the adjustments have to be done one at a time. Denise stated that today is the day they are getting back to normal. Denise stated that it takes 24-48 hours. Mark Faford asked if Jake knows how to make the adjustments and Denise stated that Jake can make the appropriate adjustments. Mark stated that hopefully Jake can spend some time with Charlie before Charlie leaves.

Pat recommended that the residents use spray chalk to mark the dead spots. Denise stated that the plugs don't work. Denise suggested after a rain, a nail on a broom can be used to stab the dead spots where there are bubbles. With regard to using chalk, a member stated that we have a lot of teams coming to the Venetian to play interclub tennis and we should not put marks on the court before play.

- C. Club Essentials: Denise Payton will put a disclaimer on the website indicating that the residents should disregard the "Exclusive Rights" pop up when booking reservations. Mark Faford stated that we currently allow residents to put names in twice at prime time. Mark was able to put his name in multiple times. Denise will change the website to allow only one member entry per day to avoid multiple prime time reservations and, thereafter to make a 2nd reservation in the afternoon, the RC member will have to call the tennis staff to manually enter the afternoon reservation.

Discussion then proceeded on the issue of whether it was possible to implement in the software, a weekly limit on prime time. At the October 25, 2021 meeting Denise Payton indicated that she would contact Club Essentials to see if we could limit prime time per week. Alan proposed, that if

the software can't accommodate this restriction, the tennis staff can manually enforce limits. Denise said to determine the number of prime time historical play of residents she would have to impersonate a user and that would take too many hours. Denise would have to print too many pages. Pat Hinsch asked if there's some exception to the confidentiality of resident data so that a member of the RSAC could view the individual data.

Denise stated that she would show Pat how to impersonate the user and generate reports on individual players. Pat could then run a list of every time a player reserved a court during prime time. Denise is not opposed to using Club Essentials format. League play should be included, however there are no names of interclub players using prime time courts in the system. The Captains could provide that information. A member of the public, Pat Appolonia, stated that when attempting to make a reservation a pop-up appears that reads "the resident did not fulfill the booking restrictions." Pat Hinsch stated that there could be a time lag with the mobile app. Denise Payton advised that the tennis website has been updated to include violations.

6D Canopy Update - Denise apologized for not following up on the canopies that have been ordered. She stated that replacing the borrowed umbrella was completed.

6E. Fence Update - USA Fence owner told Denise that installation would be a day by day decision. Denise stated that we have to look at the schedule. Alan Lands stated that the men's Suncoast league is closed for Thanksgiving and for Christmas 12/20 to 12/30 but he will double check the dates.

6F. Lighting – Denise stated that we can try 300-watt bulbs since that falls within "the guidelines." Denise stated that Eric will screw the bulbs in all of the fixtures on one entire court. Denise stated that he'll get a scissor lift and Superior will send us bulbs. Alan reminded the Committee that we need to have professionals advise us on lighting, rather than having our own maintenance handle it by trial and error.

6G. 2021-22 Men's and Ladies' Interclub and Leagues – Pat Hinsch indicated that on Mondays the courts are blocked from 12 noon on. Start times were discussed for Thursdays when the women and men play consecutively. Women will attempt to start at 10:00AM sharp. Alan suggested that if the 3.5 women were not starting on time and causing a back-up on Thursdays, then the following year the men should start at 10:00AM and the women at 12:30PM.

MJ and Carol Askwith will follow up with other communities and possibly Jake will follow up to determine if an interclub can be organized with the ladies who are not playing in the Tri-Cities League. Other communities are interested. Pat stated that this could begin in January. Mix and Match will proceed for the next few weeks. Alan asks Denise for a suggestion on signups. Alan stated that the ladies said they weren't able to sign up for the mix and match.

Pat Hinsch referred to the commitment to social players to provide for more prime time play.

6H. Identify Social Players and Interclub League Players - Denise said it is a priority to get numbers on social and inter- club players.

6I. Future Tennis Social Events - Tabled Turkey shoot. Pat Hinsch will work with Jake.

6J. Action Report

1. Install new sail.
2. Guest report for October discussed.

7. New Business

7A. Correlation Data From 2020 Survey Question 12 Re: Limitations of Prime Time play. – Alan Lands stated that the correlation data provided more compelling evidence that the residents want to limit weekly prime time. He stated that according to the survey although 48.5% of those who answered the survey favored limits on prime time, 67.6% of the survey respondents who had an opinion on this issue favored weekly limits on prime time. He also stated that 71.9% of the 120 social players who answered Question 12 were in favor of limiting weekly prime time, whereas only 28.1% were inter-club players. The largest group in favor of limiting prime time were 134 beginners and intermediate players.

7B. Reserving The Ball Machine. – Pat Hinsch indicated that there have been complaints that staff is giving confusing information. Pat stated that you can book in the afternoon the day before. If there is a court open under the rules you can book at 7:30AM on the morning of the booking. Alan Lands and Pat Hinsch summarized the ball machine rule. (Rule 13) Denise agreed to publish the rule at the beginning of the Reserve a Court part of the website.

7C. Pickleball Update – Previously discussed. (See above)

Supervisor Booker congratulated Charlie as he moves on and thanked Charlie for his service to the community. Pat Hinsch made a motion to thank Charlie which was unanimously approved. Pat Hinsch mentioned that the bleachers need to be cleaned. Pam also told Jake to clean the benches adjacent to each tennis court. Next meeting is December 13, 2021.

8. Adjournment: At 3:27PM, Pat Hinsch made a motion to adjourn the meeting that was unanimously approved.

Venetian Community Development District
503 Veneto Boulevard
North Venice, Florida 34272
Social & Dining Advisory Committee
Meeting Minutes November 10, 2021

Attending Members: Linda Cautero, Kathy Thomaston, Livvy Faford, Pat Jones, Sarah Quinn and Joe Browne. Also present were River Club staff members: Denise Payton, Tim Hall, Chris Vignolini, Paul Grothouse and Daniel Nyselius and CDD liaison Rich Bracco.

Absent: John Ballard.

Call to Order: Linda Cautero, Chairwoman, called the meeting to order at 10:00 am. . Minutes for meeting on October 13 were approved as corrected.

Old Business

A. Past Events

- Season kickoff was well received, sports events had good participation, the evening event went well, food truck sold out.
- Market day was missing several vendors which had been advertised but was well received. Thinking would be good to repeat but monthly might lose enthusiasm if it is scheduled too often.
- Food truck has been well received. Another food truck we are exploring is the DaVinci German restaurant.
- Halloween was well received. We should note there were 25 kids who wanted to do the boardwalk. This is a significant development in the change in the demographics of our community. We need to make sure people don't use the flashlights on their phones as it destroys the atmosphere.
- Comments on steak nights were positive and filets were excellent.
- Ambassador club happy hour was a success. We will look at doing it again in January.

B. Discussion held regarding price increases. Committee felt management's notice to residents was a good communication. The price increase in the brunch has not changed attendance. This was the price back 5 years ago.

C. There was also input from residents about making the club profitable. History in other clubs that have tried this approach have found the quality goes down. We need to agree that quality is most important.

D. Luncheon discussion. Toys for Tots on December 1 will be promoted with eblast. Upcoming luncheon subjects: January-Mothers' House, February-Chocolate Lovers, March-Twig event for children who have "aged out" of foster care with thoughts on how to help.

New Business

A. Discussion about space requirements. It has been suggested that with the sale of the Welcome Center, there is requirement for space for the POA staff. Of course, logical thought was the River Club but space is at a premium right now so it may not be possible to provide that space at the club. However, discussions are ongoing.

Venetian Community Development District
503 Veneto Boulevard
North Venice, Florida 34272
Social & Dining Advisory Committee
Meeting Minutes November 10, 2021

As we host weddings, there needs to be space for bride dressing and for groom dressing. We use the tennis office and one of the other spaces which are under discussion for office space for the POA. These are some issues for consideration.

B. Upcoming events:

- The November boat trips started with one boat and expanded to 3 boats
- Thanksgiving is at 200 so far with a waiting list
- New Years is sold out with waiting list.
- Planning menu for Member Holiday Party December 18.
- Dinner/Dance on November 20 at cost of \$28++
- Christmas light tour

Management Report

- A. We are in new budgeting year, we have hired pool monitors.
- B. Vesta-prepared survey has been distributed
- C. Restroom has been repaired
- D. Charlie has resigned and is taking position at facility to the north.
- E. Tiki revisions are waiting for responses from contractors.

Liaison Report

- A. Hoping that refinance of debt papers will be signed in December.
Recommendations by PRAG show that present rate of 6% but the bank loans will be at 2.4%. Shortening of term was reviewed and determination of best return. We have locked in rate.
- B. Strategic Committee has been formed with Ken Smaha as the advisor.
- C. We need to do Sunshine Law review at our next meeting, early on the schedule.
- D. We'll ask Keith to also provide us names of those committee members who are at the end of their terms.

Meeting adjourned at 11:54.

Next meeting is December 8, 2021

Minutes submitted by Sarah Quinn

Venetian Community Development District
502 Veneto Boulevard
North Venice, Florida 34275
Strategic Planning Committee
December 7, 2021

Members Attended

Joe Browne
Rich Cautero
Jerry Lewis (via phone)
Joe Polzak
Jill Pozarek
Julie Schaid (via phone)
Ed Weiland

Management Present

Denise Payton, River Club GM

VCDD Liaison Ken Smaha (attended)

1) Call to Order

Meeting was called to order at 9:00 AM.

2) Establish Quorum

Quorum present with five members physically present.

3) Public Comments

None

4) Additions / deletions to agenda

None

5) Liaison's report

None

5) Approval of prior meeting(s) minutes

None – first organizational meeting

6) Old Business

None

7) New Business

A. Organization of Committee

- i. Joe Browne elected Chair
- ii. Jill Pozarek elected Secretary

B. Sunshine Law Review

- i. Ken Smaha reviewed Sunshine Law obligations

C. Committee Charter

- i. Members reviewed Charter. K. Smaha stated the Charter has been reviewed and approved by VCDD Board of Supervisors.

D. Committee output

- i. Discussion on what level of specific tactics should a plan provide; how open to interpretation. General agreement among members output should be a guide for current and future Boards.

C. Vision Statement

- i. Members discussed, amended and adopted the draft Vision Statement provided by K. Smaha as part of process outline.
- ii. Draft Vision Statement adopted 7-0 (adopted as a DRAFT):
The Venetian Golf & River Club aspires to be a premier lifestyle community in southwest Florida where residents can enjoy access to a rich array of recreation, social and dining experiences that represent exceptional value, ever-evolving.

D. Mission Statement

- i. Members discussed and adopted the draft Mission Statement provided by K. Smaha as part of process outline. Discussion included debate on whether the integral relationship with the Venetian Property Owners Association (POA) needs to be included in the Mission Statement; agreed to address in stakeholder discussion relative to process.
- ii. Draft Mission Statement adopted 7-0 (adopted as a DRAFT):
The Venetian Community Development District is an independent special district within the city of Venice, Florida that provides local direction and control over the funding, operation and maintenance of common amenities, services and systems of the Venetian Golf & River Club in order to enhance residents' lifestyle and sustain above-average local property values.

E. Core Values

- i. Members discussed and amended the Core Values provided in the initial process outline. No formal vote was taken adopting output.
- ii. Our Core Values:
 - **Accountability:** We are accountable to our homeowners for our decisions, actions and inactions.
 - **Effective Communication:** We are committed to open communication within the community.
 - **Adaptability:** We welcome change and innovation to provide the best possible community for our homeowners while maintaining fiscal responsibility.
 - **Homeowner Focused:** We are driven by our understanding of our homeowners' expectations through the recommendations of our advisory committees and resident feedback, and will do our best to meet them.
 - **Integrity:** We are responsible for the stewardship of the community's assets and for the integrity of our financial operations and reports.
 - **Leadership:** Provide the required leadership to assure our vision is implemented.

F. Stakeholders and Process/how to proceed with plan work

- i. Members discussed the following as stakeholders to be engaged in process to develop the strategic plan:
 - VCDD Board of Supervisors
 - VCDD Advisory Committees
 - Venetian POA Board
 - Vesta Management
 - Residents

G. Topics for next meeting:

- i. Planning process steps to be taken
- ii. How/when to organize meetings with stakeholders and resident focus groups; includes what material or information to provide in advance.
- iii. How to engage the Venetian community.

Adjournment: 10:45AM

Venetian Community Development District
502 Veneto Boulevard
North Venice, Florida 34275
Strategic Planning Committee
December 21, 2021

Members Attended

Joe Browne
Rich Cautero
Jerry Lewis
Joe Polzak
Jill Pozarek
Julie Schaid (via phone)
Ed Weiland (via phone)

VCDD Liaison Ken Smaha (attended)

1) Call to Order

Meeting was called to order at 9:00 AM.

2) Establish Quorum

Quorum present with five members physically present. Vote to allow members on phone to participate in meeting and vote. All in favor.

3) Approve prior minutes

7-0 in favor to approve.

4) Homeowner comments

None

5) New Business

A. Amendment to SPC Vision Statement

Discussion regarding removal of words, “ever-evolving” from last sentence of statement, as change is implicit in the plan. 7-0 in favor.

B. Identify Stakeholders

- i. Discussion regarding stakeholders of strategic plan output vs sources of data/input contributing to plan. Sharp focus needs to be on actionable output for VCDD Board of Supervisors. Committee members also recognized the need to capture views of vendors (e.g., Vesta, Rizzetta) and resident organizations (POA, VGRCCA).
- ii. Committee members agreed on the Stakeholders and Sources as listed below but also wants to keep designation and potential for others fluid as committee discussions and plans evolve:
 - Stakeholders:
 1. CDD Board Members
 2. CDD Advisory Committees:
 - a. Facilities
 - b. Reserves/Finance
 - c. Social & Dining
 - d. Racquet Sports
 - e. Fitness & Pool
 - f. Landscaping
 3. Residents
 - Sources:
 1. Property Owners Association
 2. Community Association
 3. Vesta
 4. Rizzetta
 5. Venetian Golf Club

C. How to proceed

- i. Committee members discussed whether the next step should be discussion of process (data to be gathered, conduct of meetings and interviews) or whether to proceed to goals and objectives. Agreement to proceed using the existing Strategic Direction Plan document and to define goals, or “buckets.”
- ii. Discussion of SMART goals as: **Specific, Measurable, Achievable, Relevant, with a Timeframe.** Sidewalks were used as an example (is there a process in place to inspect them).

D. Goals and Objectives

- i. Discussion and agreement on the following six main goals.
Substantial debate whether River Club dining should be its own goal, but committee agreed (4-3) to keep dining aligned with other amenities.
- ii. Goal “buckets” agreed were:
 1. Community Infrastructure (everything other than buildings; includes landscaping/common areas, ponds, wetlands, other water resources such as irrigation)
 2. Privacy and Security (services only; not physical assets)
 3. River Club Facilities (includes gate house)
 4. River Club Programs and Offerings
 5. Financial Stewardship
 6. Communications and Resident Engagement

E. Wrapup / next meeting

- i. Discussion on potential sources of data/information for committee.
Ken agreed to help gather information and requested committee members provide him with any requests well before our next meeting (Tue, Jan 11)
- ii. **Important:** SPC agreed to change the time (but not date) of the next meeting. **Will convene at 11:00AM** rather than 9:00AM. Ken agreed to contact Rizzetta with this change.

Adjournment: 11:03AM

Tab 8



From: Vesta Property Services, Inc.
Date: January 17, 2022
Re: Proposal for HVAC Maintenance Contract

Summary:

Vesta was advised by AIR 360 Heating and Cooling, LLC, current preferred licensed contractor that we have spent over \$10,000 in R&M in the past 12 months to the HVAC system.

The FY 2021-22 R&M budget is \$45,000 and YTD spend through December is \$17,000. Based on the current trend, VRC is \$2,000 over plan through 4 months.

09/30/2021	BL-19066	PAYTON, DENISE	9302021 SUPPLIES EXPENSE	AIR 360 / COMPRESSOR REPLACEMENT	4,865.00
09/30/2021	BL-19066	PAYTON, DENISE	9302021 SUPPLIES EXPENSE	AIR 360 / COMPRESSOR REPLACEMENT DEP	2,471.00
09/30/2021	BL-19066	PAYTON, DENISE	9302021 SUPPLIES EXPENSE	MIKE DOUGLAS / WATER HEATER	10,790.00

Contractor proposed Scope of Work for repairs and service to the HVAC system:

After evaluation of the existing heating, ventilation, and air conditioning services, AIR 360 recommends the following scope of work:

- Clean evaporator coils and condensers
- Replace worn pulleys and belts
- Check all filters for proper cleanliness (filters are maintained by onsite staff)
- Check the refrigerant charge and for any possible leaks
- Inspect ducts for dust, mold, or debris and support IAQ devices to create a healthy environment
- On-call service response within 4 hours during the work week and 8 hours on nights and weekends
- Monthly maintenance and system check. Materials to complete this service is billed monthly.

Payment Proposal for HVAC Maintenance Contract:

- **AIR 360 Heating and Cooling, LLC (Quarterly)** **\$1,260.00 or \$5,040 (annually)**
- **Retainer Deposit (upon signing)** **\$1,500.00**

Recommendation:

Vesta Property Services offers this proposed plan of action due to the reoccurring emergency HVAC expenditure. We recommend proceeding with AIR 360 who is very familiar with the property. Should the Board prefer to wait on additional bids, and to expedite the process, Vesta recommends the Board approve a not-to-exceed quarterly amount of \$1,300.00 for the agreement.

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 14, 2022
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seats 2 & 4):** November 8, 2022

**District
Manager's
Report**

January 14

2022

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<u>FINANCIAL SUMMARY</u>	<u>11/30/2021</u>
General Fund Cash & Investment Balance:	\$189,190
Reserve Fund Cash & Investment Balance:	\$199,838
Debt Service Fund Investment Balance:	\$1,272,051
Riverclub Investment Balance:	\$22,277
Riverclub Reserve Investment Balance	<u>\$475,808</u>
Total Cash and Investment Balances:	\$2,159,164
General Fund Expense Variance: \$4,350	Over Budget



Rizzetta & Company

Slip and Fall – We received a report of a slip and fall on one of the sidewalks behind the River Club. This has been reported to Egis.

Advisory Committee Intents – We received several advisory committee intents which will be provided to the Board for review and consideration separately.

Expert Site Visit – Tanya Nash P.E. from Asphalt Testing Solutions and Engineering will be visiting the site on February 8, 2022.

Tab 10



Quarterly Compliance Audit Report

Venetian

Date: December 2021 - 4th Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

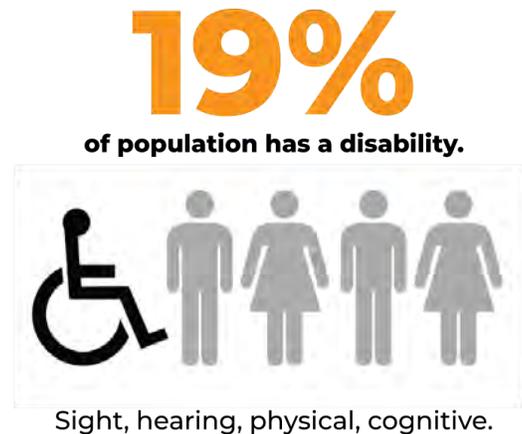
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web