



Rizzetta & Company

# **Venetian Community Development District**

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## **Board of Supervisors' Meeting July 24, 2023**

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

**[www.venetiancdd.org](http://www.venetiancdd.org)**

## **VENETIAN COMMUNITY DEVELOPMENT DISTRICT**

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

[www.venetiancdd.org](http://www.venetiancdd.org)

<b>Board of Supervisors</b>	Rich Bracco	Chairman
	Ernest Booker	Vice Chairman
	Ken Smaha	Assistant Secretary
	Jill Pozarek	Assistant Secretary
	Cheryl Harmon Terrana	Assistant Secretary
<b>District Manager</b>	Belinda Blandon	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andy Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
<b>District Engineer</b>	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

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July 17, 2023

Board of Supervisors  
**Venetian Community  
Development District**

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of Venetian Community Development District will be held on **Monday, July 24 2023 at 9:30 a.m.** at the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT**
- 4. STAFF REPORTS**
  - A. Field Services Manager
    1. Review of June 27, 2023 Landscape Inspection Report..... Tab 1
  - B. District Engineer
    1. Discussion Regarding Pickleball Courts Construction
  - C. District Counsel
  - D. River Club
  - E. Field Manager
  - F. District Manager
- 5. BUSINESS ITEMS**
  - A. Public Hearing Regarding Fiscal Year 2023/2024 Budget
    1. Presentation of the Proposed Final Budget for Fiscal Year 2023/2024..... Tab 2
    2. Consideration of Resolution 2023-08, Annual Appropriations and Adopting the Final Budget for Fiscal Year 2023/2024..... Tab 3
    3. Consideration of Resolution 2023-09, Making a Determination of Benefit; Imposing Special Assessments; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll ..... Tab 4
  - B. Appointment of River Club General Manager
  - C. Consideration of Appointment of Racquet Sports Advisory Committee Member with a Term to Expire January 2025
  - D. Consideration of Resolution 2023-10, Redesignating the Secretary of the District ..... Tab 5
  - E. Consideration of Second Amendment to Amended and Restated River Club Declaration ..... Tab 6
  - F. Discussion and Consideration of the Venice Theatre for Use of the River Club Aerobics Studio

- G. Consideration of July 2023 Landscape Advisory Committee Recommendations..... Tab 7
1. Front Entrance (Priority #1, Partial), \$13,231
  2. Veneto Boulevard Sod and Monuments (Priorities #3 & #6, partial), \$24,123
  3. Veneto Boulevard Hedges (Priority #3, Partial) \$79,200
  4. Veneto Boulevard Roundabout (Priority #3, Partial) \$1,080
  5. River Club Pool Area (Priority #5), \$4,018
  6. Roundabouts Cleanup (Priority #9, Partial) NTE \$5,000
  7. River Club Parking Lot Perimeter (Priority #10, Partial)
    - a. Option 1 - \$154,125
    - b. Option 2 - \$73,466
6. **BUSINESS ADMINISTRATION**
- A. Consideration of the Minutes of the Board of Supervisors Meeting held on June 26, 2023 ..... Tab 8
- B. Consideration of the Operations and Maintenance Expenditures for June 2023..... Tab 9
7. **CONSENT ITEMS**
- A. Acceptance of Advisory Committee Meeting Minutes..... Tab 10
1. Fitness and Pool Advisory Committee Minutes of April 19, 2023 and May 17, 2023
  2. Landscaping Advisory Committee Minutes of June 05, 2023
  3. Racquet Sports Advisory Committee Minutes of May 08, 2023 and June 12, 2023
8. **SUPERVISOR REQUESTS AND COMMENTS**
9. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (239) 936-0913.

Very truly yours,  
*Belinda Blandon*  
Belinda Blandon  
District Manager

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



# Tab 1

# VENETIAN

## LANDSCAPE INSPECTION REPORT



June 27th, 2023

Rizzetta & Company

John R. Toborg – Division Manager

John Fowler – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management



# Summary, River Club

## General Updates, Recent & Upcoming Maintenance Events

- ❑ Mowing every week event is in effect.
- ❑ Most of the subdivision roundabouts have vines growing on shrubs need to be eradicated and beds weeded.
- ❑ LMP has resolved a lot of the carry over items from previous reports.

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. Need a plan for the Dwarf Firebush that are not coming back in the River Club parking lot.
2. Remove a couple dead Oleander on the berm behind the loading dock of the River Club heading back to the nature trail.
3. Remove dead fronds and fruiting structures out of the Pygmy Date Palms behind the loading dock of the River Club.
4. Treat the broadleaf weeds within the Bermuda grass behind the River Club. Also, diagnose and treat the turf that doesn't appear to be thriving.
5. Raise one Oak canopy by the loading dock of the River Club. (Pic. 5)
6. Cleanout the dead material in the Bird of Paradise between the entrance drive of Veneto Blvd. and the parking lot of the River Club.
7. Remove dead material within the Shell Ginger on the median island of Veneto Blvd. coming into the River Club parking lot. (Pic. 7)



8. Treat the joint crack weeds between the asphalt and the curb of the median island on Veneto Blvd. coming into the River Club parking lot.
9. Asking if proposals have been sent to improve the curb appeal, including declined turf, for all areas in front of the River Club? This area needs to be enhanced to get back the value look before hurricane Ian.



# Laurel Rd.

10. Asking for the latest status for a plan to improve the health of the Royal Poinciana in the main roundabout before the River Club?
11. The Copperleaf are still not thriving in the main roundabout before the River Club. This is because deer are eating them. What can be done to help prevent this?
12. Dead hanging frond in one of the Medjool Palm in the main roundabout before the River Club.
13. Treat the weeds behind the Cappello monument on Bella Vista Terr.
14. Remove sucker growth off Magnolia Tree on Bella Vista Terr. near tennis courts. (Pic. 14)
19. Tip prune dead or diseased material in the Juniper 'Parsoni' on Laurel Rd. ROW between Veneto Blvd. and Ciltadella.
20. Remove dead fronds in the European Fan Palms on Laurel Rd. ROW between Veneto Blvd. and Ciltadella.
21. Remove a dead Juniper 'Parsoni' and pull the weeds in the one next to it on the Southwest corner of Ciltadella and Laurel Rd. intersection. (Pic. 21)



15. Treat heavy weed infestation on Bella Vista Terr. ROW behind the tennis courts.
16. Diagnose and treat the Awabuki on Bella Vista Terr. ROW on the North end before you get to the first condos.
17. There are some Washington Palms and Medjool Palms that have dead fronds that need pruning on Medici berm.
18. Schedule a pruning event for the Jasmine on Laurel Rd. between Veneto Blvd. and Ciltadella.
22. Remove a dead Oak limb hanging on Ciltadella on the West ROW South of the entrance gate.
23. Treat the small weeds and hand pull the large weeds on Laurel Rd. ROW beds from Ciltadella to Veneto Blvd.
24. There is a shrub leaning all the way over that needs to be removed on Laurel Rd. ROW just East and across the street from the fire station.
25. There is a Ligustrum leaning and almost uprooted on Southwest corner of Veneto Blvd. and Laurel Rd. intersection. It appears healthy. Can this be straightened and staked?
26. Dead fronds hanging in the Medjool Palm on Laurel Rd. behind the Western monument.





# Veneto Blvd., Roundabouts for Subdivisions

27. There are 2 dead Washington Palms on Laurel Rd. ROW West of Veneto Blvd. I am recommending flush cutting with no replacement. Refer to proposal page.

28. Remove sucker growth off the base of the Bougainvillea Standards on Veneto Blvd. from Laurel Rd. to the gate house.

29. Remove a vine growing on one of the Bougainvillea on Veneto Blvd. between Laurel Rd. to the gate house. (Pic. 29)



30. Schedule a pruning event to tip prune the Podocarpus on East ROW of Veneto Blvd. before the entrance gate around the electrical boxes. Do not prune the inside as we want this to form one uniform hedge.

31. The annuals in the median with the guard gate are not thriving and need to be replaced soon. Is there a new rotation scheduled?

32. Hand pull large weeds in the first median after you come through the guard gate on Veneto Blvd. within the annuals.

33. Remove sucker growth off the base of the Magnolia trees on the median on Veneto Blvd. from the guard gate to Treviso Ct.

34. Remove dead fronds out of Paurotis Palms on corner of Treviso Ct. and Veneto Blvd.

35. Treat weeds in bed at Bolanza Ct. roundabout.

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

37. Diagnose and treat the turf on the back side of Treviso Ct. roundabout for possible chinch bug activity.

38. Diagnose and treat the declining turf on Veneto Blvd. on the East ROW between Treviso Ct. and Padova Way. (Pic. 38)



39. Remove small dead hanging limb in the Oak tree by the lift station on Padova Way. This area has been improved from the last couple of reports.

40. Remove a dead Ilex Shilling on Tiziano Way roundabout.

41. Remove dead or diseased material in the Ilex Shillings on Mestre Pl. North roundabout.

42. New growth flushing out of the Medjool Palm on Padova Way roundabout. Need to remove the row of dead fronds.

43. Hand pull weeds over 2 inches and treat smaller weeds on the Mestre Ct. roundabout.

44. Remove Oak sucker growth behind the monument of San Marco on Veneto Blvd.





# Roundabouts for Subdivisions

- 45. Diagnose and treat St. Augustine turf on the East ROW of Veneto Blvd. from Padova Way to Montelluna Dr.
- 46. Remove a couple dead Awabuki located directly behind an Oak tree on the West ROW of Veneto Blvd. just South of Montelluna Dr.
- 47. Remove vines growing on the Ilex Shillings on Asti Ct. roundabout.
- 48. Turf has not filled in from irrigation issues at the Martellago Way North roundabout.
- 49. Otello wall has been pruned and looks good.
- 50. Need to remove a couple dead ornamental grasses on the West ROW of Martellago Way just North of Veneto Blvd.
- 51. Remove vines growing in the Paurotis palms on the Northwest ROW of Veneto Blvd. and the Martellago Way intersection.
- 52. Remove dead Ilex Shilling on the roundabout of Martellago Dr. South roundabout. (Pic. 52)



- 53. Diagnose and treat St. Augustine turf for possible chinch bug activity on the North ROW of Veneto Blvd. just East of Lerida Ct.
- 54. Schedule a pruning for the lift station on Veneto Blvd. for the Firebush.

- 55. Schedule a pruning event for the Arboricola on Cipriani Ct. roundabout.
- 56. Remove a dead Ilex Shilling in the bed on Cipriani Ct.
- 57. Schedule a pruning event for the Arboricola on Cipriani Way North roundabout.
- 58. Turf has not recovered and need to remove dead Ilex Shillings on Bellini Ct. (Pic. 58)



- 59. Remove a dead Awabuki on North ROW of Veneto Blvd. just East of Cipriani Way.
- 60. Turf is struggling on the corner of Cipriani Way South and Veneto Blvd. intersection.
- 61. Remove vines growing on Awabuki on Veneto Blvd. just East of Cipriani Way. (Pic. 61)





# Pesaro Dr.

- 62. Medjool Palm behind Stivali monument on Portofino Dr. has flushed out new fronds. Need to remove the dead fronds.
- 63. Diagnose and treat declining turf on the backside of Torcello Ct. roundabout.
- 64. Remove vines on the Ilex Shillings on Vicenza Way North roundabout.
- 65. Remove dead or diseased material in the Ilex Shillings on Vicenza Way North roundabout.
- 66. Treat or hand pull the weeds within the Juniper 'Parsoni' at the lift station on Portofino Dr.
- 67. Schedule a pruning for the Gold Mound on Valenza Ct. roundabout to create the correct terracing effect with the Coco Plum behind it. (Pic. 67)



- 68. Turf issues that need improvement on Medici Ct. roundabout.
- 69. Remove vines growing on the Ilex Shilling on Medici Terr.
- 70. Remove vegetation growing over and on the wooden guard rail on Medici Terr.
- 71. Ensure to edge sidewalk every mowing event for Medici Terr. It seems like it is missed.

- 72. Diagnose and treat the Ligustrum trees at the lift station on Pesaro Dr. (Pic. 72)



- 73. During this inspection, I notice LMP is working on the irrigation on the corner of Pesaro Dr. and Ciltadella. Was irrigation repaired? Pesaro Dr. and Ciltadella appear to have irrigation issues over the past two inspections.

- 74. Treat the broadleaf turf weeds on North ROW of Pesaro Dr. across the street from Ciltadella.
- 75. Remove the sucker growth off the Ligustrum trees at Savona Way South and Pesaro Dr. intersection.
- 76. Remove vines in the Ilex Shilling on Savona Way North roundabout.
- 77. Need to improve the turf on Savona Ct. roundabout.
- 78. Remove palm volunteers in the Pesaro Dr. beds on the North ROW just West of Savona Way.
- 79. Remove Oak suckers on Pesaro Dr. between Savona Way and Golf Club.
- 80. Has a proposal been sent for the downed Magnolia behind the monument on Avalini?



# Avalini

81. There are a lot of weeds at the South end of Avalini Way on the berm shared with Laurel Rd.
82. Create plant separation between the Coco Plum and Firebush at Avalini Park.





# Proposals

1. LMP to provide a proposal to flush cut 2 dead Washington Palms on Laurel Rd. ROW West of Veneto Blvd. (Pic. 1)



# Tab 2



Rizzetta & Company

# Venetian Community Development District

[www.venetiancdd.org](http://www.venetiancdd.org)

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**Approved Proposed Budget for Fiscal Year 2023-2024**

**Presented by: Rizzetta & Company, Inc.**

**9530 Marketplace Road Suite # 206  
Fort Myers, FL 33912  
Phone: 239-936-0913**

**rizzetta.com**

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Rizzetta & Company

**Proposed Budget**  
**Venetian Community Development District**  
**General Fund**  
**Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 05/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	<b>REVENUES</b>							
3	Interest Earnings							
4	Interest Earnings	\$ 4,230	\$ 6,345	\$ -	\$ 6,345		\$ -	
5	Special Assessments							
6	Tax Roll*	\$ 1,684,508	\$ 1,684,508	\$ 1,679,579	\$ 4,929	\$ 3,165,766.89	\$ 1,486,188	
7	Other Miscellaneous Revenues							
8	Miscellaneous	\$ 1,682	\$ 1,682	\$ -	\$ -	\$ -	\$ -	
9	Transponder Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
10	Insurance Revenues	\$ -	\$ -	\$ -	0	\$ -		
11								
12	<b>TOTAL REVENUES</b>	<b>\$ 1,690,420</b>	<b>\$ 1,692,535</b>	<b>\$ 1,679,579</b>	<b>\$ 11,274</b>	<b>\$ 3,165,766.89</b>	<b>\$ 1,486,188</b>	
13								
14	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 1,690,420</b>	<b>\$ 1,692,535</b>	<b>\$ 1,679,579</b>	<b>\$ 11,274</b>	<b>\$ 3,165,766.89</b>	<b>\$ 1,486,188</b>	
15								
16	<b>EXPENDITURES - ADMINISTRATIVE</b>							
17								
18	Legislative							
19	Supervisor Fees	\$ 6,700	\$ 10,050	\$ 10,000.00	\$ (50)	\$ 10,000.00	\$ -	\$ 100.00 per meeting per Supervisor
20	Financial & Administrative							
21	Administrative Services	\$ 4,285	\$ 6,428	\$ 6,427.00	\$ (1)	\$ 6,684.00	\$ 257	4% Increase
22	District Management	\$ 23,736	\$ 35,604	\$ 36,159.00	\$ 555	\$ 37,187.00	\$ 1,028	District Management Fees plus additional meetings at \$1,045 for 4 hours. 10 meetings estimated
23	District Engineer	\$ 32,902	\$ 49,353	\$ 70,000.00	\$ 20,647	\$ 60,000.00	\$ (10,000)	
24	Trustees Fees	\$ 2,357	\$ 2,357	\$ 3,601.00	\$ 1,244	\$ 2,649.00	\$ (952)	Pro rated trustee fees plus \$ 291.00 for incidental expenses.
25	Assessment Roll	\$ 5,356	\$ 5,356	\$ 5,356.00	\$ -	\$ 5,570.00	\$ 214	4% increase
26	Financial & Revenue Collections	\$ 3,571	\$ 5,357	\$ 5,356.00	\$ (1)	\$ 5,570.00	\$ 214	4% increase
27	Accounting Services	\$ 15,562	\$ 23,343	\$ 23,344.00	\$ 1	\$ 24,278.00	\$ 934	4% increase
28	Auditing Services	\$ -	\$ 5,700	\$ 5,700.00	\$ -	\$ 4,400.00	\$ (1,300)	As per new agreement with Grau and Associates
29	Arbitrage Rebate Calculation	\$ -	\$ 500	\$ 500.00	\$ -	\$ 500.00	\$ -	As per LLS Tax Solutions Agreement
30	Miscellaneous Mailings	\$ -	\$ -	\$ 1,000.00	\$ 1,000	\$ 1,000.00	\$ -	
31	Public Officials Liability Insurance	\$ 3,182	\$ 3,182	\$ 4,246.00	\$ 1,064	\$ 5,095.20	\$ 849	Est. 20% percent increase
32	Legal Advertising	\$ 1,834	\$ 2,751	\$ -	\$ (2,751)	\$ 2,000.00	\$ 2,000	
33	Dues, Licenses & Fees	\$ 399	\$ 175	\$ 175.00	\$ -	\$ 175.00	\$ -	Florida Department of Economic Opportunity Annual Filing Fee
34	Miscellaneous Fees	\$ 368	\$ 552	\$ 550.00	\$ (2)	\$ 750.00	\$ 200	Constant Contact Fees plus card purchases for supplies
35								
36	Website Hosting, Maintenance, Backup (and Email)	\$ 6,193	\$ 9,290	\$ 7,912.00	\$ (1,378)	\$ 9,472.50	\$ 1,561	Campus Suites \$ 1552.50 and Rizzetta Technology Agreement \$7,920.00 per year
37	Legal Counsel							
38	District Counsel	\$ 51,778	\$ 77,667	\$ 77,500.00	\$ (167)	\$ 80,600.00	\$ 3,100	Counsel CPI Increase
39	Outside Counsel	\$ 43,795	\$ 65,693	\$ 50,000.00	\$ (15,693)	\$ 10,000.00	\$ (40,000)	For Board discussion
40								
41	<b>Administrative Subtotal</b>	<b>\$ 202,018</b>	<b>\$ 303,356</b>	<b>\$ 307,826</b>	<b>\$ 4,470</b>	<b>\$ 265,930.70</b>	<b>\$ (41,895)</b>	
42								
43	<b>EXPENDITURES - FIELD OPERATIONS</b>							
44								
45	Security Operations							
46	Security Services and Patrols	\$ 249,120	\$ 373,680	\$ 375,692.00	\$ 2,012	\$ 431,837.79	\$ 56,146	System plus 4% increase
47	Guard & Gate Facility Maintenance							Citadella Gate \$ 110.00. Guardhouse phone and internet \$ 330 per month Southworth License Fees \$ 224 per month, plus telephone service plus gate maintenance service agreement with Invision. Plus allowance for repairs. Invision Quarterly Maintenance \$1,200.00 per year, plus \$ 3,000.00 allowance for repairs.
48	Gate Transponders - RFID	\$ 7,029	\$ 10,544	\$ 12,620.00	\$ 2,077	\$ 12,168.00	\$ (452)	
49	Electric Utility Services	\$ -	\$ -	\$ 3,000.00	\$ 3,000	\$ 2,500.00	\$ (500)	
50	Utility Services	\$ 33,820	\$ 50,730	\$ 41,900.00	\$ (8,830)	\$ 54,000.00	\$ 12,100	Est.
51	Water-Sewer Combination Services							
52	Utility Services - Effluent and	\$ 13,270	\$ 19,905	\$ 7,000.00	\$ (12,905)	\$ 20,000.00	\$ 13,000	
53	Stormwater Control							
54	Aquatic Maintenance	\$ 40,591	\$ 60,887	\$ 50,966.00	\$ (9,921)	\$ 52,961.00	\$ 1,995	Solitude Proposed Increase to \$ 51, 852.00 per year plus \$ 1,109.00 for aerator maintenance.
55	Fountain Service Repairs & Maintenance	\$ 3,771	\$ 5,657	\$ 5,400.00	\$ (257)	\$ 5,400.00	\$ -	Water Equipment Technologies agreement for service \$ 200.00 per month plus estimated repairs \$ 3, 000.00.
56	Mitigation Area Monitoring & Maintenance	\$ 23,593	\$ 35,390	\$ 38,545.00	\$ 3,156	\$ 49,072.00	\$ 10,527	Quarterly Mitigation Area Maintenance includes proposed increase from Solitude to \$ 49,072.00.
57	Stormwater System Maintenance	\$ -	\$ -	\$ 5,000.00	\$ 5,000	\$ 5,000.00	\$ -	
58	Other Physical Environment							
59	Office & Administration	\$ 2,846	\$ 4,269	\$ 6,200.00	\$ 1,931	\$ 6,200.00	\$ -	Office supplies, water, cleaning supplies

**Proposed Budget**  
**Venetian Community Development District**  
**General Fund**  
**Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 05/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
60	Staff Salaries/Payroll	\$ 133,105	\$ 199,658	\$ 207,033.00	\$ 7,376	\$ 212,441.00	\$ 5,408	
61	Staff General Management and Oversight	\$ -	\$ -	\$ -	\$ -	\$ 10,800.00		Separated from line 60
62	Telephone fax/Internet	\$ 3,133	\$ 4,700	\$ 4,740.00	\$ 41	\$ 4,500.00	\$ (240)	employee.
63	General Liability Insurance	\$ 6,394	\$ 6,394	\$ 6,394.00	\$ -	\$ 7,672.80	\$ 1,279	As per Egis' Estimate
64	Property Insurance	\$ 5,726	\$ 5,726	\$ 5,569.00	\$ (157)	\$ 6,871.20	\$ 1,302	As per EGIS estimate
65	Landscape Maintenance	\$ 248,552	\$ 372,828	\$ 382,445.00	\$ 9,617	\$ 408,780.00	\$ 26,335	As per new agreement with LMP
66	Holiday Decorations	\$ 3,400	\$ 5,100	\$ 5,000.00	\$ (100)	\$ 5,000.00	\$ -	
67	Irrigation Repairs	\$ 17,904	\$ 26,856	\$ 34,175.00	\$ 7,319	\$ 34,175.00	\$ -	Irrigation repairs plus new agreement with Metro Pumping
68	Hurricane Related Expenses - Replacements	\$ 205,711	\$ 205,711	\$ -	\$ (205,711)	\$ 1,397,000.00	\$ 1,397,000	Hurricane Related - Recovery/Replacements to be separate assessment
69	Landscape - Mulch	\$ 50,822	\$ 65,000	\$ 50,000.00	\$ (15,000)	\$ 51,000.00	\$ 1,000	
70	Landscape - Flower Program	\$ 11,583	\$ 17,375	\$ 20,000.00	\$ 2,626	\$ 20,000.00	\$ -	
71	Landscape Miscellaneous	\$ 23,685	\$ 35,528	\$ 6,000.00	\$ (29,528)	\$ 6,000.00	\$ -	
72	Landscape Replacement Plants, Shrubs & Trees	\$ 14,493	\$ 21,740	\$ 20,000.00	\$ (1,740)	\$ 20,000.00	\$ -	Tree replacements to be discussed.
73	Landscape - Pest Control/OTC Injections	\$ 8,370	\$ 12,555	\$ 20,000.00	\$ 7,445	\$ 15,200.00	\$ (4,800)	OTC Injections for Palm Trees based on LMP recommendation 76 Medjool Palms. Two inoculations per quarter @ \$ 25.00 each.
74	Landscaping Inspection Services	\$ 6,400	\$ 9,600	\$ 9,600.00	\$ -	\$ 10,800.00	\$ 1,200	
75	Maintenance and Repairs	\$ 3,976	\$ 5,964	\$ 17,750.00	\$ 11,786	\$ 16,133.00	\$ (1,617)	Mailbox repairs est \$ 3, 000 and sidewalk pressure washing \$ 13,133
76	Road & Street Facilities							
77	Street/ Parking Lot Sweeping	\$ 3,087	\$ 4,631	\$ 5,024.40	\$ 394	\$ 5,024.40	\$ -	Clean Sweep \$418.70 per month
78	Street Light Decorative Light Maintenance	\$ 2,127	\$ 3,191	\$ 3,700.00	\$ 510	\$ 4,300.00	\$ 600	Mail box lights and fixtures
79	Street Sign Repair & Replacement	\$ 110	\$ 165	\$ 3,000.00	\$ 2,835	\$ -	\$ (3,000)	Signage replacements in progress post Hurricane. Reserve study includes phased signage replacements beginning in 2026.
80	Roadway Repair & Maintenance	\$ 9,991	\$ 14,987	\$ 5,000.00	\$ (9,987)	\$ 5,000.00	\$ -	Roadway repair costs
81	Contingency							
82	Non Recurring Expenses	\$ 6,456	\$ 9,684	\$ 20,000.00	\$ 10,316	\$ 20,000.00	\$ -	
83								
84	<b>Field Operations Subtotal</b>	<b>\$ 1,139,065</b>	<b>\$ 1,588,449</b>	<b>\$ 1,371,753</b>	<b>\$ (216,696)</b>	<b>\$ 2,899,836.19</b>	<b>\$ 1,517,283</b>	
85								
86	<b>Contingency for County TRIM Notice</b>							
87								
88	<b>TOTAL EXPENDITURES</b>	<b>\$ 1,341,083</b>	<b>\$ 1,891,805</b>	<b>\$ 1,679,579</b>	<b>\$ (212,226)</b>	<b>\$ 3,165,766.89</b>	<b>\$ 1,475,387</b>	
89								
90	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 349,337</b>	<b>\$ (199,270)</b>	<b>\$ (0)</b>	<b>\$ (200,952)</b>	<b>\$ -</b>	<b>\$ -</b>	

**Proposed Budget  
Venetian Community Development District  
General Fund Reserves  
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 05/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	<b>REVENUES</b>							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 8,639	\$ 12,959	\$ -	\$ 12,959	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 369,279	\$ 369,283	\$ 369,283	\$ -	\$ 384,100	\$ 14,817	As per reserve study
8	Off Roll*	\$ -	\$ -	\$ -	\$ -		\$ -	
9								
10	<b>TOTAL REVENUES</b>	<b>\$ 377,918</b>	<b>\$ 382,242</b>	<b>\$ 369,283</b>	<b>\$ -</b>	<b>\$ 384,100</b>	<b>\$ 14,817</b>	
11								
12	<b>TOTAL REVENUES AND BALANCE</b>	<b>\$ 377,918</b>	<b>\$ 382,242</b>	<b>\$ 369,283</b>	<b>\$ -</b>	<b>\$ 384,100</b>	<b>\$ 14,817</b>	
13								
14	<b>EXPENDITURES</b>							
15	Financial and Administrative							
16	Bank Fees	\$ 15.00	\$ 22.50	\$ -	\$ (23)	\$ -	\$ -	
17	Contingency							
18	Capital Reserves	\$ 25,742	\$ 136,260	\$ 369,283	\$ 233,023	\$ 384,100	\$ 14,817	
19	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
20								
21	<b>TOTAL EXPENDITURES</b>	<b>\$ 25,757</b>	<b>\$ 136,283</b>	<b>\$ 369,283</b>	<b>\$ 233,001</b>	<b>\$ 384,100</b>	<b>\$ 14,817</b>	
22								
23	<b>EXCESS OF REVENUES OVER</b>	<b>\$ 352,161</b>	<b>\$ 245,959</b>	<b>\$ -</b>	<b>\$ 233,001</b>	<b>\$ -</b>	<b>\$ -</b>	

\$ 384,100

**Proposed Budget**  
**Venetian Community Development District**  
**River Club Fund**  
**Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 05/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2023/2024	Comments
1	<b>REVENUES</b>							
2								
3	<b>Interest Earnings</b>							
4	Interest Earnings	\$ 2,077	\$ 4,985	\$ -	\$ 4,985	\$ -		
5								
6	Special Assessments							
7	Tax Roll*	\$ 1,083,943	\$ 1,631,091	\$ 1,631,091	\$ -	\$ 1,770,326	\$ 139,235	8.5%
8	Amenity Center Revenue							
9	Administration/Tennis	\$ 10,393	\$ 15,590	\$ 58,000	\$ (42,411)	\$ 23,400	\$ (34,600)	
10	Restaurant Revenue	\$ 703,051	\$ 855,000	\$ 850,000	\$ 5,000	\$ 892,500	\$ 42,500	
11	Christmas Bonus	\$ 15,090	\$ 15,090	\$ 20,000	\$ (4,910)	\$ 20,000	\$ -	
12	<b>TOTAL REVENUES</b>	<b>\$ 1,814,554</b>	<b>\$ 2,516,771</b>	<b>\$ 2,559,091</b>	<b>\$ (42,321)</b>	<b>\$ 2,706,226</b>	<b>\$ 147,135</b>	
13								
14	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15								
16	<b>TOTAL REVENUES AND</b>	<b>\$ 1,814,554</b>	<b>\$ 2,516,771</b>	<b>\$ 2,559,091</b>	<b>\$ (42,321)</b>	<b>\$ 2,706,226</b>	<b>\$ 147,135</b>	
17								
20	<b>EXPENDITURES</b>							
21								
22	<b>Cost of Goods</b>							
23	Tennis Cost of Sales	\$ 37	\$ 37	\$ 5,760	\$ 5,723	\$ -	\$ (5,760)	
24	Restaurant Cost of Sales	\$ 339,568	\$ 420,000	\$ 370,090	\$ (49,910)	\$ 368,518	\$ (1,572)	
25	<b>Salaries and Benefits</b>							
26	Salaries and Wages	\$ 453,595	\$ 670,000	\$ 997,636	\$ 327,636	\$ 1,008,160	\$ 10,524	
27	Independent Contractor Svcs	\$ 334,459	\$ 451,689	\$ 35,700	\$ (415,989)	\$ 109,200	\$ 73,500	
28	Employee Fitness Classes	\$ 15,375	\$ 20,563	\$ 12,000	\$ (8,563)	\$ 17,640	\$ 5,640	
29	Employee Benefits	\$ 169,820	\$ 259,730	\$ 306,757	\$ 47,027	\$ 322,775	\$ 16,018	
30	Employee Education & Training	\$ 80	\$ 120	\$ 5,858	\$ 5,738	\$ 3,900	\$ (1,958)	
31	Christmas Bonus	\$ 15,090	\$ 15,090	\$ 20,000	\$ 4,910	\$ 20,000	\$ -	
32	Legal Advertising	\$ -	\$ -	\$ 200	\$ 200		\$ (200)	
33	<b>Repairs and Maintenance</b>							
34	Chemicals	\$ 2,286	\$ 3,429	\$ 6,000	\$ 2,571	\$ 6,000	\$ -	
35	Shop & Hand Tools	\$ 452	\$ 678	\$ 600	\$ (78)	\$ 600	\$ -	
36	Landscape Materials	\$ -	\$ -	\$ -	\$ -		\$ -	
38	Vehicle	\$ 100	\$ 150	\$ -	\$ -		\$ -	
39	Repairs & Maintenance-Equip.	\$ 25,456	\$ 36,184	\$ 59,400	\$ 23,216	\$ 74,400	\$ 15,000	
40	Maintenance Contracts	\$ 88,749	\$ 127,124	\$ 91,434	\$ (35,690)	\$ 142,338	\$ 50,904	
41	Building Maintenance	\$ 10,017	\$ 12,526	\$ 23,100	\$ 10,575	\$ 23,100	\$ -	
42	<b>Office Expense</b>							
43	Printing	\$ 1,268	\$ 1,902	\$ 1,800	\$ (102)	\$ 1,800	\$ -	
44	Postage	\$ 44	\$ 66	\$ 800	\$ 734	\$ 800	\$ -	
45	Telephone	\$ 6,863	\$ 10,295	\$ 12,600	\$ 2,306	\$ 12,600	\$ -	
46	Office Supplies	\$ 2,714	\$ 4,071	\$ 5,820	\$ 1,749	\$ 5,820	\$ -	
47	<b>Operating Expense</b>							
48	Employee Meals	\$ 13,965	\$ 19,448	\$ 24,530	\$ 5,083	\$ 25,925	\$ 1,395	
49	Meals & Entertainment	\$ -	\$ -	\$ 600	\$ 600	\$ 600	\$ -	
50	Equipment Replacement	\$ 10,306	\$ 14,459	\$ 21,840	\$ 7,381	\$ 23,700	\$ 1,860	
51	Licenses and Fees	\$ 6,365	\$ 8,048	\$ 16,008	\$ 7,961	\$ 3,600	\$ (12,408)	
52	Travel	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 1,200	\$ (800)	
53	Electricity	\$ 53,509	\$ 83,264	\$ 84,000	\$ 737	\$ 86,400	\$ 2,400	
54	Water/Sewer Effluent &	\$ 34,414	\$ 51,621	\$ 67,000	\$ 15,379	\$ 54,000	\$ (13,000)	
55	Sanitation Disposal	\$ 4,882	\$ 7,323	\$ 10,800	\$ 3,477	\$ 10,800	\$ -	
56	Gas, Diesel Fuel and Oil	\$ 18,897	\$ 25,346	\$ 15,800	\$ (9,546)	\$ 23,700	\$ 7,900	
57	Equipment Rental	\$ 11,419	\$ 14,129	\$ 13,140	\$ (989)	\$ 13,140	\$ -	
58	Personnel Supplies	\$ 2,037	\$ 3,056	\$ 2,300	\$ (756)	\$ 4,300	\$ 2,000	
59	Laundry	\$ 29,375	\$ 35,400	\$ 32,110	\$ (3,290)	\$ 29,410	\$ (2,700)	
60	Music & Entertainment	\$ 36,268	\$ 40,000	\$ 24,000	\$ (16,000)	\$ 33,524	\$ 9,524	
61	China, Glass, Silver	\$ 1,574	\$ 2,361	\$ 2,842	\$ 481	\$ 8,000	\$ 5,158	
62	Paper/Plastic	\$ 13,819	\$ 18,229	\$ 17,696	\$ (533)	\$ 18,821	\$ 1,125	
63	Operating Supplies	\$ 20,627	\$ 27,941	\$ 31,760	\$ 3,820	\$ 33,200	\$ 1,440	
64	Decorations	\$ 8,766	\$ 9,500	\$ 11,254	\$ 1,754	\$ 10,000	\$ (1,254)	
65	<b>Legal &amp; Professional</b>							
66	Legal Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	



**Proposed Budget**  
**Venetian Community Development District**  
**River Club Fund**  
**Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 05/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2023/2024	Comments
67	<b>Other Administrative Cost</b>		\$ -					
68	Com Related Promotion/Security	\$ 10,325	\$ 12,988	\$ 14,010	\$ 1,023	\$ 11,410	\$ (2,600)	
69	Bad Debt Expense	\$ -	\$ -	\$ -	\$ -		\$ -	
70	Management Fee	\$ 54,758	\$ 82,137	\$ 81,700	\$ (437)	\$ 83,000	\$ 1,300	
71	Employee Relations	\$ 1,516	\$ 2,274	\$ 5,070	\$ 2,796	\$ 4,070	\$ (1,000)	
72	Insurance	\$ 21,268	\$ 31,902	\$ 31,903	\$ 1	\$ 31,903	\$ -	
73	Misc Expense/Credit Card Fees	\$ 40,147	\$ 51,000	\$ 31,025	\$ (19,975)	\$ 31,025	\$ -	
74	Dues & Subscriptions	\$ 1,549	\$ 2,324	\$ 2,493	\$ 170	\$ 1,893	\$ (600)	
75	Amenities Marketing	\$ 3,975	\$ 4,500	\$ 19,655	\$ 15,155	\$ 14,955	\$ (4,700)	
76	Contingency							
77	Non-Recurring Expenses	\$ 22,899	\$ 28,000	\$ 40,000	\$ 12,000	\$ 30,000	\$ (10,000)	
78	Pickleball Courts Construction	\$ -			\$ -		\$ -	
79	<b>Field Operations Subtotal</b>	<b>\$ 1,888,633</b>	<b>\$2,608,897</b>	<b>\$ 2,559,091</b>	<b>\$ (49,656)</b>	<b>\$ 2,706,226</b>	<b>\$ 147,136</b>	
80								
83	<b>TOTAL EXPENDITURES</b>	<b>\$ 1,888,633</b>	<b>\$ 2,608,897</b>	<b>\$ 2,559,091</b>	<b>\$ (49,656)</b>	<b>\$ 2,706,226</b>	<b>\$ 147,136</b>	
84								
85	<b>EXCESS OF REVENUES OVER</b>	<b>\$ (74,079)</b>	<b>\$ (92,126)</b>	<b>\$ -</b>	<b>\$ (91,976)</b>	<b>\$ -</b>	<b>\$ (1)</b>	
86								

**Proposed Budget**  
**Venetian Community Development District**  
**Enterprise Fund Reserves**  
**Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 05/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	<b>REVENUES</b>							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 7,280	\$ 10,920	\$ -	\$ 10,920	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 297,953	\$ 297,957	\$ 297,957	\$ -	\$ 309,900	\$ 11,943	As per Reserve Study
8								
9	<b>TOTAL REVENUES</b>	<b>\$ 305,233</b>	<b>\$ 308,877</b>	<b>\$ 297,957</b>	<b>\$ 10,920</b>	<b>\$ 309,900</b>	<b>\$ 11,943</b>	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 305,233</b>	<b>\$ 308,877</b>	<b>\$ 297,957</b>	<b>\$ 10,920</b>	<b>\$ 309,900</b>	<b>\$ 11,943</b>	
14								
15								
16	<b>EXPENDITURES</b>							
17	Financial and Administrative							
	Bank Fees	\$ 15.00	\$ 22.50	\$ -	\$ (22.50)	\$ -		
18	Contingency							
19	Capital Reserves	\$ 237,449	\$ 316,061	\$ 297,957	\$ (18,104)	\$ 309,900	\$ 11,943	
20	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
21								
22	<b>TOTAL EXPENDITURES</b>	<b>\$ 237,464</b>	<b>\$ 316,084</b>	<b>\$ 297,957</b>	<b>\$ (18,127)</b>	<b>\$ 309,900</b>	<b>\$ 11,943</b>	
23								
24	<b>EXCESS OF REVENUES OVER</b>	<b>\$ 67,769</b>	<b>\$ (7,207)</b>	<b>\$ -</b>	<b>\$ (7,207)</b>	<b>\$ -</b>	<b>\$ -</b>	

**Venetian Community Development District**  
**Debt Service**  
**Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2022A-1	Series 2022A-2	Budget Year 2023/2024
<b>REVENUES</b>			
Special Assessments			
Net Special Assessments <sup>(1)</sup>	\$326,941.36	\$787,700.66	\$1,114,642.02
<b>TOTAL REVENUES</b>	<b>\$326,941.36</b>	<b>\$787,700.66</b>	<b>\$1,114,642.02</b>
<b>EXPENDITURES</b>			
<b>Administrative</b>			
Financial & Administrative			
Debt Service Obligation	\$326,941.36	\$787,700.66	\$1,114,642.02
<b>Administrative Subtotal</b>	<b>\$326,941.36</b>	<b>\$787,700.66</b>	<b>\$1,114,642.02</b>
<b>TOTAL EXPENDITURES</b>	<b>\$326,941.36</b>	<b>\$787,700.66</b>	<b>\$1,114,642.02</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

County Collection costs (2%) and Early payment Discounts (4%)

6.0%

**Gross assessments**

**\$1,184,781.06**

**Notes:**

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) is a total 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

**VENETIAN COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 Hurricane Budget		\$1,397,000.00
Collection Cost @	2%	\$29,723.40
Early Payment Discount @	4%	\$59,446.81
2023/2024 Total		<b>\$1,486,170.21</b>
2023/2024 O&M Budget		\$1,768,766.89
Collection Cost @	2%	\$37,633.34
Early Payment Discount @	4%	\$75,266.68
2023/2024 Total		<b>\$1,881,666.90</b>
2023/2024 River Club Budget		\$1,770,326.40
Collection Cost @	2%	\$37,666.52
Early Payment Discount @	4%	\$75,333.04
2023/2024 Total		<b>\$1,883,325.96</b>
2023/2024 CDD Reserve Budget		\$384,100.00
Collection Cost @	2%	\$8,172.34
Early Payment Discount @	4%	\$16,344.68
2023/2024 Total		<b>\$408,617.02</b>
2023/2024 River Club Reserve Budget		\$309,900.00
Collection Cost @	2%	\$6,593.62
Early Payment Discount @	4%	\$13,187.23
2023/2024 Total		<b>\$329,680.85</b>
2022/2023 O&M/River Club/Reserve Budget		\$3,977,910.11
2023/2024 O&M/River Club/Reserve Budget		\$5,630,093.29
Total Difference		<b>\$1,652,183.18</b>

	<b><u>PER UNIT ANNUAL ASSESSMENT</u></b>		<b><u>Proposed Increase / Decrease</u></b>	
	<b><u>2022/2023</u></b>	<b><u>2023/2024</u></b>	<b><u>\$</u></b>	<b><u>%</u></b>
Series 2022A-1 Debt Service - Quad	\$253.66	\$253.66	\$0.00	0.00%
Series 2022A-2 Debt Service - Quad	\$700.58	\$700.58	\$0.00	0.00%
CDD O&M - Quad	\$1,279.02	\$1,346.93	\$67.91	5.31%
River Club - Quad	\$1,260.13	\$1,367.70	\$107.57	8.54%
CDD Reserve - Quad	\$281.21	\$292.50	\$11.29	4.01%
River Club Reserve - Quad	\$230.19	\$239.41	\$9.22	4.01%
Hurricane Assessment	\$0.00	\$1,063.83	\$1,063.83	N/A
<b>Total</b>	<b>\$4,004.79</b>	<b>\$5,264.61</b>	<b>\$1,259.82</b>	<b>31.46%</b>

(1)

Series 2022A-1 Debt Service - Courtyard	\$253.66	\$253.66	\$0.00	0.00%
Series 2022A-2 Debt Service - Courtyard	\$404.96	\$404.96	\$0.00	0.00%
CDD O&M - Courtyard	\$1,279.02	\$1,346.93	\$67.91	5.31%
River Club - Courtyard	\$1,260.13	\$1,367.70	\$107.57	8.54%
CDD Reserve - Courtyard	\$281.21	\$292.50	\$11.29	4.01%
River Club Reserve - Courtyard	\$230.19	\$239.41	\$9.22	4.01%
Hurricane Assessment	\$0.00	\$1,063.83	\$1,063.83	N/A
<b>Total</b>	<b>\$3,709.17</b>	<b>\$4,968.99</b>	<b>\$1,259.82</b>	<b>33.97%</b>

(1)

Series 2022A-1 Debt Service - Villa	\$253.66	\$253.66	\$0.00	0.00%
Series 2022A-2 Debt Service - Villa	\$538.60	\$538.60	\$0.00	0.00%
CDD O&M - Villa	\$1,279.02	\$1,346.93	\$67.91	5.31%
River Club - Villa	\$1,260.13	\$1,367.70	\$107.57	8.54%
CDD Reserve - Villa	\$281.21	\$292.50	\$11.29	4.01%
River Club Reserve - Villa	\$230.19	\$239.41	\$9.22	4.01%

**VENETIAN COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 Hurricane Budget		\$1,397,000.00
Collection Cost @	2%	\$29,723.40
Early Payment Discount @	4%	\$59,446.81
2023/2024 Total		<b>\$1,486,170.21</b>
2023/2024 O&M Budget		\$1,768,766.89
Collection Cost @	2%	\$37,633.34
Early Payment Discount @	4%	\$75,266.68
2023/2024 Total		<b>\$1,881,666.90</b>
2023/2024 River Club Budget		\$1,770,326.40
Collection Cost @	2%	\$37,666.52
Early Payment Discount @	4%	\$75,333.04
2023/2024 Total		<b>\$1,883,325.96</b>
2023/2024 CDD Reserve Budget		\$384,100.00
Collection Cost @	2%	\$8,172.34
Early Payment Discount @	4%	\$16,344.68
2023/2024 Total		<b>\$408,617.02</b>
2023/2024 River Club Reserve Budget		\$309,900.00
Collection Cost @	2%	\$6,593.62
Early Payment Discount @	4%	\$13,187.23
2023/2024 Total		<b>\$329,680.85</b>
2022/2023 O&M/River Club/Reserve Budget		\$3,977,910.11
2023/2024 O&M/River Club/Reserve Budget		\$5,630,093.29
Total Difference		<b>\$1,652,183.18</b>

	<b><u>PER UNIT ANNUAL ASSESSMENT</u></b>		<b><u>Proposed Increase / Decrease</u></b>	
	<b><u>2022/2023</u></b>	<b><u>2023/2024</u></b>	<b><u>\$</u></b>	<b><u>%</u></b>
Hurricane Assessment	\$0.00	\$1,063.83	\$1,063.83	N/A <sup>(1)</sup>
<b>Total</b>	<b>\$3,842.81</b>	<b>\$5,102.63</b>	<b>\$1,259.82</b>	<b>32.78%</b>
Series 2022A-1 Debt Service - Classic	\$253.66	\$253.66	\$0.00	0.00%
Series 2022A-2 Debt Service - Classic	\$676.28	\$676.28	\$0.00	0.00%
CDD O&M - Classic	\$1,279.02	\$1,346.93	\$67.91	5.31%
River Club - Classic	\$1,260.13	\$1,367.70	\$107.57	8.54%
CDD Reserve - Classic	\$281.21	\$292.50	\$11.29	4.01%
River Club Reserve - Classic	\$230.19	\$239.41	\$9.22	4.01%
Hurricane Assessment	\$0.00	\$1,063.83	\$1,063.83	N/A <sup>(1)</sup>
<b>Total</b>	<b>\$3,980.49</b>	<b>\$5,240.31</b>	<b>\$1,259.82</b>	<b>31.65%</b>
Series 2022A-1 Debt Service - Estate	\$253.66	\$253.66	\$0.00	0.00%
Series 2022A-2 Debt Service - Estate	\$809.92	\$809.92	\$0.00	0.00%
CDD O&M - Estate	\$1,279.02	\$1,346.93	\$67.91	5.31%
River Club - Estate	\$1,260.13	\$1,367.70	\$107.57	8.54%
CDD Reserve - Estate	\$281.21	\$292.50	\$11.29	4.01%
River Club Reserve - Estate	\$230.19	\$239.41	\$9.22	4.01%
Hurricane Assessment	\$0.00	\$1,063.83	\$1,063.83	N/A <sup>(1)</sup>
<b>Total</b>	<b>\$4,114.13</b>	<b>\$5,373.95</b>	<b>\$1,259.82</b>	<b>30.62%</b>
Series 2022A-2 Debt Service - Golf Club	\$344.21	\$344.21	\$0.00	0.00%
CDD O&M - Golf Club	\$1,279.02	\$1,346.93	\$67.91	5.31%

**VENETIAN COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 Hurricane Budget		\$1,397,000.00
Collection Cost @ 2%		\$29,723.40
Early Payment Discount @ 4%		\$59,446.81
2023/2024 Total		<b>\$1,486,170.21</b>
2023/2024 O&M Budget		\$1,768,766.89
Collection Cost @ 2%		\$37,633.34
Early Payment Discount @ 4%		\$75,266.68
2023/2024 Total		<b>\$1,881,666.90</b>
2023/2024 River Club Budget		\$1,770,326.40
Collection Cost @ 2%		\$37,666.52
Early Payment Discount @ 4%		\$75,333.04
2023/2024 Total		<b>\$1,883,325.96</b>
2023/2024 CDD Reserve Budget		\$384,100.00
Collection Cost @ 2%		\$8,172.34
Early Payment Discount @ 4%		\$16,344.68
2023/2024 Total		<b>\$408,617.02</b>
2023/2024 River Club Reserve Budget		\$309,900.00
Collection Cost @ 2%		\$6,593.62
Early Payment Discount @ 4%		\$13,187.23
2023/2024 Total		<b>\$329,680.85</b>
2022/2023 O&M/River Club/Reserve Budget		\$3,977,910.11
2023/2024 O&M/River Club/Reserve Budget		\$5,630,093.29
Total Difference		<b>\$1,652,183.18</b>

	<b><u>PER UNIT ANNUAL ASSESSMENT</u></b>		<b><u>Proposed Increase / Decrease</u></b>	
	<b><u>2022/2023</u></b>	<b><u>2023/2024</u></b>	<b><u>\$</u></b>	<b><u>%</u></b>
CDD Reserve - Golf Club	\$281.21	\$292.50	\$11.29	4.01%
Hurricane Assessment	\$0.00	\$1,063.83	\$1,063.83	N/A <sup>(1)</sup>
<b>Total</b>	<b>\$1,904.44</b>	<b>\$3,047.47</b>	<b>\$1,143.03</b>	<b>60.02%</b>
Series 2022A-2 Debt Service - Office	\$672.23	\$672.23	\$0.00	0.00%
CDD O&M - Office	\$1,279.02	\$1,346.93	\$67.91	5.31%
CDD Reserve - Office	\$281.21	\$292.50	\$11.29	4.01%
Hurricane Assessment	\$0.00	\$1,063.83	\$1,063.83	N/A <sup>(1)</sup>
<b>Total</b>	<b>\$2,232.46</b>	<b>\$3,375.49</b>	<b>\$1,143.03</b>	<b>51.20%</b>

<sup>(1)</sup> Hurricane Assessment covers budgeted expenses associated with hurricane expenses planned for Fiscal Year 2023-2024.

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

CDD O&M BUDGET		\$1,768,766.89	CDD RESERVE BUDGET		\$384,100.00	RIVER CLUB BUDGET		\$1,770,326.40	RIVER CLUB RESERVE BUDGET		\$309,900.00	HURRICANE BUDGET		\$1,397,000.00
COLLECTION COSTS @	2.0%	\$37,633.34	COLLECTION COSTS @	2.0%	\$8,172.34	COLLECTION COSTS @	2.0%	\$37,666.52	COLLECTION COSTS @	2.0%	\$6,593.62	COLLECTION COSTS @	2.0%	\$29,723.40
EARLY PAYMENT DISCOUNT @	4.0%	\$75,266.68	EARLY PAYMENT DISCOUNT @	4.0%	\$16,344.68	EARLY PAYMENT DISCOUNT @	4.0%	\$75,233.04	EARLY PAYMENT DISCOUNT @	4.0%	\$13,187.23	EARLY PAYMENT DISCOUNT @	4.0%	\$59,446.81
TOTAL CDD O&M ASSESSMENT		<u>\$1,881,666.90</u>	TOTAL CDD RESERVE ASSESSMENT		<u>\$408,617.82</u>	TOTAL RIVER CLUB ASSESSMENT		<u>\$1,883,325.96</u>	TOTAL RIVER CLUB RESERVE ASSESSMENT		<u>\$329,680.85</u>	TOTAL HURRICANE ASSESSMENT		<u>\$1,486,170.21</u>

UNITS ASSESSED				ALLOCATION OF CDD O&M ASSESSMENT					ALLOCATION OF CDD RESERVE ASSESSMENT					ALLOCATION OF RIVER CLUB ASSESSMENT					ALLOCATION OF RIVER CLUB RESERVE ASSESSMENT					ALLOCATION OF HURRICANE ASSESSMENT					PER LOT ANNUAL ASSESSMENT							
PRODUCT TYPE	O&M	SERIES 2022A-1	SERIES 2022A-2	CDD O&M UNITS	TOTAL EAU's	%TOTAL EAU's	CDD O&M PER PARCEL	CDD O&M PER LOT	CDD RESERVE UNITS	TOTAL EAU's	%TOTAL EAU's	CDD RESERVE PER PARCEL	CDD RESERVE PER LOT	RIVER CLUB UNITS	TOTAL EAU's	%TOTAL EAU's	RIVER CLUB PER PARCEL	RIVER CLUB PER LOT	RIVER CLUB RESERVE UNITS	TOTAL EAU's	%TOTAL EAU's	RESERVE PER PARCEL	RESERVE PER LOT	HURRICANE UNITS	TOTAL EAU's	%TOTAL EAU's	HURRICANE ASSESSMENT PER PARCEL	HURRICANE ASSESSMENT PER LOT	CDD O&M	RIVER CLUB	CDD RESERVE	RIVER CLUB RESERVE	HURRICANE ASSESSMENT	2022A-1 DEBT	2022A-2 DEBT	TOTAL <sup>(4)</sup>
		DEBT SERIES <sup>(1)(2)</sup>	DEBT SERIES <sup>(1)(2)</sup>																															SERVICE <sup>(3)</sup>	SERVICE <sup>(3)</sup>	
Quad	172	170	170	172	172.00	12.31%	\$231,672.66	\$1,346.93	172	172.00	12.31%	\$50,309.33	\$292.50	172	172.00	12.49%	\$235,244.78	\$1,367.70	172	172.00	12.49%	\$41,180.18	\$239.41	172	172.00	12.31%	\$182,978.72	\$1,063.83	\$1,346.93	\$1,367.70	\$292.50	\$239.41	\$1,063.83	\$253.66	\$700.58	\$5,264.61
Courtyard	254	254	254	254	254.00	18.18%	\$74,294.00	\$1,346.93	254	254.00	18.45%	\$347,396.36	\$1,367.70	254	254.00	18.45%	\$60,812.59	\$239.41	254	254.00	18.45%	\$60,812.59	\$239.41	254	254.00	18.18%	\$270,212.77	\$1,063.83	\$1,346.93	\$1,367.70	\$292.50	\$239.41	\$1,063.83	\$253.66	\$404.96	\$4,968.99
Villa	414	413	414	414	414.00	29.63%	\$557,630.71	\$1,346.93	414	414.00	29.63%	\$121,093.38	\$292.50	414	414.00	30.07%	\$566,228.72	\$1,367.70	414	414.00	30.07%	\$99,119.73	\$239.41	414	414.00	29.63%	\$440,426.53	\$1,063.83	\$1,346.93	\$1,367.70	\$292.50	\$239.41	\$1,063.83	\$253.66	\$538.60	\$5,102.63
Classic	372	369	369	372	372.00	26.63%	\$501,059.48	\$1,346.93	372	372.00	26.63%	\$108,808.54	\$292.50	372	372.00	27.02%	\$508,785.23	\$1,367.70	372	372.00	27.02%	\$89,064.11	\$239.41	372	372.00	26.63%	\$395,744.68	\$1,063.83	\$1,346.93	\$1,367.70	\$292.50	\$239.41	\$1,063.83	\$253.66	\$676.28	\$5,240.31
Estate	165	164	164	165	165.00	11.81%	\$222,244.12	\$1,346.93	165	165.00	11.81%	\$48,261.85	\$292.50	165	165.00	11.98%	\$225,670.87	\$1,367.70	165	165.00	11.98%	\$39,504.24	\$239.41	165	165.00	11.81%	\$175,531.91	\$1,063.83	\$1,346.93	\$1,367.70	\$292.50	\$239.41	\$1,063.83	\$253.66	\$869.92	\$5,373.95
Golf Club	9	9	9	9	9.00	0.64%	\$12,122.41	\$1,346.93	9	9.00	0.64%	\$2,632.46	\$292.50	0	0.00	0.00%	\$0.00	\$0.00	0	0.00	0.00%	\$0.00	\$0.00	9	9.00	0.64%	\$8,574.47	\$1,063.83	\$1,346.93	\$0.00	\$292.50	\$0.00	\$1,063.83	\$0.00	\$344.21	\$3,047.47
Office	11	11	11	11	11.00	0.79%	\$14,816.27	\$1,346.93	11	11.00	0.79%	\$3,217.46	\$292.50	0	0.00	0.00%	\$0.00	\$0.00	0	0.00	0.00%	\$0.00	\$0.00	11	11.00	0.79%	\$11,702.13	\$1,063.83	\$1,346.93	\$0.00	\$292.50	\$0.00	\$1,063.83	\$0.00	\$472.23	\$3,375.49
1397		1370	1390		1397.00	100.00%	\$1,881,666.90			1397.00	100.00%	\$408,617.82			1377.00	100.00%	\$1,883,325.96			1377.00	100.00%	\$329,680.85			1397.00	100.00%	\$1,486,170.21									
LESS: Sarasota County Collection Costs (2%)and Early Payment Discount Costs (4%)							(\$112,900.01)					(\$24,517.82)					(\$112,999.56)					(\$19,780.85)					(\$89,170)									
Net Revenue to be Collected							\$1,768,766.89					\$384,100.00					\$1,770,326.40					\$309,900.00					\$1,397,000.00									

(1) Reflects 7 (seven) prepayments which occurred prior to the refunding.

(2) Reflects the number of total lots with Series 2022A-1 and Series 2022A-2 debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Venetia Series 2022A-1 and Series 2022A-2 bond issues. Annual assessment includes principal, interest, Sarasota County collection costs and early payment discount costs.

(4) Annual assessment that will appear on November 2023 Sarasota County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

## **GENERAL FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

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### **EXPENDITURES – ADMINISTRATIVE:**

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles, and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the annual budget, purchasing, risk management, preparing various resolutions, and all other secretarial duties requested by the District throughout the year is also reflected in this amount.



**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on the property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.



**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

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## **EXPENDITURES - FIELD OPERATIONS:**

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.



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**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.



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**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## **RESERVE FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

## **REVENUES:**

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.



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## EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

## REVENUES:

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

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## EXPENDITURES – ADMINISTRATIVE:

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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# Tab 3

## **RESOLUTION 2023-08**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Venetian Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budgets ("**Proposed Budget**"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set July 24, 2023 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing or transmitted the Proposed Budget to the manager or administrator of the City of Venice for posting on its website; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1<sup>st</sup> of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2023 and/or revised projections for Fiscal Year 2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Venetian Community Development District for the Fiscal Year Ending September 30, 2024," as adopted by the Board of Supervisors on July 24, 2023.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption or shall be transmitted to the manager or administrator of the City of Venice for posting on its website.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Venetian Community Development District, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District, exclusive of collection costs, during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL RESERVE	\$ _____
TOTAL ENTERPRISE FUND	\$ _____
TOTAL ENTERPRISE FUND RESERVE	\$ _____
DEBT SERVICE FUND, SERIES 2022 A-1	\$ _____
DEBT SERVICE FUND, SERIES 2022 A-2	\$ _____
TOTAL ALL FUNDS	\$ _____

## **Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:



- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the unappropriated balance of any fund.
- c. The Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred; previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Other transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 24th day of July, 2023.

ATTEST:

**VENETIAN COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By:\_\_\_\_\_  
Chairman / Vice Chairman

Exhibit A: Fiscal Year 2023/2024 Budgets

**EXHIBIT A**  
**Fiscal Year 2023/2024 Budgets**

# Tab 4

## **RESOLUTION 2023-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Venetian Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in the City of Venice, Sarasota County, Florida (the "County"); and

**WHEREAS**, the District constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the District's Board of Supervisors ("Board") hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2023/2024 ("Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, the District has previously levied an assessment for debt service as well as operation and maintenance assessments, which the District desires to collect on the tax roll for certain lots ("Uniform Method Property") pursuant to the Uniform Method and which is also indicated on Exhibits "A" and the District's Assessment Roll (as identified below); and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll of the Venetian Community Development District (the "Assessment Roll") incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit "A" and the Assessment Roll, and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on the Uniform Method Property in accordance with Exhibit "A" and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

**A. Uniform Method Property Assessments.** The collection of the previously levied debt service assessments and the fiscal year 2023/2024 operation and maintenance special assessments on the Uniform Method Property shall be at

the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit "A" and the Assessment Roll.

**B. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll is hereby certified. That portion of the District's Assessment Roll which includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Venetian Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Venetian Community Development District.

**PASSED AND ADOPTED** this 24th day of July, 2023.

ATTEST:

**VENETIAN COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_  
Chairman / Vice Chairman

Exhibit A: Fiscal Year 2023/2024 Budget  
Exhibit B: Assessment Roll

**EXHIBIT A**  
**Fiscal Year 2023/2024 Budget**

**Exhibit B**  
**Assessment Roll**

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.



# Tab 5

**RESOLUTION 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
VENETIAN COMMUNITY DEVELOPMENT DISTRICT  
REDESIGNATING THE SECRETARY OF THE DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Venetian Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within the City of Venice, Sarasota County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2020-04; and

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

Section 1.      Scott Brizendine is appointed Secretary.

Section 2.      This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 24<sup>TH</sup> DAY OF JULY, 2023.**

**VENETIAN COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**ASSISTANT SECRETARY**

# Tab 6

This Instrument prepared by and return to:  
Andrew H. Cohen, Esq.  
Persson, Cohen, Mooney, Fernandez & Jackson, P.A.  
6853 Energy Court  
Lakewood Ranch, Florida 34240

**SECOND AMENDMENT TO  
AMENDED AND RESTATED RIVER CLUB DECLARATION  
FOR VENETIAN GOLF & RIVER CLUB**

**THIS SECOND AMENDMENT TO AMENDED AND RESTATED RIVER CLUB DECLARATION FOR VENETIAN GOLF & RIVER CLUB** (the “Second Amendment”) is made as of the date noted below by the Venetian Community Development District (“VCDD”).

**WITNESSETH:**

**WHEREAS**, the Amended and Restated River Club Declaration for Venetian Golf & River Club was recorded in Official Records Instrument No. 2013113505, public records of Sarasota County, Florida (the “River Club Covenants”); and

**WHEREAS**, the First Amendment to Amended and Restated River Club Declaration for Venetian Golf & River Club was recorded in Official Records Instrument No. 2020137931, public records of Sarasota County, Florida (the “First Amendment”); and

**WHEREAS**, unless specifically defined, all defined terms shall have the meaning ascribed thereto in the River Club Covenants, as previously amended; and

**WHEREAS**, the VCDD is the River Club Owner and has the authority under Section 9.12 of the River Club Covenants to amend the River Club Covenants as it deems appropriate, without the joinder or consent of any person or entity whatsoever, provided, however, that no amendment shall alter the provisions of the River Club Covenants benefiting Lenders without the prior approval of the Lender(s) enjoying the benefit of such provisions; and

**WHEREAS**, the VCDD desires to provide a second amendment to the River Club Covenants to add a new restriction to Article 7 regulating the use of firearms at the River Club and River Club Property; and

**WHEREAS**, this Second Amendment does not affect any provision which benefits the Lenders, and therefore prior approval of the Lenders is not required.

**NOW, THEREFORE**, the VCDD, as the River Club Owner, hereby further amends the River Club Covenants as follows:

(Additions indicated by underlining, deletions by ----, omitted, unaffected language by...)

1. Recitals. The foregoing recitals are true and correct and are deemed incorporated as if fully stated hereinafter.

2. Addition of Section 7.1.7 Firearms. No firearms are allowed at the River Club (which by definition includes the River Club Property together with the River Club Facilities) at any time except that any individual may keep a firearm in their vehicle located at the River Club if the firearm is safely secured. Penalties for violation of this restriction include the remedies available in Article 8 or as otherwise provided in the River Club Covenants and/or trespass and any other penalty allowed by applicable law.

3. Severance. Except as modified by this Second Amendment, the River Club Covenants, as previously amended, remain in full force and effect.

4. Conflict. In the event of a conflict between this Second Amendment and the provisions of the River Club Covenants, as previously amended, the provisions of this Second Amendment will control.

**IN WITNESS WHEREOF**, the VCDD, as the River Club Owner, has caused this Second Amendment to be executed by its authorized officers as of this \_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

**VENETIAN COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: Secretary/Assistant Secretary

\_\_\_\_\_  
By: Richard Bracco, Chairman

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me, by means of \_\_\_\_ physical presence or \_\_\_\_ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by Richard Bracco, as Chairman, and \_\_\_\_\_, as Secretary/Assistant Secretary, of the Venetian Community Development District on behalf of the Board of Supervisors. They are (check box) ☐ personally known to me or ☐ have produced \_\_\_\_\_ as identification and have acknowledged the execution thereof is their free act and deed. If no type of identification is indicated, the above-named persons are personally known to me.

(SEAL)

\_\_\_\_\_  
Notary Public – State of Florida  
My Commission Expires: \_\_\_\_\_

# Tab 7

PRIORITY #1



PO Box 267  
Seffner, FL 33583  
O: 813-757-6500  
F: 813-757-6501

## Estimate

Submitted To:
Venetian CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	6/5/2023
Estimate #	83817
LMP REPRESENTATIVE	
WG	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Front monument renovation. Includes removing the bougainvillea trees in the center medians and adding sod to the rings.			
Copper plant 3 GAL	28	18.00	504.00
Croton 3 GAL	10	18.00	180.00
Silver buttonwood 30 GAL	18	357.50	6,435.00
Japanese Blueberry (Eleocarpus) 30 GAL	2	687.50	1,375.00
Annuals - Seasonal - Vinca 4.5' POT	60	5.25	315.00
Bougainvillea Trellis 30 GAL	2	440.00	880.00
Japanese Blueberry (Eleocarpus) 45 GAL	2	673.75	1,347.50
Liriope 1 GAL	28	7.00	196.00
Mulch - Cocoa Brown (2cu) CY	6	60.50	363.00
Irrigation Modifications/ Adjustments	8	45.50	364.00
Bed Prep/ Debris/ Disposal	8	45.50	364.00
Install iron lattice	2	453.75	907.50

### TERMS AND CONDITIONS:

<b>TOTAL</b>	<b>\$13,231.00</b>
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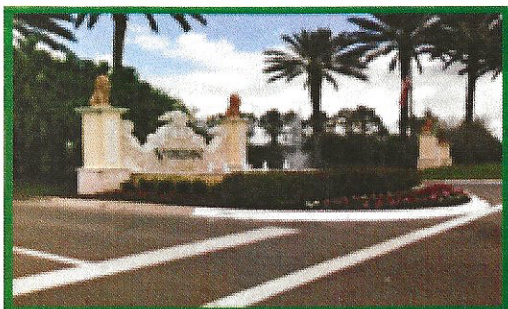
LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE













PO Box 267  
Seffner, FL 33583  
O: 813-757-6500  
F: 813-757-6501

PRIORITY #3 & #6

## Estimate

**Submitted To:**

Venetian CDD  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

Date	6/13/2023
Estimate #	83968
LMP REPRESENTATIVE	
WG	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Sod in 16 buffer beds along Veneto Blvd. with St. Augustine sod. Includes labor for bed prep. Also includes sod in front of all monuments and foxtail ferns for monuments			
Sod - St. Augustine SF	20,480	1.09	22,323.20
foxtail fern 3 GAL	100	18.00	1,800.00

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$24,123.20</b>
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE







PRIORITY # 3



PO Box 267  
Seffner, FL 33583  
O: 813-757-6500  
F: 813-757-6501

## Estimate

**Submitted To:**

Venetian CDD  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

Date	6/13/2023
Estimate #	83980
LMP REPRESENTATIVE	
WG	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Install 640 (15 gal ) sized sweet viburnum in the buffer areas along Venetia Blvd. Irrigation modifications will be billed separately			
Viburnum - Odorotissimum 15 GAL	640	123.75	79,200.00
<i>(Planted in front of current mirror leaf viburnum)</i>			

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$79,200.00</b>
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

DATE \_\_\_\_\_



DATE \_\_\_\_\_

PRIORITY #9



PO Box 267  
Seffner, FL 33583  
O: 813-757-6500  
F: 813-757-6501

## Estimate

<b>Submitted To:</b>
Venetian CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	7/3/2023
Estimate #	84434
LMP REPRESENTATIVE	
WG	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Roundabout clean up,remove dead grass/plants and mulch in with coco brown cypress mulch. Per roundabout.			
Mulch - Cocoa Brown (2cu)	30	7.04	211.20
Bed Prep/ Debris/ Disposal	6	50.00	300.00
NTE \$5,000			

### TERMS AND CONDITIONS:

<b>TOTAL</b>	<b>\$511.20</b>
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE





PO Box 267  
Seffner, FL 33583  
O: 813-757-6500  
F: 813-757-6501

PRIORITY #10 option 1

## Estimate

**Submitted To:**

Venetian CDD  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

Date	6/9/2023
Estimate #	83928
LMP REPRESENTATIVE	
RE	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Plant pitchapple hedge row as a sound buffer. This will be as close to an immediate hedge as possible coming in at 5-6 foot.  Pitchapple 30 GAL	411	375.00	154,125.00

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$154,125.00</b>
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



# 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, June 26, 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	<b>Board Supervisor, Chairman</b>
Ernest Booker	<b>Board Supervisor, Vice Chairman</b>
Ken Smaha	<b>Board Supervisor, Assistant Secretary (via speaker phone)</b>
Jill Pozarek	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andy Cohen	<b>District Counsel – Persson, Cohen, Mooney, Fernandez &amp; Jackson, P.A.</b>
Keith Livermore	<b>Field Manager, Rizzetta &amp; Company, Inc.</b>
John Fowler	<b>Landscape Inspection Services, Rizzetta &amp; Company, Inc.</b>
Jeffrey Thomas	<b>General Manager, River Club</b>
Julie Cortina	<b>Vesta Property Services</b>
Heather Alexander	<b>Vesta Property Services</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Blandon called the meeting to order and conducted the roll call.

On a Motion by Mr. Booker, seconded by Ms. Pozarek, with all in favor, the Board Allowed for Mr. Smaha to Attend and Participate in the Meeting Via Speaker Phone, for the Venetian Community Development District.

**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.

Ms. Sniezek addressed the Board in opposition to the possible increase to assessments.

Ms. Kirkpatrick addressed the Board in opposition to the possible increase to assessments.

Ms. Schimberg addressed the Board in opposition to the possible increase to assessments. She further spoke regarding the buffet food, asking if it could be a la carte menu on Sundays, in an effort to reduce food waste at the River Club.

Mr. Cassell addressed the Board distributed and discussed correspondence related to the pickleball courts. (The handout is attached to these minutes.)

Mr. Parsons thanked the Board for its work and spoke in opposition to the assessments.

Ms. Militante addressed the Board in opposition to the possible increase to assessments.

Mr. Goodman addressed the Board in opposition to the possible increase to assessments.

Mr. McCafferty addressed the Board regarding the TRIM budget, he advised that he hopes decreases will be made to the TRIM budget.

Mr. Weitzman addressed the Board regarding the possible increase to assessments.

#### **FOURTH ORDER OF BUSINESS**

#### **Staff Reports**

**A. Field Services Manager**

Mr. Fowler provided an overview of the May 31, 2023 landscape inspection report and recommended implementing an aeration plan for the event lawn. Mr. Fowler responded to questions from the Board.

**B. District Engineer**

Mr. Livermore provided a brief update as Mr. Schappacher was not in attendance; he advised that the tear out of the pickleball area will begin after July 12<sup>th</sup>. Ms. Pozarek asked that Mr. Thomas advise the residents of the commencement of the work.

**B. District Counsel**

Mr. Cohen provided an update on legislative changes including new golf cart laws as well as ethics training requirements for CDD Board members.

Ms. Booker inquired as to fitness and pool waivers and releases. He advised that each user, including guests, needs to have a waiver on file. Mr. Cohen recommended that River Club conduct an audit to determine waivers that are currently on file. Discussion ensued.



Ms. Pozarek inquired as to roofers working on homes and liability. Mr. Cohen advised that is not a CDD concern.

Ms. Pozarek inquired as to whether the CDD Assessment is tax deductible. Mr. Cohen advised that the District does not provide tax advice. Mr. Bracco advised that the same advice would apply to questions related to insurance companies covering an assessment; it would be an issue between the homeowner and their insurance company. Mr. Cohen reiterated that the Hurricane Recovery line item in the budget is a part of the existing operations and maintenance assessment and is not a special assessment.

C. River Club

Mr. Thomas distributed and reviewed his Executive Report with the Board. He advised that Ms. Sydney Viera has accepted the Director of Administrative Services position and Ms. Theresa Dennowith has accepted the Assistant Clubhouse Manager position; he further advised that a search for a new General Manager is in process.

Mr. Smaha spoke regarding a number of concerns related to food costs and sales. He recommended having an outside audit conducted. Mr. Smaha further discussed missing invoices and inquired as to how Vesta is addressing issues. Mr. Thomas advised that the Regional Accounting Controller will be onsite to audit the inventory process and will continue to ensure that Vesta Management is on site to ensure the accuracy and validity of the inventory counts going forward. Discussion ensued.

Mr. Bracco inquired as to the theft that may have been occurring. Mr. Thomas advised that cameras have been installed and are operating in an effort to monitor any potential issues going forward. Discussion ensued.

Ms. Pozarek inquired as to mitigating set up costs with the River Club for various events as well as the timing of interviewing additional POS representatives. Mr. Bracco advised that he would like to schedule those interviews for when all Board members are present.

Mr. Booker inquired as to the installation of cameras at the tennis courts. Mr. Thomas advised that the cost may be prohibitive.

E. Field Manager

Mr. Livermore advised that Venetian is on the City's list for the fencing along Laurel Road. He advised that the City Engineer will need to come out to do some landscaping along Laurel Road to determine what that landscaping would include. Mr. Livermore advised that regarding signage, Lykins has had a problem with material and labor. He advised that he calls FPL at least three times per week regarding the streetlights that still need attention.

D. District Manager

Ms. Blandon advised that the next meeting of the Board of Supervisors is scheduled for Monday, July 24, 2023 at 9:30 a.m., she reminded the Board

that they had previously asked that a Workshop be held prior to the onset of the Board of Supervisors' meeting and that the public hearing on the final budget will be held during the Board of Supervisors' meeting.

Ms. Blandon addressed the Board regarding the assessment notices that were mailed and confusion among the residents concerning the approved proposed budget. Mr. Booker recommended sending a communication to residents to address questions related to the budget. Discussion ensued. Ms. Pozarek recommended creating an FAQ to be distributed to residents. Mr. Bracco recommended that all Board comments must be received by the 29<sup>th</sup> so that communication can be provided as soon as possible. Ms. Blandon advised that she will work on this with Ms. Pozarek.

Ms. Blandon provided an update related to FEMA and advised that FEMA has stated that another District will be deemed ineligible due to the guardhouse and non-resident user fees; she advised that these same items apply to Venetian and so she would like to get ahead of receiving the same notification for Venetian with assistance from Mr. Cohen in preparing a correspondence related to CDD's being public.

The Board took a brief recess at 10:49 a.m. and was back on the record at 11:03 a.m.

#### **FIFTH ORDER OF BUSINESS**

#### **Discussion Regarding River Club Policies**

Mr. Bracco advised that he asked that this item be added to the agenda due to laws related to conceal carry changing as of July 1<sup>st</sup>. He recommended that the River Club be a gun free zone; he advised that it would be in the best interest of the entire community for the River Club and its environment to be a gun free zone.

Mr. Cohen advised that he would need to review the rules.

Board discussion ensued. Mr. Cohen advised that he will review the previous research conducted and review the rules and come up with the appropriate way to accomplish the Board's goal. He advised that there is a state law prohibiting carrying a firearm into a public meeting. Ms. Pozarek advised that a rule infraction penalty will also be necessary. Mr. Smaha advised that there needs to be clear definition of "Surrounding Areas".

On a Motion by Mr. Bracco, seconded by Mr. Booker, with all in favor, the Board Declared the River Club, and Its Surrounding Areas a Gun Free Zone, Subject to Thorough Review and Proposal for Implementation by District Counsel, for the Venetian Community Development District.

#### **SIXTH ORDER OF BUSINESS**

#### **Discussion Regarding Fiscal Year 2023/2024 Proposed Budget**

Ms. Pozarek spoke regarding the proposed increase and various items within the



general fund. Mr. Smaha advised that the proposed change in personnel for Universal would eliminate one nighttime guard and does not change the roving patrols. Ms. Pozarek spoke regarding the increase to the assessment and spoke regarding her points as to decreasing the proposed assessment; she spoke regarding her view on landscape items needing attention. Mr. Bracco discussed the cost of accepting credit card payments for monthly River Club bills in order to reduce the credit card processing fees. Discussion ensued. Mr. Smaha recommended spreading the line item over two years or reducing the line item in half.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors Meeting held on  
May 08, 2023**

Ms. Bandon presented the minutes of the Board of Supervisors meeting held on May 08, 2023 and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

On a Motion by Mr. Bracco, seconded by Ms. Pozarek, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on May 08, 2023, for the Venetian Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held on  
May 22, 2023**

Ms. Bandon presented the minutes of the Board of Supervisors' meeting held on May 22, 2023 and asked if there were any questions, comments, or changes to the minutes as presented. A correction was noted to line 139.

On a Motion by Mr. Bracco, seconded by Mr. Booker, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on May 22, 2023, Subject to the Corrected Noted on the Record, for the Venetian Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of the Operations and  
Maintenance Expenditures for the  
Month of May 2023**

Ms. Bandon advised that the expenditures for the period of May 1-31, 2023 total \$336,312.09 and asked if there were any questions. There were none.

On a Motion by Mr. Booker, seconded by Mr. Bracco, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Period of May 1-31, 2023, totaling \$336,312.09, for the Venetian Community Development District.

**TENTH ORDER OF BUSINESS**

**Consent Items**

Ms. Bandon advised that the consent items consist of the Facilities Advisory Committee Minutes of May 02, 2023, the Landscaping Advisory Committee Minutes of March 20, 2023, April 03, 2023 and May 01, 2023, and the Social and Dining Advisory Committee Minutes of April 12, 2023 and May 10, 2023. She asked if there were any questions. There were none.

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

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

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

Mr. Bracco inquired as to whether the POA has paid its full bill for the office renovation. Ms. Bandon advised that half has been paid and the other half is being billed.

Ms. Pozarek asked Mr. Smaha when the bar area and locker rooms are scheduled for renovation and how they appear in the new study. Mr. Smaha advised the locker rooms are scheduled for renovation in 2025, at an estimated cost of \$60,000.00. Ms. Bandon advised that the bar is not outlined in the new reserve study. Mr. Smaha advised that the bar is combined with the kitchen and bar equipment and the line for furnishings.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

On a Motion by Mr. Booker, seconded by Mr. Bracco, with all in favor, the Board adjourned the meeting at 11:36 a.m., for the Venetian Community Development District.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

November 1, 2017

[REDACTED]  
[REDACTED]  
[REDACTED]  
Fort Myers, FL 33902

Re: *Summary report for the [REDACTED] Condo pickleball development community noise study*

Dear [REDACTED]

Per your request, I have prepared this report summarizing my opinions relating to this case and the factual basis for my opinions. This report includes my opinions about noise emissions that will be generated by the proposed Pickleball courts and the effect, impact and nuisance that this noise will create at adjacent and nearby residential/condominium properties and in surrounding common areas.

The opinions in this report are based on my testing and analysis including analysis of the following documents:

- Banks Engineering Site Development Plans
- Lee County, FL: Code of Ordinances – Lee County Ordinance No. 14-18

The opinions in this report are also based on my experience in the field of engineering acoustics and noise control as stated in the attached resume. I have completed noise and vibrations projects (ranging from industrial noise control, environmental/community noise, product noise/sound quality, hearing conservation etc.) for approximately 300 clients located throughout North America. **I hold the opinions stated in this report and the subsequent conclusions with a reasonable degree of engineering certainty. I reserve the right to supplement, revise and clarify the contents of this report as warranted by further testing and analysis.**

---

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**Consulting Engineers in Acoustics, Vibrations & Noise Control**

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www.ThorntonAV.com

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412.400.2001 Cell  
will@thorntonav.com

## EXECUTIVE SUMMARY

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I hold the following opinions of this case:

- The noise that will be emitted by the proposed Pickleball courts exceeds the allowable Lee County Noise Ordinance limits.
- The noise that will be emitted by the courts is significantly in excess of the existing ambient community noise levels and will create a significant noise nuisance both outdoors (condominium exterior, common spaces and condominium porches) and indoors in the surrounding condos.
- The Pickleball noise is likely to result in a noise related diminution of value for adjacent condominiums.
- There are no effective noise control measures (walls, fences, barriers etc.) that will sufficiently reduce the Pickleball noise other than locating the courts inside of a building.

In addition to these opinions, and my foundation for forming these opinions, this report will discuss general environmental and community noise and noise impacts.

---

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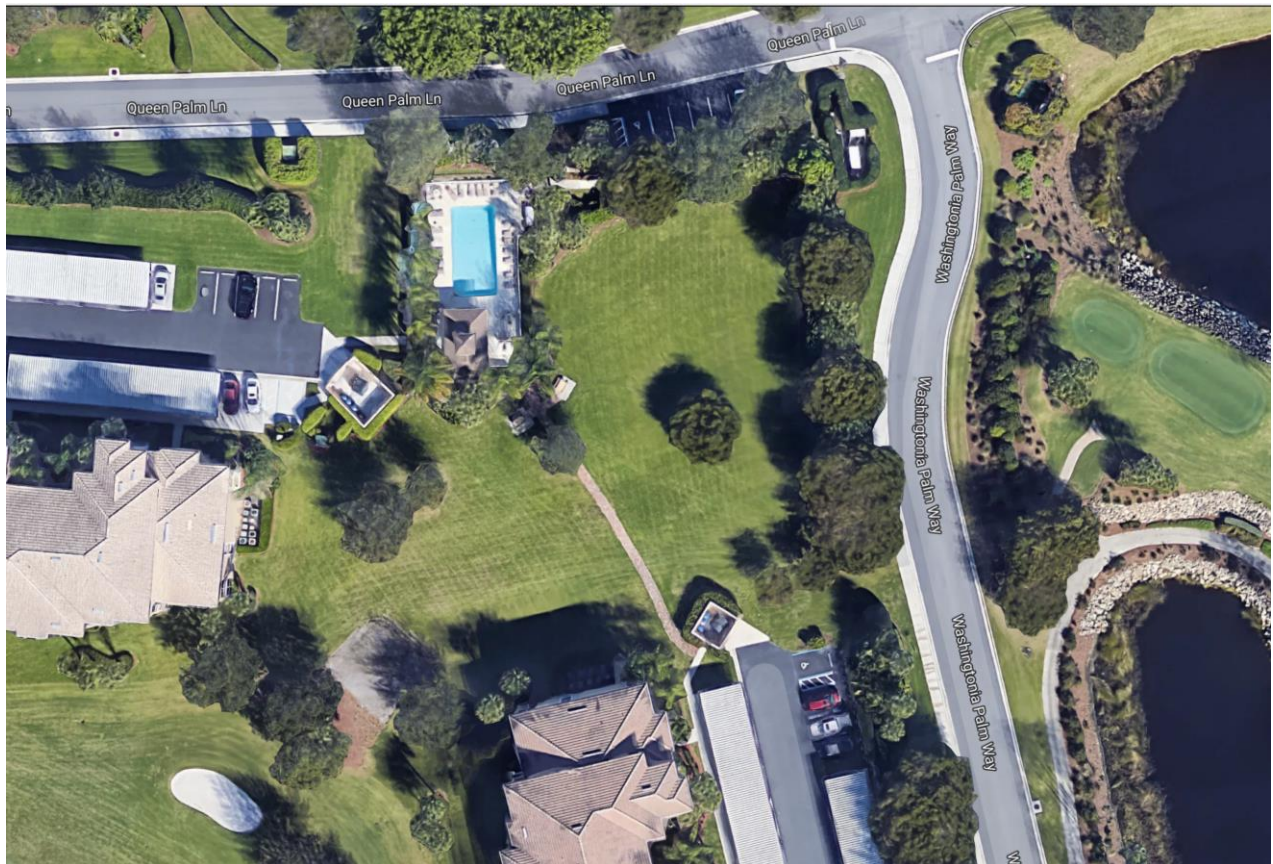
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## INTRODUCTION

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Thornton Acoustics & Vibrations (TAV) was retained by [REDACTED] to perform acoustical testing and analysis to ascertain the effects of noise that will be emitted by the proposed Pickleball courts. The study area and the Pickleball development plan are shown in Figures 1 and 2 respectively.



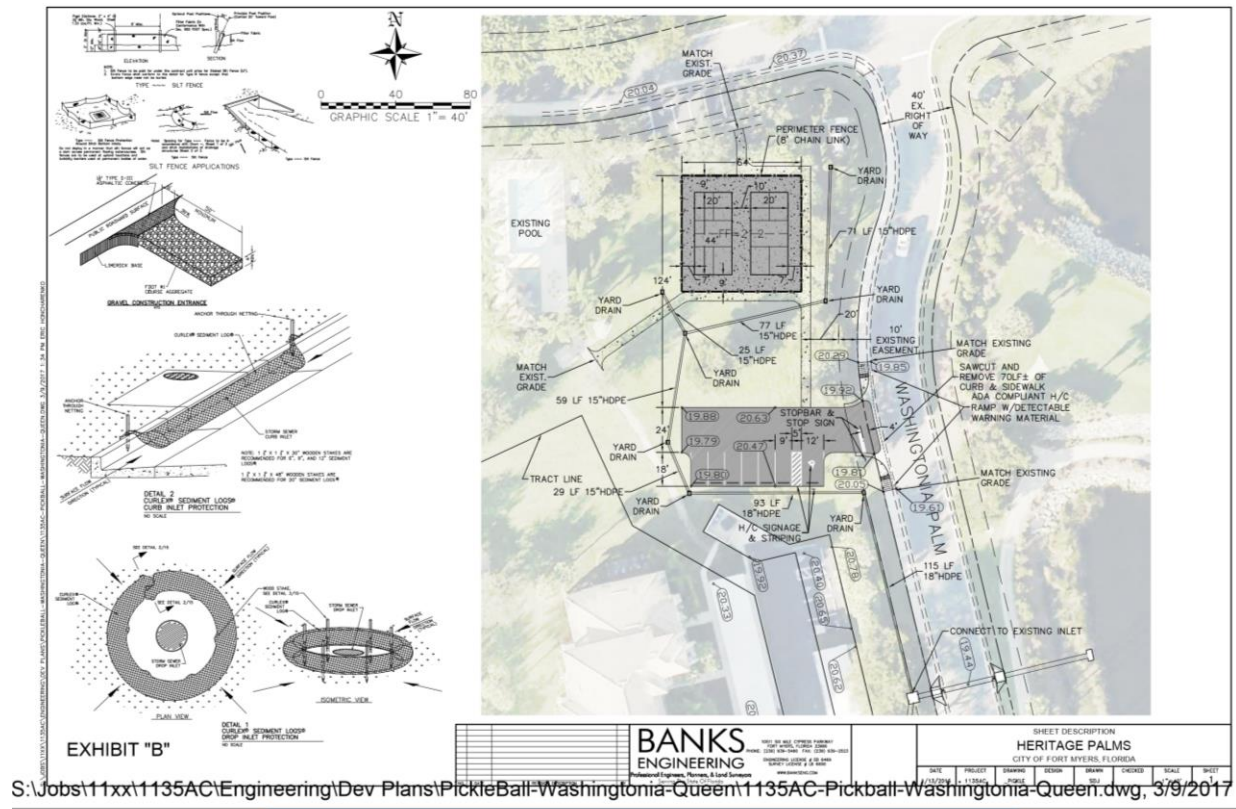
**Figure 1 proposed Pickleball court noise study area.**

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**Figure 2 Banks Engineering pickleball court site development plan.**

TAV performed a community noise study to ascertain the existing ambient community noise levels for the Terrace XV condominiums and in surrounding and adjacent common areas. TAV monitored the ambient noise levels continuously over the period September 30 to October 2, 2017. TAV modeled the noise levels that would be generated due to the proposed Pickleball courts based upon noise data collected at existing Pickleball courts located in other Florida and Pennsylvania communities.

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## METHODOLOGY

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Noise data were collected on the exterior of the [REDACTED] condominiums using Bruel & Kjaer Types 2250 and 2270 Precision (ANSI Type I) Sound Level Meters coupled with a Bruel & Kjaer UA 1404 Outdoor Microphone Kits. This equipment is state of the art for environmental/community noise measurement and analysis and provides the highest degree of noise measurement precision and accuracy commercially available. Data were collected on the porches of Condominiums 4218 and 4238 (shown in Figures 3 and 4 respectively). Note that the proposed Pickleball court location is visible in both photographs (middle background).



**Figure 3 Condominium 4218 noise monitoring setup.**

---

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**Figure 4 Condominium 4238 noise monitoring setup.**

Additional data were collected in the common areas surrounding the condominium buildings. All equipment was calibrated prior to and at the completion of testing and accepted best practices and methods were observed throughout all testing.

TAV has collected a database of Pickleball noise at other existing Pickleball courts located in Florida and Pennsylvania. To model and predict the noise that will be generated by the proposed Pickleball courts, TAV selected representative data from this database. The data selected were recorded at the Pickleball courts located in Punta Gorda Florida and in Pittsburgh Pennsylvania and these locations were chosen due to similarities in site layout and distance. The Pickleball noise data are representative of a random cross section of Pickleball players and equipment. Note that the Pickleball noise data used for this analysis were collected at distances of between 130 and 160 feet from the geometric center of the courts to the measurement location. These levels were adjusted to the actual distance between the proposed court location and the modeled receiver locations according to the following formula.

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$$L_2 = L_1 + 20 \log \left[ \frac{r_1}{r_2} \right]$$

Where:

$L_2$  is the sound pressure levels at distance 2

$L_1$  is the sound pressure level at the original distance

$r_1$  is the original distance

$r_2$  is the distance to which the level is being extrapolated

## RESULTS

---

The ambient noise levels measured at the [REDACTED] condominiums are shown in Figure 5 for the time from Saturday September 30 until Monday October 2. The ambient noise data were measured using the  $L_{90}$  sound level metric which is a statistical measurement of the level exceeded 90% of the time. The  $L_{90}$  is considered to be representative of the ambient noise level by the acoustical engineering community. Note that the sound level was measured and recorded continuously, and statistical analyses were performed for each 15-minute increment. Accordingly, the data shown in Figure 5 are the levels exceeded 90% of the time for each 15-minute increment. The daytime (7 AM to 10 PM) segments of the ambient noise levels have been overlaid in Figure 6.

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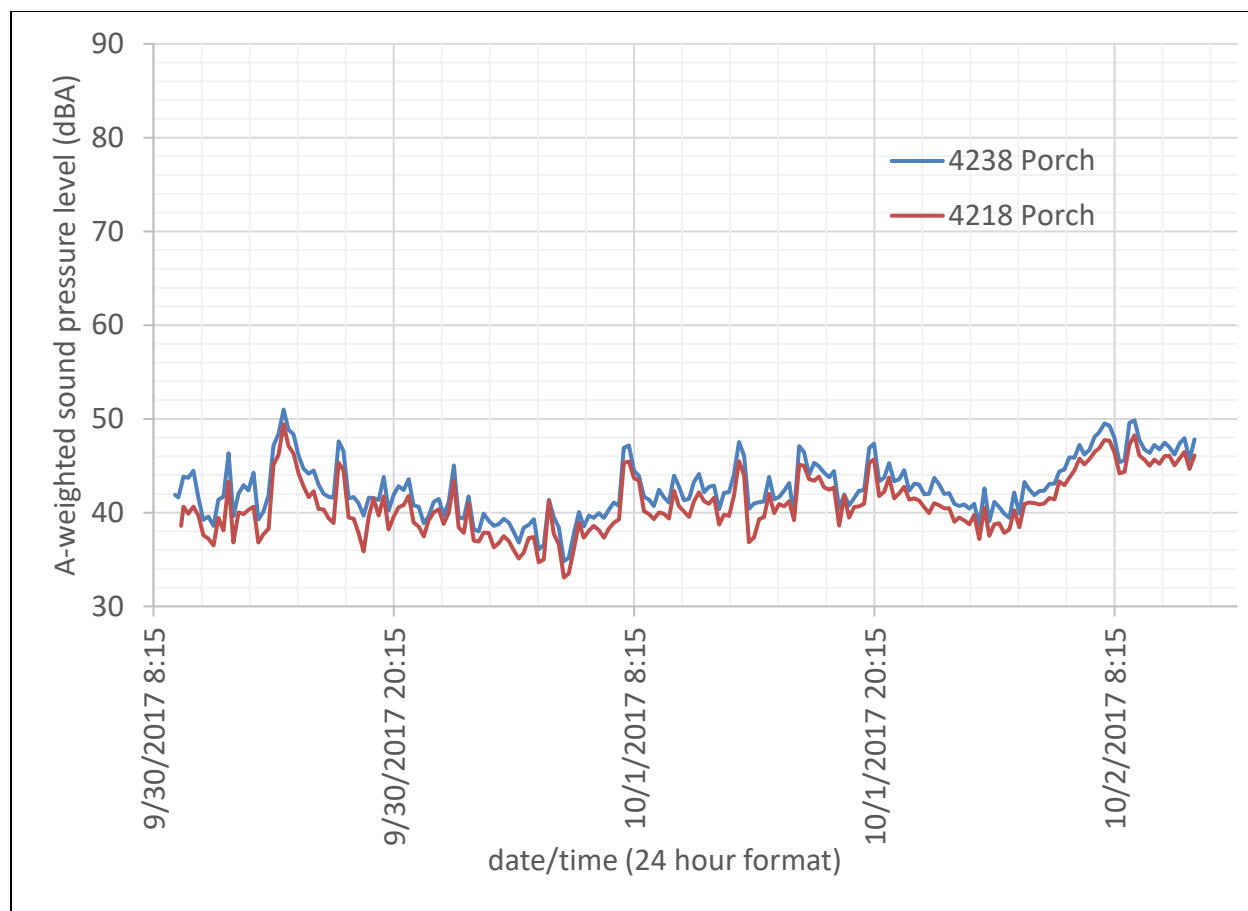
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**Figure 5 Ambient A-weighted sound pressure levels measured on the porches of Condominium units 4218 and 4238.**

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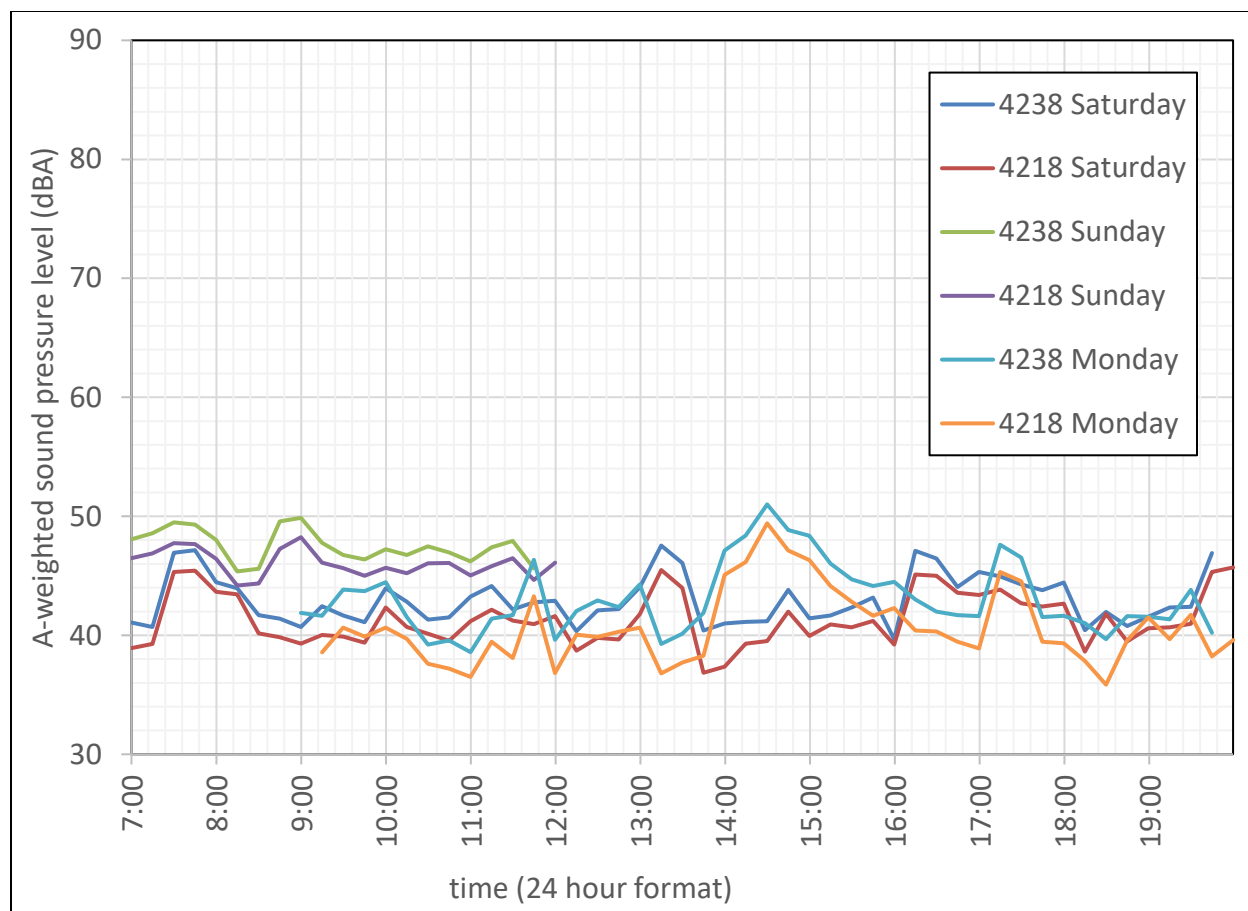
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**Figure 6 Ambient A-weighted sound pressure levels measured on the porches of Condominium units 4218 and 4238 during daytime (7 AM to 10 PM) hours.**

The ambient sound levels in the vicinity of the condominiums range from approximately 36 dBA to approximately 50 dBA. Note that many of the higher levels were due to strong winds in the area and/or maintenance activities due to recent hurricane damage. Accordingly, these ambient levels are highly conservative and typical ambient levels are likely to be lower.

Representative measured Pickleball noise (adjusted for distance) is shown in Figure 7 and 8 (a zoomed view), overlaid against the ambient levels measured at [REDACTED]. The Pickleball data are the maximum, fast response, A-weighted sound levels for 1-minute increments ( $L_{A_{fmax}}$ ). These maximum levels were the result of Pickleball/paddle strikes in the course of a typical game. A representative game-dataset was chosen as this data represents two simultaneous games

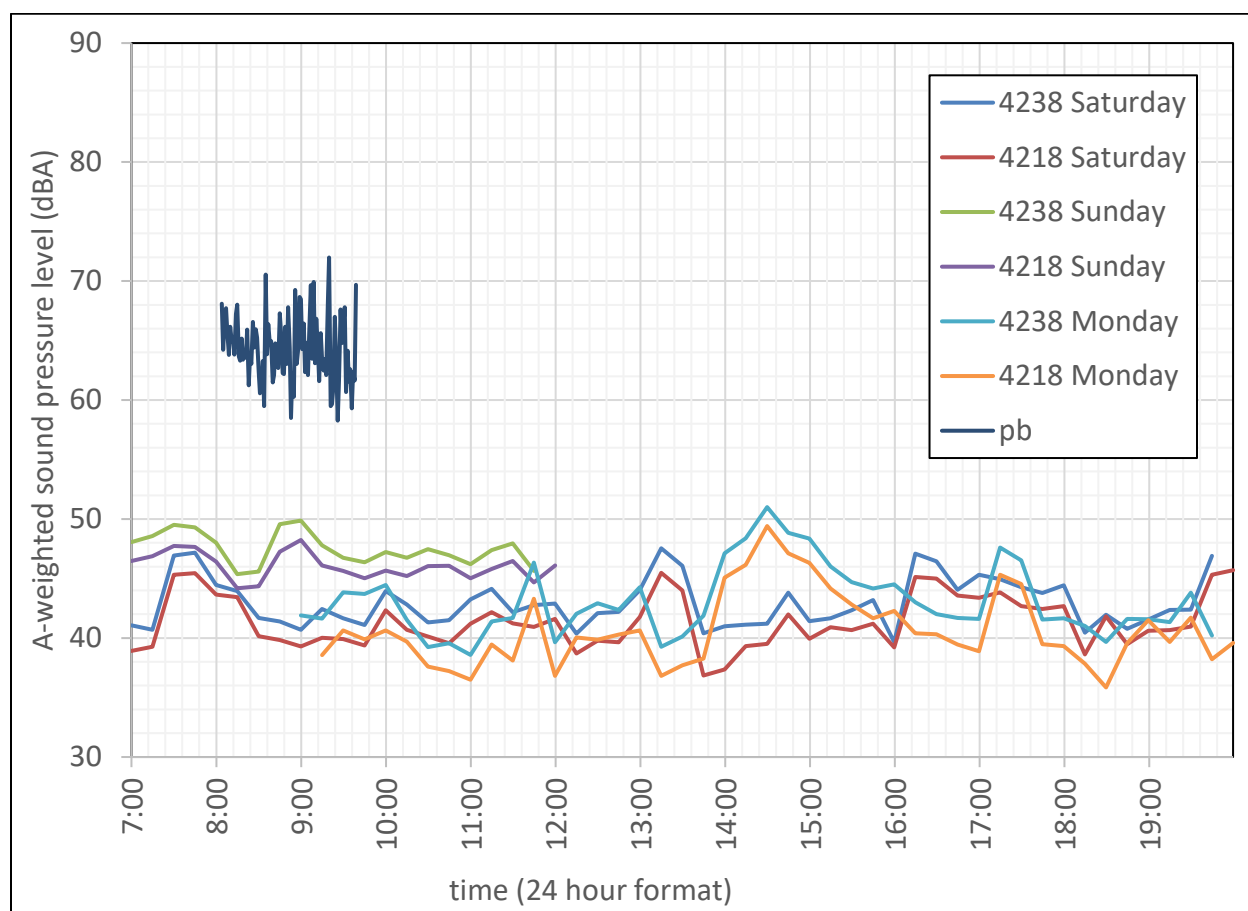
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being played on adjacent courts similar to the proposed layout for the [REDACTED] courts. Note that the number of games being played simultaneously DOES NOT affect the levels (as each peak is due to a single strike) and that the number of games/players only affects the frequency with which these impulse/impact noises are generated. Note that only a segment of the Pickleball noise was used (from approximately 8 AM until 9:30 AM) as at other times, the Pickleball noise includes significant crowd noise which may not be typical of [REDACTED]



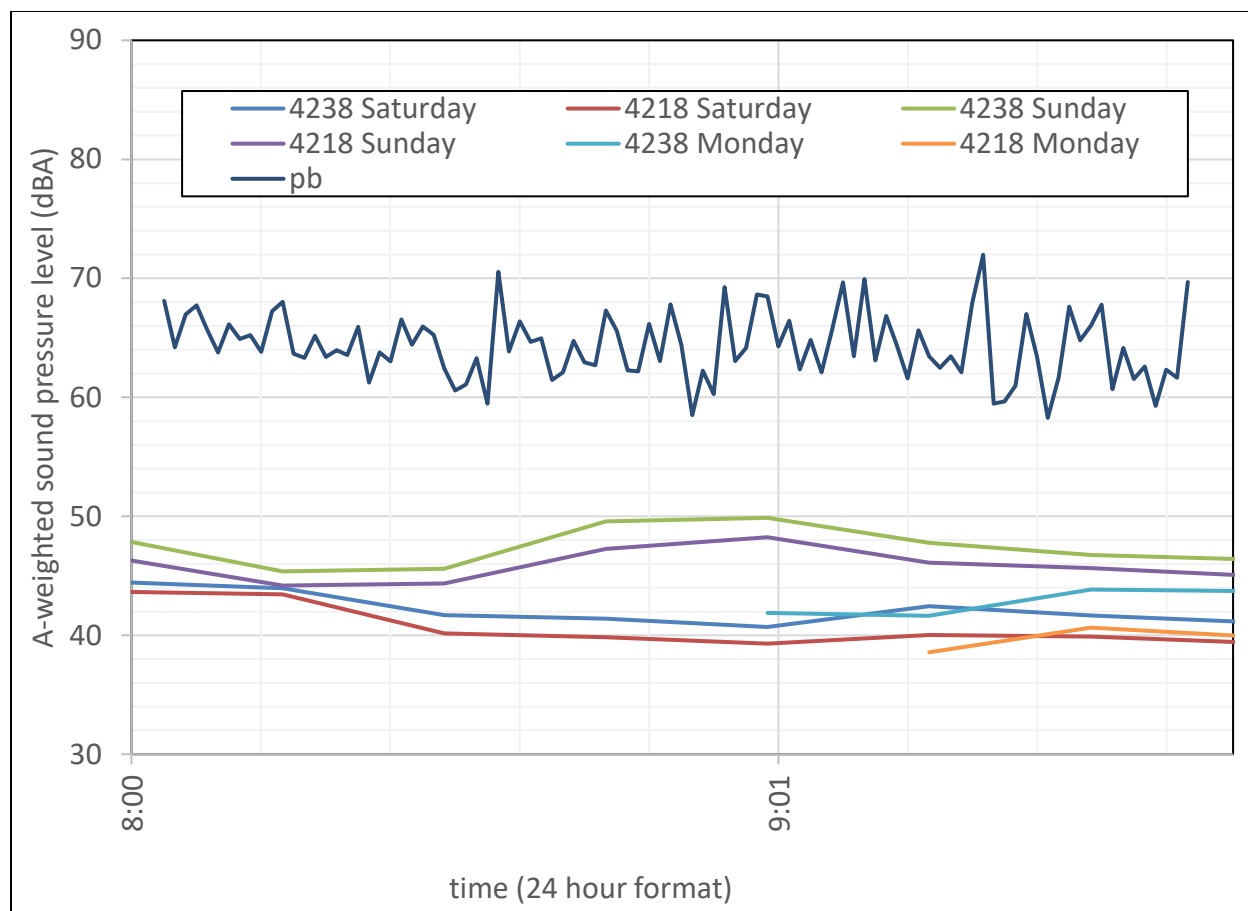
**Figure 7 Typical Pickleball noise levels (measured at an existing court) overlaid against the measured [REDACTED] ambient noise levels.**

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**Figure 8 Typical Pickleball noise levels (measured at an existing court) overlaid against the measured Terrace XV ambient noise levels (zoomed view).**

The Pickleball impulse noise levels are typically on the order of 65 dBA or greater. These levels exceed the ambient noise levels by 20 dB or more. Note that to put this in perspective, for every 10 dB increase in level, the perceived loudness roughly doubles. Therefore, a 20 dB increase in level would be perceived as roughly four times as loud (the Pickleball impulse noise is at least four times louder than the typical ambient noise levels). This increase in loudness is compounded by the fact that the ambient noise levels are steady-state, while the Pickleball noise is highly impulsive/transient which exacerbates the perception of noise/loudness). In order to appreciate how humans perceive these noise level differences, it is important to note that the decibel scale is a logarithmic scale rather than a linear scale. A 10 decibel increase in noise is

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generally perceived as a doubling of the loudness of a sound. Conversely, a 10 decibel decrease is perceived as a halving of the loudness. This relationship has been well established by the audiology and psychoacoustics body of knowledge. This relationship can be expanded to show that a 20 decibel increase in noise level is roughly perceived as a four-fold increase in the perceived loudness. These relationships, as applied to this case, are complicated by the fact that much of the noise emitted by Pickleball is highly impulsive and thus the noise levels emitted will be perceived as louder than these relationships suggest when compared to normal community noise levels in the absence of Pickleball.

The Lee County Noise Ordinance is excerpted in Figure 9.

provided in subsection (b) of this section.

A. *Maximum permissible sound levels by receiving land* No person shall operate or cause to be operated any source of sound in such a manner as to create a sound level which exceeds the limits set forth for the receiving land use category in Table 1 when measured at or within the real property line of the receiving land.

Table 1  
SOUND LEVELS BY RECEIVING LAND USE

Land Use Category	Time	Sound Level Limit dBA
Residential, public space, or agricultural	7:00 a.m.—10:00 p.m.	66
	10:00 p.m.— 7:00 a.m.	55
Commercial or business	7:00 a.m.—10:00 p.m.	72
	10:00 p.m.— 7:00 a.m.	65
Manufacturing or industrial	At all times	75

**Figure 9 Lee County Florida Noise Ordinance Maximum Permissible Sound Levels.**

Note that the noise emitted by the Pickleball activities will regularly exceed the Lee County Limits at the Condominium exteriors by 6 dB or more.

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In the common areas such as the swimming pool which is significantly closer to the Pickleball courts, the Pickleball noise will be on the order of 6 dB louder (71 dBA) (than at the condo exterior).

The condominiums have a construction that will provide approximately 45 dB of noise reduction (NR) (the walls/windows/doors etc. will reduce exterior noise levels by approximately 45 dB). Accordingly, the Pickleball noise (which is on the order of 65-72 dBA at the condo exterior) will propagate into the condos with a level as great as 27-30 dBA. This will produce interior Pickleball noise that is clearly audible and highly disruptive and intrusive to the condominium occupants, particularly during periods where the indoor noise levels (due to indoor activity) are low.

## CONCLUSIONS

---

The noise that will be emitted by the proposed Pickleball court development will create a significant impact and noise nuisance for the residents of the condominiums surrounding the court location and the residents who might be using the outdoor common spaces near the courts such as the pool. The noise that would be created by Pickleball is endemic to the sport and purported solutions such as “quiet” rackets, noise walls and fences and plantings do not provide any significant noise reduction.

The noise that would be generated by Pickleball will significantly exceed the Lee County Noise limits and will be greatly in excess of the typical ambient noise levels of this quiet community.

The noise impact will affect residents both indoors and outdoors and is incompatible with the normal activities and use and enjoyment of the condominiums and common spaces.

The noise impact is also likely to lead to a diminution in value as potential buyers will be deterred by the noise.

---

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Considering the scope of the noise impacts, the Pickleball courts are fundamentally incompatible with the proposed location and the courts should be relocated to an area in which residents will not be impacted by the noise.

This letter summarizes my findings and opinions regarding the community/environmental noise impact that the proposed Pickleball facility creates at nearby residential locations. I reserve the right to modify my opinions in these matters subject to further analysis and as new information becomes available.

Sincerely,

A handwritten signature in black ink, appearing to read "William D. Thornton". The signature is fluid and cursive, with the first name "William" and last name "Thornton" clearly distinguishable.

William D. Thornton

---

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# Tab 9

# VENETIAN COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · FT. MYERS, FLORIDA 33912 - (831) 933-5571  
MAILING ADDRESS · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614  
[venetiancdd.org](http://venetiancdd.org)

## **Operation and Maintenance Expenditures June 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$145,047.08**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
A N J Excavation, LLC	100374	33	Sidewalk Repairs & Radar Sign 06/23	\$ 770.00
AMF Mark Mobile Welding, LLC	100345	2591	Weld Mailbox 126 Valencia Loop 05/23	\$ 100.00
AMF Mark Mobile Welding, LLC	100345	2592	Weld Mailbox 126 Cipriani 05/23	\$ 100.00
AMF Mark Mobile Welding, LLC	100347	2577	145/230 Portafino 04/23	\$ 120.00
AMF Mark Mobile Welding, LLC	100347	2583	153 Porafino Mailbox 05/23	\$ 100.00
AMF Mark Mobile Welding, LLC	100358	2600	Weld Mail Box- 134 Palooza 06/23	\$ 120.00
CA Florida Holdings LLC dba The Sarasota Herald Tribune	100355	5604513	Account #526049 Legal Advertising 05/23	\$ 81.20
Cheryl Harmon Terrana	100368	CH041023	Board of Supervisors Meeting 04/10/23	\$ 100.00
Cheryl Harmon Terrana	100368	CHT032723	Board of Supervisors Meeting 03/27/23	\$ 100.00
Cheryl Harmon Terrana	100368	CT042423	Board of Supervisor Meeting 04/24/23	\$ 100.00
Cheryl Harmon Terrana	100368	CT050823	Board of Supervisor Meeting 05/08/23	\$ 100.00
Cheryl Harmon Terrana	100368	CT052223	Board of Supervisor Meeting 05/22/23	\$ 100.00



## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
City of Venice	100364	44300-59516 05/23	Guardhouse - 101 Veneto Blvd 05/23	\$ 75.02
City of Venice	100364	76604-72272 04/23	111 Asti Ct 04/23	\$ 6.75
City of Venice	100364	76604-72272 05/23	111 Asti Ct 05/23	\$ 7.43
Clean Sweep Parking Lot Maintenance Inc	100348	51673	Street Sweeping 05/23	\$ 450.00
Clean Sweep Parking Lot Maintenance Inc	100365	51794	Street Sweeping 06/23	\$ 450.00
COMCAST	100356	8535100500435480	Guardhouse Internet 06/23	\$ 116.85
COMCAST	20230605-1	8535 10 050 0439604 06/23 Auto	Guardhouse Phone & Internet 06/23	\$ 350.43
Ernest R Booker	100369	EB041023	Board of Supervisors Meeting 04/10/23	\$ 100.00
Ernest R Booker	100369	EB042423	Board of Supervisor Meeting 04/24/23	\$ 100.00
Ernest R Booker	100369	EB050823	Board of Supervisor Meeting 05/08/23	\$ 100.00
Ernest R Booker	100369	EB052223	Board of Supervisor Meeting 05/22/23	\$ 100.00
Florida Power & Light Company	20230613-1	FPL Summary 05/23 Auto- Pay	FPL Summary 05/23	\$ 4,867.73

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Frontier Florida, LLC	20230606-1	120513-5 05/23 Auto	Phone & Internet 05/23	\$ 331.27
Jill Pozarek	100370	JP032723	Board of Supervisors Meeting 03/27/23	\$ 100.00
Jill Pozarek	100370	JP041023	Board of Supervisors Meeting 04/10/23	\$ 100.00
Jill Pozarek	100370	JP042423	Board of Supervisor Meeting 04/24/23	\$ 100.00
Jill Pozarek	100370	JP050823	Board of Supervisor Meeting 05/08/23	\$ 100.00
Jill Pozarek	100370	JP052223	Board of Supervisor Meeting 05/22/23	\$ 100.00
Kenneth J. Smaha	100371	KS032723	Board of Supervisors Meeting 03/27/23	\$ 100.00
Kenneth J. Smaha	100371	KS041023	Board of Supervisors Meeting 04/10/23	\$ 100.00
Kenneth J. Smaha	100371	KS042423	Board of Supervisor Meeting 04/24/23	\$ 100.00
Kenneth J. Smaha	100371	KS050823	Board of Supervisor Meeting 05/08/23	\$ 100.00
Kenneth J. Smaha	100371	KS052223	Board of Supervisor Meeting 05/22/23	\$ 100.00
Landscape Maintenance Professionals, Inc.	100346	174293	Tree Staking 03/23	\$ 1,000.00

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	100346	175191	Tree Removal 04/23	\$ 450.00
Landscape Maintenance Professionals, Inc.	100349	176406	Irrigation Repairs 05/23	\$ 410.00
Landscape Maintenance Professionals, Inc.	100349	176407	Irrigation Repairs 05/23	\$ 540.00
Landscape Maintenance Professionals, Inc.	100349	176408	Irrigation Repairs 05/23	\$ 1,095.00
Landscape Maintenance Professionals, Inc.	100349	176414	Irrigation Repairs 05/23	\$ 175.00
Landscape Maintenance Professionals, Inc.	100349	176415	Irrigation Repairs 05/23	\$ 590.80
Landscape Maintenance Professionals, Inc.	100357	175653	Tree Removal 04/23	\$ 2,150.00
Landscape Maintenance Professionals, Inc.	100359	176430	Pest Control 05/23	\$ 750.00
Landscape Maintenance Professionals, Inc.	100362	176551	Irrigation Repairs 06/23	\$ 575.00
Landscape Maintenance Professionals, Inc.	100362	176552	Irrigation Repairs 06/23	\$ 295.00
Landscape Maintenance Professionals, Inc.	100362	176553	Irrigation Repairs 06/23	\$ 594.00
Landscape Maintenance Professionals, Inc.	100366	172162	Install of Bahia Grass 12/22	\$ 4,500.00

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	100375	176203	Monthly Maintenance & Irrigation 06/23	\$ 27,737.08
Persson, Cohen & Mooney, P.A.	100360	3633	Legal Services 05/23	\$ 4,396.00
Richard Bracco	100372	RB032723	Board of Supervisors Meeting 03/27/23	\$ 100.00
Richard Bracco	100372	RB041023	Board of Supervisors Meeting 04/10/23	\$ 100.00
Richard Bracco	100372	RB042423	Board of Supervisor Meeting 04/24/23	\$ 100.00
Richard Bracco	100372	RB050823	Board of Supervisor Meeting 05/08/23	\$ 100.00
Richard Bracco	100372	RB052223	Board of Supervisor Meeting 05/22/23	\$ 100.00
Rizzetta & Company, Inc.	100344	INV0000080669	District Management Fees 06/23	\$ 6,499.66
Rizzetta & Company, Inc.	100353	INV0000080784	Cell Phone 05/23	\$ 50.00
Rizzetta & Company, Inc.	100354	INV0000080836	Amenity Management & Personnel Reimbursement 06/23	\$ 8,391.97
Rizzetta & Company, Inc.	100363	INV0000081132	Mass Mailings - Assessment Notices 06/23	\$ 1,890.35
Rizzetta & Company, Inc.	100373	INV0000081299	Personnel Reimbursement 06/23	\$ 7,535.88

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Schappacher Engineering, LLC	100361	2434	Engineering Services 05/23	\$ 4,050.00
Solitude Lake Management, LLC	100376	PSI-86294	Midge Control Maintenance 06/23	\$ 953.00
Solitude Lake Management, LLC	100376	PSI-86471	Lake Monthly Maintenance 06/23	\$ 4,321.00
Solitude Lake Management, LLC	100376	PSI-86472	Lake & Pond Semi- Annual 05/1/23- 10/31/23	\$ 554.26
Solitude Lake Management, LLC	100376	PSI-86473	Lake Monthly Maintenance 05/23	\$ 4,321.00
Solitude Lake Management, LLC	100376	PSI-86475	Lake & Pond Quarterly Maintenance 05/01/23-07/31/23	\$ 12,268.00
Southworth Solutions, LLC	100350	1398	Software License Fees 06/23	\$ 224.00
Staples	100367	3540213804	Office Supplies 06/23	\$ 125.94
Traffic Logix Corporation	100377	SIN20767	Street Signs 05/23	\$ 6,373.00
Universal Protection Service, LLC	100351	14319148	Security 04/28/23-05/25/23	\$ 31,547.76
Water Boy Inc.	100378	21100805	Water Delivery 06/23	\$ 36.70
Water Equipment Technologies of Southwest Florida LLC	100352	22125	Weekly Maintenance Entrance Fountains 05/23	<u>\$ 200.00</u>
<b>Report Total</b>				<b><u>\$ 145,047.08</u></b>

# Tab 10



**Venetian Community Development District**  
**502 Veneto Boulevard**  
**North Venice, FL 34275**  
**Fitness/Pool Advisory Committee (FPAC)**  
**Meeting Minutes-April 19, 2023**

**Attending Members:** Cyndi Sniezek, Richard Derby, Livvy Faford, Mary Taylor, Jeff Thomas, General Manager and CDD liaison Ernest Booker were also in attendance

**Call to order:** Livvy Faford called the meeting to order at 10:01 AM. Quorum was established.

Prior minutes approved subject to noted corrections.

Public comments centered around the following: the reduction of classes during the off-season; the removal of towels and spray in the fitness facility; finding different ways to save money in the off-season vs. reducing fitness instructor payroll. At the conclusion of the public comments it was determined that Mary will represent the Fitness and Pool Advisory Committee at the April 23<sup>rd</sup> CDD meeting.

**Discussion Items:**

**Old Business:**

- A. Several conversations ensued regarding the number of classes to recommend to the CDD board members. Rich Derby and Mary Taylor recommended 5. Cyndi Sniezek and Livvy Faford recommended 4.
- B. Jeff Thomas shared that typically there is a reduction in the number of classes in the summer/shoulder season to ease budget pressures.
  - a. Jeff will provide which classes will be removed for the summer/shoulder season.
  - b. It was also recommended that indoor class size should be increased to 18 per class, subject to each instructor's discretion in light of the class programming.
- C. Maintenance Items:
  - a. Clean the aerobics and fitness facility. Floors, blinds and closets need to be deep cleaned. The fitness facility and possibly the aerobics room both need a fresh coat of paint
  - b. The holder for the weights in the aerobics room needs to be changed due to several small injuries (i.e. pinched fingers).
  - c. Outdoor instructor is asking that the parking lot be blown to remove sand and leaves prior to her class on Tuesday at 8:20 and Wednesday at 9:00.
  - d. Pool area – general clean-up from planting beds. Pool furniture is cleaned once a month. Pool tiles need to be scrubbed in both pools (is there a schedule?)
  - e. Lap pool rules signage needs to be displayed to ensure everyone follows the guidelines. Cyndi Sniezek provided a new write-up for the web-page.
  - f. New pool entry gates should be installed in June.

**New Business:**

- A. Due to lengthy public comment section, no new items were discussed at this meeting.
- B. Attendance for off-season Fitness and Pool Advisory Committee meetings:
  - a. Cyndi Sniezek will not be in attendance at the May Meeting.
  - b. Livvy Faford will not be in attendance in August
  - c. Mary Taylor will be in attendance at all meetings May – September
  - d. Richard Derby will not be in attendance in July
  - e. Ernest Booker will not be in attendance July and August
  - f. Jeff Thomas will not be in attendance in July

**Next Meeting and Adjournment:**

Next meeting to be held May 17, 2023

Meeting adjourned at 11:49 a.m.

Minutes submitted by Cyndi Sniezek

**Venetian Community Development District  
502 Veneto Boulevard  
North Venice, FL 34275  
Fitness/Pool Advisory Committee (FPAC)  
Meeting Minutes-May 17, 2023**

**Attending Members:** Richard Derby, Livvy Faford, Nancy Spokowski, Mary Taylor, Jeff Thomas, General Manager and CDD liaison Ernest Booker

Call to order: Nancy Spokowski called the meeting to order at 10:03 AM. Quorum was established.

Prior minutes approved subject to minor noted revision.

Public comments centered around concerns about losing valued instructors if too many fitness classes are cut in the off-season. Public asked that classes not be cut until we find out attendance levels. It was also noted that the company hired to deep clean the studio did not do a good job as there is still dirt and dust behind A/V and fitness equipment.

GM/Liaison report: Vesta is in the process of hiring an assistant club manager, who will report to Jeff and oversee management of the pool and fitness. Although a person has been identified, Jeff said they still must go through the hiring process.

Jeff asked that all communications regarding pool, fitness and tennis facilities go directly to him and not Miles. Ernest asked that an email be sent to the community stating the correct process for comments and concerns.

Ernest requested that our waiver and release of liability be updated and that every resident using the facilities should sign and have their document on file. Upon his recommendation, the committee unanimously passed a resolution asking the POA to have attorney draft a revised waiver.

**Discussion Items:**  
**Old Business:**

- A. In keeping within the reduced class limit in the off-season, the committee asked Jeff to try and keep the more popular classes such as water aerobics on Thursdays, and that the abs class on Monday, which is not well-attended, be cut and replaced with a cardio sculpt class on Friday.

- B. Committee will recommend that fitness classes come back to pre-Covid levels during season, which is 32 classes rather than 29. Committee will ask CDD to include the additional \$2,000 in the 2023/24 budget.
- C. Jeff reported that the wall fans for the fitness center are in and will be installed shortly.
- D. Jeff reported that the cleaning of the studio by the outside company only included the floor and that he would have studio cleaned again.
- E. Committee recommended that holes in the fitness center be patched and that both the fitness center and the studio be painted. This should be included in 2023/24 budget.
- F. Jeff will follow up on instructor's equipment needs such as TRX bands and dumbbells.
- G. Committee asked Jeff to please communicate with instructors directly rather than have Catherine do it as important messages are not always conveyed and should come from a manager.
- H. Miles is working on organizing the studio closet and new racks for the weights should be in shortly.
- I. Jeff will check to see if lane dividers purchased for resort pool have been returned.

### **New Business:**

- A. Nancy asked for an update from Jeff on having a pool attendant staff pool 7-days-per-week. Jeff reported that a new pool attendant has been hired but a start date has not been established. New attendant will maintain the pool 3-days-per week and do tennis court maintenance twice-a week in the mornings. Carlos will also assist with pool responsibilities.
- B. Livvy noted that the pool tiles still have mold in some places and that this job should be a proactive rather than reactive task. Jeff agreed and said this would be one of the responsibilities of the new pool attendant.
- C. Nancy asked that pool attendant responsibilities also include spraying cracks on pool deck for weeds.
- D. Jeff reported that the new gates and locking system is scheduled to be installed over the next few weeks.
- E. Livvy provided samples of new signs with lap pool rules and registration procedures to be placed on table near gate and on website. Although committee did not decide on final verbiage, they did agree that there should not be a 10-minute rule, that the registration page on website needs to be updated, that guests cannot register and can only use the lap pool as walk ins, and that a manager-on-duty needs to be assigned daily to handle lap pool and resort pool problems.

- F. Committee discussed how there should always be a designated manager on duty (MOD) to handle problems at resort and lap pool. A sign with the name of MOD should be posted at the resort pool, lap pool and reception desk.
- G. Nancy distributed copies of inventory and costs of pool furniture that needs to be replaced so that everything will match and be up-to-date. She has sent the list and \$121,716 budget request to the CDD and will attend the meeting to further make the case for total replacement of brown furniture. P&F Committee recommends that the new budget at minimum needs to include replacement of damaged furniture. Reserves need to be updated to include the full cost of replacement of the brown pool furniture as well as future replacement of all the furniture. Info given to Reserve Committee.

Next Meeting and Adjournment:

Next meeting to be held June 21, 2023 at 10:00 a.m.

Meeting adjourned at 11:55 a.m.

Minutes submitted by Mary Taylor

**Venetian Community Development District  
502 Veneto Boulevard  
North Venice, FL 34275  
Landscape Advisory Committee  
Meeting Minutes 6/5/23**

**Attending Members:** Harry Wildman, Kit Braggs, Lynn Matson, Debbie Gericke, Joe Spallina, Cheryl Harmon Terrana, Keith Livermore, Ryan Eberly, Bill Gipp/ LMP

**Absent:** Joe Spallina

**Call to Order:** 11:00am by Joe Spallina

**Discussion items:**

**Old Business**

- A. Minutes approved from May meeting
- B. Public comment regarding the large amount of \$\$ planned for laurel rd. Cheryl explained the approach and planed process to be discussed further by the board
- C. B. Roundabout replacement bid of red plants deer have been eating to plumbago. LMP to provide bid for Keith, **TO BE REVIEWED AT NEXT MEETING**
- A. Replacement of bougainvillea trees in islands at next flower rotation to be sodded until committee can determine new suitable trees or shrub replacement. LMP **QUOTE TO BE REVIEWED AT NEXT MEETING**
- B. Cheryl requested a bid for getting roundabouts cleaned up in a simple easy manner with mulch **TO BE REVIEWED AT NEXT MEETING**
- C. Cheryl reported that the Solitude contract was renewed, Dog park, RB to discuss opportunities with golf club
- D.

**New Business:**

- A. Cheryl asked for a priority list for budget planning. The committee defined with much conversation the following list.
  - E. Front entrance; Front entrance quote requested
  - F. Side Monuments design discussion; look at quotes for-Japanese ... Berry? Smaller silver bottom wood? Short cooper (red) crotons, add Tralia. Remove Chinese palms, add C fan palm?
  - G. Veneto Blvd; Veneto blv design discussion; quote requested for to review at next meeting. Design to include turf use in areas around trees and areas where tree were removed after IAN.
- 
- 1) Laurel Rd: resolution as to who's responsible VCDD or Golf Club
  - 2) Entrance to the River Club, additional discussion needed
  - 3) River Club, pool, and surrounding area, additional discussion needed
  - 4) Monuments; quote requested for lava rocks
  - 5) Pesaro Drive
  - 6) Medici Brum
  - 7) Roundabouts; quote requested to clean up, put turf down, see above



- 8) River Club parking lot including pickle ball, additional discussion needed
- 9) Citdella / back gate; tabled
- 10) Tree replacement; additional discussion planned

**Next meeting and Adjournment:**

- Next meeting to be held on July 3rd at 11:00am
- Meeting adjourned at 12:45

**Minutes submitted by J Spallina**

Venetian Community Development District  
502 Veneto Boulevard  
North Venice, FL 34275  
Racquet Sports Advisory Committee  
Meeting Minutes - May 8, 2023

**Attending Members:** Pat Hinsch (PH), Mark Faford (MF), Brenda Mike (BM), Sandy Nick (SN), Paul Ryan (PR), Karen Wilson (KW).

**VCDD Board Liaison:** Ernest Booker (EB). Unavailable because of lengthy CDD meeting.

**Tennis Director:** Dave Freiman (DF). Unavailable because of lengthy CDD meeting.

**1. Call to Order:** Meeting was called to order by Chairperson PH.

**2. Establish Quorum:** A quorum was established by PH, PR, MF, BM, SN, KW, present.

**3. Approval of Minutes of April 10, 2023:** PH made a motion to accept the Minutes and BM seconded the motion. Motion was approved.

**4. Liaison Statement:** None

**5. Public Comment:** None

**6. New Business**

**A. Tennis Directors Report:** Postponed until June meeting.

i. A discussion ensued about weekend guests and the difficulty in verifying whether the guests are houseguests or other players who are required to pay a guest fee. The guest policy as stated on the tennis website includes violations for improper use of the system.

ii. Proper staffing on weekends will solve some of the issues. Someone needs to check on who is actually playing rather than being totally dependent on the names entered on the website reservation page.

iii. Guests are not allowed to pay the guest fee in cash to an employee.

iv. Any changes to the Tennis Rules requires approval by the CDD.

v. Installation of the tennis court lights is delayed for lack of some parts.

**B. Discussion of Friday Summer Reciprocal:** postponed due to DF's absence.

**C. RSAC Summer Meeting Schedule:** postponed due to DF and EB's absence.

## **7. Old Business:**

### **A. Club Essentials:**

i. MF stated that Exclusive Rights seems to be the biggest issue with the current registration system. Inconsistency is an issue.

ii. The River Club is currently looking at a new reservation system that will accommodate all reservations to include dining, fitness, lap pool, tennis and Pickleball. Installation would not begin until the fall of 2023. Resident training will be important.

iii. MF reported that DF is contacting the last person who signed up for the ball machine and requesting that they close the shed and lock it on weekends. It appears to be working well.

### **B. Pickleball**

i. SN shared a spreadsheet with information about current bids from several Pickleball construction companies.

ii. Once construction has begun, completion could take approximately two months.

iii. Brief discussion of noise abatement equipment as well as open play and reservations.

iv. SN reported that EB stated that an additional committee member will be appointed who is knowledgeable about Pickleball when needed.

v. Engineer Rick Schappacher is currently getting permits from the City of Venice.

### **C. Leagues, Interclubs, 2023 Season and Summer 2023 Interclubs and Reciprocals.**

i. PR said the captain of each men's team should be in the same age bracket as the team's bracket.

ii. Priority for play should be given to those players who are on a team that matches their age. Others should be listed as subs.

iii. Consolidating several men's teams needs to be discussed prior to team registration dates.

iv. If forfeits occur because a team doesn't have enough players, the team should be disbanded.

v. It was noted that at a recent men's Captain meeting with DF there was no RSAC member present.

vi. BM stated that the creation of any Ladies 4.0 team will not be initiated by her.

vii. A Ladies 3.5 Summer Interclub will play on Thursdays at 11:00 in May then move to 9:30 in June.

viii. A 3.0 Ladies Summer Interclub is being considered.

ix. A 3.5-4.0 level mixed Summer Interclub play on Fridays. DF has stated that 5 courts will be available because it is a reciprocal and there is a need to offer the same number of courts that Plantation offers. With only 6 courts, there will be no opportunity for social play during that period, because the teaching court will not be available. PH suggested that play on 3 courts could start at 11:00 and 2 could start at 12:30. Courts will be booked by DF.

x. All residents need to be made aware of teams they could potentially join.

**D. Discussion of Tennis Rules:** postponed to a future meeting.

## **8. Next Meeting Dates:**

June 12, July 10, August 14. Dates are subject to change.

## **9. Adjournment:**

With no other business, a motion was made by PH and seconded by BM to adjourn the meeting at 3:29.

Venetian Community Development District  
502 Veneto Boulevard  
North Venice, FL 34275  
Racquet Sports Advisory Committee (RSAC)  
Meeting Minutes – June 12, 2023

**Attending Members:** Pat Hinsch (PH), Mark Faford (MF), Karen Wilson (KW), Paul Ryan (PR)

**VCDD Board Liaison:** Ernest Booker (EB)

**Tennis Director:** Dave Freiman (DF), The Tennis Connection

1. **Call to Order:** Meeting was called to order by Chairperson PH.
2. **Establish Quorum:** A quorum of 4 members was established with PH, MF, KW, PR present.
3. **Approval of Minutes of May 8, 2023:** At the end of the meeting, PH made a motion to approve the Minutes (with a minor editing change) and MF seconded the motion. There were no objections; the motion was approved 4-0.
4. **Liaison Statement:** EB stated that he was looking to add a Pickleball member to the RSAC committee to fill the open committee spot. Looking for a person who has experience and interest in Pickleball. Also discussed by PH was that the CDD Board requested that the CDD engineer check references on the vendor selected to handle the construction of the pickleball courts. The reviews all came back very positively. Permitting is in process and the demolition is being scheduled.
5. **Public Comment:**
  - Hildee Ryan spoke about the many complaints she hears from members unhappy with the tennis program. Members are upset with members 'policing' each other as a result of the tennis staff not handling the role of checking who is a guest... Also, the feeling among members is that there is no tennis 'program' in place and basically DF is all about his lessons/clinics and not doing much for the rest of the members. Members feel DF should do member events that are not charged, given that DF is paid a very good salary...For example, DF should consider providing a couple of free events/clinics per week.
  - Darlene Schimberg spoke and wanted to reiterate what was just said by Hildee Ryan. Darlene does not play tennis but she hears a lot of complaints about the tennis program; mainly it is all about tennis lessons and the rest of the tennis community is ignored. Darlene also raised the issue that the tennis court demolition work should wait as she understands that there may be new lawsuits filed against the pickleball courts being developed. EB indicated that matter was for the CDD board not the RSAC committee and the CDD Board will deal with whatever arises.



## **6. NEW BUSINESS**

### **A. Tennis Directors Report:**

- i) DF explained that he appreciates the feedback from the public comment, and anyone who has an issue should just go see him. DF stated that he and his group are policing the courts and he tries to keep on top of all of it. He mentioned that he has monitored and increased guest fees compared with last year. DF also stated that there were two main violators of the guest policy and after much effort, he thinks the two individuals are now on-board with the guest policy. DF addressed the 'free programs' mentioned in the public comment and he stated that they may have been free for the members in the past, but Vesta was paying the tennis Pro to provide the free clinics last year. DF stated he will consider some free tennis programs, but emphasized that the previous pro did get paid for those types of programs.
- ii) DF addressed the condition of the tennis courts; every day he and his team maintain the courts. After 12 tons of new court clay was added in December 2022 by an outside vendor, the courts have been in much better shape and he has focused his staff to maintain the courts every day. He is focusing on lessons and he is planning to bring in another pro to work on weekends, but there would need to be interest shown for weekend events and clinics for hiring such a staff member to be affordable.
- iii) DF spoke about Pickleball and he is excited about it and he expects there to be a lot of programming around pickleball, once the courts are completed. He indicated he was recently certified for Pickleball and he will be organizing the Pickleball programs and he will be the Pickleball 'coach'. He's already successfully coordinated several Pickleball camps with his company at other clubs.
- iv) DF spoke about the July 'Wimbledon' event he is planning, where he will be having other pros come and try to replicate a Wimbledon-type experience with play and food/drink.
- v) EB asked if DF thought he was doing a good job and living up to his contract. DF indicated he is focusing on lessons and he is planning to bring in another pro to work on weekends, but that is not affordable for him yet. DF discussed the overall situation, including the low level of staffing he has, which EB pointed out was DF's responsibility; DF stated he was being paid a good salary and, in the end, stated he thought he was living up to the contract and repeated that he's always available to get feedback from the members. EB suggested planning an event with the tennis members to open up communications, such as a happy hour-type event, and become more visible to the residents.

- vi) DF indicated he has taken on the Wednesday Interclub, because the member previously in-charge of it was not able to coordinate this year. DF stated this was an example of things he does for the members, as well as a lot of paperwork/administrative work.
- vii) A discussion was held on the availability of Court 5 when not being used by DF. DF indicated he would try to have his lessons need booked 2-days ahead of time, so that gives more time to release the court for the members.
- viii) Discussion was held on new lights on the tennis courts, which should begin soon. EB asked who would monitor the courts when the lights are installed and open for use. DF Suggested using the guest fee money to hire someone to monitor the courts for a couple of hours each night. PH commented that we need the members to be more responsible regarding guests and guest fees.
- ix) PR spoke about a few women members who are playing in the Ultimate Tennis League, and are listed on the guest fee list. They had a match at the Venetian and the members were charged guest fees for their opponents, although the match was booked by DF and it was labeled "Ultimate Tennis League Match" on the tennis calendar. DF indicated he was aware of this but didn't consider it a 'team league' with reciprocals... PR explained that the Ultimate Tennis League coordinated the matches which include home and away matches... After a discussion on this league, PH suggested we make a motion that Ultimate Tennis League be considered a league as defined in Rule 18 and therefore not subject to guest fees. Motion was made; MF seconded and vote was 4-0 in favor.
- x) PR asked for an update on the timing of replacing the wind sock and the shades at the tennis courts. DF commented that these and others, are items he will deal with this Summer and the wind sock was just put up.

## **B. Review of Friday Summer Reciprocal; Update on addition of Ladies 3.0 Reciprocal**

- i) PH stated that there is a new Ladies 3.0 reciprocal. Will be played with Mission Valley and Waterford on Fridays at 9:30; 3 courts and they'll work to schedule this reciprocal on opposite weeks from the mixed 3.5 and above reciprocal held at 11 am on Friday.

- ii) PH initiated a discussion on previously agreed by RSAC that the maximum number of courts to be provided to an Interclub would be 4 and that was changed by DF after discussions with the person running the reciprocal and EB was involved as well. DF explained that he researched the use of courts at 11 am last year and rather than the Friday Interclub moving up to 9:30 starting in June (as the other Interclubs are scheduled to do), he decided to give the Friday Interclub 5 Courts and DF will not use his Court on Fridays at 11. In the end more courts are available to the residents at 9:30 and one court will also be available to the residents at 11 on Fridays.
- iii) KW questioned whether the other Friday Interclub, Plantation, was able to field 10 players for the 5 courts and if Venetian members were filling in the extra spots left open by Plantation. DF indicated he receives the player listing each week and that situation happened once this Summer but so far Plantation has always had at least 9 players every week. MF questioned the reasoning for the change given the RSAC prior agreement and also that the Friday interclub was held at the Venetian for the last 2 weeks in a row rather than alternating; PH explained there were issues with the courts at Plantation and they will have extra matches at Plantation once their courts are playable.
- iv) It was agreed that the Friday Interclub would be allowed 5 courts at 11am and DF will not use his court at 11 on Fridays as there is one court available to other members at 11.

### **C. Release of Teaching Court**

- i. Previously discussed above in **Item 6 A vii.**
- ii. PH reiterated that DF would release the teaching court 2 days before rather than the current policy of 1 day before. After a bit of discussion, PR asked DF if he was going to open up the Teaching court 2 days ahead of time so members could book the court. DF indicated he was not doing that. He will keep the current policy of releasing the court 1 day ahead of time, not 2 days. Releasing the court 2 days ahead of time as previously discussed was just for his planning purposes.
- iii. MF reiterated that the current policy of releasing the court at 2pm one day ahead of time needed to be communicated to the members. It was agreed that this policy will be included on the Venetian Tennis website.

### **D. Guests**

- i. PH indicated that there were complaints about unauthorized guests. Discussion was held on pros and cons of locking courts or using cameras... as possible solutions. DF stated that Vesta already looked into cameras for the pool/Tiki Bar area.

- ii. MF complimented the improvement in the guests list provided by DF and the monitoring. MF also indicated he reviewed the guest list with the names in the system and with a brief review, he found an additional 7 guests not listed on the tennis guest list. MF cited specific missing guests. Also, MF noted April only had 10 guests while May had 25 guests listed and April is much busier than May. MF looked over the first 2 days in April and the guest report was missing 5 guests, so likely there were many more guests playing who did not appear on the guest list. DF stated that the tennis office will review the players/guest listing more frequently going forward.

## **E. Discussion of Future Tennis (and Pickleball) Events**

- i. PH discussed sending out a short survey to gauge what types of events members may be interested. i.e. potentially a 'Welcome Back' event in October, Friday night mixer, event to kick-off the teams seasons, men's and ladies championships and 'end of season' event. Also discussed were potential pickleball events as well. It was agreed that a short and somewhat specific survey would be put together and sent out shortly, with the focus on tennis and Pickleball events.

## **F. Daily, Weekly, Monthly Court Maintenance**

- i. DF indicated the courts are constantly maintained; raked twice per day; Carlos handles the court maintenance on a regular basis. Carlos and DF look for mold and algae and spray to control them monthly. Trash is cleaned out daily. DF indicated that we do not need to roll the courts too frequently since we have underground watering and we also get hard rains and the courts have a lot of play so the pounding acts as a roller. Plan is to add needed clay late in the Summer- before "Season".

## **G. Kids Camp**

- i. DF explained that he got approvals for the Kids Camp and he got approvals from Venetian GM Jeff as well as the attorney who provided waivers. DF had 3 kids in the first camp; after the issue of the kids using the swimming pool was raised, DF removed the pool from the Kids Camp program.

## **H. Tennis Shop**

- I. PH received feedback from members who would like merchandise to buy at the tennis shop. DF indicated he wants to create a shop with merchandise but part of his space was taken away so he has limited space and options. However, he is working on displays to sell products.

## **7. Old Business**

### **A. Club Essentials**

MF discussed certain issues with the system which he was working through with Club Essentials help. There were also issues with members booking the ball machine on line and that should now be corrected. Some members reported that the tennis booking screen was not available for booking and he is waiting to hear back from Club Essentials

### **B. RSAC Summer Meeting Schedule**

PH discussed having the July 10<sup>th</sup> meeting and we will not have the August meeting. We will plan to have a September meeting.

### **C. Pickleball**

Previously discussed in this meeting in Tennis Directors Report- see **Item 6 A** above; Nothing additional to add.

### **D. Update of Leagues and Interclubs 2023-2024 Season and Summer**

KW wanted to discuss whether teams that forfeited matches this past Season and whether they should be allowed to have a team or should teams be consolidated in order to reduce the number of teams. DF explained that he discussed some of these items at his meeting with the captains last month. DF will follow up with captains in the next month on the 2023-2024 Season.

This topic will be discussed further at future meetings.

## **8. Next Meeting Date – July 10, 2023**



9. **Adjournment:** With no other business, a motion was made by PH and seconded by MF to adjourn the meeting. All agreed. The meeting was adjourned at 3:55pm.