



Rizzetta & Company

Venetian Community Development District

Board of Supervisors' Meeting

April 24, 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 20, 2023

Board of Supervisors
**Venetian Community
Development District**

AGENDA

Dear Board Members:

The workshop of the Board of Supervisors of Venetian Community Development District will be held on **Monday, April 24, 2023 at 8:30 a.m.** at the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275. The following is the agenda for this workshop:

1. AGENDA REVIEW WORKSHOP

Audit Committee
**Venetian Community
Development District**

AGENDA

Dear Committee Members:

The second meeting of the Audit Committee of the Venetian Community Development District will be held on **Monday, April 24, 2023 immediately following the conclusion of the Workshop, scheduled to begin at 8:30 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/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A. Review and Ranking of Proposals Received in Response to the RFP for Auditing Services and Recommendation to the Board of Supervisors Tab 1
 1. Berger, Toombs, Elam, Gaines & Frank
 2. Grau & Associates
- 4. COMMENTS/ADJOURNMENT**

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, April 24, 2023 immediately following the conclusion of the Audit Committee meeting** 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. PUBLIC COMMENT**
- 3. STAFF REPORTS**
 - A. District Engineer
 1. Review of Pickleball Courts Bid Package and Consideration of Proposals Received..... Tab 2
 - a. Court Co
 - b. Welch Tennis
 - B. District Counsel
 - C. River Club
 - D. Field Manager
 - E. District Manager (under separate cover)
 1. Review of April 2023 First Quarter Website Audit..... Tab 3
- 4. BUSINESS ITEMS**
 - A. Review of March 17, 2023 Landscape Inspection Report Tab 4
 - B. Presentation by Technology Training Associates Regarding JONAS Club Management Software..... Tab 5
 - C. Consideration of Revised Resolution 2023-06, Amending the District's Rules Regarding Fitness Class Registration at it's River Club Facilities Tab 6**
 - D. Discussion Regarding Private Events and Fee Schedule
 - E. Consideration of Audit Committee Recommendation
 - F. Discussion Regarding Police Patrols within the Community
 - G. Consideration of Pool Bar Shade Awning Proposals..... Tab 7
 - H. Discussion Regarding Survey Results
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on March 27, 2023 Tab 8
 - B. Consideration of the Operations and Maintenance Expenditures for the Month of March 2023..... Tab 9
- 6. CONSENT ITEMS**
 - A. Acceptance of Advisory Committee Meeting Minutes..... Tab 10
 1. Facilities Advisory Committee Meeting Minutes of March 7, 2023
 - 2. Fitness and Pool Advisory Committee Meeting Minutes of March 15, 2023**
 - 3. Reserve Advisory Committee Meeting Minutes of March 20, 2023**

4. Social and Dining Advisory Committee Meeting
Minutes of March 8, 2023

- 7. **SUPERVISOR REQUESTS AND COMMENTS**
- 8. **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

**VENETIAN
COMMUNITY DEVELOPMENT DISTRICT
PROPOSAL FOR AUDIT SERVICES**

PROPOSED BY:

Berger, Toombs, Elam, Gaines & Frank
CERTIFIED PUBLIC ACCOUNTANTS, PL

600 Citrus Avenue, Suite 200
Fort Pierce, Florida 34950

(772) 461-6120

CONTACT PERSON:

J. W. Gaines, CPA, Director

DATE OF PROPOSAL:

April 14, 2023

TABLE OF CONTENTS

<u>DESCRIPTION OF SECTION</u>	<u>PAGE</u>
A. Letter of Transmittal	1-2
B. Profile of the Proposer	
Description and History of Audit Firm	3
Professional Staff Resources	4-5
Ability to Furnish the Required Services	5
Arbitrage Rebate Services	6
A. Governmental Auditing Experience	7-16
B. Fee Schedule	17
C. Scope of Work to be Performed	17
D. Resumes	18-35
E. Peer Review Letter	36



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

April 14, 2023

Venetian Community Development District
Rizzetta & Company, Inc.
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Venetian Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Venetian Community Development District. We will provide you with top quality, responsive service.

Experience

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits. We will conduct the audit in accordance with auditing standards generally accepted in the United States of America; "Government Auditing Standards" issued by the Comptroller General of the United States; the provisions of the Single Audit Act, Subpart F of Title 2 US Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

Venetian Community Development District
April 14, 2023

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. J. W. Gaines is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Venetian Community Development District.

Very truly yours,

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

PROFILE OF THE PROPOSER

Description and History of Audit Firm

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 69 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire 69 year history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and currently, we are the independent auditors for St. Lucie County since 2002, and for 34 of the 38 years that the county has been audited by CPA firms. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 75 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

Professional Staff Resources

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has a total of 27 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	<u>Total</u>
Partners/Directors (CPA's)	5
Principals (CPA)	1
Managers (CPA)	1
Senior/Supervisor Accountants (2 CPA's)	3
Staff Accountants (1 CPA)	7
Computer Specialist	1
Paraprofessional	6
Administrative	<u>4</u>
Total – all personnel	28

Following is a brief description of each employee classification:

Staff Accountant – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

Senior Accountant – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

Managers – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

Principal – A principal is a partner/director in training. He has been a manager for several years and possesses the technical skills to act as the auditor-in-charge. A principal has no financial interest in the firm.

Partner/Director – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

Professional Staff Resources (Continued)

Independence – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Venetian Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

AuSection 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

Ability to Furnish the Required Services

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 69 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

ADDITIONAL SERVICES PROVIDED

Arbitrage Rebate Services

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL also provides arbitrage rebate compliance and related services to governmental issuers. The Tax Reform Act of 1986 requires issuers of most tax-exempt obligations to pay (i.e., “rebate”) to the United States government any arbitrage profits. Arbitrage profits are earnings on the investment of bond proceeds and certain other monies in excess of what would have been earned had such monies been invested at a yield equal to the yield on the bonds.

Federal tax law requires that interim rebate calculations and payments are due at the end of every fifth bond year. Final payment is required upon redemption of the bonds. More frequent calculations may be deemed advisable by an issuer’s auditor, trustee or bond counsel or to assure that accurate and current records are available. These more frequent requirements are usually contained in the Arbitrage or Rebate Certificate with respect to the bonds.

Our firm performs a comprehensive rebate analysis and includes the following:

- Verifying that the issue is subject to rebate;
- Calculating the bond yield;
- Identifying, and separately accounting for, all “Gross Proceeds” (as that term is defined in the Code) of the bond issue, including those requiring analysis due to “transferred proceeds” and/or “commingled funds” circumstances;
- Determining what general and/or elective options are available to Gross proceeds of the issue;
- Calculating the issue’s excess investment earning (rebate liability), if any;
- Delivering appropriate documentation to support all calculations;
- Providing an executive summary identifying the methodology employed, major assumptions, conclusions, and any other recommendations for changes in recordkeeping and investment policies;
- Assisting as necessary in the event of an Internal Revenue Service inquiry; and,
- Consulting with issue staff, as necessary, regarding arbitrage related matters.

GOVERNMENTAL AUDITING EXPERIENCE

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has been practicing public accounting in Florida for 69 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 900 community development districts, and over 1,800 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

Continuing Professional Education

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

Quality Control Program

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 31 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

Certificate of Achievement for Excellence in Financial Reporting (CAFR)

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

References

Terracina Community Development
District
Jeff Walker, Special District Services
(561) 630-4922

Gateway Community Development
District
Stephen Bloom, Severn Trent Management
(954) 753-5841

The Reserve Community Development District

Darrin Mossing, Governmental Management
Services LLC
(407) 841-5524

Port of the Islands Community Development
District
Cal Teague, Premier District Management

(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

Community Development Districts

Aberdeen Community Development
District

Beacon Lakes Community
Development District

Alta Lakes Community Development
District

Beaumont Community Development
District

Amelia Concourse Community
Development District

Bella Collina Community Development
District

Amelia Walk Community
Development District

Bonnet Creek Community
Development District

Aqua One Community Development
District

Buckeye Park Community
Development District

Arborwood Community Development
District

Candler Hills East Community
Development District

Arlington Ridge Community
Development District

Cedar Hammock Community
Development District

Bartram Springs Community
Development District

Central Lake Community
Development District

Baytree Community Development
District

Channing Park Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Cheval West Community Development District	Evergreen Community Development District
Coconut Cay Community Development District	Forest Brooke Community Development District
Colonial Country Club Community Development District	Gateway Services Community Development District
Connerton West Community Development District	Gramercy Farms Community Development District
Copperstone Community Development District	Greenway Improvement District
Creekside @ Twin Creeks Community Development District	Greyhawk Landing Community Development District
Deer Run Community Development District	Griffin Lakes Community Development District
Dowden West Community Development District	Habitat Community Development District
DP1 Community Development District	Harbor Bay Community Development District
Eagle Point Community Development District	Harbourage at Braden River Community Development District
East Nassau Stewardship District	Harmony Community Development District
Eastlake Oaks Community Development District	Harmony West Community Development District
Easton Park Community Development District	Harrison Ranch Community Development District
Estancia @ Wiregrass Community Development District	Hawkstone Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District	Madeira Community Development District
Heritage Isles Community Development District	Marhsall Creek Community Development District
Heritage Lake Park Community Development District	Meadow Pointe IV Community Development District
Heritage Landing Community Development District	Meadow View at Twin Creek Community Development District
Heritage Palms Community Development District	Mediterra North Community Development District
Heron Isles Community Development District	Midtown Miami Community Development District
Heron Isles Community Development District	Mira Lago West Community Development District
Highland Meadows II Community Development District	Montecito Community Development District
Julington Creek Community Development District	Narcoossee Community Development District
Laguna Lakes Community Development District	Naturewalk Community Development District
Lake Bernadette Community Development District	New Port Tampa Bay Community Development District
Lakeside Plantation Community Development District	Overoaks Community Development District
Landings at Miami Community Development District	Panther Trace II Community Development District
Legends Bay Community Development District	Paseo Community Development District
Lexington Oaks Community Development District	Pine Ridge Plantation Community Development District
Live Oak No. 2 Community Development District	Piney Z Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Poinciana Community Development District	Sampson Creek Community Development District
Poinciana West Community Development District	San Simeon Community Development District
Port of the Islands Community Development District	Six Mile Creek Community Development District
Portofino Isles Community Development District	South Village Community Development District
Quarry Community Development District	Southern Hills Plantation I Community Development District
Renaissance Commons Community Development District	Southern Hills Plantation III Community Development District
Reserve Community Development District	South Fork Community Development District
Reserve #2 Community Development District	St. John's Forest Community Development District
River Glen Community Development District	Stoneybrook South Community Development District
River Hall Community Development District	Stoneybrook South at ChampionsGate Community Development District
River Place on the St. Lucie Community Development District	Stoneybrook West Community Development District
Rivers Edge Community Development District	Tern Bay Community Development District
Riverwood Community Development District	Terracina Community Development District
Riverwood Estates Community Development District	Tison's Landing Community Development District
Rolling Hills Community Development District	TPOST Community Development District
Rolling Oaks Community Development District	

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Triple Creek Community Development District	Vizcaya in Kendall Development District
TSR Community Development District	Waterset North Community Development District
Turnbull Creek Community Development District	Westside Community Development District
Twin Creeks North Community Development District	WildBlue Community Development District
Urban Orlando Community Development District	Willow Creek Community Development District
Verano #2 Community Development District	Willow Hammock Community Development District
Viera East Community Development District	Winston Trails Community Development District
VillaMar Community Development District	Zephyr Ridge Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Other Governmental Organizations

City of Westlake	Office of the Medical Examiner, District 19
Florida Inland Navigation District	Rupert J. Smith Law Library of St. Lucie County
Fort Pierce Farms Water Control District	St. Lucie Education Foundation
Indian River Regional Crime Laboratory, District 19, Florida	Seminole Improvement District
Viera Stewardship District	Troup Indiantown Water Control District

Current or Recent Single Audits.

St. Lucie County, Florida
Early Learning Coalition, Inc.
Treasure Coast Food Bank, Inc.

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River
Martin
Okeechobee
Palm Beach

Municipalities

City of Port St. Lucie
City of Vero Beach
Town of Orchid

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Special Districts

Bannon Lakes Community Development District
Boggy Creek Community Development District
Capron Trail Community Development District
Celebration Pointe Community Development District
Coquina Water Control District
Diamond Hill Community Development District
Dovera Community Development District
Durbin Crossing Community Development District
Golden Lakes Community Development District
Lakewood Ranch Community Development District
Martin Soil and Water Conservation District
Meadow Pointe III Community Development District
Myrtle Creek Community Development District
St. Lucie County – Fort Pierce Fire District
The Crossings at Fleming Island
St. Lucie West Services District
Indian River County Mosquito Control District
St. John's Water Control District
Westchase and Westchase East Community Development Districts
Pier Park Community Development District
Verandahs Community Development District
Magnolia Park Community Development District

Schools and Colleges

Federal Student Aid Programs – Indian River Community College
Indian River Community College
Okeechobee County District School Board
St. Lucie County District School Board

State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)
Florida School for Boys at Okeechobee
Indian River Community College Crime Laboratory
Indian River Correctional Institution

FEE SCHEDULE

We propose the fee for our audit services described below to be \$5,500 for the years ended September 30, 2023 and 2024, and \$5,800 for the years ended September 30, 2025, 2026, and 2027. The fee is contingent upon the financial records and accounting systems of Venetian Community Development District being "audit ready" and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

SCOPE OF WORK TO BE PERFORMED

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Venetian Community Development District as of September 30, 2023, 2024, 2025, 2026, and 2027. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

Commitment to Quality Service

Personnel Qualifications and Experience

J. W. Gaines, CPA, CITP

Director – 41 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Affiliate member Government Finance Officers Association
- ◆ Past President, Vice President-Campaign Chairman, Vice President and Board Member of United Way of St. Lucie County, 1989 - 1994
- ◆ Past President, President Elect, Secretary and Treasurer of the Treasure Coast Chapter of the Florida Institute of Certified Public Accountants, 1988 - 1991
- ◆ Past President of Ft. Pierce Kiwanis Club, 1994 - 95, Member/Board Member since 1982
- ◆ Past President, Vice President and Treasurer of St. Lucie County Chapter of the American Cancer Society, 1980 -1986
- ◆ Member of the St. Lucie County Chamber of Commerce, Member Board of Directors, Treasurer, September 2002 - 2006, Chairman Elect 2007, Chairman 2008, Past Chairman 2009
- ◆ Member Lawnwood Regional Medical Center Board of Trustees, 2000 – Present, Chairman 2013 - Present
- ◆ Member of St. Lucie County Citizens Budget Committee, 2001 – 2002
- ◆ Member of Ft. Pierce Citizens Budget Advisory Committee, 2010 – 2011
- ◆ Member of Ft. Pierce Civil Service Appeals Board, 2013 - Present

Professional Experience

- ◆ Miles Grant Development/Country Club – Stuart, Florida, July 1975 – October 1976
- ◆ State Auditor General's Office – Public Accounts Auditor – November 1976 through September 1979
- ◆ Director - Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for numerous government and nonprofit audits.
- ◆ Over 40 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Gaines has been involved in all phases of the audits listed on the preceding pages.

Commitment to Quality Service

Personnel Qualifications and Experience
--

J. W. Gaines, CPA, CITP (Continued)

Director

Continuing Professional Education

- ♦ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors over the last two years to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP

Accounting and Audit Principal – 18 years

Accounting and Audit Manager – 4 years

Staff Accountant – 11 years

Education

- ◆ University of Central Florida, B.A. – Accounting
- ◆ Barry University – Master of Professional Accountancy

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ◆ Certified Not-For-Profit Core Concepts 2018

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ◆ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ◆ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ◆ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- ◆ St. Lucie District School Board Superintendent Search Committee (2013 – present)
- ◆ Board Member – Phrozen Pharos (2019-2021)

Professional Experience

- ◆ Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ◆ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
 - St. Lucie County, Florida
 - 19th Circuit Office of Medical Examiner
 - Troup Indiantown Water Control District
 - Exchange Club Center for the Prevention of Child Abuse, Inc.
 - Healthy Kids of St. Lucie County
 - Mustard Seed Ministries of Ft. Pierce, Inc.
 - Reaching Our Community Kids, Inc.
 - Reaching Our Community Kids - South
 - St. Lucie County Education Foundation, Inc.
 - Treasure Coast Food Bank, Inc.
 - North Springs Improvement District
- ◆ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP (Continued)

Accounting and Audit Principal

Continuing Professional Education

- ◆ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:
 - Not-for-Profit Auditing Financial Results and Compliance Requirements
 - Update: Government Accounting Reporting and Auditing
 - Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA

Accounting and Audit Manager – 30 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ◆ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ◆ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ◆ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ◆ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

Professional Experience

- ◆ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ◆ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ◆ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ◆ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

Counties:

St. Lucie County

Municipalities:

City of Fort Pierce

City of Stuart

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA (Continued)

Accounting and Audit Manager

Professional Experience (Continued)

Special Districts:

Bluewaters Community Development District
Country Club of Mount Dora Community Development District
Fiddler's Creek Community Development District #1 and #2
Indigo Community Development District
North Springs Improvement District
Renaissance Commons Community Development District
St. Lucie West Services District
Stoneybrook Community Development District
Summerville Community Development District
Terracina Community Development District
Thousand Oaks Community Development District
Tree Island Estates Community Development District
Valencia Acres Community Development District

Non-Profits:

The Dunbar Center, Inc.
Hibiscus Children's Foundation, Inc.
Hope Rural School, Inc.
Maritime and Yachting Museum of Florida, Inc.
Tykes and Teens, Inc.
United Way of Martin County, Inc.
Workforce Development Board of the Treasure Coast, Inc.

- ◆ While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ◆ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

Continuing Professional Education

- ◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

Commitment to Quality Service

Personnel Qualifications and Experience

Matthew Gonano, CPA

Senior Staff Accountant – 10 years

Education

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

Professional Affiliations/Community Service

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Paul Daly

Staff Accountant – 9 years

Education

- ♦ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Melissa Marlin, CPA

Senior Staff Accountant – 9 years

Education

- ◆ Indian River State College, A.A. – Accounting
- ◆ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ◆ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Bryan Snyder

Staff Accountant – 8 years

Education

- ◆ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ◆ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ◆ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

Continuing Professional Education

- ◆ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ◆ Mr. Snyder is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Maritza Stonebraker, CPA

Senior Accountant – 7 years

Education

- ♦ Indian River State College, B.S. – Accounting

Professional Experience

- ♦ Staff Accountant beginning her professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.

Continuing Professional Education

- ♦ Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Jonathan Herman, CPA

Senior Staff Accountant – 9 years

Education

- ◆ University of Central Florida, B.S. – Accounting
- ◆ Florida Atlantic University, MACC

Professional Experience

- ◆ Accounting graduate with nine years experience with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Herman participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Sean Stanton, CPA

Staff Accountant – 5 years

Education

- ◆ University of South Florida, B.S. – Accounting
- ◆ Florida Atlantic University, M.B.A. – Accounting

Professional Experience

- ◆ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank auditing governmental and non-profit entities.

Continuing Professional Education

- ◆ Mr. Stanton participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Tifanee Terrell

Staff Accountant – 2 years

Education

- ◆ Florida Atlantic University, M.A.C.C. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Terrell is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Dylan Dixon

Staff Accountant – 1 year

Education

- ◆ Indian River State College, A.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Dixon is currently pursuing a bachelor's degree in Accounting.
- ◆ Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Mr. Dixon is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Maurice Wally
Staff Accountant

Education

- ◆ Indian River State College, A.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Wally is currently enrolled at Indian River State College and will complete his degree in December 2022.
- ◆ Mr. Wally participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Mr. Wally is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Brennen Moore

Staff Accountant

Education

- ◆ Indian River State College, A.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Moore is currently enrolled at Indian River State College and will complete his bachelor's degree in spring of 2023.
- ◆ Mr. Moore participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Mr. Moore is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Jordan Wood

Staff Accountant

Education

- ◆ Indian River State College, A.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Wood is currently enrolled at Indian River State College to complete her bachelor's degree.
- ◆ Ms. Wood participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Wood is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

Bodine Perry

Bodine Perry

(BERGER_REPORT22)





Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

VENETIAN

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: April 14, 2023
3:00PM

Submitted to:

Venetian
Community Development District
c/o District Manager
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431
Tel (561) 994-9299
(800) 229-4728
Fax (561) 994-5823

tgrau@graucpa.com
www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Table of Contents

	PAGE
EXECUTIVE SUMMARY / TRANSMITTAL LETTER	1
FIRM QUALIFICATIONS.....	3
FIRM & STAFF EXPERIENCE.....	6
REFERENCES.....	11
SPECIFIC AUDIT APPROACH.....	13
COST OF SERVICES	17
SUPPLEMENTAL INFORMATION	19



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

April 14, 2023

Venetian Community Development District
c/o District Manager
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2023-2027.

Grau & Associates (Grau) welcomes the opportunity to respond to Venetian Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

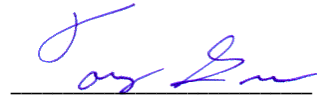
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Racquel McIntosh, CPA (rmcintosh@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



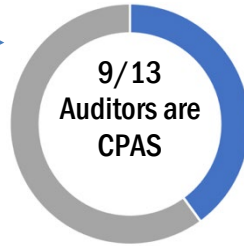
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



3 Partners
10 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Quality Controls

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

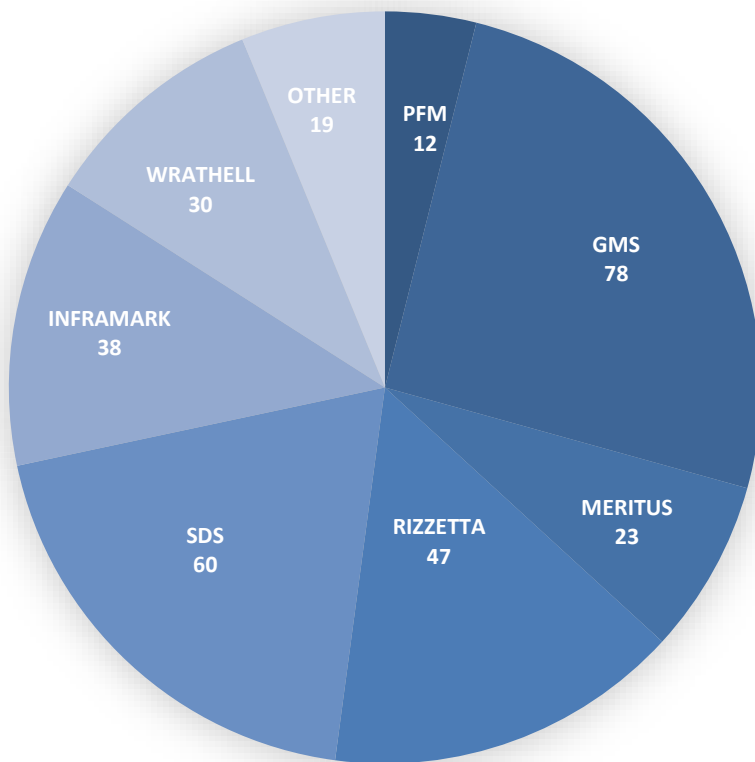
3800 Esplanade Way, Suite 210 | Tallahassee, FL 32311 | 800.342.3197, in Florida | 850.224.2727 | Fax: 850.222.8190 | www.ficpa.org

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 35+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

58 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

Racquel McIntosh, CPA (Partner)

Years Performing Audits: 18+

CPE (last 2 years):

Government

Accounting, Auditing:

38 hours; Accounting,

Auditing and Other:

56 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

-Racquel McIntosh

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)

Bachelor of Arts

Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I, II, IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District

St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

24
58
82 (includes of 4 hours of Ethics CPE)



Racquel C. McIntosh, CPA

Partner

Contact : rmcintosh@graucpa.com | (561) 939-6669

Experience

Racquel has been providing government audit, accounting and advisory services to our clients for over 14 years. She serves as the firm's quality control partner; in this capacity she closely monitors engagement quality ensuring standards are followed and maintained throughout the audit.

Racquel develops in-house training seminars on current government auditing, accounting, and legislative topics and also provides seminars for various government organizations. In addition, she assists clients with implementing new accounting software, legislation, and standards.

Education

Florida Atlantic University (2004)
Master of Accounting
Florida Atlantic University (2003)
Bachelor of Arts:
Finance, Accounting

Clients Served (partial list)

(>300) Various Special Districts, including:
Carlton Lakes Community Development District
Golden Lakes Community Development District
Rivercrest Community Development District
South Fork III Community Development District
TPOST Community Development District

Westchase Community Development District
Monterra Community Development District
Palm Coast Park Community Development District
Long Leaf Community Development District
Watergrass Community Development District

East Central Regional Wastewater Treatment Facilities
Indian Trail Improvement District
Pinellas Park Water Management District
Ranger Drainage District
South Trail Fire Protection and Rescue Service District

Professional Associations/ Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants

FICPA State & Local Government Committee
FGFOA Palm Beach Chapter

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

38
56
94 (includes of 4 hours of Ethics CPE)

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2023-2027 are as follows:

Year Ended September 30,		Fee
2023		\$4,400
2024		\$4,500
2025		\$4,600
2026		\$4,700
2027		\$4,800
TOTAL (2023-2027)		<u>\$23,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
TOTAL	333	5	3	328	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing Venetian Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

Tab 2

Venetian Pickleball Courts

Bid Form 3.23.23

Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Site demolition	1	LS		
2	Remove 2-oak and 4-palm existing trees and offsite disposal	6	EA		
3	Type "F" curb	97	LF		
4	Modifications to existing storm inlet	1	LS		
5*	5' wide sidewalk (4" thick)	175	LF		
6	Sub-base stabilization compacted to 95% Proctor Max Density	800	SY		
7	6" Base Course (Crushed Concrete or Limerock) for Pickleball Courts	750	SY		
8	1" Compacted Virgin Type S-111 Asphalt for Pickleball Courts	640	SY		
9	Brick Pavers	360	SF		
10	10' high fence w/ 3 - 4' wide gates	154	LF		
11	6' high fence	282	LF		
12	Regular final grading (0.23+/-AC) including swale on west side	1	LS		
13	Sodding (190+/-SY)	1	LS		
14	Acoustifence on 10' high fence	154	LF		
15*	Miscellaneous cleanup and work	1	LS		
16	Surfacing of Pickleball Courts to include 2 coats of Acrylic Color Concentrate (two tone) with heavy bodied acrylic latex paint for striping in accordance with USAPA regulations and 3 #8 Classic Round Posts with intergal lacing bars and external net winder, and install 3 pickleball nets.	1	LS		

Landscaping

L-1	Magnolia Tree	2	EA	By Others	By Others
L-2	Relocate existing 15" palm tree	1	EA	By Others	By Others
L-3	'Red Tip' Cocoplum Shrubs	41	EA	By Others	By Others
L-4	Adjust and Modify Sprinkler System	1	LS	By Others	By Others
L-5*	Miscellaneous cleanup and work	1	LS	By Others	By Others

Total

\$ -

item 5* includes saw cutting joints, control joints, and expansion material

items 15&L-5* miscellaneous to include any additional required work not included in any other bid item

Bids due by Friday April 14, 2023 by 5:00 PM

Contractor:



Viewing southwest



Inlet on west side of parking lot, viewing south



Viewing west



Viewing east

Venetian Golf & River Club – Pickleball Courts – River Club Parking Lot

3604 53rd Ave. East – Bradenton, Florida 34203; Phone: (941) 251-7613



Northwest corner of parking lot



Inlet in center of parking lot



West side of parking lot



North side of parking lot

Venetian Golf & River Club – Pickleball Courts – River Club Parking Lot

3604 53rd Ave. East – Bradenton, Florida 34203; Phone: (941) 251-7613

SITE & DEVELOPMENT PLAN AMENDMENT

FOR

VENETIAN GOLF & RIVER CLUB

PICKLEBALL COURTS

IN
SECTION 26, TOWNSHIP 38S., RANGE 19E.
SARASOTA COUNTY, FLORIDA

FINAL SITE PLAN NOTES

LAND USE DEVELOPMENT DATA

PRESENT ZONING
ADJUTING ZONING

PUD
H - OUR, ONE-1
S - OUR, ONE-1, PCD
E - RIZ
W - OUR

TOTAL SITE: 7.04 +/- ACRES
PROJECT AREA: 0.22 +/- ACRES

WATER AND SEWER

WATER:
POTABLE WATER SUPPLY SHALL BE PROVIDED BY THE CITY OF VENICE.
SEWER:
WASTEWATER COLLECTION AND TREATMENT SHALL BE PROVIDED BY SARASOTA CO. UTILITY.
REUSE WATER:
REUSE WATER SUPPLY SHALL BE PROVIDED BY THE CITY OF VENICE.

INTERNAL STREETS

PRIVATE STREETS

EASEMENTS

DRAINAGE EASEMENTS ARE SHOWN ON THE PLANS.

TREE LOCATION

SEE SHEET C-01 FOR TREE LOCATIONS WITHIN THE CONSTRUCTION LIMITS

FEMA DESIGNATION

THE SITE IS LOCATED WITHIN FLOOD ZONE V, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 125154-C-0203-1. ALL FINISHABLE FINISHED FLOOR ELEVATIONS SHALL BE CONSTRUCTED ABOVE THE 100 YEAR FLOOD LEVEL.

STATEMENT OF OWNERSHIP AND UNIFIED CONTROL

CURRENT OWNER: VENETIAN COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF STORMWATER CONCURRENCY

POST-DEVELOPMENT RUNOFF FOR THE 25 YEAR RETURN FREQUENCY
24 HOUR DURATION STORM EVENT DOES NOT EXCEED THE PRE-DEVELOPMENT
RUNOFF FROM A 25 YEAR RETURN FREQUENCY 24 HOUR DURATION STORM EVENT.

"COMMON AREAS" INCLUDING, BUT NOT LIMITED TO, PRIVATE RECREATION
AREAS, OPEN SPACE AND LANDSCAPED AREAS, DRAINAGE AREAS, LAKES, ROADWAYS, SANCTUARIES,
AND CONTROL OF WCD COMMUNITIES, INC. OR VENETIAN GOLF & RIVER CLUB OWNER'S
ASSOCIATION, OR COMMUNITY DEVELOPMENT DISTRICT

ADA

ALL SIDEWALK STREET CROSSINGS AT CURBS, CUTTERS, AND INTERSECTIONS SHALL COMPLY
WITH BOTH THE FLORIDA ACCESSIBILITY CODE, CHAPTER 11 OF THE FLORIDA BUILDING
CODE AND THE CITY OF VENICE STANDARD DESIGN REQUIREMENTS.

ENVIRONMENTAL AND SURFACE WATER MANAGEMENT SYSTEM

THE ENVIRONMENTAL AND SURFACE WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED PRIVATELY.

REQUIRED NOTES

1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE THE ISSUANCE OF A ROW PERMIT.
2. ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FOOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM CITY OF VENICE NATURAL RESOURCES DEPARTMENT.
4. POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
5. ALL PRE-DEVELOPMENT RUNOFF ASSEMBLIES SHALL BE INSTALLED BY A VERIFIED CONTRACTOR WITH A CLASS L, E, OR Y CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHAL, AS PER F.S. 353.02(1).
6. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.
7. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.
8. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.

ACREAGE & PERCENTAGE OF IMPERVIOUS/PERVIOUS AREA

AREAS	PERCENTAGE
TOTAL SITE = 0.22 AC.	TOTAL SITE = 100%
PERVIOUS = 0.04 AC.	PERVIOUS = 18%
IMPERVIOUS = 0.18 AC.	IMPERVIOUS = 82%

LOCATION MAP

N.T.S.



INDEX

SHEET NUMBER	DESCRIPTION
C-00	COVER SHEET
C-01	EXISTING CONDITIONS PLAN
C-02	CIVIL SITE CONSTRUCTION PLAN
C-03	CONSTRUCTION NOTES
C-04	EROSION CONTROL PLAN
C-05	CONSTRUCTION DETAILS
C-06	CONSTRUCTION DETAILS

CONTACTS

CIVIL ENGINEER

SCHAPPACHER ENGINEERING
3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
PHONE: (941) 251-7613

OWNER

VENETIAN CDD
105 PESARO DR.
NOKOMIS, FL 34275
PHONE: (941) 483-4811

CATV

COMCAST CABLE
5205 FRUITVILLE ROAD
SARASOTA, FL 34232
(941) 342-3577

SEWER

SARASOTA COUNTY
1001 SARASOTA CENTER BLVD.
SARASOTA, FL 34240
(941) 861-6790

SURVEYOR

A DUCHART LAND SURVEYING, INC.
2403 VERMONT AVE E
BRADENTON, FL 34208
PHONE: (941) 896-6811

TELEPHONE

VERIZON
1701 RINGLING BLVD.
SARASOTA, FL 34236
(941) 952-5624

ELECTRIC

FLORIDA POWER & LIGHT
420 ALBEE FARM
VENICE, FL 34285
(941) 483-2013

WATER

CITY OF VENICE UTILITIES DEPT.
401 WEST VENICE AVE.
VENICE, FL 34292
(941) 480-3333

I HEREBY CERTIFY THAT THE DESIGN OF THIS PROJECT, AS PREPARED
UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL
APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM
STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND
HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION
PURSUANT TO 3344.004(10)(g), FLORIDA STATUTE.

RICHARD SCHAPPACHER, P.E.
FLA. REGISTERED ENGINEER
51501
CA 28601

DATE



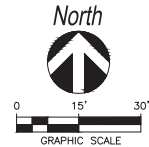
Signature	_____ RICHARD SCHAPPACHER, P.E. Professional Engineer # 51501
Scale	_____ DATE

NO.	DATE	DESCRIPTION
1.	03/19/23	ADDED C-06
2.	12/17/21	UPDATED TITLE

DESIGNED	REVIEW	APPROVE
RS	RS	RS
DATE	DATE	DATE
JULY 2021		
JOB NO.	SCALE	AS SHOWN
Schappacher Engineering, LLC. 3604 53RD AVENUE EAST, BRADENTON, FL 34203 WWW.SCHAPPACHERENG.COM		

VENETIAN COMMUNITY DEVELOPMENT DISTRICT
PICKLEBALL COURTS COVER SHEET

SHEET NUMBER
C-00

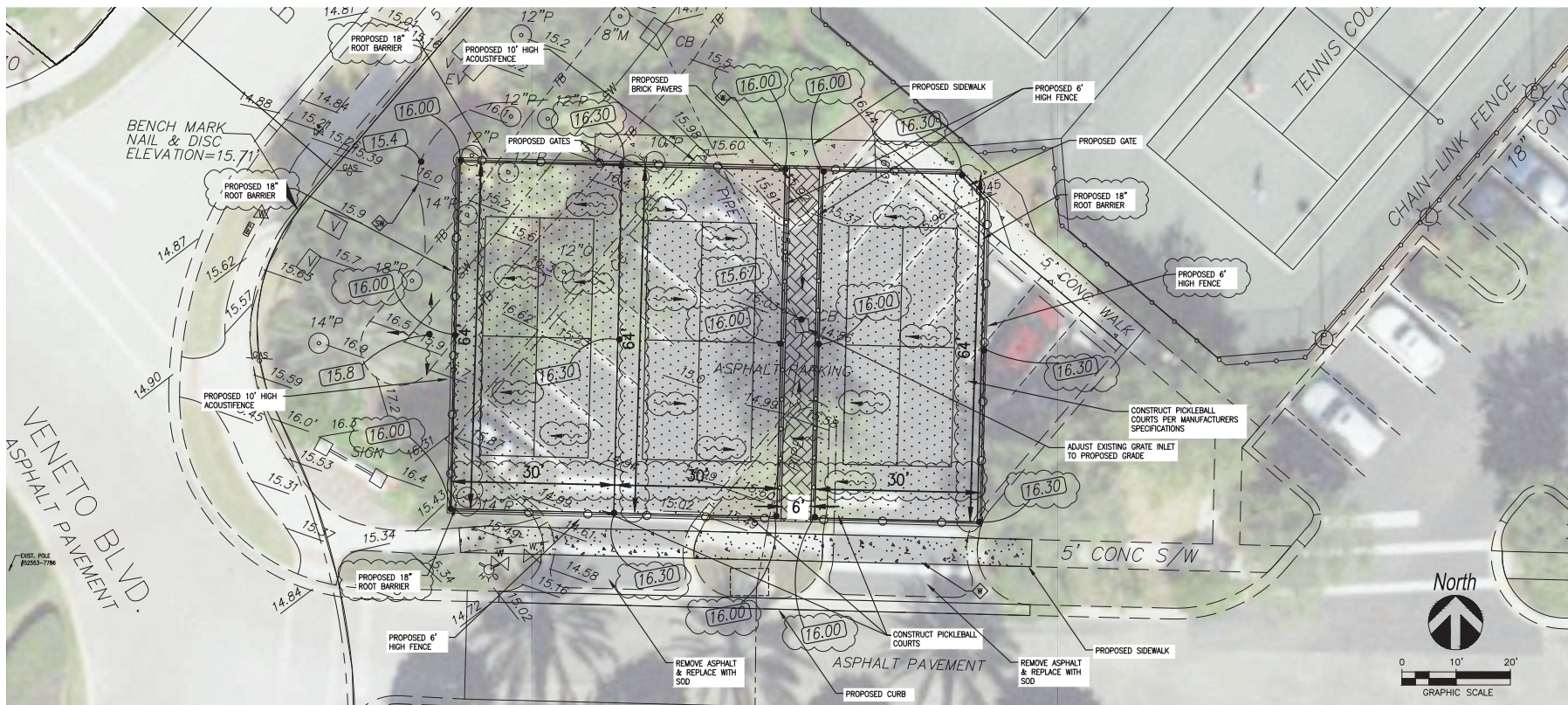


EXISTING CONDITIONS PLAN



SITE DEMOLITION PLAN

Title RICHARD SCHARPACHER, P.E. Professional Engineer # 51501	
DESIGNED DRAWN CHECKED IN CHARGE	DATE JULY 2020
PROJECT VENETIAN COMMUNITY DEVELOPMENT DISTRICT PICKLEBALL COURTS EXISTING CONDITIONS PLAN	SCALE AS SHOWN
SHEET NUMBER C-01	



HORIZONTAL CONTROL NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PREPARED BY A. DUCHART LAND SURVEYING, INC., JOB NO. 03-32-18, DATED 04/03/2018.
- CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS FOR BUILDING DIMENSIONS AND SPECIFIC ARCHITECTURAL ELEMENTS.
- HORIZONTAL CONTROL DIMENSIONS (INCLUDING CORNER RADIUS) REFER TO FACE-OF-BUILDING AND/OR EDGE-OF-PAVEMENT UNLESS OTHERWISE NOTED.

HORIZONTAL CONTROL LEGEND

- EXISTING FEATURES
 ----- EXISTING PROPERTY BOUNDARY

GRADING/DRAINAGE NOTES

- PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE STANDARDS AND SPECIFICATIONS FOR LAND DEVELOPMENT.
- REFER TO SHEET C-03 FOR SUPPLEMENTAL DEVELOPMENT NOTES.
- ADD 1.112 FT TO SHOWN ELEVATIONS (NGVD 88) TO CONVERT TO NAVD 29 (NAVD-NGVD) = -1.112 FT

GRADING/DRAINAGE LEGEND

- PROPOSED CONCRETE SIDEWALK
 ----- PROPOSED PICKLEBALL COURT SURFACE
 --- EXISTING SPOT EL. (PAVED/UNPAVED)
 --- EXISTING FACILITIES
 --- EXISTING PROPERTY LINE
 --- PROPOSED DRAINAGE FLOW DIRECTION INTENT
 --- PRELIMINARY FINISHED GRADE (PAVED)
 --- PRELIMINARY FINISHED GRADE (UNPAVED)

GRADING/DRAINAGE CONSTRUCTION KEYNOTES

- ◆ CONSTRUCT 4" THICK CONCRETE SIDEWALK (3000 PSI W/ FIBERMESH)
 ◆ CONSTRUCT SODDED SINGLE AND GRADE UNIFORMLY TO DRAIN

Signature: RICHARD SCHARPACHER P.E. Professional Engineer # 51501	
DESIGNED: RS DRAWN: RS CHECKED: RS DATE: APR 2020 JOB NO.: 1904 SCALE: AS SHOWN	DATE: 3/16/23 KH RS 6/29/23 KH RS 1. ASPHALT DIMENSIONS, LANDING ZONE NOTES 7/17/23 KH RS DATE: 7/17/23 KH RS
Schappacher Engineering, LLC. 3604 53RD AVENUE EAST, BRADENTON, FL 34203 WWW.SCHAPPACHERENG.COM	
VENETIAN COMMUNITY DEVELOPMENT DISTRICT PICKLEBALL COURTS CIVIL SITE CONSTRUCTION PLAN	
SHEET NUMBER C-02	

1. CITY OF VINCE CITY UTILITY STANDARDS ARE THE MINIMUM ALLOWABLE WATER AND/OR WASTEWATER CONSTRUCTION STANDARDS, WHERE ANY NOTE OR DETAIL IN THESE PLANS CONFLICT WITH THE CITY OF VINCE CITY UTILITY STANDARDS THE MOST STRINGENT INTERPRETATION SHALL BE APPLIED.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY, PRIOR TO BIDDING, TO INSPECT THE JOB SITE AND BECOME TOTALLY FAMILIAR WITH THE PLANS AND THEIR INTENT. SHOULD THERE BE ANY QUESTIONS, THE CONTRACTOR SHALL INQUIRE FOR CLARIFICATION.
3. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS SHOWN ON THE PLANS AND REVIEW ALL FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. SHOULD UNPREDICTED DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO OBTAIN THE ENGINEER'S CLARIFICATION BEFORE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
4. THE ENGINEER RESERVES THE RIGHT TO ADJUST THE LOCATION OF PROPOSED IMPROVEMENTS TO MEET FIELD CONDITIONS, AS NECESSARY. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AS REQUIRED TO PROPERLY ACCOMMODATE ANY MODIFICATIONS.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL CONSTRUCT SILT SCREENS, HAY BALES OR OTHER APPROVED DEVICES PRIOR TO CONSTRUCTION TO PREVENT ADVERSE OFFSITE IMPACT OF STORM WATER QUALITY AND QUANTITY, REFER TO B.M.P. PLAN AND DETAILS.
7. THE CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES.
8. THE CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL (811) AND EXISTING UTILITY FACILITY COMPANIES A MINIMUM OF 48 HOURS IN ADVANCE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THE VERIFICATION OF, AND PROTECTION OF, EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL HAVE ANY DAMAGES (CAUSED BY CONSTRUCTION ACTIVITIES) TO EXISTING WATER, GAS, POWER AND TELEPHONE MAINS AND SERVICES, IMMEDIATELY REPAIRED.
10. ALL RESTORATION WORK PERFORMED THROUGHOUT THE PROJECT SHALL CONFORM TO EXISTING LINES AND GRADES UNLESS OTHERWISE NOTED.
11. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING STORM DRAINS AND STRUCTURES WITHIN, OR DIRECTLY IMPACTED BY, THE PROJECT LIMITS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED CONSTRUCTION PERMITS AND/OR RIGHT-OF-WAY USE PERMITS FROM THE AGENCY HAVING JURISDICTION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY WITHIN THE MUNICIPAL RIGHT-OF-WAY.
13. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY PROGRAMS/PROCEDURES AND THE IMPLEMENTATION AND COMPLIANCE THEREOF.
14. THE CONTRACTOR SHALL PROVIDE THE CONSTRUCTION MENES, METHODS, AND MATERIALS NECESSARY TO PROVIDE COMPLETE AND OPERATIONAL SYSTEMS AS PROPOSED IN THESE PLANS.
15. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER, DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE PROJECT'S EROSION CONTROL, FOOT CURE NO. 102, AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CRITERIA. SOD CONTROL MEASURES SHALL BE INSPECTED, LOGGED, AND MAINTAINED DAILY.
16. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL REPLACE ALL EXISTING PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, LANDSCAPING, FENCES, MAILBOXES, IRRIGATION SYSTEMS, SIGNS AND OTHER IMPROVEMENTS DISTURBED BY CONSTRUCTION TO EQUAL OR BETTER THAN PRE-CONSTRUCTION CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER.
17. THE LOCATION OF EXISTING UTILITIES SHOWN WITHIN THESE PLANS IS PRELIMINARY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED FILL, CLEAN AND FREE OF ORGANIC MATERIAL AND OTHER OBJECTIONABLE DEBRIS. FILL NOT MEETING THESE REQUIREMENTS WILL BE DIRECTED TO BE REMOVED AND REPLACED WITH PROPER FILL, AT NO ADDITIONAL COST TO THE OWNER.
19. ANY EXISTING UNSUITABLE OR ORGANIC SOIL MATERIAL SHALL BE REMOVED FROM UNDER PAVEMENT AND FIVE FEET BEHIND CURB AND FROM UNDER BUILDING PADS AND FIVE FEET OUTSIDE OF BUILDING PADS. A GEOTECHNICAL ENGINEER SHALL INDICATE THE REMOVAL DEPTH AND SHALL VERIFY THAT ORGANIC AND OTHER UNSUITABLE MATERIAL HAVE BEEN REMOVED.
20. FILL UNDER ROADWAYS, DRIVEWAYS, AND BUILDING PADS SHALL BE PLACED IN APPROPRIATE LAYS. COMPACTION OF SOIL MATERIAL UNDER PROPOSED DRIVeways AND PAVEMENT SHALL BE 98% OF THE MAXIMUM DENSITY AS DETERMINED BY ASHOTO METHOD T-160.
21. FILL IN UNPAVED AREAS SHALL BE 95% T-100.
22. ALL COMPACTION DENSITY SHALL BE VERIFIED IN A REPORT BY A PROFESSIONAL ENGINEERING FIRM LICENSED IN THE STATE OF FLORIDA AND SIGNED AND SEALED BY A PROFESSIONAL ENGINEER. ANY UNSATISFACTORY OR FAILING TEST AREAS SHALL BE RE-COMPACTED BY THE CONTRACTOR UNTIL DENSITY TESTS PASS, AT NO ADDITIONAL EXPENSE TO THE OWNER. THE COST FOR FAILING TESTS SHALL BE BORNE BY THE CONTRACTOR.
23. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE FABRICATION OF PROPOSED CIVIL SITE IMPROVEMENTS. THE DRAWINGS SHALL BE CLEARLY MARKED DENOTING THE SPECIFIC ITEM FOR REVIEW, WHETHER A DEVIATION FROM THE DESIGN IS REQUIRED, THE SHOP DRAWING SHALL HAVE A SPECIFIC NOTE DETAILING THE DEVIATION AND REASON FOR SUCH.
24. TESTING IS REQUIRED FOR ALL PROPOSED IMPROVEMENTS IN ACCORDANCE WITH APPLICABLE AGENCY STANDARDS. CONTRACTOR SHALL PROVIDE ENGINEER A MINIMUM OF 48 HOUR NOTICE FOR WITNESSING REQUIRED TESTING.
25. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING ANY REQUIRED BUILDING PERMITS.

1. REFER TO THE GENERAL SITE CONSTRUCTION NOTES AND PLAN SPECIFIC NOTES FOR SUPPLEMENTAL PAVING, GRADING, AND DRAINAGE CONSTRUCTION REQUIREMENTS.
2. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCING WITH CONSTRUCTION. ANY OBSERVED SILTATION, DEBRIS, AND/OR EROSION SHALL BE CORRECTED AS SOON AS PRACTICAL IN ORDER TO AVOID ADVERSE STORMWATER DISCHARGE (QUANTITY OR QUALITY). REFER TO SHEET C-04 FOR BEST MANAGEMENT PRACTICES PLAN AND GUIDELINES.
3. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT (IF PREPARED) PRIOR TO CONSTRUCTION. SHOULD THERE BE ANY CONCERNS, OR SHOULD AN EXCEPTION BE TAKEN TO THE INFORMATION PROVIDED, THE CONTRACTOR SHALL ADVISE THE OWNER AND ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. ALL PROPOSED DRAINAGE PIPE SHALL BE CONCRETE, HDPE, OR PVC, AS SPECIFIED, UNLESS OTHERWISE NOTED. CONCRETE PIPE SHALL BE RCP CLASS II AND BE FURNISHED AND INSTALLED IN ACCORDANCE WITH FOOT STANDARD SPECIFICATIONS, PART 201.04-1. CULVERTS SHALL BE CONCRETE PIPE (HDPE PIPE SHALL MEET ASSUMED M-204 AND BE FURNISHED AND INSTALLED IN ACCORDANCE WITH FOOT STANDARD SPECIFICATIONS, 410-111 AND 948-2.) ALL RCP/PEFR JOINTS SHALL BE WRAPPED IN ACCORDANCE WITH FOOT STANDARD SPECIFICATIONS, INDEX 280 (LATEST EDITION). PVC USED FOR DRAINAGE SYSTEMS SHALL BE SCH. 40 PVC, COLOR CODED WHITE; UNLESS OTHERWISE SPECIFIED.
5. UNLESS PROPOSED OTHERWISE, ALL AREAS (PAVED AND UNPAVED) SHALL BE GRADED TO ASSURE POSITIVE DRAINAGE.
6. PROPOSED FINISHED GRADE IN UNPAVED AREAS REPRESENTS TOP OF SOD, CONTRACTOR SHALL ALLOW "2" IN FINAL GRADING FOR SOD PLACEMENT.
7. THE CONTRACTOR SHALL USE DUE CARE WHILE FINISHING ALL PAVED SURFACES TO ASSURE POSITIVE DRAINAGE AND PRECLUDE PONDED WATER OR "BIRD-BATHS".
8. PAVED INVERTS WITHIN THE SOD STRUCTURES SHALL BE PROVIDED IN ORDER TO PRECLUDE PONDED WATER.
9. THE CONTRACTOR SHALL LAY SOD AROUND ALL INLETS, MITERED ENDWALLS, HEADWALLS, SWALES, SLOPES, ADJACENT TO EDGE OF PAVEMENT AND ADJACENT TO BACK OF CURB AS SHOWN IN DETAILS OR AS DIRECTED BY THE ENGINEER.
10. ALL RESTORATION WORK PERFORMED THROUGHOUT THE PROJECT SHALL CONFORM TO EXISTING LINES AND GRADES UNLESS OTHERWISE NOTED.
11. THE CONTRACTOR SHALL PROVIDE SIGNED AND SEALED AS-BUILT SURVEY RECORD DRAWINGS PREPARED BY A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA. THE RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND CONCURRENCE AND SHALL INDICATE HORIZONTAL AND VERTICAL DIMENSIONAL/TOPOGRAPHIC DATA SO THAT ALL CONSTRUCTED IMPROVEMENTS MAY BE LOCATED AND DELINEATED SO THE ENGINEER OF RECORD CAN DETERMINE IF THE IMPROVEMENTS WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS. AS-BUILT DRAWING PRESENTATION AND DATA SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE RULING AGENCIES; IT SHALL BE NOTED THAT THE AS-BUILT DRAWING PLANS MAY BE REQUIRED TO BE PREPARED ON THE ENGINEERING BASE PLANS AS REQUIRED BY THE AGENCY HAVING JURISDICTION.
12. ALL SURFACE WATER DISCHARGES FROM THE PROPERTY SHALL COMPLY WITH THE STATE WATER QUALITY STANDARDS CONTAINED IN DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES, CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE (F.A.C.).
13. THE CONTRACTOR SHALL AVOID ADVERSELY IMPACTING THE EXISTING DRAINAGE SYSTEMS. THEY SHALL BE MAINTAINED FOR FUNCTION AND CAPACITY THROUGHOUT THE DURATION OF THE CONSTRUCTION.
14. HANDICAP SIDEWALK RAMPS: TO BE CONSTRUCTED AND EMBOSSED PER FOOT INDEX 304. CURB RAMPS AND SIDE FLARES SHALL COMPLY TO THE "FLORIDA ACCESSIBILITY CODE" 4.3.3, 4.6.3, 4.7, 4.7.1 AND FIGURES 11-13. DETECTABLE WARNING MATS ON WALKING SURFACES SHALL BE PROVIDED IN ACCORDANCE WITH FLORIDA ACCESSIBILITY CODE AND DETECTABLE STANDARDS.
15. ALL ROADWAY, CURB, AND DRAINAGE STRUCTURES ARE REQUIRED TO BE 3000 PSI CONCRETE MINIMUM.
16. SIDEWALKS ARE TO HAVE EXPANSE JOINTS AT A MAXIMUM SPACING OF 50 FEET; AND CONTRACTION JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB, BUT NOT MORE THAN TEN FEET. NO JOINTS SHALL BE CLOSER THAN FOUR FEET.
17. ALL STEEL GRATES (GRATES AND FRAMES) PROPOSED IN PAVED AREAS SHALL BE RATED FOR H=20 LOADING. GRATES PROPOSED IN UNPAVED AREAS NOT ANTICIPATING VEHICULAR LOADING (E.G. IN CURB STRUCTURES) MAY BE STANDARD LOADING, ALL CASTINGS (RINGS, COVERS, CLEAN-OUTS, ETC.) PROPOSED IN PAVED OR UNPAVED AREAS SHALL BE RATED FOR H=20 LOADING.
18. ANY DRAINAGE EASEMENTS SHALL BE PROVIDED AS INDICATED FOR THE PROPOSED DRAINAGE IMPROVEMENTS. ANY PROPOSED EASEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER AND THE AGENCY HAVING JURISDICTION.
19. ANY WELLS DISCOVERED DURING EXCAVATION, EARTHMOVING, OR CONSTRUCTION MUST BE REPORTED TO THE CITY OF VENICE AND THE SARASOTA COUNTY HEALTH DEPARTMENT WITHIN 24 HOURS OF DISCOVERY. ANY WELLS ON-SITE THAT WILL HAVE NOT BE PULLED AND ABANDONED SHALL BE LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER. ANY WELLS ON-SITE THAT REMAIN MUST BE PROTECTED DURING ALL STAGES OF EARTHMOVING AND CONSTRUCTION.

[illegible]

**Schappacher
Engineering, LLC.**

3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE: (941) 251-7613
WWW.SCHAPPACHERENG.COM

SHEET NUMBER
C-03

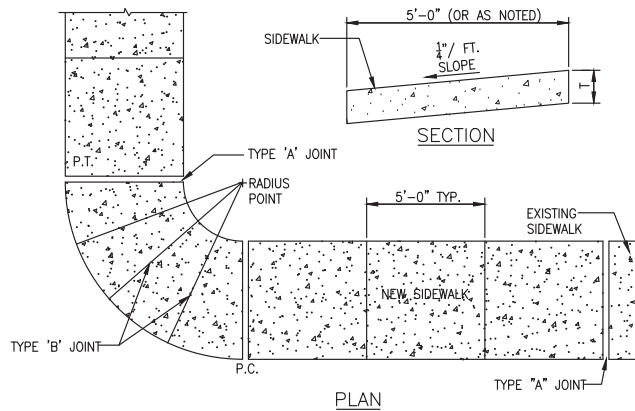
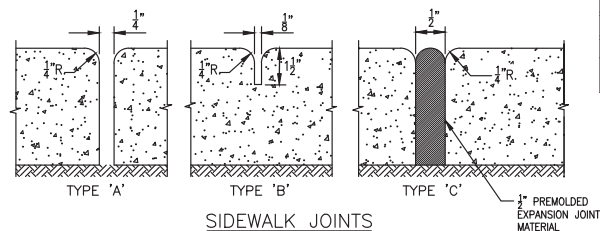


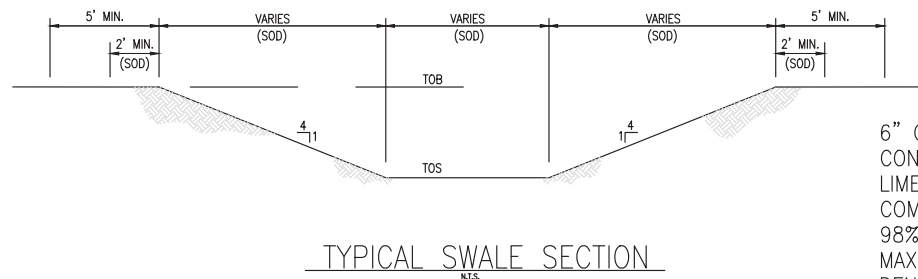
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. AND P.T. OF CURVES.
'B'	5'-0" CENTER TO CENTER ON SIDEWALKS.
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES. JUNCTION OF EXISTING AND NEW SIDEWALKS. AT 50' INTERVALS (MIN.)



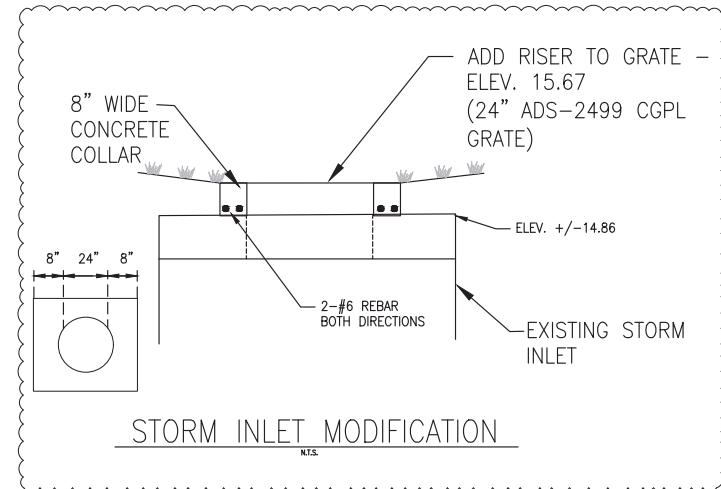
SIDEWALK JOINTS
N.T.S.

TABLE OF SIDEWALK THICKNESS - 'T'	
LOCATION	'T'
PEDESTRIAN AREAS	4"
AT DRIVEWAY CROSSING AND OTHER VEHICULAR USE AREAS	6"

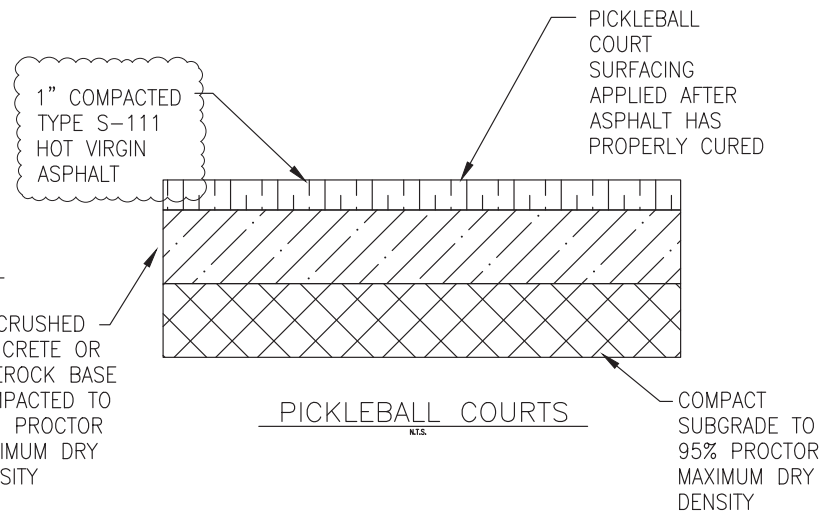
NOTE: CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS WITH FIBERMESH REINFORCEMENT.



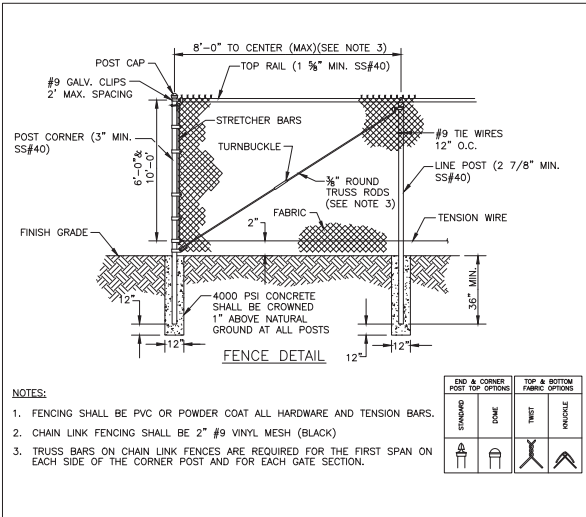
TYPICAL SWALE SECTION
N.T.S.



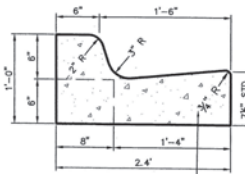
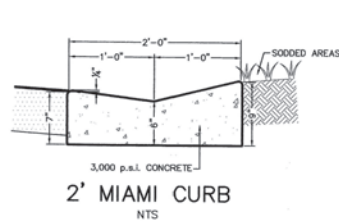
STORM INLET MODIFICATION
N.T.S.



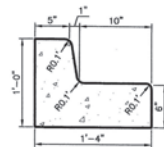
PICKLEBALL COURTS
N.T.S.



FENCE CONSTRUCTION
N.T.S.



TYPE "F" CURB
N.T.S.
(AT ALL CURB RETURNS)

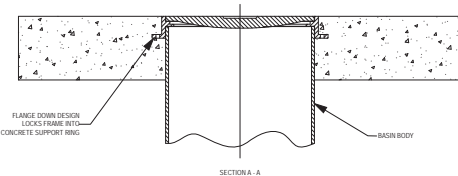
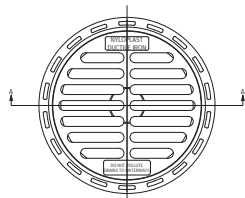


- A) CLASS 1 CONCRETE, 3,000 PSI AT 28 DAYS.
B) CURB AND GUTTER SHALL MEET THE SPECIFICATIONS ESTABLISHED BY FLORIDA D.O.T. STANDARD SPECIFICATIONS PER F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX NO. 300, LATEST REVISION.

TYPE "AB" MODIFIED CURB & GUTTER

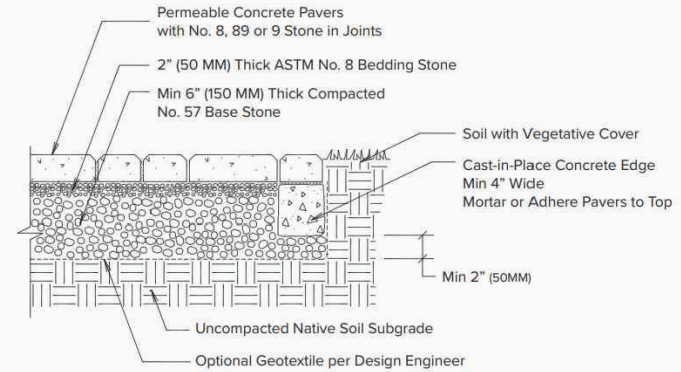
CURBING DETAILS
N.T.S.

18", 24", & 30" DRAIN BASIN FRAME & GRATE (18" STD GRATE SHOWN)



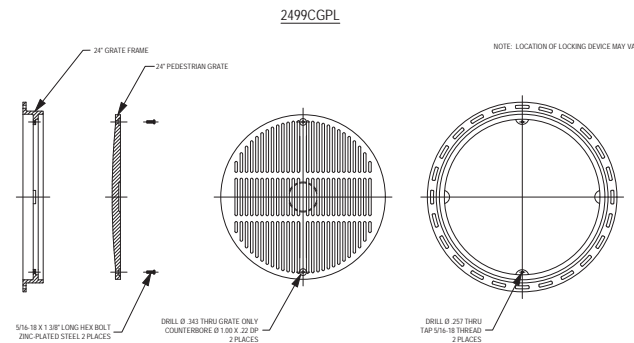
FRAME & GRATE ASSEMBLY
N.T.S.

PERMEABLE PAVERS
RESIDENTIAL & PEDESTRIAN INSTALLATION



- DESIGN, MATERIAL & CONSTRUCTION GUIDELINES TO FOLLOW ICPI SPECIFICATIONS
- PAVER SURFACES SLOP MAX 1%; SOIL SUBGRADE SLOPE MAX 0.5%
- THICKER BASE AND/OR DRAIN PIPES MAY BE REQUIRED IF PATIO RECEIVES RUNOFF FROM ADJACENT IMPERVIOUS SURFACES OR ROOFS
- CAST-IN-PLACE CONCRETE CURBS CAN BE WITHOUT PAVERS ON TOP. IN SUCH CASES, CURBS SHOULD BE LEVEL WITH CONCRETE PAVER FIELD.

PERMEABLE PAVER CONSTRUCTION
N.T.S.



PEDESTRIAN LOCKING GRATE ASSEMBLY
N.T.S.

Richard Schappacher, P.E.
Professional Engineer # 51501

DATE	DESCRIPTION	BY	CHK'D BY

Schappacher Engineering, LLC.
3604 53rd AVENUE EAST, BRADENTON, FL 34203
WWW.SCHAPPACHERENG.COM

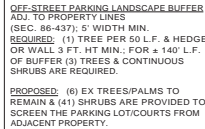
VENETIAN COMMUNITY DEVELOPMENT DISTRICT
PICKLEBALL COURTS
CONSTRUCTION DETAILS

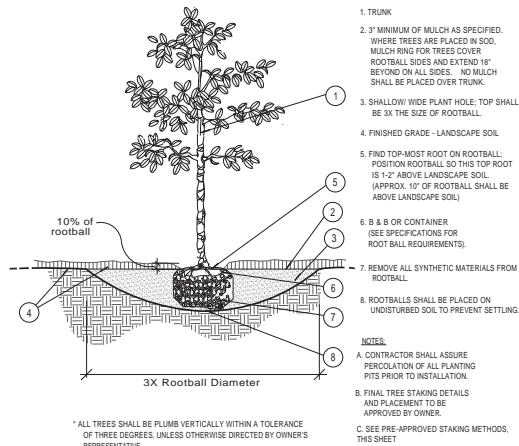
SHEET NUMBER
C-06

PROPOSED: (2) 4" CAL. MAGNOLIA TREES AND PRESERVATION OF A MIN. OF 0.8 IN OF EXISTING TREES (INCHES MEASURED IN DBH) TO BE PRESERVED WITH NO IMPACT TO THE TP SHALL SATISFY REQUIREMENT OF 8.8 IN (2x4+0.8=8.8)

[illegible]

1. ALL PROPOSED TREES AND SHRUBS SHALL BE IRRIGATED BY A 100% AUTOMATIC SYSTEM.
2. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1" OF WATER PER WEEK DURING THE GROWING SEASON AND BE ADJUSTABLE.
3. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES.
4. IRRIGATION SPRINKLER ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER REQUIREMENTS AND OPERATING ON DIFFERENT WATERING CYCLES.
5. IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS TO BE MINIMIZED.
6. A RAIN SENSOR SHALL BE INSTALLED WITH THE IRRIGATION CONTROL SYSTEM.
7. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVE AT 2X THE PIPE SIZE.
8. LANDSCAPE BEDS SHALL BE FULLY IRRIGATED WITH DRIP TUBE TO PROVIDE 100% COVERAGE. ALL PROPOSED TREES AND PALMS SHALL BE IRRIGATED WITH TREE BUBBLERS.

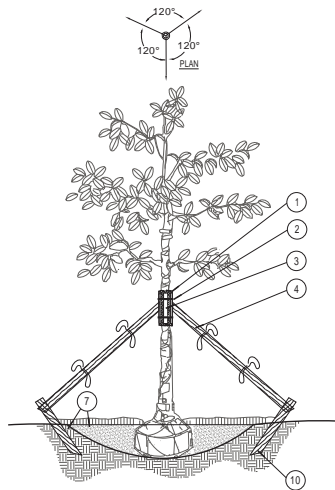




Tree Planting

SECTION

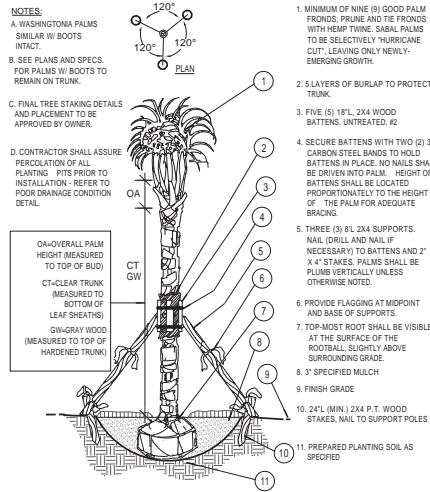
NTS



Tree Staking

SECTION

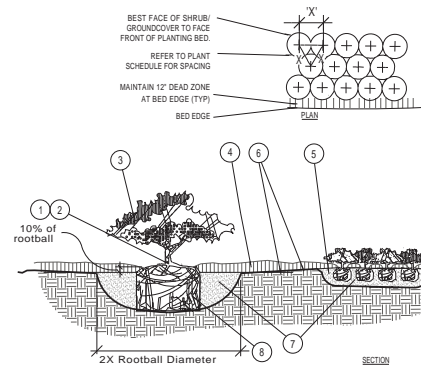
NTS



Palm Planting and Staking

SECTION

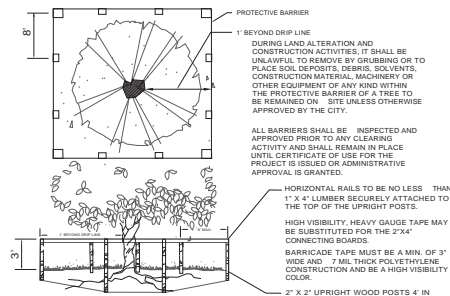
NTS



Shrub / Groundcover Planting

PLAN/SECTION

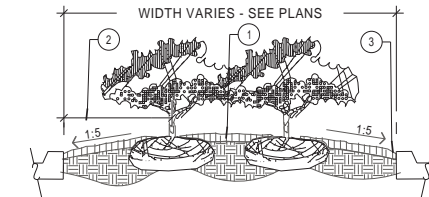
NTS



Tree Protection Detail

SECTION

NTS



Planter Island Notes

- CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
 - CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF. SEE PLANS.
 - 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.
- EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
 - PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
 - ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

Planted Parking Lot Islands / Medians

SECTION

NTS

REVISIONS		PREPARED FOR:	PREPARED BY:	LANDSCAPE DETAILS	Sheet
DATE	DESCRIPTION				
		VENETIAN COMMUNITY DEVELOPMENT DISTRICT	Peter F. Keenan RLA, LLC Landscape Architect Certified Arborist LEED AP 12260 Longview Lake Cir, Bradenton, Florida 34211 Ph: (941) 356-2746 Email: keenanp33@yahoo.com	<p>THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PETER F. KEENAN, RLA USING A DIGITAL SIGNATURE AND DATE.</p> <p>PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.</p> <p>Pickleball Courts VENETIAN GOLF & COUNTRY CLUB CITY OF VENICE, FLORIDA</p>	L-2
Date: 10.26.2021					

Venetian CDD – Pickleball Fence Specifications

BLACK VINYL-CLAD CHAIN LINK FENCES

PART 1- GENERAL

1.1 SCOPE/DESCRIPTION

The contract work to be performed under this section consists of furnishing all required labor, materials, equipment and supplies in accordance with these specifications.

1.2 RELATED

Refer to engineered, post-tension concrete details for foundation requirements.

PART 2 - MATERIALS

2.1 Height of Pickleball (PB) court perimeter fence to be eight foot (8'). Height of common/shared, behind baseline, PB fence to be eight foot (8'). Height for all other, inner (divider) PB court fence to be four foot (4').

2.2 Fabric - Chain link fabric shall be a minimum 11 gauge core, finished to 9 gauge when coated, Black. Zinc coating to be minimum of 1.2 oz. per square foot. Extruded bonded polyvinyl chloride coating shall be a minimum wall thickness of .015". The base metal shall have a minimum breaking strength of 850 pounds. Top and Bottom Selvage of the fabric shall be knuckled. All fabric to be 2" mesh.

2.3 Pipe and Accessories

A. Method of manufacturing

Pipe used for fence framework shall be SS - #40, cold formed and welded from steel conforming to ASTM F-1043 Group 1 C. Exterior and interior surfaces shall receive a hot dip Zinc coating of 0.9 oz. per square foot, followed by a chromate conversion coating as per ASTM F-1043. The application of the coating (Black) will consist of 3.0 mils of cured thermosetting polyester powder coatings.

B. Posts

All corner, gate and terminal on eight foot (8') high fence, shall be 3" OD, SS #40, Black, as shown on the plans. Terminal Posts for any divider netting to be 4", SS # 40, Black. Steel shall have a minimum yield strength of fifty thousand pounds per square inch (50,000 PSI).

All line posts, on eight foot (8') high fence, shall be 2 7/8" OD, SS #40, Black, as shown on the plans. Terminal Posts for any divider netting to be 4", SS # 40, Black. Steel shall have a minimum yield strength of fifty thousand pounds per square inch (50,000 PSI).

C. Rails

Top, and Bottom Rail shall be 1 5/8" OD, SS #40. Steel shall have a minimum yield strength of fifty thousand pounds per square inch (50,000 PSI). Unless otherwise noted, all fence to have Top and Bottom rail.

D. Accessories= Black

- a. Fabric Ties: 9 gauge finish, coated, Black coated steel tie wires.
- b. Tension Bands: 2 7/8", Non beveled type.
- c. Brace Bands: 2 7/8", Non beveled type.
- d. Loop Caps: 1 5/8" X 2 7/8", pressed steel.
- e. Dome Caps: 3", pressed steel.
- f. Rail ends: 1 5/8", pressed steel.
- g. lineRail Clamps: 1 5/8" X 2 7/8"
- h. Coatings: All fittings and accessories, to have a galvanized base, finished with Black, powder Baked polyester coating.

E. Gates

Two (2) Gates to be installed as per plans and specifications, with final locations with Owner approval. Construct gate frames with 1 5/8" OD, SS #40 pipe, with all welded corners. All material fill to match section 2.2, Fabric. All hinges and latches to be of commercial quality. Latches shall be lockable.

F. Concrete

Concrete shall have twenty eight (28) day, 4,000 PSI compressive strength.

PART 3- EXECUTION

3.1 Workmanship

The complete fence shall be plumb, both in line and traverse to the fence, straight and rigid with the fabric tightly stretched and securely fastened.

3.2 Posts

Post spacing shall be in accordance with the drawings and not more than ten feet (10') on center. All foundations to be as per engineered design. See drawings and details.

3.3 Rails

Install top, and bottom rails on all 8' high and 4' high fence, as shown on drawings. All rails to be set parallel to the finished grade.

3.4 Gates

Gates shall hang plumb and true and swing easily in either direction with no interference. Use lockable black coated HD fork latches. All equipment gates to be double drive with lockable drop bars.

3.5 Fabric

Fabric to be stretched tight to where there is no movement in the mesh when compressed. All rail ties to be twelve inch (12") on center. All vertical posts to be tied on twelve-inch (12") centers.

RFP Town of Carbondale Exhibit

D PICKLEBALL (PB)

EQUIPMENT PART

1-DESCRIPTION OF WORK

Work covered by this specification includes all labor, materials, and equipment necessary for the installation of tennis and/or basketball recreational equipment.

PART 2-MATERIALS

3.6 PB NET POSTS

Edwards Classic, 2 7/8" O.D., with internal wind, 11 gauge. Hot zinc coated with baked on polyester Black powder coating. Ground sleeves to be schedule# 40, PVC, with a 3" I.D.

3.7 CENTER ANCHORS

Edwards, 1 7/8" O.D., schedule# 40, galvanized pipe. One end flattened for anchorage into concrete. A 5/16" stainless steel bolt, will be fastened through the pipe.

3.8 PB NETS

Douglas, TN• 30, deluxe, double headband series, with 2-ply vinylcoated polyester headband.

3.9 CENTER STRAPS

Douglas, ACS strap, 2" wide, white polyester with adjustable buckle and double ended snap hook.

3.10 WINDSCREENS

Putternan, Tenn-Air Pro, 6' high, (color tbd) Fastening grommets to be 12" on center with center anti-billow tabs and grommets at center height

AGREEMENT FOR CONSTRUCTION OF PICKLEBALL COURTS

This Agreement for Construction of Pickleball Courts (“Agreement” or “Contract”), is made between the **Venetian Community Development District**, a community development district organized under the laws of the State of Florida (hereinafter referred to as “District” or “Owner”) with an address of c/o Rizzetta & Company, Inc., 3434 Colwell Ave. Suite 200, Tampa, FL 33614, and _____, a Florida Limited Liability Company (hereinafter referred to as the “Contractor”) with an address of _____, on this _____ day of _____, 2023.

RECITALS

WHEREAS, the District was established for the purpose of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the District has a need to retain an independent contractor to perform site improvements regarding the construction of pickleball courts on District-owned property; and

WHEREAS, the Contractor has offered to provide such work pursuant to the proposal attached hereto as **Exhibit “A.”**

NOW, THEREFORE, in consideration of the mutual covenants set forth below and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Contractor and District agree as follows:

I. INCORPORATION OF RECITALS

The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

II. DESCRIPTION OF WORK

The work to be performed shall include all labor, material, equipment, supervision and transportation for pickleball court construction and related site work (hereinafter referred to as the “Contract Work”) as more specifically detailed in the plans attached hereto as **Exhibit “B”** in accordance with the Proposal attached hereto as **Exhibit “A”** and the Technical Specifications attached hereto as **Exhibit “C.”** To the extent of any conflict between the Contract and the Exhibits, the terms of this Contract shall govern.

While performing the Contract Work, the Contractor shall assign such experienced staff as may be required and such staff shall be responsible for coordinating, expediting and controlling all aspects to assure completion of the Contract Work. All work shall be performed in a professional manner and warrantied as referenced herein. The District shall be responsible for establishing property boundaries in the field, if required.



April 14, 2023

Attn: Rick Schappacher
Schappacher Engineering
3604 – 53rd Ave E
Bradenton, FL 34203

Re: Venetian Golf & River Club

Dear Rick,

Thank you for expressing interest in having CourtCo construct your pickleball courts.

Here at CourtCo, we believe that the key to successful business is delivering our customers exceptional service, excellent communication during all aspects of the project, and unparalleled quality with attention to detail. We take our commitment to quality seriously and back this up with a two-year warranty on all our projects where recommendations are followed.

We consistently strive to be on the cutting edge of court building and attend tradeshow and educational events annually so we can be a resource for our clients and guarantee our expertise. Our decades of experience in asphalt, concrete, court maintenance, and the construction field mean you will always receive knowledgeable answers from any of our team.

We have been installing and maintaining courts across the country for 45 years so there is a good chance one of our courts is just around the corner from you. Our firm has a long list of satisfied customers ranging from Disney, to HOA's, schools, and professional athletes.

Please don't hesitate to reach out with any questions or comments and for more detailed information on our services, please visit our web page at www.courtco.com.

We thank you for the opportunity to earn your business and look forward to working with you.

Sincerely,

Adam Jenne

Adam Jenne
CourtCo, LLC.



PROPOSAL/AGREEMENT

April 14, 2023

CUSTOMER

Schappacher Engineering
3604 – 53rd Ave E
Bradenton, FL 34203

SITE

Venetian Golf & River Club
105 Pesaro Drive
Nokomis, FL 34275

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Schappacher Engineering, hereinafter called the Customer, for the construction of your three pickleball courts with respect to the following terms and specifications:

PERMITTING: If necessary

The Customer will provide the Contractor with documents necessary to acquire permit (survey etc.).

The Contractor will pull necessary permits and pass on cost of a Permit Expeditor plus a 15% admin fee.

The Contractor will bill all permit fees as actual.

This proposal does not include cost of shop drawings, inspection fees or impact fees, which if required; will be billed as actual.

PAVING for HARD COURT: 2 courts measuring approximately 60' x 64' and 1 - 30' x 64'

The Customer will provide stable subgrade 7" below final elevations with staked offsets and tests proving density.

Note: The Contractor may encounter debris that is unseen and necessary for removal that will be subject to change order.

The Contractor will supply and install lime rock or crushed concrete compacted to approximately 6".

The Contractor will install 2 applications of soil sterilant preventing plant growth for up to 1 year from application.

The Contractor will provide a report by an independent third-party attesting to achieving desired density (98%) of base rock.

The Contractor will supply and install Virgin SIII D.O.T. approved hot mix asphalt compacted to 1".

COURT PREPARATION

The Contractor will pressure clean and power blow court as necessary to remove loose dirt, mildew, and oil.

The Contractor will patch depressions greater than 1/8" after 1 hour drying time in sunlight and grind down any ridges as necessary.

Note: Court must have a minimum of 1% slope in one plane to guarantee removal of water.

The Contractor will supply and install concrete footers measuring 2' x 2' x 3' with pvc sleeves for net posts.

SURFACING OF PICKLEBALL COURTS

The Contractor will apply (2) Coats of Acrylic Resurfacer over entire court area to fill voids and provide smooth surface.

The Contractor will apply (2) Coats of Acrylic Color Concentrate (two-tone), to provide in-depth color over court surface.

Inner Court Color: _____ Outer Court Color: _____ Kitchen Color: _____

The Contractor will accurately locate, mark, and paint two-inch-wide playing lines in accordance with U.S.A.P.A. regulations using white, textured, paint. *Note: A little bleeding is unavoidable.*

The Contractor will supply and install 2-7/8" Classic Posts with integral lacing bars and external net winder.

The Contractor will supply and install 3 pickleball nets.

The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.

Note: Disposal prices vary wildly across the state. CourtCo can provide a dumpster and pass on expense to the Customer. Initial _____

FEE

The Contractor agrees to provide tools, materials, labor, supervision, and insurance to complete the above work for a sum of

**** SIXTY-SEVEN THOUSAND FOUR HUNDRED SEVENTY DOLLARS (\$ 67,470.00) ****

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.



PROPOSAL/AGREEMENT

April 14, 2023

CUSTOMER

Schappacher Engineering
3604 – 53rd Ave E
Bradenton, FL 34203

SITE

Venetian Golf & River Club
105 Pesaro Drive
Nokomis, FL 34275

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Schappacher Engineering, hereinafter called the Customer, for the construction of your three pickleball courts with respect to the following terms and specifications:

OPTIONS – Please Initial to Accept

Economy 6' Fencing – Add \$ 13,680.00

Color _____ (Black or Green)

Please initial to order _____

The Contractor will supply and install approximately 282' x 2" mesh x 6' tall 9-gauge fencing with vinyl coated wire and all necessary hardware. Line posts to be 2 1/2" OD and corner posts to be 3" OD. Top rail all 1 5/8" and bottom to be affixed with tension wire.

4' Fencing (Interior) – Add \$ 3,810.00

Color _____ (Black or Green)

Please initial to order _____

The Contractor will supply and install approximately 64' x 2" mesh x 4' tall 9-gauge fencing with black vinyl coated wire, all necessary hardware, and one pedestrian gate. Line posts to be 2 1/2" OD and corner posts to be 3" OD. Top rail all 1 5/8" and bottom to be affixed with tension wire.

Green – Add \$ 12%

10' Economy Fencing – Add \$ 10,350.00

Color _____ (Black or Green)

Please initial to order _____

The Contractor will supply and install approximately 154' x 1 3/4" mesh x 10' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and three pedestrian gates. Line posts to be 2 1/2" OD and corner posts to be 3" OD. Top rail to be all 1 5/8" with corners braced with middle rail. Bottom to be tied with tension wire.

10' Premier Fencing – Add \$ 11,960.00

Color _____ (Black or Green)

Please initial to order _____

The Contractor will supply and install approximately 154' x 1 3/4" mesh x 10' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and three pedestrian gates. Line posts to be 2 1/2" OD and corner posts to be 3" OD. Top, mid, and bottom rail all 1 5/8".

Douglas Posts – Add \$ 1,320.00

Color _____ (Black or Green)

Please initial to order _____

The Contractor will supply and install 3 pairs of new net posts that meet U.S.T.A. regulations with stainless steel internal wind mechanisms and integrated lacing rods.

Black IR Acoustifence – Add \$ 27,540.00

Please initial to order _____

The Contractor will supply and install Back Industrial Reinforced curtains on approximately 154lf of 10' tall fencing.

Green IR Acoustifence – Add \$ 29,160.00

Please initial to order _____

The Contractor will supply and install Pickleball Green Industrial Reinforced curtains on approximately 154lf of 10' tall fencing.

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.



April 14, 2023

Schappacher Engineering
3604 – 53rd Ave E
Bradenton, FL 34203

PROVISIONS

The Customer agrees to pay a 20% deposit upon acceptance of proposal.
The Customer agrees to pay 30% upon commencement.
The Customer agrees to pay 30% upon installation of asphalt.
The Customer agrees to pay 10% upon installation of fence (if applicable).
The Customer agrees to balance upon completion of the above-proposed work.

TERMS AND CONDITIONS

The below stated terms and conditions, including those of subsequent pages of the contract are hereby accepted and agreed to. All additions or subtractions from agreed upon proposal must be submitted in writing and signed and approved by all parties. No work will be scheduled without a signed proposal and deposit. Quote does not include any engineering layout, shop drawings, testing, as-builts, permit fees, dumpster or disposal fees, or bonding unless otherwise specifically stated in scope of work. CourtCo cannot guarantee elimination of standing water or pre-existing cracks and defects. Irrigation must be turned off before, throughout the duration, and for two days after completion of the project to allow adequate application and dry time. CourtCo is not responsible for damage to irrigation, or damage caused by irrigation. CourtCo is not responsible for underground utilities, water lines, sprinklers, or electrical lines. The Customer must provide water, electricity, and all necessary hookups at no cost to the Contractor as Contractor deems necessary to perform the work. The Customer is to provide stable access to the court. CourtCo assumes no responsibility to damage to sod or surrounding areas needed to access the court. CourtCo shall thoroughly and expediently clean up all debris, materials, trash, etc., upon job completion. Clean up must be conducted on site and a wash down area is required to rinse equipment and containers. CourtCo will do its best to protect the surrounding areas, however, is not responsible for any paint residue that may remain in any wash out areas. Note: Grass on the staging area may become damaged and we are not responsible for sod replacement as it is impossible to prevent. CourtCo assumes no responsibility for any pedestrians breaking through barricaded areas, causing tracking of materials or paint, damages to cars or persons trespassing in designated areas. Client agrees to pay interest rate of 1.5% per month for past due outstanding balance. All deposits are non-refundable upon cancellation of contract by client for any reason. Due to unforeseen cost increases, CourtCo reserves the right to withdraw the proposal at any time prior to commencement of work. Certificates of insurance shall be provided upon request before the commencement of work. Additional resurfacing/maintenance mobilizations will be an additional charge of \$1,850.00 per mobilization. Additional paving/grading mobilizations will be an additional charge of \$4,850.00 per mobilization. This proposal/contract including all terms and conditions shall become a legally binding attachment to any contract entered into between CourtCo and the financially responsible company for with the work will be performed. Any deviations from the specifications and modifications of this agreement, including incidental work, reductions in work, and adjustments in price or terms, shall be set forth in writing and signed by both parties. CourtCo shall not be responsible for previous damages to court area and facilities. Property has been evaluated for damages to court area and facilities. It is further understood that CourtCo shall not be responsible for any damages or deterioration of any work, weather completed or in progress, resulting from any causes beyond CourtCo's control, including but not limited to, failure or inadequacy of any labor or materials not furnished or installed by CourtCo. Unless otherwise stated, CourtCo does not guarantee against bird baths. The Customer will have 7 days once the project is complete and invoiced to request any and all punch list items to be resolved. If a punch list is not received within 7 days, the project will be deemed acceptable. Payment will then be due in accordance with the payment terms stated in our contract. This contract supersedes any and all other contracts provided by the client. CourtCo pledges to complete each project as expeditiously as possible, but given the current economic climate, the Customer acknowledges the possibility of having additional costs passed on via change order. These costs that arise as a result of inflation, labor shortages, or rising costs of materials will be disclosed as soon as they are learned, and a change order will be issued.

CREDIT

If the Customer does not pay as agreed upon, the Contractor shall have the right to file a lien against the real estate for the value of the work done. No further work shall be scheduled or completed if installment payments are not made at the time specified. In the event it is necessary to employ the services of an attorney to secure payment, as per the terms of this agreement, then the customer agrees to pay reasonable attorney fees. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorney's fees and all costs of litigation from the opposing party, including appellate attorney's fees. Interest of 1-1/2% per month will be charged on accounts past due.

GUARANTEE

It is CourtCo's pledge to perform at the top of the industry standards with regard to operation and performance of machinery and/or the application of the products and services. The Contractor guarantees all work against defects in workmanship or materials for a **period of (2) years** from date of completion. This guarantee excludes normal wear and tear, physical abuse, neglect, and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc., will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

Total Price with Options: \$

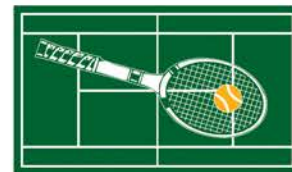
Respectfully submitted by: *Adam Jenne*
Adam Jenne
CourtCo, LLC.

Proposal accepted by: _____

Date: _____

Welch Tennis Courts, Inc.

World's Largest Builder of Fast Dry Courts



Construction - Resurfacing - Lighting - Accessories

USTA - USPTA
ASBA - TIY

ALL-WEATHER (ASPHALT) PICKLEBALL COURT CONSTRUCTION PROPOSAL

Welch Tennis Courts, Inc. (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to construct three (3) All-Weather Pickleball Courts at Venetian River Club in Nokomis, Florida. In accordance with, and subject to, the terms, conditions and specifications set forth below, the work is referred to in this proposal as the "Project."

1. CONSTRUCTION REQUIREMENTS: The Owner shall be responsible for determining the physical location of the courts, assuring that the plans and the work described in this proposal comply with all applicable zoning requirements and deed restrictions including, but not limited to, all applicable set-back requirements. The Owner shall be solely responsible for the suitability of the project site and the constructability of the Project upon the property.

This proposal includes an allowance for permits, fees, engineering costs and related acquisition costs; costs more than this allowance shall be reimbursed by the Owner to the Contractor. The Owner shall be responsible for providing the contractor an onsite dumpster during the Project.

The Contractor shall provide the required contractor licensing to complete the Project, along with general liability and workers' compensation insurance. If a waiver of subrogation is required by the Owner, an additional charge of \$250.00 will be added to the contract price. If the Owner requires bonding in the form of payment and performance bonds or insurance more than the limits of liability coverage usually carried by Contractor such additional coverage and bonding will be provided to the Owner at the Contractor's cost.

2. SITE PREPARATION: Site preparation, including clearing, root barrier, grubbing, tree and stump removal, debris removal and rock removal, is *not* included in the price of this proposal. If large rocks, tree roots, tree stumps, debris, or other impediments to routine grading of the site are encountered, the Owner shall be responsible for the cost of removing them. If extra fill material is required to achieve the desired finished elevation of the courts, the costs of furnishing such additional fill material, as is needed, shall be borne by the Owner. Grading shall be done to a tolerance of plus or minus one (1) inch of the final sub-grade elevation. Rate and direction of slope shall be one (1) inch in ten (10) feet all in one plane. A compaction of 95% (Modified Proctor) is required and the soil shall be free of all roots and vegetation.

3. COURT CONSTRUCTION: The Contractor shall construct three (3) all-weather pickleball courts, configured into one (1) battery measuring 60 feet by 64 feet and one (1) single court 30 feet by 64 feet.

- a. **Base:** The base shall consist of six (6) inches of base material topped with one and one-half (1½) inches of compacted asphalt hot mix. **Welch Tennis Courts, Inc. cannot guarantee that the asphalt hot mix and/or base material will be free of all impurities (iron, clay balls, wood bits and deleterious material). These materials can be present in the materials received from our suppliers.**

The presence of such deleterious materials can result in discoloration of the surface and/or raised bumps in the court surface.

- b. Surface: After the asphalt has properly cured, a fiberglass membrane shall be installed to extend the life of the courts. Two (2) filler coats of Deco Acrylic Resurfacer material shall be applied to the entire court surface, followed by two (2) full coats of Deco Color MP. The courts shall be the Owner's choice of standard colors. No "birdbath" deeper than 1/16 of an inch shall exist after flooding the courts and allowing one hour of time to elapse at a temperature of at least at 70 degrees Fahrenheit (21 degrees Celsius) in sunlight.
- c. Court Completion: Regulation playing lines shall be striped using masking tape and white line paint. The Contractor shall supply and install Edwards Classic Pickleball net posts and Douglas Pickleball nets.

4. FENCING: The Contractor shall provide and install approximately 160 lineal feet of ten-foot-high and approximately 288 lineal feet of six-foot-high black vinyl fencing.

- a. All terminal posts shall be 3-inch and all line posts will be 3-inch PC-40 Ameristar Permacoat pipe and top rail will be 1⁵/₈-inch PC-20 Ameristar Permacoat pipe.
- b. All Ameristar Permacoat posts and top rail are high tensile steel, galvanized inside and out with pure zinc. The pipe is then electrostatically powder coated with polyester to provide a superior color coat finish. All fittings are PVC coated.
- c. Fence fabric will be 2-inch #9-gauge vinyl mesh.
- d. Bottom rail will be installed on all fencing.
- e. Three (3) walk gates will be provided.

5. WINDSCREEN CURTAINS: The Contractor shall provide and install six-foot-high open mesh polyester windscreen curtains (Putterman, Tenn-Air Pro) on all six-foot-high fencing.

6. ACOUSTIFENCE: The Contractor shall provide and install ten-foot-high Acoustifence panels on all ten-foot-high fencing.

7. COURT EQUIPMENT: The Contractor shall provide the following, three (3) Aluminum Court Number Signs, three (3) Clean Court Units and one (1) Court Sponge Unit.

8. CONTRACT PRICE: The Contractor shall complete the Project described above for the following contract prices:

PICKLEBALL COURTS (3)	\$132,650.00
WINDSCREENS	\$ 4,170.00
ACOUSTIFENCE	\$ 33,450.00
COURT EQUIPMENT	\$ 540.00
ALLOWANCE FOR PERMITS/FEES/ENGINEERING	\$ 3,400.00
<u>TOTAL</u>	<u>\$174,210.00</u>

9. **PAYMENT TERMS:** Contract amount shall be billed based on AIA Progress Payments and Schedule of Values. **NOTE:** Payment of Contractor's invoices is due upon receipt of the invoice by the Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Welch Tennis Courts, Inc. reserves the right to stop work in the event of non-payment.

10. **ESCALATION CLAUSE:** If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation or energy, the prices specified herein shall be adjusted by written change order modifying this agreement.

11. **BUILDING REQUIREMENTS:** **The Owner shall provide access to the site for tractor-trailers and other vehicles with a weight more than twenty tons;** provide staked corners for the courts; provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (e.g., damage to sod, landscaping, sprinkler lines, sidewalks, pavement, etc.).

The Owner shall notify, locate, and mark for the Contractor, prior to commencement of the Project, any water, sewer, electrical or other conduits, which are located at the courts beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the Project.

The Owner shall provide an onsite dumpster for the Contractors use during the Project. In the event the Owner is unable to or would like for the Contractor to provide the dumpster, the Contractor shall coordinate the delivery of a dumpster for the jobsite. The costs for the dumpster, including but not limited to pick-up, delivery, monthly/weekly fees, and dump charges, shall be the responsibility of the Owner.

The Owner shall also be responsible for sodding (or other suitable provisions for preventing erosion) around the perimeter of the courts. If sod is used, it should be placed approximately one inch below the surface level of the courts to allow for adequate court drainage.

12. **WARRANTY:** Welch Tennis Courts, Inc. shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable). **Cracking in court surface is not warranted.**

13. **BINDING CONTRACT:** This agreement and all its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs, and successors assigns of either party.

14. **TIME FOR ACCEPTANCE OF PROPOSAL:** This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

15. ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE: If a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. If any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balances due and owing by the Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

16. ENTIRE AGREEMENT/CHANGES TO AGREEMENT: This proposal, once accepted by the Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by the Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement.

ACCEPTED BY:

_____(OWNER)

DATE: _____

Type/Print Name & Title

Accepted and approved by:

WELCH TENNIS COURTS, INC.

George Todd, Jr., President

DATE: _____

ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts, Inc. and the Owner. Modification of this addendum shall only occur by an executed change order.

Project Information Sheet

Customer Name: _____

Project Address: _____ Billing Address: _____

Primary Contact: _____ Accts Payable Contact: _____

Name: _____ Name: _____

Phone Number: _____ Phone Number: _____

Email Address: _____ Email Address: _____

Color Selection:	Green	Black	N/A	Other
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Canvas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Net Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

Hard Court Contracts Only

Deco Colors:

Exterior Color

- ☐ Light Blue
- ☐ Dark Blue
- ☐ Light Green
- ☐ Medium Green
- ☐ Dark Green
- ☐ Gray
- ☐ Red
- ☐ Adobe Tan*
- ☐ Tour Purple*

Interior Color

- ☐ Light Blue
- ☐ Dark Blue
- ☐ Light Green
- ☐ Medium Green
- ☐ Dark Green
- ☐ Gray
- ☐ Red
- ☐ Adobe Tan*
- ☐ Tour Purple*

Pickleball Line Color

- ☐ Black
- ☐ Blue
- ☐ Green
- ☐ Orange
- ☐ Red
- ☐ White
- ☐ Yellow

*Premium Court Color Additional Charges Apply

By signing below the Owner is authorizing Welch Tennis Courts, Inc. to proceed with the selections above and that all information is accurate and true.

(Signature)

(Date)

(Print Name)

Tab 3



Quarterly Compliance Audit Report

Venetian

Date: April 2023 - 1st 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

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

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**

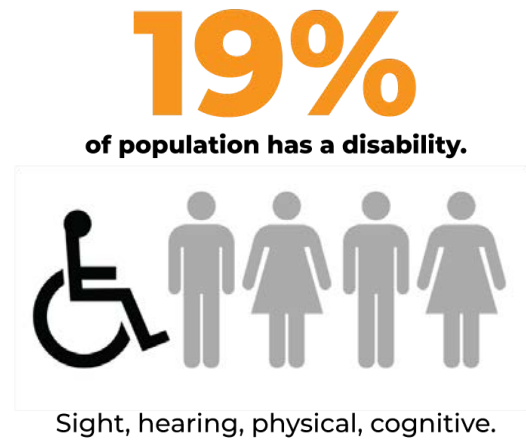
Compliance Criteria

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/sitetools/>



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

Tab 4

VENETIAN

LANDSCAPE INSPECTION REPORT



March 17th, 2023

Rizzetta & Company

John R. Toborg – Division Manager

John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Roundabouts for Subdivisions

General Updates, Recent & Upcoming Maintenance Events

- ❑ It appears that there are major irrigation issues throughout the district.
- ❑ Rejuvenation Cutbacks for Flowering Ornamentals should be completed.
- ❑ Weeds are prevalent throughout the beds in the district.

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. **Remove the dead off the bottom of the False Agave at the new landscaped roundabouts. This one specifically on Bolanza Ct.**

2. Remove the vines growing on the Ilex Shillings on the Treviso Ct. roundabout.

3. Treat the weeds in the bed on the West ROW on Veneto Blvd. just South of Treviso Ct. (Pic. 3)



4. Remove the dead stalks within the Foxtail Ferns in front of the monument on Padova Way and Veneto Blvd. crossroads.

5. Prune the Oak tree blocking and touching a streetlight on the East ROW of Veneto Blvd.

6. Diagnose and treat the declining Awabuki Viburnum on the North ROW of Veneto Blvd. just North of the Santa Maria monument.

7. Check the irrigation of coverage and time on the St. Augustine turf in front of the Santa Maria monument. (Pic. 7)



8. **There are several Oaks in need of having the canopy lifted to the contract specs on the West ROW of Veneto Blvd. Especially, the Oaks that overhang Veneto Blvd.**

9. Diagnose and treat the thinning Awabuki Viburnum on Veneto Blvd ROW on both sides of the Padova Way intersection.

10. Treat the weeds in the beds on both sides of Padova Way and Veneto Blvd. intersection.



Roundabouts for Subdivisions, Veneto Blvd.

11. Remove the dead Foxtail Fern stalks in front of the Tiziano monument on Padova Way.
12. Remove a dead hanging branch in a Ligustrum tree at the Tiziano monument on Padova Way.
13. There are 3 leaning Ligustrum trees at the lift station on Padova Way. Has this been proposed to remove or straighten? What is the status on these?

14. Remove the palm volunteers growing within the plant material at the lift station on Padova Way. (Pic. 14)



15. Remove the grassy weeds growing up through the Viburnum on the side of the lift station on Padova Way.
16. Remove the sucker growth on the Ligustrum trees at the lift station on Padova Way.
17. Diagnose and treat the Viburnum on the West end of the lift station on Padova Way by the end of the bed. If these are dead, they need to be removed and replaced.
18. It appears the irrigation on the roundabout on Tiziano Way has been repaired. The Gold Mound have recovered. However, the turf looks like it might not. What is the status for the turf to recover here?

19. Diagnose and treat the Ilex Shillings at the Mestre Pl. North roundabout. Remove any dead or diseased material.



20. Tip prune the Gold Mound spikes on Mestre Pl. North roundabout to have a consistent height within the shrub row.

21. Remove the vegetation growing through the guard rail on Padova Way just West of Mestre Pl.

22. Diagnose and treat the Foxtail Ferns at the Palermo monument that are in decline. Remove any dead or diseased material.
23. There is a tagged Oak Tree that is leaning behind the Palermo monument. Has this been proposed for removal or to straighten? What is the status?
24. Prune the Ligustrum trees at the Palermo monument.
- 25. Remove the dead trees and straighten the Oaks needed at the emergency exit off Padova Way. Has this been proposed? What is the latest status for this area?**
26. It appears the irrigation has been repaired at the Padova Way roundabout. The Gold Mound have recovered but the turf still has issues. Will this recover?



Veneto Blvd., Roundabouts for Subdivisions

27. There are large weeds that need to be hand pulled and smaller than two inches treated at the Mestre Ct. roundabout.

28. Remove the dead off the bottom of the False Agave at the new landscaped roundabouts. This one specifically on Mestre Pl South. (Pic. 28)



29. There is a missing valve box cover lid on the Montelluna Dr. South roundabout. Please replace. (Pic. 29)



30. Remove the Oak sucker growth in the bed on Veneto Blvd. West ROW just North of San Marco monument.

31. Localized dry spots on the West ROW on Veneto Blvd. LMP has informed me they are running extra water on inspection days here.

32. Diagnose and treat the Awabuki Viburnum on both sides of the Montelluna Dr. and Veneto Blvd. intersection.

33. Need to prune the dead fronds on the Medjool Palm behind the Rialto monument just off Veneto Blvd. This one was missed during the recent palm pruning event.

34. Diagnose and treat the Awabuki Viburnum on both sides of the Martellago Way and Veneto Blvd. intersection.

35. Treat the weeds growing within the recently pruned Ornamental Grasses on the West ROW of Martellago Dr. just North of Veneto Blvd.

36. Need to schedule a pruning event for the Otello wall soon so it does not get out of control like it has in the past.

37. There is a large dead Oak limb that needs to be remove on the Otello Wall, North of Asti Ct.

38. Diagnose and treat the Variegated Arboricola at the Martellago Dr. North roundabout. Remove any dead or diseased material. There is one shrub that appears dead and needs to be removed if it is.

39. Treat the broadleaf turf weeds in the St. Augustine turf just North of Martellago Dr. on the East ROW of Veneto Blvd.

40. Check the irrigation for coverage and time for the St. Augustine turf on Lerida Ct. roundabout. There currently is stressed turf.

41. Remove the palm volunteers growing within the beds on the East ROW of Veneto Blvd. by the electrical box, lift station, and Martellago Dr. intersection.

42. Localized hot spots in the turf on Veneto Blvd. East ROW just North of Martellago Dr.



Roundabouts for Subdivisions

43. Diagnose the Awabuki Viburnum at the electrical box on the East ROW on Veneto Blvd. just North of Martellago Dr. Also, need to remove two dead Oleander and replace. (Pic. 43)



48. It appears the irrigation has been repaired for the roundabouts on Cipriani Way North, Cipriani Ct., and Bellini Ct. The turf, however, appears it might not survive. Do you feel this will recover?

49. Diagnose and treat the Ilex Shilling at Bellini Ct. Remove any dead or diseased material.

50. There is a nicked palm frond hanging within the main roundabout before the River Club. Please remove.

51. Trim the Bougainvillea within the main roundabout bed to make them close to even in height. Just tip prune them though, we want as many blooms as possible.

52. The Royal Poinciana still has no leaf growth on the main roundabout before the River Club. Will this flush out soon?

53. Treat the weeds within the Bougainvillea beds at the main roundabout before the River Club.

54. Remove a Awabuki growing within the Variegated Arbicola at the Vicenza Way North roundabout. (Pic. 54)



55. Treat the broadleaf weeds growing within the turf at Vicenza Way North roundabout.

56. Remove a dead frond on the Medjool palm on Valenza Ct. roundabout.

44. Check the irrigation for coverage and time on both sides of Cipriani Way and Veneto Blvd. intersection. Very dry in these areas.

45. Remove a palm volunteer growing within the Arboricola at the Palazzo Ct. roundabout.

46. Diagnose and treat the declining Gold Mound at the Palazzo Ct. roundabout. Remove any dead or diseased material.

47. There are two Ilex Shilling that are dead at the Cipriani Way South roundabout. What could have caused this? Please remove and replace. (Pic. 47)



Roundabouts for Subdivisions

57. Need to schedule pruning event for the Gold Mound at Valenza Ct. roundabout. (Pic. 57)



58. Just noting that there are several areas behind the houses on the South side of Medici Terr. that have lost shrubs and trees on the berm that use to be a buffer. Possibly need to replant at some point.

59. There are large weeds under the Holly trees next to the pond on the North ROW of Pesaro Dr. across the street from Ciltadella Dr.

60. Remove the palm volunteer growing within the Plumbago on the corner of Ciltadella Dr. and Pesaro Dr.

61. Remove dead growth on Crinum Lilies on Ciltadella Dr. on the West ROW.

62. Treat the crack weeds on the sidewalk on Ciltadella Dr.

63. The North ROW of Pesaro Dr. from the powerlines to Savona Way does not look aesthetically pleasing. Does this area have turf irrigation. There are also flags where trees were removed. Is this irrigation being repaired?

64. Need to remove and replace a dead Liriope in front of the Castello Monument at Savona Way.

65. Remove the dead Indian Hawthorn on the North ROW on Pesaro Dr. just East of Savona Way.

66. Remove the dead stalks in the Foxtail Ferns at the Castello Monument.

67. Pull the vines growing on the Ilex Shillings on at the Savona Way North roundabout.

68. Still appears to be irrigation issues at the Savona Ct. roundabout. Please check this ASAP.

69. Remove the palm volunteer growing within the shrubs at the Savona Way South roundabout.

70. Check the irrigation on the backside of Savona Way South roundabout. It appears very dry.

71. Diagnose and treat the Foxtail Ferns at the monument turning onto Avalini Ct. from Pesaro Dr. Remove dead and diseased material.

72. Remove a large Brazilian Pepper growing within the Firebush just on the South ROW of Pesaro Dr. just East of Avalini Ct. (Pic. 72)



73. Hand pull the large weeds and Brazilian Pepper trees growing within the Gold Mound at the Avalini Ct. roundabout.



Pesaro Dr., Avalini Park, River Club

74. Need to remove a Magnolia that has fallen over behind the monument heading onto Avalini Ct. from Pesaro Dr.

75. Remove multiple palm volunteers growing within the beds at Avalini Park.

76. There is debris that needs to be picked up at Avalini Park. (Pic. 76)



77. Asking the question if there is any irrigation for the turf at Avalini Park?

78. There is a Coco Plum shrub that is laying on its side that needs to be removed at Avalini Park. (Pic. 78)



79. Prune the Star and Confederate Jasmine at the median just North after passing the guard gate on Veneto Blvd.

80. What is the status with the irrigation for all the plantings and turf at the River Club? It appears not much is working correctly. This needs to be repaired ASAP.

81. Palm volunteers need to be removed on the path behind the loading dock at the River Club.

82. What is the latest status for replacing the Viburnum that has never preformed at the Southside of the parking lot at the River Club? (Pic. 82)



83. Need to prune the palms in the parking lot of the River Club. (Pic. 83)



84. There are broken and cut drip line throughout the beds in front of the River Club. The beds going to the loading docks, and medians heading to the parking lot.



Pesaro Dr., Avalini Park, River Club

85. The irrigation photos below are various spots around the River Club. These should be repaired ASAP and pinned to the ground.



86. There is a dead hanging Medjool Palm frond that needs to be removed within the pool area.

87. Need to prune the Sable Palms along the sidewalk just South of the loading dock heading to the trail.

88. Prune the dead fronds on the Pygmy Date Palms along the sidewalk just South of the loading dock heading to the trail.

89. Remove the debris and palm volunteers along the sidewalk just South of the loading dock heading to the trail.



Pesaro Dr., Avalini Park, River Club

90. Check the irrigation for the Bermuda Grass on the Great Lawn that holds events behind the River Club. This appears very dry.

91. There is a damaged Oak tree on the sidewalk South of the loading dock. Please have your Arborist investigate and report your findings if you think it will survive. (Pic. 91)



92. The Podocarpus and Viburnum are in decline due to lack of water on the South loading dock. Please investigate and resolve ASAP. (Pic. 92)



93. The turf on the North ROW of Veneto Blvd. by the tennis courts parking lot does not appear that it will survive. Has the irrigation here been repaired?

94. Palms that have dead fronds hanging need to be pruned along Medici Berm. (Pic. 94>)

95. Prune the European Fan Palms that are laying on top of the Juniper 'Parsoni' on the West ROW of Ciltadella Dr. just North of Laurel Rd.

96. Remove a dead broken Oak branch on the West ROW of Ciltadella Dr. located between Laurel Rd. and the entrance gate.

97. Clean up the Crinum Lily on the West ROW of Ciltadella Dr. just South of the entrance gate.

98. Remove dead plants on the North ROW of Laurel Rd. East of Veneto Blvd. to Ciltadella Dr. There are a couple Juniper and Firebush in need of removal.

99. Tip prune the dead out of the healthy Juniper 'Parsoni' on Laurel Rd. East of Veneto Blvd.

100. Large weeds need to be pulled and small weeds treated within the beds on Laurel Rd. from Veneto Blvd. to Ciltadella Dr.

101. There is a dead Washington Palm on Laurel Rd. ROW just West of Veneto Blvd. Has a proposal been sent for removal?

102. What is the status for new annuals?



Tab 5



~~Jonas~~ Preferred System Supplier

October 28, 2022

Jeffrey Thomas
Ventian River Club
502 Veneto Blvd
Nokomis, FL 34275

Dear Jeffrey Thomas,

Thank you for your interest in Jonas Club Management Software, the industry leading software and service provider. We are pleased to present you with the following proposal.

We offer 3 purchase options which are:

Subscription - Minimal upfront software fee. Professional Services paid in 50% deposit and 50% on installation. Website (1x fee) paid up front.

Lease to own - this is takes the outright purchase amount financed over the desired terms (12 - 60 months). We use 3rd party financing.

Outright purchase - still our most popular option, this is the total upfront cost (software, implementation, hardware, data conversion). This does not include the annual or quarterly website fee.

This proposal is for an Outright Purchase of the Software. Other purchase options available upon request.

In order to best serve you during the implementation, we request a lead time of 90 days for scheduling purposes, but we can often times meet your scheduling and "go live" requirements in less time.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Brady Dick
V.P. of Sales
Technology Training Associates
800-474-2582



~~Jonas~~ Preferred System Supplier

PROPOSAL/AGREEMENT SUMMARY

October 28, 2022

Jeffrey Thomas
VENTIAN RIVER Club
502 VENETO Blvd
Nokomis, FL 34275

<u>DESCRIPTION</u>	<u>HOURS</u>	<u>TOTAL</u>
FEE FOR SELECTED JONAS SOFTWARE MODULES		\$31,125
FEE FOR SELECTED HARDWARE		\$0
FEE FOR Cloud SERVER SETUP		\$2,900
FEE FOR HARDWARE INSTALLATION AND CONFIGURATION	0	\$0
FEE FOR SOFTWARE IMPLEMENTATION AND TRAINING	122	\$18,300
FEE FOR DATA CONVERSION AND FAST SETUP		\$995
	Sub Total	\$53,320
Client is Responsible for STATE AND LOCAL TAXES		\$0

(Proposal is valid for a period of 30 days) > TOTAL \$53,320

REQUIRED DEPOSIT WITH AGREEMENT \$ 26,660

Cloud SERVER HOSTING - Monthly	\$500
1x SQL SERVER LICENSING	\$2,000
ANNUAL SUPPORT & ENHANCEMENT FEE:	\$10,975
1x Set-up of ClubHouse Online:	\$7,163
ANNUAL HOSTING FEE of ClubHouse Online:	\$8,100

TERMS & CONDITIONS

Deposit 50% due with signed AGREEMENT payable to: Technology Training Associates, Inc.

Balance due upon delivery of software to client site.

Fees for Support & Enhancements as presented on "Software" page are not included in Totals
and are due to Gary Jonas U.S. upon activation of software at client site.

A finance charge of 1.5% per month will be applied to all accounts more than 30 days past due
Hours ESTIMATED to install and implement each software module are presented on "Software" page.

Additional Onsite and/or Online service will be billed as incurred (line charges are included).

Transportation, lodging and meal expense will be billed and due as incurred.

Additional approved supplies and shipping will be billed and due as incurred.

Network cabling is not included.

Hardware warranties are as provided by manufacturer.

Technology updates, seminar notices and other pertinent information will be sent via mail and/or email.

Client will not solicit nor procure the services of any TTA employee in any manner
outside of his or her employment with TTA. Any unapproved procurement shall obligate Client
to immediately pay to TTA a fee in the amount equal to one year's salary of the employee.

Approved: _____

DATE: _____



VENTIAN RIVER Club
OCTOBER 28, 2022

SOFTWARE

<u>DESCRIPTION OF SOFTWARE MODULES</u>	<u>QTY.</u>	<u>SOFTWARE LICENSE FEE</u>	<u>EXPECTED TRAINING HOURS</u>
<u>Software Modules:</u>			
<u>JONAS SYSTEM ADMINISTRATION & ACCOUNTING MODULES</u>			
Global User License License (Each User)	15	\$4,500	
BUSINESS INTELLIGENCE	1	\$1,500	3
GENERAL LEDGER	1	\$2,500	6
ACCOUNTS PAYABLE	1	\$2,500	4
<u>JONAS MEMBERSHIP AND SUPPORTING MODULES</u>			
Club Membership & Receivables	1	\$5,000	16
Club - PAP BANK INTERFACE	1	\$1,500	1
Club - PAP CREDIT CARD INTERFACE	1	\$1,500	1
CRM & DOCUMENT MANAGEMENT (BUNDLE)	1	\$4,000	5
<u>JONAS POINT OF SALE & SUPPORTING MODULES</u>			
POINT OF SALE (EACH)	6	\$6,000	60
Club Credit Module	1	\$2,500	3
POS - Online Credit Card Verification Interface (Elavon & Shift 4)	1	\$2,000	1
<u>JONAS ACTIVITY MANAGEMENT AND OTHER MODULES</u>			
COURT BOOKING - Unlimited Users	1	\$2,000	6
DINING RESERVATIONS - Unlimited Users	1	\$2,000	4
EVENT MGMT - Unlimited Users	1	\$2,500	9
Activity Tracking	1	\$1,500	3

SELECTED SOFTWARE \$41,500

25% SOFTWARE DISCOUNT \$10,375

TOTAL SOFTWARE* **\$31,125**

Software Training

ESTIMATED TRAINING/IMPLEMENTATION HOURS 122 \$18,300

TOTAL TRAINING/IMPLEMENTATION HOURS 122 **\$18,300**

JONAS SUPPORT AND ENHANCEMENT FEES

TOTAL ANNUAL S&E FEES **\$10,975**



VENTIAN RIVER Club
October 28, 2022

WEBSITE

DESCRIPTION of SOFTWARE Modules

Qty.	SOFTWARE LICENSE FEE	SET-UP & TRAINING	ANNUAL FEES
------	-------------------------	----------------------	-------------

ClubHouse Online Modules:

JONAS ACTIVITY MANAGEMENT AND OTHER Modules

Clubhouse Online STARTER Package	1	\$6,500	Included	\$3,000
Online MEMBER STATEMENTS	1	\$500	Included	\$900
Online PAYMENTS	1	\$300	Included	\$600
Online ROSTER / MEMBER DIRECTORY	1	\$500	Included	\$900
Online CALENDAR / EVENT REGISTRATION	1	\$500	Included	\$900
Online DINING RESERVATIONS	1	\$500	Included	\$900
ClubHouse Online EMAIL MARKETING	1	\$750	Included	\$900

SELECTED SOFTWARE \$9,550

IMPLEMENTATION FEE DISCOUNT (25%) 2,388

TOTAL SET-UP COST Web Applications **\$7,163**

ClubHouse Online Hosting & Support FEES

Billed Annually **\$ 8,100**

**REFERENCE ClubHouse Online AGREEMENT*



VENTIAN RIVER Club
OCTOBER 28, 2022

SUMMARY of COSTS AND TERMS OF PAYMENT

<u>Description</u>	<u>HOURS</u>	<u>TOTAL</u>
FEE FOR SELECTED SOFTWARE MODULES		\$31,125
FEE FOR SELECTED HARDWARE		\$0
FEE FOR CLOUD SERVER SETUP		\$2,900
FEE FOR SYSTEM INSTALLATION AND CONFIGURATION	0	\$0
FEE FOR TRAINING AND IMPLEMENTATION	122	\$18,300
FEE FOR DATA CONVERSION AND FAST SETUP		\$995
	Sub Total	\$53,320

Client is responsible for STATE & LOCAL TAXES \$ -

(Proposal is valid for a period of 30 days) > TOTAL \$53,320

Required Deposit with AGREEMENT \$ 26,660

Cloud SERVER HOSTING - Monthly	\$500
1x SQL SERVER LICENSING	\$2,000
FEEs FOR SOFTWARE ENHANCEMENTS AND SUPPORT ARE DUE AND PAYABLE TO:	\$10,975
JONAS SOFTWARE USA, LLC	
UPON ACTIVATION OF SOFTWARE AT CLIENT SITE	

FEES FOR ClubHOUSE ONLINE ARE INVOICED BY JONAS SOFTWARE:	\$7,163
ClubHOUSE ONLINE HOSTING FEES ARE INVOICED BY JONAS SOFTWARE UPON "live" DATE:	\$8,100

A finance charge of 1.5% per month will be applied to all accounts more than 30 days past due.

HOURS ESTIMATED to install and implement each software module are presented on "Software" page.
Additional onsite and/or online service will be billed as incurred (line charges are included).

TRANSPORTATION, lodging and meal expenses will be billed and due as incurred.
Additional approved supplies and shipping will be billed and due as incurred.
TRAVEL TIME OVER 4 hours will be billed at 25% of prevailing rate for all travel hours incurred.

Online training rate is \$150 per hour for all modules and will be billed as incurred.
(line charges are included)

Cabling is not included.

WARRANTIES ARE AS PROVIDED BY MANUFACTURER

Approved: _____

DATE: _____



~~Jonas~~ Preferred System Supplier

October 28, 2022

Jeffrey Thomas
Ventian River Club
502 Veneto Blvd
Nokomis, FL 34275

Dear Jeffrey Thomas,

Thank you for your interest in Jonas Club Management Software, the industry leading software and service provider. We are pleased to present you with the following proposal.

We offer 3 purchase options which are:

Subscription - Minimal upfront software fee. Professional Services paid in 50% deposit and 50% on installation. Website (1x fee) paid up front.

Lease to own - this is takes the outright purchase amount financed over the desired terms (12 - 60 months). We use 3rd party financing.

Outright purchase - still our most popular option, this is the total upfront cost (software, implementation, hardware, data conversion). This does not include the annual or quarterly website fee.

This proposal is for a Subscription "SaaS" agreement. Other purchase options available upon request.

In order to best serve you during the implementation, we request a lead time of 90 days for scheduling purposes, but we can often times meet your scheduling and "go live" requirements in less time.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Brady Dick
V.P. of Sales
Technology Training Associates
800-474-2582



~~Jonas~~ Preferred System Supplier

PROPOSAL/AGREEMENT SUMMARY

OCTOBER 28, 2022

JEFFREY THOMAS
VENTIAN RIVER CLUB
502 VENETO BLVD
NOKOMIS, FL 34275

<u>DESCRIPTION</u>	<u>HOURS</u>	<u>TOTAL</u>
SOFTWARE SUBSCRIPTION - NO UPFRONT SOFTWARE COST		\$0
FEE FOR SELECTED HARDWARE		\$0
FEE FOR CLOUD SERVER SETUP		\$2,900
FEE FOR HARDWARE INSTALLATION AND CONFIGURATION	0	\$0
FEE FOR SOFTWARE IMPLEMENTATION AND TRAINING	122	\$18,300
FEE FOR DATA CONVERSION AND FAST SETUP		\$995
	Sub Total	\$22,195
Client is Responsible for STATE and LOCAL TAXES		\$0
(Proposal is valid for a period of 30 days) > TOTAL		\$22,195

Required Deposit with Agreement \$ 11,098

Cloud Server Hosting - Monthly	\$500
1x SQL Server Licensing	\$2,000
ANNUAL SUPPORT & ENHANCEMENT FEE:	\$14,816
1x Set-up of ClubHouse Online:	\$7,163
ANNUAL HOSTING FEE of ClubHouse Online:	\$8,100

TERMS & CONDITIONS

Deposit 50% due with signed AGREEMENT payable to: TECHNOLOGY TRAINING ASSOCIATES, INC.
BALANCE due upon delivery of software to client site.

FEES for SUPPORT & ENHANCEMENTS AS PRESENTED ON "SOFTWARE" page ARE NOT INCLUDED in TOTALS
AND ARE DUE TO GARY JONAS U.S. upon activation of software at client site.

A FINANCE CHARGE of 1.5% PER MONTH will be applied to all accounts MORE THAN 30 days PAST DUE
HOURS ESTIMATED to install and implement each software module ARE PRESENTED ON "SOFTWARE" page.
ADDITIONAL ONSITE AND/OR ONLINE SERVICE will be billed AS INCURRED (line charges ARE INCLUDED).
TRANSPORTATION, lodging AND MEAL EXPENSE will be billed AND DUE AS INCURRED.
ADDITIONAL approved supplies AND shipping will be billed AND DUE AS INCURRED.

NETWORK cabling is NOT included.

HARDWARE WARRANTIES ARE AS PROVIDED by MANUFACTURER.

TECHNOLOGY updates, SEMINAR NOTICES AND OTHER PERTINENT information will be SENT VIA MAIL AND/OR EMAIL.

Client will NOT solicit NOR procure the SERVICES of ANY TTA employee in ANY MANNER
outside of his OR her employment with TTA. Any UNAPPROVED procurement shall obligate Client
to IMMEDIATELY pay to TTA a FEE in the AMOUNT EQUAL to ONE YEAR'S salary of the employee.

Approved: _____

DATE: _____



VENTIAN RIVER Club
OCTOBER 28, 2022

SOFTWARE

<u>DESCRIPTION OF SOFTWARE MODULES</u>	<u>QTY.</u>	<u>SOFTWARE LICENSE FEE</u>	<u>EXPECTED TRAINING HOURS</u>
<u>Software Modules:</u>			
<u>JONAS SYSTEM ADMINISTRATION & ACCOUNTING MODULES</u>			
Global User License License (Each User)	15	\$2,551	0
BUSINESS INTELLIGENCE	1	\$405	3
GENERAL LEDGER	1	\$1,080	6
ACCOUNTS PAYABLE	1	\$1,080	4
<u>JONAS MEMBERSHIP AND SUPPORTING MODULES</u>			
Club Membership & Receivables	1	\$2,295	16
Club - PAP Bank Interface	1	\$405	1
Club - PAP Credit Card Interface	1	\$405	1
CRM & DOCUMENT MANAGEMENT (BUNDLE)	1	\$1,215	5
<u>JONAS POINT OF SALE & SUPPORTING MODULES</u>			
POINT OF SALE (EACH)	6	\$1,620	60
Club Credit Module	1	\$675	3
POS - Online Credit Card Verification Interface (Elavon & Shift 4)	1	\$540	1
<u>JONAS ACTIVITY MANAGEMENT AND OTHER MODULES</u>			
Court Booking - Unlimited Users	1	\$675	6
Dining Reservations - Unlimited Users	1	\$540	4
Event Mgmt - Unlimited Users	1	\$945	9
Activity Tracking	1	\$405	3

No Fee for Software - Subscription \$0

Software Training

Estimated Training/Implementation Hours 122 \$18,300

Total Training/Implementation Hours 122 **\$18,300**

JONAS SUPPORT AND ENHANCEMENT FEES

Total Annual S&E Fees **\$14,816**



VENTIAN RIVER Club
OCTOBER 28, 2022

WEBSITE

DESCRIPTION of SOFTWARE Modules

<u>QTY.</u>	<u>SOFTWARE LICENSE FEE</u>	<u>SET-UP & TRAINING</u>	<u>ANNUAL FEES</u>
-------------	---------------------------------	----------------------------------	--------------------

ClubHouse Online Modules:

JONAS Activity Management and Other Modules

Clubhouse Online Starter Package	1	\$6,500	Included	\$3,000
Online Member Statements	1	\$500	Included	\$900
Online Payments	1	\$300	Included	\$600
Online Roster / Member Directory	1	\$500	Included	\$900
Online Calendar / Event Registration	1	\$500	Included	\$900
Online Dining Reservations	1	\$500	Included	\$900
ClubHouse Online Email Marketing	1	\$750	Included	\$900

Selected Software \$9,550

Implementation Fee Discount (25%) \$2,388

Total Set-up Cost Web Applications **\$7,162**

ClubHouse Online Hosting & Support Fees

Billed Annually **\$ 8,100**

**Reference ClubHouse Online Agreement*



VENTIAN RIVER Club
October 28, 2022

SUMMARY of COSTS and TERMS OF PAYMENT

<u>DESCRIPTION</u>	<u>HOURS</u>	<u>TOTAL</u>
SOFTWARE Subscription - No Upfront Software Cost		\$0
FEE FOR SELECTED HARDWARE		\$0
FEE FOR Cloud SERVER SETUP		\$2,900
FEE FOR SYSTEM INSTALLATION AND CONFIGURATION	0	\$0
FEE FOR TRAINING AND IMPLEMENTATION	122	\$18,300
FEE FOR DATA CONVERSION AND FAST SETUP		\$995
	Sub Total	\$22,195

Client is responsible for STATE & LOCAL TAXES \$ -

(Proposal is valid for a period of 30 days) > TOTAL \$22,195

REQUIRED Deposit with AGREEMENT \$ 11,098

Cloud SERVER HOSTING - Monthly	\$500
1x SQL SERVER LICENSING	\$2,000
FEES FOR SOFTWARE ENHANCEMENTS AND SUPPORT ARE DUE AND PAYABLE TO: <i>JONAS SOFTWARE USA, LLC</i> UPON ACTIVATION OF SOFTWARE AT CLIENT SITE	\$14,816

FEES FOR ClubHouse ONLINE ARE INVOICED BY JONAS SOFTWARE:	\$7,163
ClubHouse ONLINE HOSTING FEES ARE INVOICED BY JONAS SOFTWARE UPON "live" DATE:	\$8,100

A finance charge of 1.5% per month will be applied to all accounts more than 30 days past due.

HOURS ESTIMATED to install and implement each software module are presented on "Software" page.
Additional Onsite and/or Online service will be billed as incurred (line charges are included).

Transportation, lodging and meal expenses will be billed and due as incurred.
Additional approved supplies and shipping will be billed and due as incurred.
Travel time over 4 hours will be billed at 25% of prevailing rate for all travel hours incurred.

Online training rate is \$150 per hour for all modules and will be billed as incurred.
(line charges are included)

Cabling is not included.

WARRANTIES ARE AS PROVIDED BY MANUFACTURER

Approved: _____

DATE: _____



October 28, 2022

Prepared by: ET

Total Jonas Annual Support and Enhancement Fees: \$ -

DATE: _____

PLEASE INDICATE SHIPPING PREFERENCE:

☐ Express Shipping

Tab 6

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT AMENDING THE DISTRICT'S RULES REGARDING FITNESS CLASS REGISTRATION 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 registering for a maximum of three (3) indoor fitness classes per week (Monday through Sunday) at the District owned River Club; and

WHEREAS, after careful consideration, the District wishes to amend the rules regarding indoor classes users are permitted to register for per week.

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 register for a maximum of four (4) indoor fitness classes in a one-week (Monday through Sunday) period between October 1st and April 30th and no limits for registration in a one-week (Monday through Sunday) period between May 1st and September 30th.

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 24th day of April 2023.

ATTEST:

**VENETIAN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Tab 7

Fw: FAC Shade Recommendation

Jill Pozarek

To: Jill Pozarek <JPozarek@VCDD.ORG>



Shade Recommendations.docx;

From: Mark Kissinger <facilitycommittee3@VCDD.ORG>

Sent: Wednesday, March 8, 2023 4:15 PM

To: Jill Pozarek <JPozarek@VCDD.ORG>

Subject: FAC Shade Recommendation

Hi Jill,

I have attached the two bids received for shading around the Pool Bar. Each bid identifies separate costs for a retractable awning on the left and front of the bar.

As we discussed in the meeting, the left side of the bar will have sun throughout the day, while the front of the bar should only have direct sun in the morning.

Therefore, based on cost and shade need, the FAC approved a recommendation to the BOS to install one awning only to the left side of the bar on a vote of 3-2. The recommendation is specific to the Sun Protection Bid, but the Shade and Shield quote should be very comparable. I installed this awning from Sun Protection on my lanai last summer and am happy with the result.

As such, the Sun Protection Bid would be \$6708 plus \$530 for electrical, while the cost for one awning from Shade and Shield is \$5379 plus \$400 for electrical. Both bids include automatic wind sensor closures.

A separate bid from Florida Shade to install fixed Sail shading came in at \$38,000.

Please contact me with any questions. Thank you, Mark

Two further notes for Supervisors:

Reference calls on both vendors were conducted by Bill Phillips. All in order.

Both bids are attached as well as warranty information on both awnings.

Bill to Address:

Nancy Spokowski
 502 Veneto Blvd.
 North Venice, FL 34275

Service / Install Address:

William Phillips
 502 Veneto Blvd.
 North Venice, FL 34275

Date: 1/12/2023
 Quote #: Q-015937
 Project: Quote 2
 Phone:
 9147557760

We are happy to provide the following pricing information to you for review and consideration:

Qty	Description	Type	Total
1.00	Retractable Awning	Model: SunShield	5,379.00
	- Width: 18' 0" x Projection: 8ft - Fabric Brand: Sunbrella - Fabric Name: to be determined - Frame color: Bronze - Hood: incl. (Semi-Casette) - Valance: Straight - Operator: Hammerhead Remote contr. Motor w/ Override and Wind Sensor - Operator Side: left - LED Lighting Option: included		
1.00	Retractable Awning	Model: SunShield	5,379.00
	- Width: 18' 0" x Projection: 8ft - Fabric Brand: Sunbrella - Fabric Name: to be determined - Frame color: Bronze - Hood: incl. (Semi-Casette) - Valance: Straight - Operator: Hammerhead Remote contr. Motor w/ Override and Wind Sensor - Operator Side: left - LED Lighting Option: included		
		Running Total	10,758.00
1.00	Electrical Installation: GFI-Outlet / 2 Junctions		400.00
		Total	11,158.00
		Sales Tax	0.00
		Contract Total	<u>11,158.00</u>

#5779 w/electrical

Shade & Shield
 Pg 1 of 3

WARRANTY: 10 Year Limited Warranty (see attached)

If you approve, sign as purchaser and return one copy along with deposit check made payable to Shade and Shield.

Respectfully submitted,

Zach Butcher

Purchaser

Shade & Shield
Pg 2 of 3

TERMS AND CONDITIONS OF SALE

ACCEPTANCE, ENTIRE AGREEMENT, MODIFICATION – This Agreement may not be added to, modified, superseded or otherwise altered, except by writing signed by an authorized Shade and Shield, Inc. representative.

DELIVERY: Seller will make a good faith effort to complete delivery of the products as indicated by Seller in writing, but Seller assumes no responsibility or liability and will accept no backcharge for loss or damage due to delay or inability to deliver, whether or not such loss or damage was made known to Seller, including, but not limited to, liability for Seller's non-performance caused by acts of God, war, labor difficulties, accidents, inability to obtain materials, delays of carriers, contractors or suppliers or any other causes of any kind whatever beyond the control of Seller. Under no circumstances shall Seller be liable for any special, consequential, incidental, indirect, or liquidated damages, losses, or expense (whether or not based on negligence) arising directly or indirectly from delays or failure to give notice of delay.

PRODUCT INSPECTION AND ACCEPTANCE: Buyer shall have thirty (30) days from the date of installation to inspect such products and services for defects and non-conformance and notify Seller, in writing, of any defects or nonconformance of such products. Buyer hereby agrees that such thirty (30) day period is a reasonable amount of time for such inspection. Buyer shall have no right to order any change or modification to any product or service previously ordered by Buyer or its representatives or cancel any order without Seller's written consent and payment to Seller of all charges, expenses, commissions and reasonable profits owed to or incurred by Seller. Specially fabricated or ordered items may not be canceled or returned, and no refund will be made. The sole and exclusive remedy for merchandise alleged to be defective in workmanship or material will be the replacement of the merchandise subject to the manufacturer's inspection and warranty.

SHADE AND SHIELD INC. - 10 YEAR LIMITED WARRANTY ←

Shade and Shield, Inc. warrants that the installed products and each of its component parts are free from defect in workmanship and materials (except as otherwise provided below) for a period of ten (10) years from the date of installation, subject to the terms and conditions hereinafter set forth.

Shade and Shield, Inc. will repair or replace the product on the following terms:

- **10 YEAR LIMITED WARRANTY TERMS** from date of installation
- **FIRST YEAR: All parts and labor FREE of charge.**
- **SECOND YEAR THROUGH FIFTH YEAR:** Mechanical operators including electric motors replaced FREE of charge. Labor charges and any special equipment needed will be charged to customer.
- **SIXTH THROUGH TENTH YEAR:** Any defective materials will be charged at a discounted price of up to 30% to customer. (This does not include motors after the fifth year which will be charged at full list price) Labor charges and any special equipment needed will be charged to customer.

The following are **EXCLUDED** from this limited warranty:

- Settlement of the home or building.
- Misuse or abuse of product.
- Act of God, including but not limited to: flood, lightning, fire, hurricanes, storms, tornados and earthquakes.
- Failure to provide necessary maintenance.
- ANY product that has been worked on or repaired by anyone other than our authorized technicians or agent
- Warranty will only remain in effect if your account with Shade and Shield is in good standing

The following conditions shall not be deemed to be defects covered by this limited warranty:

- Normal weathering of painted finish.
- Damage from water seepage through shutter system while closed during strong wind and rainstorms.
- Failure of multiple shutters operated of a single control to align horizontally when raised or lowered.

For Roll Screen products please consult with your sales representative for selected material warranty.

For Bahama Shutters please refer to specific "Bahama Shutter Warranty".

With all hurricane abatement products prolonged or repeated exposure to tropical and subtropical storms, tornado, cyclone and hurricane activity the likelihood of wear to the product system may reduce its ability to ensure proper protection.

EXCEPT FOR THOSE WARRANTIED SPECIFICALLY SET FORTH ABOVE, THERE ARE NO WARRANTIED OF ANY KIND, EXPRESSED OR IMPLIED, OR FOR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AS TO THE PRODUCT SOLD HEREUNDER. IN ADDITION, SHADE AND SHIELD, INC. SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL OR INCIDENTAL DAMAGES ARISING OUT OF THE USE OF THE PRODUCT SOLD HEREUNDER.

Shade & Shield
Pg 3 of 3



Your Proposal from Sun Protection of Florida

Sun Protection of Florida

2041 58th Ave Cir E, Bradenton, FL 34203 - 941-727-9984

Prepared for

Nancy Spokowski
502 Veneto Boulevard
Nokomis, FL 34275
617-962-1451
philnans@verizon.net

Prepared by

Taylor Grill
taylor.grill@sunprotectionfl.com
On 12/20/2022
Valid for 2 weeks

Proposal Option #1

Item #1

Retractable Awning

Dimensions

Width - 18ft
Projection - 8

Frame

Color - Bronze

Fabric

Name - #6078-0000 Marine
Blue
Valance - Straight
Fabric Type - Solid

Controls

Motor Name - 50nm with
manual override and LED
connection
Control Location - Right side
Remotes - One 1 channel
remote included

Options

Wind Sensors - Yes
Drop Screen - No
Extension Cord - No
Hand Crank Size - 60"
(Provided at no charge)

Brackets

Standard - 5 - Bronze

Installation

Type - Standard

Gap Cover

Gap Cover - No

Quantity

1

Price

\$6,707.65

Subtotal \$6,707.65

Awning

Item #2

Retractable Awning

Dimensions

Width - 20ft
Projection - 8

Frame

Color - Bronze

Fabric

Name - #6078-0000 Marine
Blue
Valance - Straight

Controls

Motor Name - 50nm with
manual override and LED
connection

*SPF
1 of 6*

		Fabric Type - Solid	Control Location - Left side
			Remotes - One 1 channel remote included
Options	Brackets	Installation	Gap Cover
Wind Sensors - Yes	Standard - 5 - Bronze	Type - Standard	Gap Cover - No
Drop Screen - No			
Extension Cord - No			
Hand Crank Size - 60"			
(Provided at no charge)			
		Quantity	Price
		1	\$7,238.72
			Subtotal \$7,238.72

Item #3

Electrical

Specifications	Outlet 1
Number of Outlets - 1	Outlet 1 Location - Soffit
	Outlet 1 Color - White
	Attic Space for outlet #1 - No
	Conduit Outlet #1 - No
	Snaking Outlet #1 - Yes
	Trenching Outlet #1 - No
	Insulation Type Outlet #1 - Blown in

Quantity	Price	Electrical
1	\$530.45	
	Subtotal \$530.45	
	Subtotal \$14,476.82	
	Discount \$1,000.00	
	Grand Total \$13,476.82	
	Deposit \$0.00	
	Amount Due After Install \$13,476.82	

Proposal Option #2

Item #1

Retractable Awning

Dimensions	Frame	Fabric	Controls
Width - 18ft	Color - Bronze	Name - #6078-0000 Marine Blue	Motor Name - 50nm with manual override and LED connection
Projection - 8		Valance - Straight	Control Location - Right side
		Fabric Type - Solid	Remotes - One 1 channel remote included

SPF 2 of 6

Electrical

Specifications

Number of Outlets - 1

Outlet 1

Outlet 1 Location - Soffit

Outlet 1 Color - White

Attic Space for outlet #1 - No

Conduit Outlet #1 - No

Snaking Outlet #1 - Yes

Trenching Outlet #1 - No

Insulation Type Outlet #1 -

Blown in

Awning 6707.65
Electrical 530.45
\$7238.10

Quantity Price

1 \$530.45

Subtotal \$530.45

Subtotal: \$15,407.16

Discount: \$1,000.00

Grand Total: \$14,407.16

Deposit: \$0.00

Amount Due After Install: \$14,407.16

Terms and Conditions

PAYMENT: Payment is due and payable in full upon delivery of units as noted above. All warranties will be void unless all money due to Sun Protection of Florida (Seller) is paid in full when delivered.

The products listed above are to be custom made for purchases and therefore in this agreement cannot be changed, cancelled, modified, or discharged in whole or in part by the Purchaser except in accordance with the law or with written consent of the Seller. Seller does not guarantee performance in case of strikes, floods, or other conditions beyond its control.

It is being agreed that, in the event of cancellation by the Purchaser AFTER the commencement of manufacturing of the above goods, the Seller would suffer damages in an amount which would be substantial but would be uncertain and difficult of proof, it is agreed, and it is the intention of the parties hereto that in the event Purchaser breaches this contract we have the right to charge, as liquidation damages and not as a penalty to the Seller, the sum of fifty percent (50%) of the total cash price of this Contract. **YOU THE BUYER MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO COMMENCEMENT OF MANUFACTURING OF THE ABOVE GOODS.**

Upon completion of the above work, the undersigned agrees to execute a note and completion certificate as requested by the Contractor.

It is mutually agreed that this contract may be assigned or subcontracted by the Seller and that where the term "Seller" is used herein, it shall be construed to mean assigns, and that the terms and agreements herein contained shall bind, apply and insure the heir, assigns, successors, executors and administrators of the parties thereto.

The undersigned represents that they are the owners of the above mentioned premises and that the legal title thereto stands or is recorded in their name. The undersigned acknowledges receipt of a true copy of the Contract. They further acknowledge that they have read and know the contents thereof, understands that no other agreements, verbal or otherwise, are binding upon the parties hereto and that their Contract contains the full agreement between the parties and that this and no other agreement exists, and that all previous conversations are undersigned further acknowledges receipt of separate copies of notice of their right to cancel this agreement. **The Awning and or Screen remains the property of the Seller until the invoice is paid in full.**

IN WITNESS THEREOF, the undersigned have hereunto subscribed their name the day and year first above written.

Important Warranty Notice

SPF 3 of 6

The following items may void normal warranty if not followed:

The EZ-Pitch Slope Adjustment of the awning

To adjust the pitch, insert manual crank handle hook into the white, beige or bronze loops (not black loop) and turn.

IMPORTANT: Do not adjust the slope more than 40 degrees from its factory setting. Do NOT extend the awning out more than 4 feet when adjusting the slope. After slope is adjusted, then extend awning out to the desired projection. You can adjust the slope with the awning all the way out ONLY with a second person lifting the front bar to take the weight off the arm that is being adjusted. If Adjustable pitch screw becomes stripped it because awning was slope was adjusted with awning too far extended or not relieving weight of front bar when adjusting and is not covered under Seller warranty.

The installers will install your awning, and with your input set the degree of pitch (slope) so that it will maximize the sun protection, and allow for the proper head room of the valance bar. Upon their completion they will go over the entire application and review the position of the awning with you.

Power Failure and Awning is Extended:

In the event of a power failure and the awning is extended, you will need to retract the awning manually. Your awning motor has a built-in manual override (Black Loop). This override is located at the end of the awning on the right side where the motor is inserted into the drive shaft. Place the manual crank handle that came with your awning into the black override loop, then turning the loop clockwise until the awning is fully retracted. **IMPORTANT: MAKE SURE TO UNPLUG OR DISCONNECT POWER BEFORE STARTING THIS PROCESS BECAUSE FAILURE TO DO THIS WILL OVERRIDE THE LIMIT SETTINGS (IN AND OUT) OF YOUR AWNING AND WILL REQUIRE A SERVICE CALL TO FIX.**

High Winds and or Including Hurricanes for awnings and Screens:

Sun Protection of Florida LLC Roll Screens and Awnings are not hurricane rated and are not intended to be used in the event of high winds. Our screens are rated for up to 40 MPH winds and our awnings 25 MPH. These numbers are general guidelines for operation; size and locations may vary. Products should always be retracted in when away from residence or with threat of high winds. In the event of rain, awnings should be retracted. Wind sensors are not a guarantee against product damage. Rewraps of fabric/screen are not covered under warranty. When bringing the awning in manually in case of power failure, the awning must be unplugged.

Front Fabric Valance Care for Awnings in Northern US Climates:

For proper care be sure to remove the valance at the end of the season and re-install beginning in the spring (depending on location). This simple step will add years to the valance since it won't be exposed to any harsh weather conditions in your area. To remove the valance simply remove lower screw on each end cap and then slide the valance out roll it up and properly store until next season. Note; if the valance does not slide out easily, a small screw "may" be in place at the end of the fabric, simply remove the screw and slide the fabric out. This is also the instructions to switch out Valances if desired.

I have reviewed the Warranty Notice above. Further, I understand that the standard warranty does not apply to these items if not followed correctly.

SPF 4 of 6



LIMITED LIFETIME WARRANTY.

Our Limited Lifetime Warranty protects your investment and gives you peace of mind so you'll enjoy your products for years to come, but is not transferable.

Our Warranty at a glance

Hardware: 10 years. **Motors:** 10 years. **Mesh:** 10 years. **Labor:** 1 yr (years 2-10 are a \$125 labor fee).

Limited Lifetime Warranty: Our Limited Lifetime Warranty covers the screen components to the original purchaser for the lifetime of their home. It also includes a labor warranty that covers the delivery and installation of the warranted components for the first 12 months.

If your screen develops a problem you believe is covered under warranty, call your Sun Protection of Florida LLC Dealer at **(941) 727-9984**.

Claim Procedure:

1. Contact your local Sun Protection of Florida LLC dealer for service.
2. Include proof of purchase with your claim.
3. Sun Protection of Florida LLC will review the description of the asserted defect, examine the screen if necessary, and make service, repairs and replacements as appropriate under this Limited Lifetime Warranty.

Terms and Conditions: Sun Protection of Florida LLC warrants solely to the original purchaser of Sun Protection of Florida LLC screens and awnings that the screen or awning purchased shall be free from defects in materials and workmanship under normal use as long as the screen remains at its original installed location and is owned by the original purchaser. This Limited Warranty does not apply to: (a) asserted defects caused by modifications, misuse, or abuse, or improper maintenance of the screen; (b) asserted defects involving subjective personal likes or judgments; (c) defects asserted by any purchaser who did not purchase the screen from an authorized Sun Protection of Florida LLC dealer; (d) specific components as outlined on the next page.

SPF 5 of 6

Motors and manual gears: Sun Protection of Florida LLC warrants the electric motors and manual gears for a period of ten years, commencing from the date of satisfactory installation for the original purchaser, against failure under expected normal use. Warranty is void if the electric motor is exposed to water, acts of God or abnormal conditions.

Electrical and electric accessories: Sun Protection of Florida warrants the electric components including receivers for a period of ten years and remote transmitters for a period of one year, commencing from the date of satisfactory installation for the original purchaser, against failure under expected normal use. Warranty is void if the electrical components are exposed to water, acts of God or abnormal conditions.

Solar Screen Fabrics: Our limited warranty covers the fabric becoming non-functional because of loss of dimensional stability from exposure conditions including sunlight, mildew, rot and normal atmospheric conditions. Abnormal or excessive discoloration and fading is covered. It does not cover discoloration from atmospheric pollution or other debris. SPF will provide new fabric, free, to replace the non-functioning fabric. The warranty does not cover the cost of labor or other consequential or incidental expenses.

Awning Fabrics: A 10-year limited warranty for shade and marine fabrics and a 10-year limited warranty for specialty and decorative shade fabrics. The warranty does not cover the cost of labor or other consequential or incidental expenses.

Limitation on Obligations: The obligations of Sun Protection of Florida LLC hereunder are limited to repair or replacement (at our sole option) of included parts of the screen found to be defective under the Limited Warranty. In no event shall Sun Protection of Florida LLC be liable for damages of any type, including, but not limited to, economic loss, or any indirect, punitive, special, incidental, or consequential damages of any type, including, but not limited to, time, wages or lost profits, of any nature or kind, or for damages to or loss of property, whether caused by negligence or otherwise.

Any implied warranty, including, but not limited to, the implied warranty of merchantability and the implied warranty of fitness of a particular purpose, is hereby limited in duration to that of the express limited warranty contained in this document, unless a shorter period is permitted by law. This document sets forth the entire liability of Sun Protection of Florida LLC screens and awnings.

No Other Express Warranties: The Limited Warranty set forth herein constitutes the entire express warranty and representation of Sun Protection of Florida LLC with regard to its screen products. This Limited Warranty shall be controlling over any conflicting terms and conditions of any purchased orders, contracts, or invoices which may be executed in connection with the purchase of Sun Protection of Florida LLC products. No representation or warranty made by any Sun Protection of Florida LLC dealer, agent, representative or employee shall be binding to you or Sun Protection of Florida LLC, other than set forth herein.

Warranty Disclaimer

Sun Protection of Florida LLC Roll Screens and Awnings are not hurricane rated and are not intended to be used in the event of high winds. Our screens are rated for up to 40 MPH winds and our awnings 25 MPH. These numbers are general guidelines for operation; size and locations may vary. Products should always be retracted in when away from residence or with threat of high winds. In the event of rain, awnings should be retracted. Wind sensors are not a guarantee against product damage. Rewraps of fabric/screen are not covered under warranty.

SPF 6 of 6

Tab 8

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 27, 2023 at 9:30 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
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.
Andy Cohen	District Counsel –
	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Rick Schappacher	District Engineer, Schappacher Engineering
Keith Livermore	Field Manager, Rizzetta & Company, Inc.
John Toborg	Landscape Inspection Services, Rizzetta & Company, Inc.
John Fowler	Landscape Inspection Services, Rizzetta & Company, Inc.
Jeffrey Thomas	General Manager, River Club
Julie Cortina	Vesta Property Services
Heather Alexander	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 comments from the public.

Mr. Cassell addressed the Board regarding a rental fee charged in December during Sunday Brunch.

49 Mr. Lewis provided a brief update related to Comcast installation.
50
51

52 Ms. Schimberg addressed the Board regarding the menus on the River Club website
53 as well as assisting the culinary staff with correspondence.
54

55 **FOURTH ORDER OF BUSINESS**

55 **Staff Reports**

56 A. District Engineer

57 Mr. Schappacher advised that flyers are being put out related to the roadway
58 rejuvenation project beginning Wednesday and expected to wrap up April 4th.
59 He advised that he is working to schedule the sidewalk repairs and will be
60 sending out the bid package for the striping. Mr. Schappacher advised that he
61 has been asked to assist with calculations for roadway lifespan related to the
62 Reserve Study.
63
64

65 B. District Counsel

66 Mr. Cohen advised that the April 10th meeting will include the public hearing
67 related to Tennis Rule 18 as well as the Fitness Class limit. He further advised
68 that he is working on the notice to LMP as directed by the Board.
69

70 Mr. Bracco inquired as to the process to have a police presence within the
71 community. Mr. Cohen advised that an interlocal agreement would be
72 needed. Mr. Bracco advised that he doesn't know that off duty services are
73 needed, but rather just presence. Discussion ensued.
74

75 C. River Club

76 Mr. Thomas provided an overview of his Executive Summary; he advised that
77 1,198 Survey responses have been received and the deadline is 5:00 p.m.
78 today and then the tabulation process will begin. Mr. Thomas responded to
79 questions from the Board.
80

81 Mr. Smaha inquired as to the public comment related to the room charge for
82 Sunday brunch. Mr. Thomas advised that he would investigate and submit
83 any necessary requests.
84

85 Mr. Bracco inquired as to the note in the Social and Dining Advisory
86 Committee meeting minutes related to extending the Tiki Bar hours. Mr.
87 Thomas advised that is not on the front burner due to staffing requirements.
88

89 Ms. Pozarek spoke regarding the use of Survey Monkey as well as the
90 JONAS POS system. She further asked if the private events analysis would
91 be ready for April 1st. Mr. Thomas advised he is working on that. Ms. Pozarek
92 inquired as to the hot tub issues. Mr. Thomas advised that damage happened
93 over the weekend. Discussion ensued.
94
95

E. Field Manager

Mr. Livermore advised that he is trying to find out who owns the Laurel Road fence as it is in need of repair.

Mr. Smaha inquired as to ownership of the storm drains between the golf cart path and a homeowner's property as the grate at hole #2 is missing. Mr. Livermore advised that he will have the area reviewed right away.

Ms. Pozarek inquired as to the entry lighting concerns with FPL. Mr. Livermore advised that FPL is less than responsive although efforts continue.

The Board took a recess at 10:15 a.m. and was back on the record at 10:25 a.m.

FIFTH ORDER OF BUSINESS

Consideration of Proposals Received in Response to the RFP for Landscape & Irrigation Maintenance

Mr. Cohen provided information related to the process and options available to the Board.

Mr. Toborg advised of the companies who attended the mandatory pre-bid meeting and advised that four proposals were received. He reviewed the six-year average pricing of each of the proposals received. The Board thanked Staff for their efforts in the process.

Each Board member reviewed the references for the firm assigned to them.

Board discussion ensued regarding the proposals received. Ms. Bandon reviewed insurance requirements and differences noted within the proposals. The Board directed Staff to count Mr. Booker's score sheet.

Mr. Toborg began to tally the votes and the Board reviewed other items.

FOURTH ORDER OF BUSINESS

Staff Reports (Continued)

D. District Manager

Ms. Bandon advised that the next meeting of the Board of Supervisors is scheduled for Monday, April 10, 2023 at 9:30 a.m.

Ms. Bandon provided an update regarding the FEMA process; she advised that at the next meeting, she will have the damage inventory on the agenda for Board review and approval. Discussion ensued regarding Ms. Bandon's time, and billing, related to the FEMA process. Ms. Bandon reviewed the FEMA on site inspection process. She responded to questions from the Board.

SIXTH ORDER OF BUSINESS

**Discussion Regarding O&M
Expenditures and Approval of Prior
Months**

Ms. Bandon reviewed the prior months O&M Expenditures and reviewed the Intacct program. She reviewed the process related to the process going forward with online access to for the Board of Supervisors and responded to questions from the Board.

Ms. Bandon reviewed the costs related to Hurricane Ian clean up. Discussion ensued. Ms. Terrana asked that Ms. Bandon obtain proposals for tree replacements and submit to FEMA along with the damage inventory to see if they may reimburse for the tree replacements.

Mr. Smaha asked if Ms. Bandon would like to discuss the format for the financial reports. Ms. Bandon advised that she would like to include that in the next agenda so that Ms. Smith can attend, and all Supervisors have the opportunity to review his request and provide input.

FIFTH ORDER OF BUSINESS

**Consideration of Proposals Received
in Response to the RFP for Landscape
& Irrigation Maintenance (Continued)**

Mr. Toborg advised that after tallying the votes, the ranking was as follows: Landscape Maintenance Professionals ranked first with 454.55 points, Russell Landscape ranked second with 391.75 points, Duvall Landscape Maintenance ranked third with 318 points, and Sun State Landscape Management ranked fourth with 313.75.

Board discussion ensued regarding inviting the top two to the next meeting for discussion.

Mr. Bracco made a motion to accept the rankings and award the Landscape and Irrigation Maintenance Contract to LMP and direct Staff to negotiate an agreement. Ms. Pozarek seconded the motion. Board discussion ensued. With a vote of one in favor and three opposed, the motion failed.

On a Motion by Ms. Pozarek, seconded by Ms. Terrana, with all in favor, the Board Directed Mr. Toborg to Invite the Top Two Ranked Landscape Vendors, LMP and Russell, to the April 10 Meeting for Questions and Answers, for the Venetian Community Development District.

The Board advised that the April 10th agenda should include the tennis rule and public hearing, the fitness class rules, landscaping vendors, and operations and maintenance expenditures.

SEVENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
February 27, 2023**

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on February 27, 2023 and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

On a Motion by Mr. Smaha, seconded by Ms. Terrana, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on February 27, 2023, for the Venetian Community Development District.

EIGHTH ORDER OF BUSINESS

Consent Items

Ms. Blandon advised that the consent items consist of the Facilities Advisory Committee meeting minutes of February 06, 2023, the Fitness/Pool Advisory Committee meeting minutes of February 15, 2023, the Landscaping Advisory Committee meeting minutes of February 06, 2023 and the Social and Dining Advisory Committee meeting minutes of February 14, 2023. She asked if there were any questions. Mr. Bracco advised that it should be noted that when the Board accepts the Advisory Committee minutes, it is not the Board's approval of the minutes, but accepting only.

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.

NINTH ORDER OF BUSINESS

Supervisor Requests and Comments

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

Mr. Bracco advised that the Fidelity Account is going to be transferred to Dana. He further advised that the Pickleball was approved by the City Council with a vote of six to one; he recommended additional landscaping to the east of the parking lot. Mr. Bracco advised that there is still a question related to reimbursement from the POA for the office renovation; he advised that payment is in process. He inquired as to the status of the reimbursement of the \$2,700 from Vesta. Ms. Cortina advised that she will check on the status. Mr. Bracco inquired as to how Supervisors feel about not having a paid off duty patrol but rather additional passes during their schedules. Discussion ensued. Mr. Bracco asked that Ms. Pozarek include in the newsletter something related to not feeding the Sandhill Cranes, taunting or feeding the Alligators. Ms. Pozarek advised that she would.

Ms. Pozarek inquired as to off duty patrols in other communities that Mr. Cohen is involved in. Mr. Cohen advised that speeding and traffic violations were the driving force. Discussion ensued.

Ms. Terrana asked that the information related to private events and a new fee schedule be placed on the agenda for the second meeting in April.

Ms. Pozarek advised that with the budget coming up, an agenda item should be created to review reserves and any long-range capital plans. Ms. Pozarek inquired as to whether bids are being requested for pickleball. Mr. Bracco advised that Mr. Schappacher is preparing a bid package but intends to wait out a 30-day period for any possible appeal to the decision. Ms. Pozarek advised that a construction manager for pickleball would be helpful. Ms. Pozarek addressed fitness comments made at the last meeting; she advised that there may be a lack of fairness in the sign up process for fitness classes.

Mr. Smaha inquired as to whether there was a discussion or consideration given to requiring the soft pickleball paddles and balls in order to mitigate noise. Mr. Bracco advised that the Board can set parameters and the Board can say that players have to use the composite paddles and maybe less intrusive balls. Discussion ensued.

TENTH 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 Ms. Terrana, seconded by Mr. Smaha, with all in favor, the Board adjourned the meeting at 12:09 p.m., for the Venetian Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 9

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 March 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$265,264.13**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Venetian Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AMF Mark Mobile Welding, LLC	100234	2529	Weld Mail Box- 112 Sevilla PL 02/23	\$ 100.00
AMF Mark Mobile Welding, LLC	100243	2534	Weld Mail Box- 109 Lerinda 03/23	\$ 100.00
AMF Mark Mobile Welding, LLC	100252	2538	Weld Mailbox 194 Valeza Coop 03/23	\$ 100.00
AMF Mark Mobile Welding, LLC	100252	2542	Weld Mailboxes 146 + 146 Sevilla 03/23	\$ 100.00
ANJ Excavation LLC	100268	30 - 264	Sidewalk Repair 02/23	\$ 1,560.00
ANJ Excavation LLC	100268	31 - 264	Irrigation Repairs 03/23	\$ 4,575.00
Bryant Miller Olive P.A.	100244	80145	Legal Services 10/22-12/22	\$ 5,000.00
Cheryl Harmon Terrana	100253	CHT031323	Board of Supervisors Meeting 03/13/23	\$ 100.00
Cheryl Harmon Terrana	100253	CT010923	Board of Supervisors 01/09/23	\$ 100.00
Cheryl Harmon Terrana	100253	CT012323	Board of Supervisors 01/23/23	\$ 100.00
Cheryl Harmon Terrana	100253	CT021323	Board of Supervisors Meeting 02/23	\$ 100.00
City of Venice	100254	44300-59516 02/23	Guardhouse Water - 101 Veneto 02/23	\$ 69.93

Venetian Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Venice	100254	76604-72272 02/23	111 Asti CT 02/23	\$ 6.75
Clean Sweep Parking Lot Maintenance Inc	100255	50908	Street Sweeping 02/23	\$ 450.00
COMCAST	100256	8535100500435480	Guard House Internet Service - 102 Citadella Drive 03/23	\$ 116.85
Deangelo Contracting Services, LLC	100257	2216	Drainage & Rip Rap Stone 07/22	\$ 2,602.56
Deangelo Contracting Services, LLC	100257	2217	Spot Repair & Aquatic Planting 07/22	\$ 23,139.00
Distribution Direct, Inc.	100240	1435	Mulch 01/23	\$ 50,822.76
Ernest R Booker	100258	EB010923	Board of Supervisors 01/09/23	\$ 100.00
Ernest R Booker	100258	EB021323	Board of Supervisors Meeting 02/23	\$ 100.00
Ernest R Booker	100258	EB022723	Board of Supervisors Meeting 02/27/23	\$ 100.00
Ernest R Booker	100258	EB031323	Board of Supervisors Meeting 03/13/23	\$ 100.00
Florida Power & Light Company	20230314-1	FPL Summary 02/23 Auto - 264	FPL Summary 02/23	\$ 3,892.26
Frontier Florida, LLC	20230307-1	941-485-8500-120513-5 02/23 AUTOPAY	Field Manager Phone 02/23	\$ 327.01
International Security Networks, Inc.	100269	31908	Service Call 02/23	\$ 490.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jill Pozarek	100259	JP010923	Board of Supervisors 01/09/23	\$ 100.00
Jill Pozarek	100259	JP012323	Board of Supervisors 01/23/23	\$ 100.00
Jill Pozarek	100259	JP021323	Board of Supervisors Meeting 02/23	\$ 100.00
Jill Pozarek	100259	JP022723	Board of Supervisors Meeting 02/27/23	\$ 100.00
Jill Pozarek	100259	JP031323	Board of Supervisors Meeting 03/13/23	\$ 100.00
Kenneth J. Smaha	100260	KS010923	Board of Supervisors 01/09/23	\$ 100.00
Kenneth J. Smaha	100260	KS012323	Board of Supervisors 01/23/23	\$ 100.00
Kenneth J. Smaha	100260	KS021323	Board of Supervisors Meeting 02/23	\$ 100.00
Kenneth J. Smaha	100260	KS022723	Board of Supervisors Meeting 02/27/23	\$ 100.00
Kenneth J. Smaha	100260	KS031323	Board of Supervisors Meeting 03/13/23	\$ 100.00
Krauth Construction	100261	030923 Krauth	Tiki Renovation - Final	\$ 12,900.00
Landscape Maintenance Professionals, Inc.	100250	170577	Hurricane Ian Disaster Clean up 10/22	\$ 242.50
Landscape Maintenance Professionals, Inc.	100250	170743	Hurricane Ian -Tree Removal 10/22	\$ 10,000.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	100250	171345	Hurricane Ian Clean Up 11/22	\$ 822.50
Landscape Maintenance Professionals, Inc.	100250	171562	Hurricane Ian Clean Up 11/22	\$ 672.50
Landscape Maintenance Professionals, Inc.	100250	171563	Hurricane Ian Clean Up 11/22	\$ 672.50
Landscape Maintenance Professionals, Inc.	100250	171646	Hurricane Ian Clean Up 11/22	\$ 672.50
Landscape Maintenance Professionals, Inc.	100250	171762	Hurricane Ian Clean Up 11/22	\$ 4,750.00
Landscape Maintenance Professionals, Inc.	100250	172029	Hurricane Ian Disaster 11/22	\$ 2,000.00
Landscape Maintenance Professionals, Inc.	100250	172035	Hurricane Ian Disaster 11/22	\$ 11,600.00
Landscape Maintenance Professionals, Inc.	100250	172036	Hurricane Ian Disaster 11/22	\$ 8,305.00
Landscape Maintenance Professionals, Inc.	100250	172143	Irrigation Repair - Hurricane Related 11/22	\$ 646.00
Landscape Maintenance Professionals, Inc.	100250	172229	Irrigation Repair 12/22	\$ 180.00
Landscape Maintenance Professionals, Inc.	100250	172723	Pest Control 12/22	\$ 750.00
Landscape Maintenance Professionals, Inc.	100250	172952	Irrigation Repairs/ Hurricane Damage 01/23	\$ 371.00
Landscape Maintenance Professionals, Inc.	100250	172971	Plant Replacement and Lava Rock 01/23	\$ 1,893.15

Venetian Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	100236	173365	Irrigation Repair 01/23	\$ 220.00
Landscape Maintenance Professionals, Inc.	100236	173727	Irrigation Repairs 02/23	\$ 45.00
Landscape Maintenance Professionals, Inc.	100271	173907	Monthly Ground Maintenance & Irrigation 03/23	\$ 27,737.08
Landscape Maintenance Professionals, Inc.	100271	174077	Irrigation Repairs 02/23	\$ 766.39
Landscape Maintenance Professionals, Inc.	100271	174101	Fertilizer Installation 02/23	\$ 10,005.00
Landscape Maintenance Professionals, Inc.	100271	174102	Pest Control 02/23	\$ 750.00
Landscape Maintenance Professionals, Inc.	100250	174136	Annuals Installation 03/23	\$ 45.00
Landscape Maintenance Professionals, Inc.	100271	174199	Irrigation Repairs 03/23	\$ 65.00
Landscape Maintenance Professionals, Inc.	100271	174483	Irrigation Maintenance 03/23	\$ 930.00
Landscape Maintenance Professionals, Inc.	100271	174484	Irrigation Repairs 03/23	\$ 245.00
Lykins Signtek, Inc.	100237	202580	Mailbox Maintenance 02/23	\$ 245.00
Lykins Signtek, Inc.	100262	202679	Temporary Street Sign 03/23	\$ 110.00
Metro PSI Corp	100270	51221	Pipe Fill Alarms 02/23	\$ 690.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Persson, Cohen & Mooney, P.A.	100245	3248	Legal Services 02/23	\$ 4,633.90
Richard Bracco	100263	RB010923	Board of Supervisors 01/09/23	\$ 100.00
Richard Bracco	100263	RB012323	Board of Supervisors 01/23/23	\$ 100.00
Richard Bracco	100263	RB021323	Board of Supervisors Meeting 02/23	\$ 100.00
Richard Bracco	100263	RB022723	Board of Supervisors Meeting 02/27/23	\$ 100.00
Richard Bracco	100263	RB031323	Board of Supervisors Meeting 03/13/23	\$ 100.00
Rizzetta & Company, Inc.	100233	INV0000078006	District Management Fees 03/23	\$ 6,499.66
Rizzetta & Company, Inc.	100241	INV0000078106	Additional Meeting 02/27/23	\$ 1,045.00
Rizzetta & Company, Inc.	100242	INV0000078116	Amenity Management & Personnel Reimbursement 03/23	\$ 8,592.46
Rizzetta & Company, Inc.	100251	INV0000078176	Cell Phone 02/23	\$ 50.00
Rizzetta & Company, Inc.	100267	INV0000078608	Personnel Reimbursement 03/23	\$ 7,640.11
Schappacher Engineering, LLC	100246	2368	Engineering Services 03/23	\$ 2,800.00
Solitude Lake Management, LLC	100272	PSI-53245	Lake & Pond Annual Maintenance 03/23	\$ 4,154.79

Venetian Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southworth Solutions, LLC	100238	1368	Software License Fees 02/23	\$ 224.00
Southworth Solutions, LLC	100247	1377	Software License Fees 03/23	\$ 224.00
The Law Offices of Lobeck & Hanson, P.A.	100248	123300	Legal Services 02/23	\$ 2,190.00
Universal Access, LLC	100239	AAAI1698	Awid Side View Tags UHF 02/23	\$ 2,500.00
Universal Protection Service, LLC	100264	13947255	Security Services 01/27/23-02/23/23	\$ 28,335.81
Venetian Golf & River Club	100265	44984	Effluent Water Use 02/23	\$ 2,037.41
Water Boy Inc.	100266	21095261	Water Delivery 02/23	\$ 53.75
Water Equipment Technologies of Southwest Florida LLC	100249	21585	Weekly Entrance Fountain Maintenance 02/23	<u>\$ 200.00</u>
Report Total				<u>\$ 265,264.13</u>

Tab 10

**VENETIAN COMMUNITY DEVELOPMENT DISTRICT
502 VENETO BOULEVARD, NORTH VENICE, FL 34275
FACILITIES ADVISORY COMMITTEE MEETING**

March 7, 2023 Minutes

Attending:

Mark Kissinger, FAC Chair
Bob Ruffatto, FAC Member
Bill Phillips, FAC Member
Bob Crane, FAC Member
Tim Carr, FAC Member
Jill Pozarek, VCDD FAC Liaison
Miles Cleary, River Club Maintenance
Nancy Spokowski, Resident
Rich Goodman, Resident

1. Call to Order: Meeting called to order by Mark Kissinger at 3:03 pm.
2. Quorum / Attendance: Mark Kissinger declared that a quorum was achieved.
3. Public Comments: None
4. Minute Approval: The February 6, 2023 FAC Minutes were approved.
5. Liaison Report: Jill Pozarek stated:
 - Pool Area Fencing Proposal is on the VCDD Board of Supervisors March 13 agenda.
 - The BOS continues to edit the Vesta Resident Survey and will provide a copy to the FAC with her comments.
 - A Sunshine Law Seminar was held on March 6 at the River Club.
6. Gate Replacement: Bob Ruffatto presented an update of the Gate Repair Proposal. The FAC unanimously approved these repairs on a motion by Bob Ruffatto and seconded by Bob Crane. An FAC BOS recommendation is attached at the end of these minutes.
7. Pool Bar Shading: Bill Phillips presented 3 bids for shading around the Pool Bar. They included 2 vendor bids for retractable awnings on the left and front of the bar with an additional bid from a fixed sail vendor. The fixed sail concept was deemed too expensive, but the FAC recommends the installation of an a

retractable awning on the left side of the bar which receives sun most of the day. Specifically, the motion made by Bill Phillips and seconded by Tim Carr passed with 3 in favor and 2 in opposition. All bids will be added to these minutes. Separately, the FAC is also pursuing the installation of an 8' by 2' fabric shade on the left side of the bar refrigerator to minimize sun exposure. Shading the refrigerator will extend its useful life. Bill Phillips is investigating pricing.

8. Maintenance Items:

- Main entrance door to river club will have electrical installed on March 16 to complete the ADA automatic opening.
- Miles Cleary is working with Synergy to repair pool area lighting and to propose additional lighting around the pool.
- Miles presented separate daily, weekly and monthly maintenance checklists of river club areas that require ongoing cleaning and upkeep. These checklists are a work in progress.
- Related to Tim Carr's maintenance list and ongoing RC walk-about, he and Miles Cleary discussed areas of completion as well as area continuing to need repair. The list is attached.

9. Capital Expenditures: Jill Pozarek will forward the most recent Capital Reserve study to all FAC members. Members will review and make expenditure suggestions for the 2023-2024 budget at the FAC meeting on April 4. Currently, the list of potential capital projects includes replacement of the inside dining room bar equipment (beyond its useful life), potential expansion of the inside bar (a Social & Dining Committee interest), locker room upgrades, enhanced pool area lighting and a significant upgrade to the Point-of-Sale system.

Minutes submitted by Mark Kissinger

Facilities Committee next meeting scheduled for:

Tuesday, April 4, 2023 - 3pm at River Club

**Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34275
Fitness/Pool Advisory Committee (FPAC)
Meeting Minutes-March 15, 2023**

Attending Members: Richard Derby, Livvy Faford, Cyndi Sniezek, Nancy Spokowski, Mary Taylor.

Jeff Thomas, General Manager, and CDD liaison Ernest Booker were also in attendance

Call to order: Nancy Spokowski called the meeting to order at 10:01 AM. Quorum was established. Public were in attendance.

Prior minutes from 2/15/23 approved.

Public Comments:

Need additional yoga and exercise equipment. TRX class does not offer enough straps for participants. There needs to be a budget planned for new and replacement of equipment. Certified letter to fitness class violators was heavy handed-no need for certified letter. A courtesy warning letter would have sufficed. The fitness program has glitches in it. Indoor classes should allow 18 members from 16 as the room can accommodate such. The condition of the aerobics room floor is filthy. There are not enough weights available for members to use in class. There was a question regarding the terms for committee members. Stated we are spending money on the negatives (attorney letters to members) versus allowing additional classes and events. Stated that on 11/14/22 at a CDD meeting the Board of Supervisors (BOS) approved the class registration to go from 3 class registration to 5 class registration.

Discussion Items:

Response to Public Comment:

- A. The BOS never approved an increase in class registration. Nancy presented the proposal from the FPAC to increase the class registration from 3 to 5 but it was NOT approved by the BOS. Nancy explained to public that when the CDD accepts our minutes, they are not voting to agree on any of the Committee's votes, just agreeing that we provided them the minutes. The reason being was that previous BOS kept the limit of 3 registrations so that there would be no monetary charge to members. Some of the issues are budgetary.
- B. FPAC asked the public if they would support an increase from registering from 3 fitness classes to 5 (since some members have registered for as many as 9 in a week). After discussing, all the public attendees agreed they would not violate the registration limit if approved for registering for 5 classes. The committee explained again that the limit on class registration does not pertain to any outside classes and that members can always walk in to a class that is not full.

Old Business:

- A. Nancy made a motion for the FPAC to recommend to the BOS/CDD that indoor class registration should increase from 3 classes to 5. Three committee members voted in favor of the recommended increase, one voted against and one abstained due to a concern that the Club Essentials software does not automatically monitor excess registrations.
- B. It was noted by all committee members that we need a registration system that will manage the fitness programs so that there is a “block” when members register for excess classes. It was also noted that the current Club Essentials system is not working properly for dining reservations, tennis and fitness. We need to find a more functional system for the needs of all facets of the River Club.
- C. Saturday morning Body Sculpt class is always at capacity. Can we increase the limit on class size from 16 members to 18 members? Attendees of the class agreed that it will work and will not be too crowded. Jeff will discuss with Catherine.
- D. The Facilities Committee (FC) is getting pricing for lighting around the pool area. Pool gate replacement was approved by the FC and the BOS. FC will be ordering an awning for one side of the tiki bar. FC said no additional shade mechanism is needed at this time.
- E. FPAC made a recommendation to Jeff to replace the bench near the entry of the pool gate. The legs are not sturdy on the current one. There is a need to have a bench for members who are ill or elderly. Jeff was provided pricing and information on the bench from Nancy. He agreed to order it.
- F. The pool divider purchased to use during water aerobics has not been used yet. Instructors, Catherine and Yumi said they will not install and use the divider during class.
- G. Laundry service has been canceled by management and replaced with three Saniwipe dispensers to reduce costs. Committee members who use the Fitness Center indicated that sanitation will be downgraded with this new system. Members can bring their own towels for fitness center and fitness classes.

New Business:

- A. FPAC requested that management perform a deep cleaning of the aerobics room. This includes Catherine and Yumi organizing and inventorying equipment in the closet. The floor is especially in need of cleaning. The evening cleaning staff needs to include the daily cleaning of this floor. Hand weights and exercise bands have disappeared from the room. New bands and 10, 12, 15-pound weights need to be ordered. Weight rack in aerobics room still has not been repaired.
- B. A new pool attendant, Melissa, will be hired by Vesta. Her hours will be Thursday-Saturday, 10:00 AM to 5:00 PM. At this time Carlos will work in tennis and as pool attendant Monday-Wednesday 10:00 AM to 5:00PM and Sunday for several hours in the morning. Pool Attendant staffing during Spring/Easter vacation will be essential. Residents need to know who the pool attendants are

(uniform shirt and name tag) and what the responsibilities are of the pool attendant. Can the pool attendant's role be put in the monthly newsletter? This could be a reminder to members as well.

- C. Pool tiles are showing black mold and scum. FPAC would like there to be a set schedule for scrubbing the tiles on a weekly basis to avoid the tiles getting to this point.
- D. A member has requested that we amend the 30-minute lap lane time to 60 minutes. Cyndi made a motion to increase the lap pool lane time to sixty minutes on April 30th. The motion was voted on and approved by the committee. This is for the off-season only.
- E. Lap pool sign up sheets are not always put out in the morning and it causes confusion. Sometimes the sheets are blank or for a fitness class instead of for the lap pool. Can the sheets be put out the evening prior or does staff need to post them first thing in the morning?
- F. Ernest suggested Nancy speak to Jill Pozarek, CDD liaison for the Facilities Committee to discuss additional new pool furniture.

Next Meeting and Adjournment:

Next meeting to be held April 19, 2023

Meeting adjourned at 12:10 PM

Minutes submitted by Livvy Faford

Venetian Community Development District
502 Veneto Boulevard North Venice, FL 34275
Reserve/Finance Committee Meeting Minutes
March 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 Vice Chair David Moy. A quorum established as all members present.

There was no public comment for this meeting.

Motion by Jerry Jasper, second Fred Baughmann that minutes of February 20, 2023 be approved. Carried.

Old Business:

- A. David Moy distributed a 2023 CDD ROADWAY LIFESPAN map showing estimated lifespan for each street. BOS Liaison Ken Smaha reported that the BOS approved the Asphalt Rejuvenation program, with a cost of approximately \$190k. All streets will be done except a portion of Padova, Montelluna and Savona Ct. which will be scheduled for Mill & Overlay.
David Moy to ask Rick Schappenger to update the asphalt road square footage for each phase based on the current map. Jerry Jasper to advise Rich Bracco of the extra time requirement required for Rick S.

New Business:

- A. Automatic Security Gates - Ken said there were no updates for this meeting.
- B. Ken forwarded to RFC the Vesta Feb 28, 2023 Financial reports. Any member questions should be forwarded to Ken for consolidation and discussion with Vesta.

Motion for adjournment at 3:15 pm by Fred Baughmann, 2nd Jerry Jasper. Carried

Next meeting Monday, April 17, 2023 @ 2:00pm River Club.

Minutes submitted by Don Regier

Venetian Community Development District
502 Veneto Boulevard
North Venice, Florida 34275
Social & Dining Advisory Committee
Meeting Minutes
March 8, 2023

Attending Members: Linda Cautero, Kathy Thomaston, Joe Browne, Pat Jones, Sarah Quinn, Livvy Faford. Also present were River Club personnel: Jeff Thomas, Bryan Mattson, Ellie Weems.

Call to Order: Linda Cautero, Chairwoman, called the meeting to order at 10:05am. Quorum established. Minutes of February 14, 2023 were approved as written.

Public Comment:

- Pat Carr made a request for the addition of some vegetarian dishes to the dinner menu.
- Rossana Lachman expressed her dissatisfaction with server knowledge of Gluten-free items on the menu, and her emails to Jeff that received no response.
- Pat Appolonia suggested that more timely communication to residents in advance of “changes from the norm” would reduce confusion re: events. She also wanted River Club management to be aware of billing errors occurring when servers are hand-writing drink and dinner orders in La Sala and then transferring them to the computer billing system. Jeff replied that there are currently compatibility issues with Dell Hand-Held devices, and that a new POS system has been ordered, so order information can be input directly at the bar. This new system has been on back-order for a long time.
- Darlene Schimberg said that it appeared that the event budget was not well planned and balanced for the entire year. Linda Cautero responded that this committee does not have budget responsibility, and that should be addressed by the CDD Board.

Past Events:

- A. Jazz Under the Stars was moved inside before start of event, due to pesty bugs outside. Food received good reviews, but band cost was \$2500, and ticket price was not enough to cover expenses.
- B. Trivia Night continues to be very popular. Livvy pointed out that the reservation system should have limited the sign-up to 5pm, as it was a buffet, with the expectation that all attending eat at the same time. Ellie is confident that this is now fixed in the reservation system.
- C. Golf Club Member-Guest Dinner logistics went well, but the choice of skirt steak for the entrée was a mistake, as the meat was tough with many attendees voicing their dissatisfaction. Jeff said they are trying to identify those folks so they can offer reparation.

Future Events:

Easter Buffet and Children’s Egg Hunt

Seating times were discussed, with many commenting that 9am is too early. Perhaps another later seating should be scheduled instead. Also, the need and practicality of an egg hunt was questioned. Jeff and team will meet and discuss logistics and possible revision.

**Venetian Community Development District
502 Veneto Boulevard
North Venice, Florida 34275
Social & Dining Advisory Committee
Meeting Minutes
March 8, 2023**

OLD BUSINESS

- A. Different pricing for drinks ordered in La Sala vs. those ordered at the Tiki Bar was questioned. Jeff said pricing must be higher at the Tiki Bar because of the cost of entertainer and higher staffing costs, including additional staff and overtime pay rate.
- B. Tiki Bar entertainment: Does it need to be the same every Friday? The answer is yes, because the entertainer was booked for the entire season.
- C. Livvy again requested that the drink prices for the Tiki Bar be posted at the bar, so that different wine prices and drink specials are known when ordering.
- D. Staffing: Jeff said that staffing and hiring is an ongoing challenge, with the hiring of “temps” being necessary to meet our needs.

Meeting was adjourned at 11:54am.

Next meeting is April 12, 2023.

Minutes submitted by Pat Jones