



Rizzetta & Company

Venetian Community Development District

Board of Supervisors' Meeting

April 10, 2023

**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	Chairman
	Ernest Booker	Vice Chairman
	Ken Smaha	Assistant Secretary
	Jill Pozarek	Assistant Secretary
	Cheryl Harmon Terrana	Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Andy Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, 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

April 3, 2023

Board of Supervisors
**Venetian Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Venetian Community Development District will be held on **Monday, April 10, 2023 at 9:30 a.m.** at the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT**
- 4. STAFF REPORTS**
 - A. District Engineer
 - B. District Counsel
 - C. River Club
 - D. Field Manager
 - E. District Manager
- 5. BUSINESS ITEMS**
 - A. Question and Answer Session with Landscape Vendors
 - B. Discussion and Consideration of Proposals Received in Response to the RFP for Landscape and Irrigation Maintenance Including Award of Bid
 - C. Public Hearing to Adopt a New Fee and Amendments to the Rules for Usage of the Tennis Facilities
 1. Consideration of Resolution 2023-05, Amending the District's Rules for Use of Its River Club Tennis Facilities Tab 1
 - D. Consideration of Resolution 2023-06, Amending the District's Rules Regarding Fitness Class Usage at its River Club Facilities (in Consideration of the Fitness & Pool Advisory Committee Recommendation to Increase the Individual Maximum Fitness Classes Per Week from Three to Five) Tab 2
 - E. Discussion Regarding O&M Expenditures and Approval of Prior Months
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Audit Committee Meeting held on March 13, 2023 Tab 3
 - B. Consideration of the Minutes of the Board of Supervisors' Meeting held on March 13, 2023 Tab 4

7. CONSENT ITEMS

- A. Acceptance of Advisory Committee Meeting Minutes..... Tab 5
1. Reserve Advisory Committee Minutes of
February 20, 2023

8. SUPERVISOR REQUESTS AND COMMENTS

9. 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.

Very truly yours,
Belinda Blandon
Belinda Blandon
District Manager

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

Tab 1

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT AMENDING THE DISTRICT'S RULES FOR USE OF ITS RIVER CLUB TENNIS FACILITIES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR REPEAL OF RULES IN CONFLICT THEREWITH.

WHEREAS, the Venetian Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Venice, Sarasota County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of District business including rules, charges, and fees for usage of District amenities; and

WHEREAS, the District has previously adopted River Club Rules and Regulations including Tennis Rules for which it now desires to make certain amendments and revisions to Tennis Rule 18 (hereinafter referred to as "Rule 18"); and

WHEREAS, the original Rule 18 and an addendum thereto are attached as Exhibit A, and incorporated herein by reference, both being for immediate use and application, the addendum having been adopted by the District Board of Supervisors after a duly noticed public hearing on April 10, 2023.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Board of Supervisors hereby reaffirms Rule 18 and adopts the addendum all as referenced in the attached Exhibit A. Rule 18, as amended, shall stay in full force and effect until such time as the Board of Supervisors may amend, rescind, or repeal the attached in accordance with Chapter 190, Florida Statutes, and other applicable law.

SECTION 2. District staff has provided notice to the general public in accordance with Chapters 120 and 190, Florida Statutes, and scheduled a public hearing before the Board of Supervisors.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective immediately upon its passage and shall remain in effect unless rescinded or repealed.

SECTION 5. This Resolution shall repeal all previously adopted rules to the extent that they are in conflict.

PASSED AND ADOPTED this 10th day of April, 2023.

ATTEST:

**VENETIAN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: Tennis Rule 18 and Addendum

18. League Defined - For the purposes of the \$10 guest fee exemption and the monthly guest limitations, in order for a tennis program to be considered a "league", there shall be the same number of venues as there are communities or tennis clubs with clay or HarTru tennis courts that are represented by participating players. Each clay or HarTru venue must host an equal number of matches and the Venetian shall not host more than its proportionate share of matches. The Venetian Tennis Professional shall determine the number of clay or HarTru venues according to the total number of communities and tennis clubs represented by the players participating in the tennis program. Under no circumstances shall any tennis program be considered a "league" unless there are at least two (2) separate venues that alternate home and away matches. Tri-Cities Women's League, The Men's Suncoast League, the Ladies Interclub, USTA Leagues and JEPVCO shall be exempt from any guest fees provided they supply at least 2 clay or HarTru venues in addition to the Venetian and otherwise comply with the requirements of those organizations. Tennis programs that do not meet these requirements shall be subject to guest fees and monthly guest limitations.

Addendum to Rule 18

Composition of VGRC League Teams

Team Captains should strive to form teams consisting of VGRC residents and non resident members. If there are not enough resident or non resident members of a particular level of play or gender, non member team participation, if permitted by the league, may be allowed with the following stipulations:

- The team captain must demonstrate to the Tennis Director that there are no VGRC resident or non resident members that fit the criteria to participate on the team. (example: rating and/or gender).
- All proposed non resident players must be individually approved by the Tennis Director.
- The maximum number of non resident team members allowed to join a VGRC team must be no more than four members of the team roster.
- The non resident team member must pay a fee of \$150.00 for each league team joined and may only use VGRC tennis facilities for league matches and designated team practices, when approved by the Tennis Director. Execution of appropriate waivers and releases are required for participation. They will not have access to any other VGRC amenity and will not have access to the tennis courts for general play.

Tab 2

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT AMENDING THE DISTRICT'S RULES REGARDING FITNESS CLASS USAGE AT ITS RIVER CLUB FACILITIES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR REPEAL OF RULES IN CONFLICT THEREWITH.

WHEREAS, the Venetian Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Venice, Sarasota County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of District business including rules, charges, and fees for usage of District amenities; and

WHEREAS, the District has previously adopted River Club Rules and Regulations including a rule which limits individuals to attending a maximum of three (3) fitness classes per week at the District owned River Club; and

WHEREAS, after careful consideration, the District wishes to amend the maximum classes per week from three (3) to five (5).

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Board of Supervisors hereby revises the River Club Rules and Regulations to allow for individuals to attend a maximum of five (5) fitness classes in a one-week period.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective immediately upon its passage and shall remain in effect unless rescinded or repealed.

SECTION 4. This Resolution shall repeal all previously adopted rules to the extent that such rules are in conflict.

PASSED AND ADOPTED this 10th day of April, 2023.

ATTEST:

**VENETIAN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Tab 3

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 first meeting of the Audit Committee of the Venetian Community Development District was held on **Monday, March 13, 2023 at 9:42 a.m.** held at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

Richard Bracco	Committee Member
Ernest Booker	Committee Member
Ken Smaha	Committee Member
Jill Pozarek	Committee Member
Cheryl Harmon Terrana	Committee Member

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Regina Kardash	District Counsel –
	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Rick Schappacher	District Engineer, Schappacher Engineering
Keith Livermore	Field Manager, Rizzetta & Company, Inc.
Julie Cortina	Vesta Property Services
Heather Alexander	Vesta Property Services
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 comments from the public. There were none.

FOURTH ORDER OF BUSINESS

Presentation of the Audit Proposal Instructions and Evaluation Criteria With and Without Price

Ms. Blandon presented draft Instructions to Proposers and Evaluation Criteria, both with and without price. She recommended utilizing the instructions and criteria that include price to avoid the extra step of price negotiations after selection of the firm. She suggested a due date for proposals of Friday, April 14, 2023 by 3:00 p.m., and further suggested scheduling the next meeting of the Audit Committee for April 24, 2023 at 9:30 a.m. Board discussion ensued regarding the evaluation criteria and reallocating point values.

On a Motion by Mr. Bracco, seconded by Mr. Smaha, with all in favor, the Audit Committee recommended that the audit proposal instructions provide for a five (5) year contract term, with proposals to be due by Friday, April 14, 2023 at 3:00 p.m., for the evaluation criteria to include price, and the second Audit Committee meeting to be scheduled for April 24, 2023 at 9:30 a.m.; and authorized District Management to publish the necessary advertisements requesting proposals, subject to modification of the Evaluation Criteria as noted on the record, for the Audit Committee of the Venetian Community Development District.

FIFTH ORDER OF BUSINESS

Adjournment

Ms. Blandon advised there is no further business to be conducted and asked for a motion to adjourn.

On a Motion by Mr. Bracco, seconded by Ms. Terrana, with all in favor, the Board adjourned the meeting at 9:51 a.m., for the Venetian Community Development District.

Tab 4

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, March 13, 2023 at 9:52 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
Ernest Booker	Board Supervisor, Vice Chairman
Ken Smaha	Board Supervisor, Assistant Secretary
Jill Pozarek	Board Supervisor, Assistant Secretary
Cheryl Harmon Terrana	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Regina Kardash	District Counsel –
	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Rick Schappacher	District Engineer, Schappacher Engineering
Keith Livermore	Field Manager, Rizzetta & Company, Inc.
John Fowler	Landscape Inspection Services, Rizzetta & Company, Inc.
Julie Cortina	Vesta Property Services
Ginger Anzalone	Vesta Property Services
Heather Alexander	Vesta Property Services
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

Ms. Blandon advised that the Pledge of Allegiance was recited during the Audit Committee meeting held prior to the onset of the Board of Supervisors' meeting.

THIRD ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor to comments from the public.

Ms. Mangiarauo spoke regarding a letter she received related to her signing up for more than three fitness classes per week. She further spoke regarding the sign up

49 procedures.

50
51 Ms. Nigro spoke regarding a letter she received related to her signing up for more
52 than three fitness classes per week. She further spoke regarding the sign up procedures.

53
54 Ms. Josephson distributed a statement to the Board members and addressed the
55 Board regarding fitness classes.

56
57 Ms. Pozarek left the meeting in progress.

58
59 Mr. Smaha asked if Vesta could answer as to whether the system is working properly
60 or not. Vesta representatives in attendance did not have an answer. Mr. Smaha asked that
61 Vesta look into the sign up system and report back.

62
63 Ms. Blandon cautioned the Board against engaging in back and forth discussion.

64
65 Mr. Booker advised that the Fitness and Pool Advisory Committee meeting is
66 Wednesday at 10:00 a.m. Mr. Bracco advised the audience that they should attend the
67 Fitness and Pool Advisory Committee meeting and address any concerns. Ms. Kardash
68 advised that a Public Hearing is necessary in order to change any rules.

69
70 Mr. Buckley addressed the Board regarding fitness classes and the sign up process.

71
72 Ms. York addressed the Board regarding the letter she received related to exceeding
73 the fitness class limits.

74
75 Ms. Puleo addressed the Board regarding a motion made to increase the class limit
76 to five per week.

77
78 Ms. Schimberg addressed the Board regarding the community attending meetings to
79 get their voices heard. She further addressed the Board regarding the budget for River Club
80 events and cancelling events if necessary.

81
82 Mr. Efron invited the CDD Board to the Town Hall Meeting on March 20th. Mr. Bracco
83 advised that he will attend on behalf of the CDD Board.

84
85 Mr. Goodman inquired as to the Dog Park previously discussed. Mr. Bracco reviewed
86 the history of the dog park issue and advised that there is not a location for a dog park.
87 Discussion ensued.

88
89 Mr. Thomaston applauded the Board for the decisions made related to security. He
90 further spoke regarding disregard for traffic control devices within the community.

91
92 Ms. Cadigan addressed the Board regarding the letter she received related to
93 exceeding the fitness class limit.

94
95 Mr. Schultz inquired as to why the letters were sent via certified mail and further

inquired as to the cost. He spoke regarding increasing class size and expanding options for the residents.

Mr. Coalchen addressed the Board regarding the fitness class rooms and the need for updates.

The Board took a brief recess at 10:30 a.m. and was back on the record at 10:41 a.m.

Ms. Pozarek rejoined the meeting at 10:41 a.m. via Teams.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Schappacher spoke regarding the road rejuvenation process; he advised that Pavement Technology held their pricing from the previous process at \$1.13 per yard and should extend the life of the road by five years and the process can be repeated. Mr. Schappacher advised that there are three roads that are too far gone to be able to rejuvenate and will require an overlay, which will probably be approximately \$12 per yard. Mr. Schappacher advised that the three streets being excluded from the rejuvenation are south Martellago, Padova way from Veneto to just west of Mestre and Savona Court. Mr. Schappacher responded to questions from the Board.

On a Motion by Mr. Bracco, seconded by Mr. Booker, with all in favor, the Board Authorized Ms. Pozarek to Participate and Vote in the Meeting via Teams, for the Venetian Community Development District.

Further Board discussion ensued regarding the rejuvenation project.

On a Motion by Mr. Smaha, seconded by Ms. Terrana, with all in favor, the Board Approved a Contract with Pavement Technology, Inc. for Road Rejuvenation, in the Amount of \$189,644.95, for the Venetian Community Development District.

Mr. Schappacher advised that he is receiving bids for road repaving and sidewalk repairs. Mr. Smaha inquired as to the sense of urgency on the roads that need to be repaved. Mr. Schappacher advised that it could be pushed back to the next budget cycle. Mr. Schappacher advised of an emergency irrigation break that has been repaired at a cost of \$4,575.00.

FIFTH ORDER OF BUSINESS

Review of February 17, 2023 Landscape Inspection Report

Mr. Fowler advised of concerns related to irrigation issues, especially at the roundabouts. He advised that irrigation should be addressed quickly as the grass and plants are deteriorating. Mr. Fowler reviewed the inspection report. Mr. Smaha advised that the round

abouts need to be addressed as replacing the roundabouts is a low priority and so the existing roundabouts need to be maintained.

Mr. Fowler provided an updated related to the Landscape and Irrigation RFP; he advised that four proposals were received after eight to nine attended the pre bid. He advised that a summary of the proposals has been distributed to the Board. Mr. Bracco commended Mr. Fowler and Mr. Toborg on the spreadsheet as well as the process.

FOURTH ORDER OF BUSINESS

Staff Reports (Continued)

B. District Counsel

Ms. Kardash advised that she had no report.

C. River Club

Ms. Blandon advised that Mr. Thomas is not present although Ms. Cortina distributed the report. Mr. Booker advised that he asked Mr. Thomas to review technology options for fitness class registration. Mr. Smaha advised that the Board has been asking for statistics related to dining, fitness, and other things, although a report has not been provided. He advised that the requests date back to November 2022. Ms. Cortina advised that she will work with Mr. Thomas on this request.

E. Field Manager

Mr. Livermore advised that he has received calls regarding security from residents who live along Laurel Road where trees have been removed; he advised that he will be working on obtaining proposals for replanting some of the areas, along with working with the Landscaping Advisory Committee. Mr. Smaha inquired as to the area west on Laurel Road along the ninth hole of the golf course. Mr. Livermore advised that area is owned by the Golf Course. Mr. Booker inquired as to the debris at the Citadella exit. Mr. Livermore advised that the debris is not from Venetian; he advised that he will contact the City.

Mr. Bracco inquired with Ms. Cortina regarding whether there is a main gas shut off for the kitchen. Ms. Cortina confirmed. Mr. Bracco asked if it is possible that each night the closing crew turn off the main gas line. Ms. Cortina advised she will look into it.

D. District Manager

Ms. Blandon advised that the next meeting of the Board of Supervisors is scheduled for Monday, March 27, 2023 at 9:30 a.m. The Board advised there would be no workshop prior to the meeting. Ms. Blandon advised that the Landscape RFP bids will be reviewed at this meeting; she reminded the Board that they do not have to complete the process at this meeting. Mr. Booker advised that he will not be in attendance for March 27th. Discussion ensued.

Ms. Blandon distributed and reviewed a general ledger of hurricane recovery expenses totaling \$103,014.98 year to date; gate repairs is \$4,435, signage is \$10,900 which is a deposit and the balance will need to be paid, and LMP paid invoices \$86,809.98, mailbox repairs, \$870. She advised that she has provided a list of LMP invoices that have not been paid as she has questions related to billing rates; she advised that there is a discrepancy related to Supervisor billing rates of \$55 per hour versus Labor billing rate of \$35 per hour. She advised that she is holding invoices totaling \$38,175 with the total difference in billing of \$18,200. Discussion ensued. The Board asked that Mr. Cohen provide a letter to Scott Carlson of LMP advising that the Board has provided direction to pay the contracted amount of \$35 per hour for storm clean up.

Ms. Blandon provided an updated regarding the FEMA process related to the assignment of a new Program Delivery Manager as well as the damage inventory and contract summaries. She further advised that discussions will need to be held related to amending the budget. Discussion ensued regarding landscape and fencing replacements.

SIXTH ORDER OF BUSINESS

Discussion Regarding Proposed River Club Survey

Mr. Bracco advised that this item was discussed in the workshop. Each Board member provided their input related to the survey. Discussion was held regarding the number of surveys per household. The Board asked that the survey be sent to the residents by the end of the week.

SEVENTH ORDER OF BUSINESS

Discussion Regarding River Club Pool Fence

Mr. Bracco advised that this item was discussed, and questions were answered, during the workshop held prior to the meeting.

On a Motion by Mr. Booker, seconded by Mr. Smaha, with all in favor, the Board Authorized Engaging Universal Access to Repair the Pool Gates \$22,317.37, to be Paid from Reserves, for the Venetian Community Development District.

EIGHTH ORDER OF BUSINESS

Update on Landscape and Irrigation Proposals Received and Discussion Regarding Process for Next Meeting

Ms. Blandon advised that this item has already been covered; however, if any Board members have any questions, reach out to herself or Mr. Toborg.

NINTH ORDER OF BUSINESS

Consideration of Audit Committee Recommendation

Ms. Bandon advised that the Audit Committee held a meeting prior to the Board of Supervisors meeting and has recommended that the Board utilize the instructions and criteria that include price to avoid the extra step of price negotiations after selection of the firm. The Committee further recommended a due date for proposals of Friday, April 14, 2023 by 3:00 p.m., and recommended scheduling the next meeting of the Audit Committee for April 24, 2023 at 9:30 a.m.

On a Motion by Mr. Booker, seconded by Mr. Smaha, with all in favor, the Board Accepted the Recommendation of the Audit Committee, for the Venetian Community Development District.

TENTH ORDER OF BUSINESS

Consent Items

Ms. Bandon advised that the consent items consist of the Reserve Advisory Committee meeting minutes of January, 18, 2023, and the Social and Dining Advisory Committee meeting minutes of November 09, 2022, December 14, 2022, and January 11, 2023. She asked if there were any questions.

On a Motion by Mr. Smaha, seconded by Ms. Terrana, with all in favor, the Board Accepted the Consent Items, for the Venetian Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Bandon opened the floor to Supervisor requests and comments.

Mr. Bracco inquired as to whether the POA has paid the CDD for the POA office construction. Ms. Bandon advised that she will check with accounting and report back to the Board. Mr. Bracco inquired as to whether Vesta has provided reimbursement of the \$2,700 in credit card charges. Ms. Bandon and Ms. Anzalone advised they will check. Mr. Bracco advised that he cannot be on the call tomorrow. Ms. Bandon advised that the call is being rescheduled.

Mr. Booker requested support from his fellow Supervisors that they indicate in future RFP's and contracts that the contracts include affirmative action requirements as set forth in Florida Statutes for Minorities, Women, Persons with Disabilities, and Veterans.

On a Motion by Mr. Booker, seconded by Ms. Terrana, with all in favor, the Board Directed that Future RFP's and Contract Include Affirmative Action Requirements as Set Forth in Florida Statutes, Related to Minorities, Women, Persons with Disabilities, and Veterans, for the Venetian Community Development District.

Mr. Booker advised that it is his understanding that there is a three-class weekly limit for fitness classes. The board concurred. Discussion ensued regarding Advisory Committee meeting minutes. Ms. Blandon recommended against engaging in back-and-forth conversation with members of the public. Discussion ensued.

Mr. Bracco advised that the City Council meeting related to pickleball will be held tomorrow, March 14th.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Blandon advised there is no further business to be conducted and asked for a motion to adjourn.

On a Motion by Mr. Smaha, seconded by Ms. Terrana, with all in favor, the Board adjourned the meeting at 12:51 p.m., for the Venetian Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 5

Venetian Community Development District
502 Veneto Boulevard North Venice, FL 34275
Reserve/Finance Committee Meeting Minutes
February 20, 2023

Attending members; Jerry Jasper - Chair, Ken Smaha - VCDD Liaison, David Moy, Fred Baughman, Mark Middlebrook, Don Regier

Call to Order @ 2 pm from Chair Jerry Jasper. A quorum established as all members present.

There was no public comment for this meeting.

Motion by Fred Baughman, second David Moy that minutes of January 16, 2023 be approved. Carried.

Old Business:

- A. David Moy is working with Rick Schappenger to finalize proposal for asphalt Rejuvenation. They are scheduled to inspect every street and David will e-mail Recommendation as to which streets should have rejuvenation applied, and which should be re-paved (mill & overlay). Parts of Portofino and Padova are on Reserve Study and scheduled for re-paving in next 4-6 years from Spring 2022 Study.

Committee received a current quote to 'Furnish & Install rejuvenation product' as well as Miscellaneous clean up work. We believe Rick is tying our contract in with City or municipal work to obtain a better price.

The \$100k funds received from the city for fluid spills should go back to the Reserve fund.

New Business:

- A. Ken presented to committee some of his concerns from the December 2022 Financials. Although Vesta is working to resolve some of the issues, there are problems with the Food & Beverage margins, particularly Liquor. Better controls have been put in place to address this. Also questions regarding Laundry & Music Entertainment expense. Some Revenues were not appropriately applied to the correct accounts. This is being corrected. Contracts for outside events did not have Provision for increasing inflation costs; this is being corrected before proceeding with planning for additional outside events.

General discussion on expense pressures going into next Budget cycle. Overall loss in Food & Beverage, no charges for Fitness instruction and Tennis, overall Hurricane Ian costs and uncertain FEMA clean up cost rebates, in addition to current Inflationary pressures.

- B. Jerry gave us an analysis of the General & River Club Reserve Expenditures for F2021. For the General Reserve, the Budget for Asphalt Preservation, portions of Landscape, some Paint Finish applications and partial Pond Erosion Control was not spent, so these need to carry forward. For the River Club Reserve, question whether HVAC units were replaced as they were not expensed to Reserve A/C. Question whether Rizzetta should be paying Reserve expenses vs Vesta paying

and being re-imbursed from Rizzetta. Overall, not a satisfactory accounting for Reserve expenses.

Comments:

Update on Dana Investment Advisors; currently accounts being set up with Schwab, so progressing well.

Motion for adjournment at 3:45 pm by David Moy, 2nd Mark Middlebrook. Carried

Next meeting Monday, March 20, 2023 @ 2:00pm River Club.

Minutes submitted by Don Regier