

## Venetian Community Development District

## **Board of Supervisors' Meeting**

**October 9, 2023** 

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

www.venetiancdd.org

## VENETIAN COMMUNITY DEVELOPMENT DISTRICT

Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275 www.venetiancdd.org

**Board of Supervisors** Rich Bracco Chairman

Ernest Booker Vice Chairman
Ken Smaha Assistant Secretary
Jill Pozarek Assistant Secretary

Cheryl Harmon Terrana Assistant Secretary

**District Manager** Belinda Blandon Rizzetta & Company, Inc.

**District Counsel** Andy Cohen Persson, Cohen, Mooney,

Fernandez & Jackson, P.A.

**District Engineer** Rick Schappacher Schappacher Engineering

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

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

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

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

#### **VENETIAN COMMUNITY DEVELOPMENT DISTRICT**

<u>District Office · Ft. Myers, Florida · (239) 936-0913</u>
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.venetiancdd.org

October 6, 2023

Board of Supervisors Venetian Community Development District

#### **REVISED AGENDA**

#### **Dear Board Members:**

J.

The regular meeting of the Board of Supervisors of Venetian Community Development District will be held on **Monday, October 09, 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:

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1. 2. 3.	PLED	. TO ORDER/ROLL CALL IGE OF ALLEGIANCE LIC COMMENT	
4.		F REPORTS	
7.	A.	Landscaping Inspection Services – Review of September Inspection Report	Tab 1
	B.	District Engineer	
	C.	District Counsel	
	D.	River Club	
	E.	Field Manager	
	F.	District Manager	Tab 2
		1. Review of August 2023, 2 <sup>nd</sup> Quarter, Website Audit	
5.	BUSI	NESS ITEMS	
	A.	Consideration of the First Addendum to the Professional	
		Technology Services Contract	Tab 3
	B.	Consideration of the Sixth Addendum to the Professional	
		District Services Contract	Tab 4
	C.	Consideration of the Fourth Addendum to the Professional	
		Amenity Services Contract	Tab 5
	D.	Consideration of Resolution 2024-01, Adopting Fiscal Year	
		2023/2024 Meeting Schedule	Tab 6
	E.	Consideration of Universal Access Quote for Rear Gate	
		Access Project	Tab 7
	F.	Consideration of Dog Park Ad Hoc Task Force Charter	Tab 8
	G.	Discussion and Approval of CDD General and RC Reserve	
		Study expenditure	
	H.	Consideration of Metro Pumping Systems, Inc. Proposal for	
		Rebuild Main Turbine Pump	Tab 9
	1.	Discussion and Consideration of Facilities Advisory	_
		Committee Recommendations: Pool Bar Storm/Security	
		Roll Downs and River Club Roof Reserve Estimate	

Discussion and Consideration of LMP proposal for the

Parking Lot Plants .....

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	K.		ew and Discussion of Persson, Cohen, Mooney,	
			andez & Jackson, PA Memorandum Regarding	T-1-44
			nt at River Club Facilities	Tab 11
	L.		ew and Discussion of Persson, Cohen, Mooney,	
			andez & Jackson, PA Memorandum Regarding	T I 40
			ily Member Use Rights of River Club Amenities	Tab 12
	M.		ussion Regarding River Club Rental Guidelines,	
			Procedures	<b>T</b> 1 40
	N.		ication of Insurance Renewal Proposal	Tab 13
	O.		ussion and Consideration of Purchase of Pool	
_			niture(under separate cover)	
6.			ADMINISTRATION	
	Α.		sideration of the Minutes of the Board of Supervisors	
	_		ting held on July 24, 2023	Tab 14
	B.		ication of the Operations and Maintenance	
			enditures for July 2023 and August 2023	Tab 15
7.	_		ITEMS	
	Α.		eptance of Advisory Committee Meeting Minutes	Tab 16
		1.	Facilities Advisory Committee Minutes of	
			June 6, 2023	
		2.	Facilities Advisory Committee Minutes of	
			August 1, 2023	
		3.	Fitness and Pool Advisory Committee Minutes	
			of June 21, 2023	
		4.	Fitness and Pool Advisory Committee Minutes	
			of July 19, 2023	
		5.	Landscape Advisory Committee Minutes	
			of July 3, 2023	
		6.	Racquet Sports Advisory Committee Minutes	
			of June 12, 2023	
		7.	Racquet Sports Advisory Committee Minutes	
			of July 10, 2023	
		8.	Social and Dining Advisory Committee Minutes	
			of June 14, 2023	
		9.	Social and Dining Advisory Committee Minutes	
			of July 12, 2023	

#### 8. SUPERVISOR REQUESTS AND COMMENTS

#### 9. ADJOURNMENT

CC:

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

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

# Tab 1

## VENETIAN

# LANDSCAPE INSPECTION REPORT



September 29th, 2023
Rizzetta & Company
John R. Toborg – Division Manager
John Fowler – Landscape Specialist



### Summary, Laurel Rd.

#### **General Updates, Recent & Upcoming Maintenance Events**

- ☐ Fertilizer ban ends September 30th, please provide fertilizer schedule.
- ☐ Most of the subdivision roundabouts have vines growing on shrubs need to be eradicated and beds weeded.
- ☐ Weeds prevalent in beds throughout the district. Is a difficult time of year to control.

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. Weeds are starting to take over the Medici berm on the Laurel Rd. side.
- 2. There are a couple dead Pine trees on Medici berm on the Eastend of property on Laurel Rd. ROW.
- 3. Prune dead material out of the Oleander on the Medici berm.
- 4. Diagnose and treat the Crinum Lilies showing insect damage on Ciltadella.
- Oak suckers need to be removed on Ciltadella across the street from the golf course maintenance entrance.
- 6. Remove palm fronds touching shrubs or Ligustrum trees on Laurel Rd. from Ciltadella to Veneto Blvd.
- Remove a couple Brazilian Pepper trees growing within the Viburnum hedge along Laurel Rd. ROW from Ciltadella to Veneto Blvd. (Pic. 7>)
- 8. Remove vines growing on top of the Viburnum hedge along Laurel Rd. ROW from Ciltadella to Veneto Blvd.

- 9. Diagnose and treat declining Awabuki on Laurel Rd. ROW just East of Veneto Blvd.
- Diagnose and treat a declining Awabuki behind the speed limit sign on Laurel Rd. West of Veneto Blvd.
- 11. Remove palm volunteers growing within the ornamental grasses on Laurel Rd. ROW from Veneto Blvd. to West end of property.
- 12. Just noting the two dead Washington Palms are still present from previous reports on Laurel Rd. between Veneto Blvd. and West end of property. Provide a proposal to remove if not done so already. I recommend a flush cut with no replacement.



#### Laurel Rd.

- Remove dead material in Ligustrum trees on Laurel Rd. from Veneto Blvd. to West end of property.
- 14. Remove dead hanging fronds behind the monument on the Western most end of Laurel Rd (Pic. 14)



- 15. Remove dead material in the Awabuki behind the no trespassing sign on the West end of Laurel Rd.
- 16. One of the sod areas for the removed Bougainvillea Standards on Veneto Blvd. before the guard gate has sunken in and needs soil.
- 17. Clean out Paurotis Palms at the Santa Maria monument on Veneto Blvd. and Treviso Ct. intersection.
- 18. Schedule a pruning event fore the Awabuki behind the monument at Veneto Blvd. and Treviso Ct. intersection.
- 19. Dead hanging frond on Medjool palm on Bonanza Ct.
- 20. Dead hanging frond on Medjool palm on Treviso Ct.
- 21. Diagnose and treat the turf on the backside of the roundabout on Treviso Ct.

- 26. Diagnose and treat a couple declining areas of St. Augustine on East Veneto Blvd. ROW between Treviso Ct. and Padova Way. Fertilizer ban will be lifted in October, and this could help fill in these areas.
- 27. Oak sucker growth on the ground for a couple tree rings on Veneto Blvd. between Treviso Ct. and Padova Way.
- 28. Remove sucker growth on Magnolia trees on Veneto Blvd. between Treviso Ct. and Padova Way.
- 29. Diagnose and treat Liriope in front of the San Marco monument at Padova Way and Veneto Blvd. intersection.
- 30. Noting from previous reports that there are leaning Ligustrums laying on shrubs behind the Tiziano monument on Padova Way. LMP has informed me a proposal has been sent for this in the past.
- 31. Treat the broadleaf turf weeds between the sidewalk and road from the Tiziano monument to first house on Padova Way.
- 32. Remove a dead shrub at the lift station on Padova Way by Tiziano monument.

33. Remove dead material in Ilex Shillings at Mestre Pl. North roundabout. (Pic. 33)





### Veneto Blvd., Roundabouts for Subdivisions

- 34. Dead hanging palm frond on the Medjool on Tiziano Way roundabout.
- 35. Weeds in the Liriope at the Palermo monument on Padova Way.
- 36. Remove dead material out of the Lilies at the Palermo monument on Padova Way. (Pic. 36)



- 37. Just noting there are still several trees leaning on Padova Way at the emergency exit at the Westend of the property. This has been on previous reports and noting it still has not been corrected. LMP has informed me a proposal has been sent in the past.
- 38. Check the irrigation at Padova Way roundabout. The Gold Mound appear wilted.
- 39. Dead hanging frond in the Medjool Palm on Montelluna South roundabout.
- 40. The fertilizer ban will be lifted October 1st and would like to see the palms fertilized ASAP, especially ones that were straightened and staked after hurricane lan.
- 41. Diagnose and treat the turf in front of the San Marco monument at Padova Way and Veneto Blvd. intersection. (Pic. 41>)
- 42. Clean out Paurotis Palms at the San Marco monument.

43. The declining tree has been removed on Veneto Blvd. East ROW just North of Padova Way. When will the stump be removed? (Pic. 43)



- 44. Treat joint crack weeds on Veneto Blvd. between the curb and asphalt.
- 45. Clean the dead and fruiting structures out of the Paurotis palms at the Montelluna and Veneto Blvd. intersection.
- 46. There are several ponds that have 'Witches Broom' weeds within the Ornamental Grasses around them. Schedule removal.
- 47. Just noting there is still a large area that use to be a tree bed on Veneto Blvd. between Martellago and Montelluna near the golf cart path. Will this be sodded?



#### Roundabouts for Subdivisions

48. Set a strong bed line where weeds were sprayed out on the edge of the bed on Veneto Blvd. and Martellago Dr. intersection. (Pic. 48)



- 49. Remove a dead Awabuki on the end of the shrub line on the West ROW of Veneto Blvd. at the Martellago Dr. intersection.
- 50. Clean out the dead and fruiting structures on the Paurotis palms at the Veneto Blvd. and Martellago Dr. intersection.
- 51. Treat weeds in the bed at the intersection of Veneto Blvd. and Martellago Dr. on the Southeast side.
- 52. Remove a couple dead Ornamental Grasses on the ROW of Martellago just North of Veneto Blvd.
- 53. Diagnose and treat the declining Arboricola at the Burano Ct. roundabout. Remove any dead or declining material.
- 54. Schedule a pruning for Otello wall that is starting to become overgrown.
- 55. Remove a couple vines growing on Otello wall.
- 56. Dead hanging frond on the Medjool palm at the Martellago Dr. North roundabout.

- 57. Dead hanging frond in the Medjool palm on Lerida Ct. roundabout.
- 58. Schedule a pruning event for the Firebush at the lift station on Veneto Blvd.
- 59. Remove a dead Gold Mound at the Palazzo Ct. roundabout.
- 60. A couple dead hanging palm fronds on the Medjool Palm at the Cipriani Way South roundabout.
- 61. Treat weeds in the bed at Cipriani North roundabout.
- 62. Treat the weeds within the Plumbago at the large roundabout on Veneto Blvd. before the River Club.
- 63. Remove sucker growth off the base of the Ligustrum tree at the Stivali monument on Portofino Dr. (Pic. 63)



- 64. Dead hanging palm frond on Torcello Ct. roundabout.
- 65. Treat the Dollarweed in the turf at the Vicenza Way roundabout.
- 66. Dead hanging palm frond in the Medjool palm at Vicenza Way roundabout.



#### Roundabouts for Subdivisions

- 67. Treat weeds at the lift station within and behind the Juniper on Portofino Dr.
- 68. Remove the vines growing on the shrubs at the Terra Bella Ct. roundabout.
- 69. Diagnose and treat declining Arboricola at Medici Ct. roundabout. Remove any dead or declining material.

70. Remove vegetation on top of the wooden guard rail on Medici Terr. (Pic. 70)



- 71. Treat weeds at the Marcello monument on Pesaro Dr.
- 72. Schedule a pruning event for the Jasmine around the lift station on Pesaro Dr.
- 73. Clean out the weeds in the Indian Hawthorn at the Pesaro Dr. and Ciltadella intersection.
- 74. Remove a Brazilian Pepper growing near a Ligustrum tree on the South ROW of Pesaro Dr. between Ciltadella and Savona Way.
- 75. Remove vines growing on top of the Ilex Shilling at the Savona Ct. roundabout.
- 76. Remove a Brazilian Pepper growing within the Firebush at the Avalini Way and Pesaro Dr. roundabout.

77. Treat weeds at the end of Avalini Way that shares the berm with Laurel Rd. (Pic. 77)



- 78. Pickleball Ct. is under construction during this inspection at the River Club.
- 79. Diagnose and treat the Pygmy Date Palms in front of the River Club.
- 80. Treat the broadleaf weeds in the Great Lawn behind the River Club.



# Tab 2



## **Quarterly Compliance Audit Report**

#### **Venetian**

**Date:** August 2023 - 2nd Quarter **Prepared for:** Scott Brizendine

**Developer:** Rizzetta **Insurance agency:** 



#### **Preparer:**

Jason Morgan - Campus Suite Compliance

ADA Website Accessibility and Florida F.S. 189.069 Requirements



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## **Compliance Audit Overview**

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## **Compliance Criteria**

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in <u>Florida Statute Chapter</u> 189.069.



#### **ADA Website Accessibility**

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – WCAG 2.1, which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



#### Florida Statute Compliance

Pursuant to F.S. <u>189.069</u>, every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

### **Audit Process**

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the <u>WCAG 2.1</u> levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* NOTE: Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. PDF remediation and ongoing auditing is critical to maintaining compliance.



#### **Accessibility Grading Criteria**

Passed	Description
Passed	Website errors*  O WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

<sup>\*</sup>Errors represent less than 5% of the page count are considered passing

<sup>\*\*</sup>Error reporting details are available in your Campus Suite Website Accessibility dashboard



## Florida F.S. 189.069 Requirements Result: PASSED

#### **Compliance Criteria**

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

## Accessibility overview

#### Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.

of population has a disability.



Sight, hearing, physical, cognitive.

#### The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



## **ADA Compliance Categories**

Most of the problems that occur on a website fall in one or several of the following categories.



#### **Contrast and colors**

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <a href="http://webaim.org/resources/contrastchecker">http://webaim.org/resources/contrastchecker</a>



#### Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.



#### Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: http://webaim.org/techniques/alttext



#### Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A "skip navigation" option is also required. Consider using <a href="WAI-ARIA">WAI-ARIA</a> for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <a href="http://webaim.org/techniques/skipnav">http://webaim.org/techniques/skipnav</a>



#### Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no 'click here' please) are just some ways to help everyone find what they're searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: http://webaim.org/techniques/sitetools/



#### **Properly formatting tables**

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <a href="http://webaim.org/techniques/tables/data">http://webaim.org/techniques/tables/data</a>



#### **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

*Helpful articles:* <a href="http://webaim.org/techniques/acrobat/acrobat">http://webaim.org/techniques/acrobat/acrobat</a>



#### Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <a href="http://webaim.org/techniques/captions">http://webaim.org/techniques/captions</a>



#### Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <a href="http://webaim.org/techniques/forms">http://webaim.org/techniques/forms</a>



#### Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



#### Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



#### Other related requirements

#### No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

#### **Timers**

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

#### Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

#### No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

## **Web Accessibility Glossary**

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (eg., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

# Tab 3

## FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES

This First Addendum to the Contract for Professional Technology Services (this "Addendum"), is made and entered into as of the 1<sup>st</sup> day of October, 2023 (the "Effective Date"), by and between Venetian Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Sarasota County, Florida (the "District"), and Rizzetta & Company, Inc., a Florida corporation (the "Consultant").

#### **RECITALS**

**WHEREAS**, the District and Rizzetta Technology Services, LLC. entered into the Contract for Professional Technology Services dated August 19, 2019 (the "**Contract**"), incorporated by reference herein; and

**WHEREAS**, the District consented to an assignment of the Contract to Rizzetta & Company, Inc. on November 22, 2021; and

**WHEREAS**, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE,** based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum as of the Effective Date.



Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

#### **ACCEPTED BY:**

RIZZETTA & COMPANY, INC.	
BY:	
PRINTED NAME:	William J. Rizzetta
TITLE:	President
DATE:	
VENETIAN COMMUNITY DEVE	LOPMENT DISTRICT
BY:	
PRINTED NAME:	
TITLE:	Chairman/Vice Chairman
DATE:	
ATTEST:	
	Vice Chairman/Assistant Secretary Board of Supervisors
- F	Print Name



## **EXHIBIT B**Schedule of Fees

**Standard On-Going Services will** be billed in advance monthly pursuant to the following schedule:

			МС	ONTHLY
Website Compliance and Manag	gement:		\$	100.00
Email (50 GB per user) at \$20.0	0 per mor	nth per account:		
Board Supervisor Account	5	X \$20.00	\$	100.00
Onsite Staff Account	1	X \$20.00	\$	20.00
Miscellaneous Account	2	X \$20.00	\$	40.00
Committee Members	31	X \$10.00	\$	310.00



# Tab 4

## SIXTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This Sixth Addendum to the Contract for Professional District Services (this "Addendum"), is made and entered into as of the 1<sup>st</sup> day of October, 2023 (the "Effective Date"), by and between Venetian Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Sarasota County, Florida (the "District"), and Rizzetta & Company, Inc., a Florida corporation (the "Consultant").

#### **RECITALS**

**WHEREAS**, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2016 (the "**Contract**"), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE,** based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

#### **ACCEPTED BY:**

RIZZETTA & COMPANY, INC.				
BY:				
PRINTED NAME:	William J. Rizzetta			
TITLE:	President			
DATE:				
VENETIAN COMMUNITY DEV	ELOPMENT DISTRICT			
BY:	- <u></u>			
PRINTED NAME:				
TITLE:	Chairman/Vice Chairman			
DATE:				
ATTEST:				
	Vice Chairman/Assistant Secretary Board of Supervisors			
	Print Name			

Exhibit B – Schedule of Fees

## **EXHIBIT B**Schedule of Fees

#### **STANDARD ON-GOING SERVICES:**

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,228.08	\$26,737
Administrative:	\$557.00	\$6,684
Accounting:	\$2,023.17	\$24,278
Financial & Revenue Collections: Assessment Roll (1)	\$464.17	\$5,570 \$5,570
Total Standard On-Going Services:	\$5,272.42	\$68,839

<sup>(1)</sup> Assessment Roll is paid in one lump-sum at the time the roll is completed.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings Additional Meetings (includes meeting prep,	Hourly	\$ 261.25
attendance and drafting of minutes) Estoppel Requests (billed to requestor):	Hourly	\$ 261.25
One Lot (on tax roll) Two+ Lots (on tax roll)	Per Occurrence Per Occurrence	\$ 100 \$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 125 \$ 100
Two–Five Lots (direct billed by the District) Six-Nine Lots (direct billed by the District)	Per Occurrence Per Occurrence	\$ 150 \$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests Two+ Lots	Per Occurrence Per Occurrence	\$ 100/Lot Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests Litigation Support Services	Hourly Hourly	Upon Request Upon Request

#### **PUBLIC RECORDS REQUESTS FEES:**

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

#### **LITIGATION SUPPORT SERVICES:**

Litigation Support Services will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President Chief Financial Officer Vice President Regional District Manager Accounting Manager Finance Manager District Manager	\$ 300.00 \$ 250.00 \$ 225.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 175.00
Amenity Services Manager Clubhouse Manager Field Services Manager/Landscape Specialist Senior Accountant Staff Accountant Financial Associate Administrative Assistant Accounting Clerk	\$ 175.00 \$ 150.00 \$ 150.00 \$ 150.00 \$ 100.00 \$ 100.00 \$ 85.00 \$ 85.00

# Tab 5

## FOURTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Fourth Addendum to the Contract for Professional Amenity Services (this "Fourth Addendum"), is made and entered into as of the 2023 day of October 1st (the "Effective Date"), by and between Venetian Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Sarasota County, Florida (the "District"), and Rizzetta & Company, Inc., a Florida corporation (the "Consultant").

#### **RECITALS**

**WHEREAS**, the District and the Consultant entered into the Contract for Professional Amenity Services dated October 1, 2016 (the "**Contract**"), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE,** based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Fourth Addendum as of the Effective Date.

Rizzetta & Company, Inc.	Venetian Community Development District
By:	By:
William J. Rizzetta, President	Chairman of the Board of Supervisors



Rev. 2017-03-13 - WJR/ED

## EXHIBIT B SCHEDULE OF FEES

#### **AMENITY MANAGEMENT SERVICES:**

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1**, **2023 to September 30**, **2024**.

#### PERSONNEL:

#### Full Time Personnel (40 hours per week)

- Field Services Manager
- Administrative Assistant
- Maintenance

	ANNUAL
Budgeted Personnel Total <sup>(1)</sup>	\$ 212,441.
General Management and Oversight (2)	\$ 10,800.
Total Services Cost:	\$ 223 241

- (1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.
- **(2).** General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.



Rev. 2017-03-13 - WJR/ED

#### **RESOLUTION 2024-01**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2023/2024, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

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

- 1. The Fiscal Year 2023/2024 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.
  - 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 09<sup>TH</sup> DAY OF October, 2023.

	VENETIAN COMMUNITY DEVELOPMENT DISTRICT
ATTEST:	CHAIRMAN / VICE CHAIRMAN
SECRETARY / ASST. SECRETARY	

## EXHIBIT "A" BOARD OF SUPERVISORS MEETING DATES VENETIAN COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024

October 09, 2023

October 23, 2023

November 13, 2023

December 11, 2023

January 08, 2024

January 22, 2024

February 12, 2024

February 26, 2024

March 11, 2024

March 25, 2024

April 08, 2024

April 22, 2024

May 13, 2024

May 27, 2024

June 10, 2024

June 24, 2024

July 08, 2024

July 22, 2024

August 12, 2024

August 26, 2024

September 09, 2024

September 23, 2024

All meetings will convene at 9:30 a.m., and will be held at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.



QUOTE

Number Date AAAQ1549 Nov 3, 2022 5265 University Pkwy Unit 101-175 Univeristy Park, Fl 34201 941.705.9782

Sold To

**Venetian Community Development D**Keith Livermore
102 Pesaro Dr

Bill To

Venetian Community Development Keith Livermore 102 Pesaro Dr North Venice, Florida Your Sales Rep

**Paul Savage** 9417059782 paul@universalacc.com

Phone Fax

Phone Fax

Here is the quote you requested.

Terms

North Venice, Florida

P.O. Number

Ship Via

 Qty
 Description
 Unit Price
 Ext. Price

 Rear Gate Access Project:
 \$33,723.09
 \$33,723.09

Install New Operators and Access system for residents at back gate. Magnetic operators to be same as front

(6 week lead time)

System will work with existing Keri access at front gate

Setup will allow entry and exit at rear gate.

Additional to this part of the project we would like to plan for a median or fence between lanes.

We have alot an amount for something basic.

Materials:

(2) Magnetic Barrier arm operators

Base for operator and Median Section between gates

- (2) Loop for safty close and loops
- (2) Loop Detector and loops

Electrical setup for operator

AWID vehicle reader

Pole for Reader

2D Keri Panel

RM3 Keri

Outdoor Enclosure For Equipment/Move all Existimng to this enclosure

Install and Setup

Qty	Unit Price	Ext. Price
	SubTotal	\$33,723.09
	Тах	\$0.00
	Shipping	\$0.00
	Total	\$33,723.09

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES FOR EACH ACTIVITY INVOLVED - GENERALLY ALL HARDWARE COMPUTER COMPONENTS PROPOSED ABOVE ARE COVERED BY A LIMITED ONE YEAR WARRANTY, COVERING PARTS AND LABOUR FOR HARDWARE ONLY AND ON A DEPOT BASIS - WE SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR INCIDENTIAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATED TO THIS AGREEMENT. MINIMUM 15% RESTOCKING FEE WITH ORIGINAL PACKAGING.

ORIGINAL PACKAGING.
Unless otherwise set forth, in writing, invoices are due and payable net thirty (30) days from the date of the invoice. If any invoiced amounts remain unpaid thirty (30) days after Client's receipt of invoice, Client shall pay monthly interest based on the unpaid amounts equal to the lesser of one percent (1%) interest or the highest amount allowed by law until such invoice amount is paid in full. Client shall be charged an administrative fee of \$25.00 per month for each invoice that is sent out on past due accounts. Client shall neither make nor assert any right of deduction or set-off from the amounts invoiced. Client shall be subject to a fee of up to \$40.00 or five percent (5%) of the total amount, whichever is greater, for any check paid to Universal Access, LLC by Client that is returned for insufficient funds or is dishonored. Client expressly agrees to pay all expenses and costs incurred by Universal Access, LLC in any effort to collect any unpaid balance from Client, including reasonable attorney's fees. By execution of this Quote you agree to the terms and conditions set forth herein.

To accept this quote please sign and return:		
Thank you for your business!	Signature	Date

#### **CHARTER**

### DOG PARK AD HOC TASK FORCE

#### MISSION STATEMENT

The Dog Park Ad Hoc Task Force (Task Force), chartered by the Venetian Community Development District (VCDD), will gather and analyze data and feedback to provide a recommendation to the VCDD Board of Supervisors (Board) on the development of a dog park for the community. The Task Force' goal is to assess and recommend a location and design for a dog park that maximizes the use and enjoyment of the intended facility by residents and their dogs, minimizes the impact to neighboring residents, and optimizes resource allocation by the VCDD. If a location and/or design recommendation cannot be reached by a majority of the members, then same shall be reported to the Board.

#### COMPOSITION OF TASK FORCE

The Task Force will consist of no less than five (5) and no more than seven (7) resident members appointed by the Board for a term of six (6) months, a VCDD liaison and the Field Manager. A majority of the members should own a dog, and at least two of the members should be interested parties that do not own a dog. In order for the meetings to be held, a quorum (majority) of the members need to be present.

#### **MEETINGS**

The Task Force will meet at least monthly for its duration unless a recommendation is made to the Board in less time. The Task Force Charter may be extended for an additional three (3) months at the discretion of the Board.

#### SUNSHINE LAW

Task Force Members are required to abide by the Florida Sunshine Statues and Public Records Law. Members are required to use the Microsoft 365 vcdd, org assigned account for all Committee correspondence.

#### TASK FORCE ORGANIZATION

A Chairperson will be elected by the Task Force. The Chairperson will determine the agenda for each meeting, provide Notice of Meetings to the Members, Liaison and Field Manager, conduct each meeting and report to the Board the final recommendation. A Secretary will be elected by the Task Force and will prepare minutes for submission to the Board.

#### **REMOVAL OF MEMBERS**

Task Force members may be removed and replaced by a majority vote of the Task Force members and approval of the Board.

#### **VACANCY**

The Board may fill any Member vacancy at any time by appointing a replacement. The replacement Member will serve the remaining term of any Member who resigns or is removed.



## **Metro Pumping Systems, Inc**

922 SE 14th Place Cape Coral, FL 33990

PH: 239-573-9700 FX: 239-573-6700

Estimate: R93485

**Date:** 9/27/2023

**Customer Information:** 

Venetian Res/Com CDD 502 Veneto Blvd North Venice, FL 34275 Ship To

Venetian Res/Com CDD 502 Veneto Blvd North Venice, FL 34275

#### QTY Description

Total parts and labor, including crane, to rebuild #1 main turbine pump. Includes replacing shafting, columns, new mechanical seal, bushings, reconditioning discharge head, applying rust inhibitor, SS hardware, and installing stainless steel strainer basket. One year warranty

This price is an estimated price based on industry standards. An actual quote can not be provided until the pump is pulled and dismantled for inspection.

Optional work NOT included in price (Added to job if determined they need to be replaced):

Replace check valve

Replace ISO valve

Retrofit Vacuum drain and shaft water deflector

This estimate is for the liquid end only. The motor will be pulled and inspected. If work is needed a quote will be provided.

**Total** \$13,059.64

Prices good for 30 days Freight NOT included unless otherwise noted

Accepted By: \_\_\_\_\_\_ Date:\_\_\_\_\_





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	9/19/2023	
Estimate #	85652	
LMP REPRESENTATIVE		
WG		
PO#		
Work Order #		

DESCRIPTION	QTY	COST	TOTAL
Install 15 gal pitchapple plants in parking lot as sound buffer			
Pitchapple 15 GAL	120	175.00	21,000.00
Bed Prep/ Debris/ Disposal	35	50.00	1,750.00

#### **TERMS AND CONDITIONS:**

TOTAL \$22,750.00

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



#### PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

#### ATTORNEYS AND COUNSELORS AT LAW

David P. Persson\*\*
Andrew H. Cohen
Kelly M. Fernandez\*
Maggie D. Mooney\*
R. David Jackson\*
Regina A. Kardash\*
Lori M. Dorman∞

Telephone (941) 306-4730 Facsimile (941) 306-4832 Email: dlewis@flgovlaw.com

Reply to: Venice

Daniel P. Lewis

\* Board Certified City, County and Local Government Law

\*\* Of Counsel

∞ Also licensed in Colorado

## MEMORANDUM

TO: Andrew H. Cohen, Esq.

FROM: Daniel P. Lewis, Esq.

DATE: September 20, 2023

RE: Venetian Community Association Event at River Club Facilities.

The Venetian Community Development District ("VCDD") requested guidance as to whether an event hosted by the Venetian Community Association ("VCA") would potentially be considered a private event because of the VCA preference for association members to attend, along with the fact that attendance is capped at one hundred participants with only unfilled spots open to the community at large. I reviewed the Amended and Restated River Club Declaration and its amendments and the River Club Rules and Regulations for this matter.

The VCDD is the River Club Owner under the Amended Declaration. As such, under Section 7.1.4 of the Amended Declaration, the VCDD must provide prior approval for events that occur in River Club facilities. Approval relates to all private parties and functions. Resident Users (as defined in the Declaration) have the right to participate in and attend social events held at River Club facilities unless the event is limited to a specific, limited group or organization with authorization by the VCDD under Section 4.3.2. Section 4.2.1.1 defines Resident User status by ownership of a home

\_\_\_\_\_

within the community. There are extensions of this status to members of the household and guests in certain situations.

If the VCA event (at least initially) only allows association members into the event, then the event should be considered a private event. Based on Section 4.3.2, not all Resident Users are allowed to attend the event. While the term "private event" is not directly defined in the Amended Declaration, Section 4.3.2 provides a distinction between a private event and open events, namely exclusivity to specific groups. Private events limited to specific groups are exceptions to the general use rights of the River Club facility. If 100 members of the VCA want to attend the event, then the event is not available to all Resident Users of the facilities. Further, the attendance cap also makes the event private if more than 100 people wish to attend but cannot. In the instant situation, it is an exception to the general user right of Resident Users.

Currently, I believe there is a moratorium on private events at the River Club. This would appear under the circumstances to run counter to the moratorium with the initial exclusivity of attendance.

In conclusion, the VCDD has authority over the River Club facilities. While the Resident Users have the right to attend events at River Club facilities, there is an exception to private events authorized by the VCDD. Private events are for specific, limited groups. Under the circumstances, it would appear the VCA is running a private event that requires authorization and may not be currently allowed based on the VCDD Board of Supervisors previously enacted moratorium.

Please feel free to contact me with any follow-up questions.



#### PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

#### ATTORNEYS AND COUNSELORS AT LAW

David P. Persson\*\*
Andrew H. Cohen
Kelly M. Fernandez\*
Maggie D. Mooney\*
R. David Jackson\*

Maggie D. Mooney\* Facsimile (941) 306-4832
R. David Jackson\* Email: dlewis@flgovlaw.com
Regina A. Kardash\*
Lori M. Dorman∞

Daniel P. Lewis

\* Board Certified City, County and Local Government Law

\*\* Of Counsel

∞ Also licensed in Colorado

#### **MEMORANDUM**

TO: Andrew H. Cohen, Esq.

FROM: Daniel P Lewis, Esq.

DATE: September 19, 2023

RE: Family Member Use Rights of River Club Amenities.

The CDD requested guidance on certain issues related to usage of the Venetian Golf and River Club (the River Club). Specifically, clarification was sought regarding usage of the River Club by family members of residents. I reviewed the Rules and Regulations of the River Club as well as the Amended and Restated River Club Declaration and its amendments. The First Amendment to the Amended and Restated River Club Declaration contains the revised definition of Section 1.13 "Resident User." Under this definition, a "Resident User" means a) the owner of the home in the residential property subject to the River Club Covenents, b) the spouse of an owner, and c) familial members of owner or spouse living in the home. Section 1.13 also allows an unmarried owner to designate another person who lives in the home as a resident user along with all familial members of the designated person living in the home. However, user rights in a home are limited to six (6) resident users.

The next item I reviewed was a determination of the practical implications of the above referenced definition. "Familial members" is not defined in either the declaration or the rules and regulations.

\_\_\_\_\_

Telephone (941) 306-4730

Reply to: Venice

In the previous version of Section 1.13, the user rights only extended to unmarried children under the age of twenty-two (22) who resided in the home. However, the meaning of familial members by itself could extend to relatives such as cousins, nephews, aunts, grandparents, etc., as long as they reside in the home. Therefore, any familial members not residing in the home do not have user rights. The designated user provision for unmarried owners does not require a familial relation, but familial members of the designated user who reside in the home can also be considered residential users. However, familial members of the designated user who do not reside in the home do not have user rights. Therefore, the definition of residential user is expansive with the primary limitations being amount and residence in the home.

The gray area that needs to be considered is children under the age of eighteen who share time between two residences. Under court-ordered parenting plans, children reside with both parents even though neither likely have one-hundred percent custody. However, Section 1.13 does not define what percentage of residency is required in a situation such as this. Therefore, the River Club would need to determine what is enough time for residence. However, that could create interpretation problems in determining who sufficiently resides with an owner in the home. In these cases, it may be prudent to extend user rights to children under the age of eighteen (18) who reside, even part time, with a parent who has user rights as an owner or designated user.

If a person does not meet one of the above discussed criteria, then the guest policy stated in the River Club rules and regulations should apply. A person would either be a house guest or a day guest. A house guest is allowed a maximum of twenty-one consecutive days of usage and no more than forty-two (42) days in a twelve (12) month period. A day guest can use facilities two (2) times per month from November to April and four (4) times per month for the rest of the year.

In conclusion, the definition of a resident user extends to the homeowner and almost every person who resides in the home up to six (6) people. However, family members who do not reside in the home, including children over the age of eighteen (18) are likely to be considered house guests or day guests. However, children under the age of eighteen (18), who reside even part time, should likely be considered resident users.

Please feel free to ask any follow-up questions.





## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

## Venetian Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

#### **About FIA**

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

#### **Competitive Advantage**

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

#### **How are FIA Members Protected?**

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

#### What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Venetian Community Development District c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Term: October 1, 2023 to October 1, 2024

**Quote Number:** 100123508

#### **PROPERTY COVERAGE**

#### **SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

COVERED PROPERTY		
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$6,747,623	
Loss of Business Income \$1,000		
Additional Expense \$1,00		
Inland Marine		
Scheduled Inland Marine	\$80,431	

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and
		Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle
		values, for "Named Storm" at each affected location
		throughout Florida subject to a minimum of \$10,000 per
		occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

<sup>\*</sup>Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

#### **TOTAL PROPERTY PREMIUM**

\$51,894

## **Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
Х	Α	Accounts Receivable	\$500,000 in any one occurrence
х	В	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
х	С	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
Х	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
Х	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
Х	F	Duty to Defend	\$100,000 any one occurrence
Х	G	Errors and Omissions	\$250,000 in any one occurrence
Х	Н	Expediting Expenses	\$250,000 in any one occurrence
Х	1	Fire Department Charges	\$50,000 in any one occurrence
Х	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
Х	К	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
Х	L	Leasehold Interest	Included
Х	М	Air Conditioning Systems	Included
х	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
х	0	Personal property of Employees	\$500,000 in any one occurrence
Х	Р	Pollution Cleanup Expense	\$50,000 in any one occurrence
Х	Q	Professional Fees	\$50,000 in any one occurrence
Х	R	Recertification of Equipment	Included
Х	S	Service Interruption Coverage	\$500,000 in any one occurrence
Х	Т	Transit	\$1,000,000 in any one occurrence
Х	U	Vehicles as Scheduled Property	Included
Х	V	Preservation of Property	\$250,000 in any one occurrence
Х	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
Х	Х	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

Х	Υ	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
Х	Z	Ingress / Egress	45 Consecutive Days
Х	AA	Lock and Key Replacement	\$2,500 any one occurrence
Х	BB	Awnings, Gutters and Downspouts	Included
Х	СС	Civil or Military Authority	45 Consecutive days and one mile

### **CRIME COVERAGE**

<u>Description</u> Forgery and Alteration	<u>Limit</u> \$100,000	Deductible \$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

### **Deadly Weapon Protection Coverage**

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

### **AUTOMOBILE COVERAGE**

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

#### **GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit \$1,000,000

Personal Injury and Advertising Injury Included

Products & Completed Operations Aggregate Limit Included

Employee Benefits Liability Limit, per person \$1,000,000

Herbicide & Pesticide Aggregate Limit \$1,000,000

Medical Payments Limit \$5,000

Fire Damage Limit Included

No fault Sewer Backup Limit \$25,000/\$250,000

General Liability Deductible \$0

#### PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit Per Claim \$1,000,000

Aggregate \$2,000,000

Public Officials and Employment Practices Liability Deductible \$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate. Non-Monetary \$100,000 aggregate.

#### Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption

Limit: \$100,000 each claim/annual aggregate



#### **PREMIUM SUMMARY**

Venetian Community Development District c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Term: October 1, 2023 to October 1, 2024

**Quote Number:** 100123508

#### **PREMIUM BREAKDOWN**

Property (Including Scheduled Inland Marine)	\$51,894
Crime	\$643
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$6,618
Public Officials and Employment Practices Liability	\$3,293
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$62,448

#### **IMPORTANT NOTE**

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

#### **Additional Notes:**

General Liability includes Liquor Liability Occurrence \$1,000,000; Aggregate \$2,000,000 Deductible \$0



## PARTICIPATION AGREEMENT Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2023, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;

Venetian Community Development District

- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

(Name of Local Governmental Entity)

By:

Signature

Print Name

Witness By:

Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2023

By:

Administrator



#### PROPERTY VALUATION AUTHORIZATION

Venetian Community Development District c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

#### **QUOTATIONS TERMS & CONDITIONS**

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
- 2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
- 3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
- 4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
- 5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
- 6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

	Building and Content TIV Inland Marine Auto Physical Damage		As per schedule attached As per schedule attached
Sign	ature:	Date:	
Nam	ne:		
Title			



## **Venetian Community Development District**

100123508

Policy No.: Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description	Year Built	Eff. Date	Building Va		Total Ins	ured Value
	Address	Const Type	Term Date	Contents V			1
	Roof Shape Roof Pit		Roof Cov			Replaced	Roof Yr Blt
	Gatehouse and Gates	2005	10/01/2023	\$46,640			
1	1 Mile East of I-75 on Laurel Road Venice FL 34275	Joisted masonry	10/01/2024				\$46,640
	Gambrel						
Unit#	Description	Year Built	Eff. Date	Building Va	alue	T	
	Address	Const Type	Term Date	Contents V	alue	iotaiins	ured Value
	Roof Shape Roof Pit		Roof Cov	vering	Covering	Replaced	Roof Yr Blt
	Gate arms and controls	2005	10/01/2023	\$0			
2	1 Mile East of I-75 on Laurel Road Venice FL 34275	Joisted masonry	10/01/2024	\$18,150	)		\$18,150
Unit #	Description	Year Built	Eff. Date	Building Va	alue	Total Ins	ured Value
	Address	Const Type	Term Date	Contents V	alue		
	Roof Shape Roof Pit		Roof Cov	vering	Covering	Replaced	Roof Yr Blt
	Camera, Audio Equipment and Computers	2005	10/01/2023	\$0			
3	1 Mile East of I-75 on Laurel Road Venice FL 34275	Property in the Open	10/01/2024	\$6,930			\$6,930
Unit #	Description	Year Built	Eff. Date	Building Va	alue	Totalina	ured Value
	Address	Const Type	Term Date	Contents V	alue	Totalins	ureu value
	Roof Shape Roof Pit		Roof Cov	ering	Covering	Replaced	Roof Yr Blt
	Fencing	2005	10/01/2023	\$19,800	)	<u> </u>	
4	502 Veneto Blvd. Venice FL 34275	Non combustible	10/01/2024	\$0			\$19,800
Unit#	Description	Year Built	Eff. Date	Building Va	alue	T	
	Address	Const Type	Term Date	Contents V	alue	lotalins	ured Value
	Roof Shape Roof Pit		Roof Cov	ering	Covering	Replaced	Roof Yr Blt
	Club House	2004	10/01/2023	\$4,581,10	)4	•	
5	502 Veneto Blvd. Venice FL 34275	Joisted masonry	10/01/2024	\$346,940	0		\$4,928,044
Unit #	Description	Year Built	Eff. Date	Building Va		Total Ins	ured Value
	Address	Const Type	Term Date	Contents V	alue		
	Roof Shape Roof Pit		Roof Cov			Replaced	Roof Yr Blt
	Pools	2004	10/01/2023	\$280,500	0		
6	502 Veneto Blvd. Venice FL 34275	Below ground liquid storage tank / pool	10/01/2024				\$280,500
	2	v 5 ".		5 11 11 11			
Unit #	Description	Year Built	Eff. Date	Building Va		Total Ins	ured Value
	Address	Const Type	Term Date	Contents V			1
	Roof Shape Roof Pit		Roof Cov	vering		Replaced	Roof Yr Blt
	Tennis Courts, Bleachers, Fencing & Lighting	2004	10/01/2023	\$495,000	ט		
				1			\$495,000

Sign:	Print Name:	Date:	
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## **Venetian Community Development District**

100123508 Egis Insurance Advisors LLC (Boca Raton, FL) Policy No.: Agent:

Unit#	Description	Year Built	Eff. Date	Building Value	
	Address	Const Type	Term Date	Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Cov		Replaced Roof Yr Blt
	Monument, Fountains, Mechanical Equipment @ Entrance	2004	10/01/2023	\$16,500	, neplacea   Noor II bit
8	1 Mile East of I-75 on Laurel Road Venice FL 34275	Non combustible	10/01/2024	\$0	\$16,500
Unit#	Description	Year Built	Eff. Date	Building Value	
	Address	Const Type	Term Date	Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Cov	ering Covering	Replaced Roof Yr Blt
	Direction Monument @ Main Entrance	2004	10/01/2023	\$13,200	
9	1 Mile East of I-75 on Laurel Road Venice FL 34275	Non combustible	10/01/2024	\$0	\$13,200
11-24	Description.	Vees Duilt	Eff Data	Duilding Value	
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape Roof Pitch	2007	Roof Cov		Replaced Roof Yr Blt
	Small Monument (west side of Laurel Rd)	2007	10/01/2023	\$13,200	
10	Laurel Road Venice FL 34275	Non combustible	10/01/2024	\$0	\$13,200
Unit #	Description	Year Built	Eff. Date	Building Value	Total Insured Value
	Address	Const Type	Term Date	Contents Value	
	Roof Shape Roof Pitch		Roof Cov		Replaced Roof Yr Blt
	Chain link Fence on Laurel Rd	2008	10/01/2023	\$15,250	
11	Laurel Road Venice FL 34275	Non combustible	10/01/2024	\$0	\$15,250
Unit #	Description	Year Built	Eff. Date	Building Value	Total Insured Value
	Address	Const Type	Term Date	Contents Value	rotal insured value
	Roof Shape Roof Pitch		Roof Cov	ering Covering	Replaced Roof Yr Blt
	Exit Only Gate on Ciltadella Drive and camera equipment	2008	10/01/2023	\$15,015	·
12	Ciltadella Drive Venice FL 34275	Non combustible	10/01/2024	\$0	\$15,015
Unit #	Description	Year Built	Eff. Date	Building Value	
OIIIL#	Address				<b>Total Insured Value</b>
		Const Type	Term Date	Contents Value	5 L L 5 CV 50
	Roof Shape Roof Pitch Irrigation pumps and filters/controls in pump house	2004	Roof Cov 10/01/2023	ering Covering \$357,500	Replaced Roof Yr Blt
	inigation pumps and inters/controls in pump house	2004	10/01/2023	3337,300	
12	Veneto Blvd	Non combustible	10/01/2024	\$0	\$357,500
13	Venice FL 34275				
Unit#	Description	Year Built	Eff. Date	Building Value	Total Insured Value
		Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Description Address Roof Shape Roof Pitch	Const Type	Term Date Roof Cov	Contents Value ering Covering	Total Insured Value
	Description Address	***************************************	Term Date	Contents Value	

iign:	Print Name:	Date:	



## **Venetian Community Development District**

Policy No.: 100123508 Agent: Egis Insuran

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Description	Year Built	Eff. Date	Building Value	Total Insured Value
Address	Const Type	Term Date	Contents Value	i otai msured value
Roof Shape Roof Pitc		Roof Cov		g Replaced Roof Yr Blt
Movable Radar Sign	2014	10/01/2023	\$16,500	
Veneto Blvd Venice FL 34275	Non combustible	10/01/2024	\$0	\$16,500
Description	Year Built	Eff. Date	Building Value	Total Insured Value
Address	Const Type	Term Date	Contents Value	Total ilisureu value
Roof Shape Roof Pitc			ering Coverin	g Replaced Roof Yr Blt
San Marco Monument	2004	10/01/2023	\$14,850	
Veneto Blvd/Padova Way Venice FL 34275	Non combustible	10/01/2024	\$0	\$14,850
2				
•			l	Total Insured Value
	Const Type	Term Date	Contents Value	
•				g Replaced Roof Yr Blt
Murano Monument	2005	10/01/2023	\$14,850	 
Veneto Blvd Venice FL 34275	Non combustible	10/01/2024	\$0	\$14,850
Description	Year Built	Eff. Date	Building Value	Total Insured Value
Address	Const Type	Term Date	Contents Value	Total Ilisureu value
Roof Shape Roof Pitc				g Replaced Roof Yr Blt
Otello Monument	2006	10/01/2023	\$14,850	
Veneto Blvd Venice FL 34275	Non combustible	10/01/2024	\$0	\$14,850
Description	Year Built	Eff. Date	Building Value	Total Insured Value
Address	Const Type	Term Date	Contents Value	Total ilisureu value
Roof Shape Roof Pito		Roof Cov		g Replaced Roof Yr Blt
Rialto Monument & Transformer	2004	10/01/2023	\$23,100	
Veneto Blvd Venice FL 34275	Non combustible	10/01/2024	\$0	\$23,100
Description	Voca Built	Cff Doto	Duilding Value	
•	***************************************			Total Insured Value
	Const Type		1	
	2006			g Replaced Roof Yr Blt
Cipriani Monument	2006	10/01/2023	\$14,850	
Veneto Blvd Venice FL 34275	Non combustible	10/01/2024	\$0	\$14,850
	Year Built	Eff. Date	Building Value	Total Insured Value
Address	Const Type	Term Date	Contents Value	Total Ilisureu value
Roof Shape Roof Pitc		Roof Cov	ering Coverin	g Replaced Roof Yr Blt
Brunello Monument	2006	10/01/2023	\$14,850	
			1	\$14,850
	Roof Shape Roof Pitch  Movable Radar Sign  Veneto Blvd Venice FL 34275  Roof Shape Roof Pitch  San Marco Monument  Veneto Blvd/Padova Way Venice FL 34275  Description Address Roof Shape Roof Pitch  Murano Monument  Veneto Blvd Venice FL 34275  Description Address Roof Shape Roof Pitch  Otello Monument  Veneto Blvd Venice FL 34275  Roof Shape Roof Pitch  Otello Monument  Veneto Blvd Venice FL 34275  Description Address Roof Shape Roof Pitch  Otello Monument  Veneto Blvd Venice FL 34275  Description Address Roof Shape Roof Pitch  Cipriani Monument & Transformer  Veneto Blvd Venice FL 34275  Description Address Roof Shape Roof Pitch  Cipriani Monument  Veneto Blvd Venice FL 34275  Roof Shape Roof Pitch  Cipriani Monument  Veneto Blvd Venice FL 34275  Roof Shape Roof Pitch  Cipriani Monument  Veneto Blvd Venice FL 34275  Roof Shape Roof Pitch  Cipriani Monument  Veneto Blvd Venice FL 34275	Roof Shape   Roof Pitch   Roof Pitch	Roof Shape Roof Pitch Roof Pitch Roof Const Type Roof Const Ty	Roof Shape

ign:	Print Name:	Date:



## **Venetian Community Development District**

100123508

Policy No.: Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Descr	iption	Year Built	Eff. Date	Building Value		
	Add	ress	Const Type	Term Date	Contents Value	Total Ins	ured Value
	Roof Shape	Roof Pitch		Roof Cove	ering Coverin	g Replaced	Roof Yr Blt
	Cappello Monument		2006	10/01/2023	\$14,850		
22	Veneto Blvd/Bella Vista Ter Venice FL 34275		Non combustible	10/01/2024	\$0		\$14,850
Unit#	Descr	iption	Year Built	Eff. Date	Building Value	Total Inc	ured Value
	Add	ress	Const Type	Term Date	Contents Value	Totalilis	uieu vaiue
	Roof Shape	Roof Pitch		Roof Cove		g Replaced	Roof Yr Blt
	River Club Monument		2006	10/01/2023	\$14,850		
23	Veneto Blvd/Bella Vista Ter Venice FL 34275		Non combustible	10/01/2024	\$0		\$14,850
11.25.41	D		Y	Eff Date	D. 11.11 - 14.1 -		
Unit#	Descri	•	Year Built	Eff. Date	Building Value	Total Ins	ured Value
		ress	Const Type	Term Date	Contents Value		ii.
	Roof Shape	Roof Pitch		Roof Cove		g Replaced	Roof Yr Blt
	Stivali Monument		2006	10/01/2023	\$14,850		
24	Veneto Blvd/Bella Vista Ter Venice FL 34275		Non combustible	10/01/2024	\$0		\$14,850
Unit#	Descr	iption	Year Built	Eff. Date	Building Value	Tatalia	
	Add	ress	Const Type	Term Date	Contents Value	lotalins	ured Value
	Roof Shape	Roof Pitch		Roof Cove	ering Coverin	g Replaced	Roof Yr Blt
	Marcello Monument		2005	10/01/2023	\$14,850	Ĭ	•
25	Pesaro Drive Venice FL 34275		Non combustible	10/01/2024	<b>\$0</b>		\$14,850
Unit#	Descri	iption	Year Built	Eff. Date	Building Value	Totalina	ured Value
	Add	ress	Const Type	Term Date	Contents Value	Totalins	ureu value
	Roof Shape	Roof Pitch		Roof Cove	ering Coverin	g Replaced	Roof Yr Blt
	Castello Monument		2005	10/01/2023	\$14,850		
26	Pesaro Drive Venice FL 34275		Non combustible	10/01/2024	\$0		\$14,850
Unit #	Descri	•	Year Built	Eff. Date	Building Value	Total Ins	ured Value
Unit #	Add	ress	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Ins	ured Value
Unit #	Add Roof Shape	•	Const Type	Term Date Roof Cove	Contents Value ering Coverin	Total Ins	ured Value Roof Yr Blt
Unit#	Add	ress		Term Date	Contents Value		1
Unit #	Add Roof Shape	ress	Const Type	Term Date Roof Cove	Contents Value ering Coverin		1
27	Roof Shape Artisti Monument  Pesaro Drive Venice FL 34275	ress Roof Pitch	2014	Term Date Roof Cove 10/01/2023 10/01/2024	Contents Value ering   Coverin \$14,850 \$0		Roof Yr Blt
	Roof Shape Artisti Monument Pesaro Drive Venice FL 34275 Descri	Roof Pitch Roof Pitch	2014	Term Date Roof Cove 10/01/2023	Contents Value ering Coverin \$14,850	g Replaced	\$14,850
27	Roof Shape Artisti Monument Pesaro Drive Venice FL 34275 Descri	ress Roof Pitch	Const Type  2014  Non combustible	Term Date Roof Cove 10/01/2023 10/01/2024	Contents Value ering   Coverin \$14,850 \$0	g Replaced	Roof Yr Blt
27	Roof Shape Artisti Monument Pesaro Drive Venice FL 34275 Descri	Roof Pitch Roof Pitch	Const Type  2014  Non combustible  Year Built	Term Date Roof Cove 10/01/2023  10/01/2024  Eff. Date Term Date Roof Cove	Contents Value ering Coverin \$14,850 \$0  Building Value Contents Value	g Replaced	\$14,850
27	Roof Shape Artisti Monument  Pesaro Drive Venice FL 34275  Descri	Roof Pitch  Roof Pitch  iption ress	Const Type  2014  Non combustible  Year Built	Term Date Roof Cove 10/01/2023  10/01/2024  Eff. Date Term Date	Contents Value ering Coverin \$14,850 \$0  Building Value Contents Value	g Replaced	\$14,850

Sign:	Print Name:	Date:	
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## **Venetian Community Development District**

Policy No.: Agent: 100123508 Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Desc	ription	Year	Built	Eff. Date	Building	Value	Totalina	ured Value
	Ad	dress	Const	Туре	Term Date	Contents	Value	Totalins	ured value
	Roof Shape	Roof Pitch			Roof Co	vering	Coverin	g Replaced	Roof Yr Blt
	Tiki Bar		20	04	10/01/2023	\$55,0	00		
29	502 Veneto Blvd Venice FL 34275		Fra	me	10/01/2024	\$0	T		\$55,000
Unit #	Desc	ription	Year	Built	Eff. Date	Building	Value		
		dress	Const	Туре	Term Date	Contents		Total Ins	ured Value
	Roof Shape	Roof Pitch			Roof Co	vering	Coverin	g Replaced	Roof Yr Blt
	Shed		20	04	10/01/2023	\$46,8	04		
30	502 Veneto Blvd Venice FL 34275		Non com	nbustible	10/01/2024	\$0			\$46,804
Unit#	Desc	ription	Year	Built	Eff. Date	Building	Value		
	Ad	dress	Const	Туре	Term Date	Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		••	Roof Co	vering	Coverin	g Replaced	Roof Yr Blt
	Otello Wall		20	04	10/01/2023	\$187,4		J - 1	
31	North Edge of District Venice FL 34275		Joisted (	masonry	10/01/2024	\$0			\$187,440
						•		•	
			Total:	Building \$6,375,6		Contents Value \$372,020	е	Insured Va \$6,747,623	

Sign:	Print Name:	Date:



#### Inland Marine Schedule

## **Venetian Community Development District**

**Policy No.:** 100123508

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. Da		Value	Deductible
	Description		Electronic data processing	10/01/2		450.000	44.000
1	Unscheduled EDP max 15,000 per item		equipment	10/01/2		\$69,000	\$1,000
2			Other inland marine	10/01/2		\$11,431	\$1,000
	Aerator			Total	2024	\$80,431	

Sign:	Print Name:	Date:

# Tab 14

**MINUTES OF MEETING** 1 2 3 4 5 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 6 7 COMMUNITY DEVELOPMENT DISTRICT 8 The regular meeting of the Board of Supervisors of the Venetian Community 9 Development District was held on Monday, July 24, 2023 at 9:34 a.m. held at the 10 Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275. 11 12 13 Present and constituting a quorum were: 14 15 Richard Bracco **Board Supervisor, Chairman Board Supervisor, Vice Chairman** Ernest Booker 16 17 Ken Smaha **Board Supervisor, Assistant Secretary** (via Teams) 18 Jill Pozarek **Board Supervisor, Assistant Secretary** 19 Cheryl Harmon Terrana **Board Supervisor, Assistant Secretary** 20 21 22 Also present were: 23 District Manager, Rizzetta & Company, Inc. 24 Belinda Blandon **District Counsel –** 25 Andy Cohen Persson, Cohen, Mooney, Fernandez & Jackson, P.A. 26 Rick Schappacher District Engineer, Schappacher Engineering (via Teams) 27 Field Manager, Rizzetta & Company, Inc. Keith Livermore 28 Michael Rodriguez Rizzetta & Company, Inc. 29 Landscape Inspection Services, Rizzetta & Company, Inc. 30 John Fowler **Vesta Property Services** Julie Cortina 31 Heather Alexander **Vesta Property Services** 32 Ricardo Ocasio **Vesta Property Services** 33 Audience 34 35 FIRST ORDER OF BUSINESS 36 Call to Order 37

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

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

### SECOND ORDER OF BUSINESS

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### 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. Pirrotti addressed the Board regarding an exit sign at the gate, solar energy, path lighting leaving the club, possibly donating benches for outside of the club, and fans outside of the club.

Mr. Goodman addressed the Board regarding tracking of items sold at the Tiki Bar, tracking of vendor invoices, and inventory and operations control. He further spoke regarding increasing River Club usage among residents.

Ms. Schimberg addressed the Board regarding her attendance at a Social and Dining Advisory Committee and comments made during that meeting. She further addressed the Board regarding the Venice Theater using the fitness center as well as resident use of the River Club.

Mr. Thomaston addressed the Board regarding RFID codes not being deactivated when a resident moves out. He further addressed the Board regarding moving forward with landscaping enhancements.

### FOURTH ORDER OF BUSINESS

### **Staff Reports**

### A. Field Services Manager

Mr. Fowler provided an overview of the June 27, 2023 landscape inspection report and advised that many of the items in red have been addressed. He responded to questions from the Board. Ms. Terrana acknowledged LMP for catching up on the outstanding items and thanked them as well.

### B. District Engineer

Mr. Schappacher advised that the sidewalk repairs along Veneto have been completed, the SWFWMD recertification for Phase 4B (Bella Vista area) has been completed, the new radar signs have been installed and activated, an emergency irrigation repair at Veneto and Laurel has been repaired, and lastly, he advised that there was a neglected area on Padova although he could not find the area being described. Mr. Livermore advised that the tree in that area has been addressed.

Mr. Schappacher advised that all permits needed from the City of Venice for the pickleball courts have been obtained and then he received the request to hold off starting until after this meeting. He advised the contractor is ready to go. Mr. Schappacher addressed the new City Noise Ordinance.

Mr. Cohen advised that he received and reviewed the correspondence received requesting a halt to pickleball and advised it raises three issues; the noise code, River Club Declarations citing a nuisance utilizing the River Club, and the third is the workshop notice. Mr. Cohen reviewed what a temporary injunction entail. He advised that should an injunction be filed; he can recommend litigation counsel. Mr. Cohen then reviewed this thoughts as to

95	each issue raised.
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97	Mr. Bracco recommended moving forward with the construction of the
98	Pickleball Courts.
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100	Mr. Booker inquired as to whether Mr. Schappacher can opine related to the
101	noise ordinance. Mr. Schappacher advised that in his opinion, the District is
102	within compliance.
103	
104	Ms. Pozarek spoke regarding funds already spent for this project and the
105	optics of fighting against neighbors. She spoke regarding pickleball courts
106	being built nearby and recommended not moving forward with the pickleball
107	courts.
108	
109	Ms. Terrana advised that her questions have been answered and so she
110	would like to move forward with the construction of the pickleball courts based
111	on information provided by the District Engineer and District Counsel.
112	
113	Mr. Smaha advised the Board has done everything possible to mitigate the
114	sound, and has done testing, and he recommends moving forward and getting
115	it done.
116	
117	Ms. Pozarek advised that more money has been spent than planned and it's
118	not worth it.
119	
120	Mr. Booker agreed with Mr. Smaha and recommended moving forward with
121	the pickleball courts, he urged the Board to stay the course.
122	
123	Mr. Bracco advised that the direction to Mr. Schappacher is to move forward
124	as soon as possible.
125	
126	Mr. Booker recommended making a decision as it relates to Litigation
127	Counsel; he advised that there is no fee to retain Litigation Counsel until such
128	time as they are needed. Mr. Bracco spoke regarding the relationship with
129	Lobeck & Hanson, and he recommended retaining them. Discussion ensued.
130	
	On a Motion by Mr. Booker, seconded by Mr. Bracco, with all in favor, the Board Delegated
	Authority to District Counsel to Retain Litigation Counsel, In the Event Action is Filed related
	to the pickleball courts, for the Venetian Community Development District.
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131 132	Mr. Smaha stated for the record that according to the survey, sixty-five percent
132 133	of respondents were in favor of pickleball.
133 134	or respondents were in lavor or pickiesall.
134 135	Ms. Pozarek inquired as to whether anything else needs to be done related to
T22	ivis. I Uzarek inquired as to whether anything else needs to be dolle related to

**District Counsel** B.

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Mr. Cohen advised that he would be happy to answer any questions and the

the reclimite. Mr. Schappacher advised that there is nothing else to be done.

only other item he has is the item further down on the agenda related to Amendment to the River Club Declaration. He asked the Chairman if he would like to take up the item now. Mr. Bracco recommended handling that item. Mr. Bracco thanked Mr. Cohen for his work on the matter. Mr. Cohen advised that the Board previously passed a motion related to not allowing firearms at the River Club. Mr. Cohen advised that based on his research, an amendment to the River Club Declaration is the best fit as the River Club Declaration already contains language related to penalties and defining the River Club area. Mr. Bracco asked if signs need to be posted. Mr. Cohen advised that signs are not required. Discussion ensued. Ms. Pozarek inquired as to the process of getting violators to leave. Discussion ensued. Ms. Terrana advised that in her view, Vesta would need to train employees to enforce the policy. Further Board discussion ensued.

On a Motion by Mr. Bracco, seconded by Ms. Terrana, with all in favor, the Board Approved the Second Amendment to the Amended and Restated River Club Declaration, and Further Authorized the Chairman to Execute, and Counsel to Record, the Second Amendment, for the Venetian Community Development District.

### C. River Club

Ms. Cortina reviewed the executive summary with the Board. She advised that the current POS system is being worked on to make them more user friendly and make the tablets work at the tiki bar/pool area. Ms. Cortina advised that Vesta HR is helping with staffing concerns at the River Club. She advised that the August/September newsletter will be sent out. Ms. Cortina recommended having the A/C reviewed and repaired. She advised of recent repairs.

Mr. Bracco inquired as to having a Notary on staff; he advised it is important to have that service available for the residents.

Mr. Booker asked that Ms. Cortina have the fitness room audio reviewed.

Ms. Pozarek asked questions related to the POS. Ms. Cortina advised that there is an upgrade to be done; she further advised that they are trying to max out the possibilities of the current POS system before switching to a different POS system.

Mr. Smaha addressed Ms. Cortina regarding a communication sent to Mr. Armstrong regarding inventory and food costs; he advised that he remains very concerned. Ms. Cortina provided input regarding food costs and cost of goods sold.

Ms. Blandon recommended covering item 5B of the Agenda, appointment of the River Club General Manager. Mr. Bracco advised that he met with Mr. Kail and is very impressed.

 On a Motion by Mr. Bracco, seconded by Mr. Booker, with all in favor, the Board Appointed Mr. Andrew Kail as General Manager of the River Club, Effective August 1st, for the Venetian Community Development District.

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Ms. Pozarek seconded the comments by Mr. Bracco and spoke regarding the positivity she observed in her meeting with Mr. Kail.

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FIFTH ORDER OF BUSINESS

Consideration of Appointment Racquet Sports Advisory Committee Member with a Term to Expire January 2025

Mr. Booker nominated Joe Spallina to the Racquet Sports Advisory Committee.

On a Motion by Mr. Booker, seconded by Mr. Bracco, with all in favor, the Board Appointed Mr. Joe Spallina to the Racquet Sports Advisory Committee, with a Term to Expire January 2025, for the Venetian Community Development District.

The Board took a brief recess at 11:00 a.m. and was back on the record at 11:09 a.m.

### SIXTH ORDER OF BUSINESS

### Public Hearing Regarding Fiscal Year 2023/2024 Budget

- Ms. Blandon reviewed the items to be covered for the public hearings.
- Mr. Cohen provided an overview of the process for the public hearings. Mr. Cohen stated for the record that there will be one public hearing.
- Mr. Bracco spoke regarding the line item related to hurricane recovery; he reviewed the expenses incurred for hurricane recovery.

On a Motion by Mr. Bracco, seconded by Mr. Booker, with all in favor, the Board Opened the Public Hearing Regarding the Fiscal Year 2023/2024 Budget and Assessments, for the Venetian Community Development District.

- Mr. McCafferty addressed the Board regarding the River Club budget and recommended that the hurricane assessment be split over two to three years.
- Ms. Schimberg address the Boad regarding justifying adding a new amenity with all the repairs and necessities within the community.
- Ms. Pirrotti addressed the Board regarding line 55 and the fountain being working. She further inquired as to the pickleball courts and basketball hoop. The Board advised that the basketball hoop will be relocated.

On a Motion by Mr. Booker, seconded by Ms. Terrana, with all in favor, the Board Closed the Public Hearing Regarding the Fiscal Year 2023/204 Budget and Assessments, for the Venetian Community Development District.

#### SEVENTH ORDER OF BUSINESS

# Presentation of the Proposed Final Budget for Fiscal Year 2023/2024

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The Board reviewed and discussed the General Fund budget. Ms. Pozarek inquired as to any possible changes to the Security line item in anticipation of reducing staffing levels for the overnight shift. Mr. Smaha advised that he is working with Mr. Livermore and the security company to get better pricing; he advised that the number should be reduced although he doesn't have a hard number. Discussion ensued. The Board asked that staff keep the security line item as is. Ms. Pozarek spoke regarding the labor burden increase, as it was an increase across the board. Ms. Terrana spoke regarding the line for outside counsel. Ms. Blandon advised that this line was reduced during the budget workshop. Mr. Bracco recommended leaving the line item as is. Ms. Terrana inquired as to interest earnings. Ms. Blandon spoke regarding the Dana Investments projections for the General Fund and River Club Fund. Board discussion ensued regarding the hurricane recovery line item. Ms. Terrana suggested changing the description of hurricane assessment to "Hurricane Losses Expenses and Replacements". Ms. Pozarek inquired as to whether this change would limit where those funds can be spent. Ms. Blandon advised that should the Board use those funds for something other than hurricane related items, then an agenda item and motion by the Board would be appropriate for utilizing those funds for anything other than hurricane related expenses. Mr. Smaha asked that the Board consider splitting the hurricane related line of the assessment over two years or make it half of the proposed amount for the current budget year. Ms. Pozarek agreed. Mr. Bracco spoke regarding his concerns with decreasing the line item and the need to not only recoup the funds spent but also the funds that need to be spent to get the landscaping back to where it needs to be; he advised that he would rather do a one-time increase rather than going back for additional funds next year. He further advised that while the cleanup has been completed, landscaping replacements still need to be done. Mr. Bracco advised he would like to keep the assessment as is in order to put the community back in shape. Ms. Pozarek agreed with Mr. Smaha and advised of her concerns related to spending the money in one year and not having a definitive list of what replacements are needed. She advised that homeowners are experiencing an increase to homeowner's insurance, out of pocket hurricane expenses, and sub association fees increasing. Ms. Pozarek recommended compromise and advised that Mr. Smaha's idea is a great compromise. Mr. Booker advised that he concurs with Mr. Bracco as the assessment averages to \$83 per month and he believes that is reasonable. He recommended keeping the assessment as one lump sum. Ms. Terrana spoke in favor of keeping the assessment as is due to paying back the monies already spent plus replanting going forward. Mr. Booker pointed out that it is still hurricane season and the possibilities of another hit. Mr. Bracco spoke regarding irrigation expenses related to landscaping damages. Ms. Pozarek spoke regarding future capital projects and her concerns related to larger issues that will need tending to. Board discussion ensued. The Board reviewed and discussed the River Club budget.

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**EIGHTH ORDER OF BUSINESS** 

Consideration of Resolution 2023-08, Annual Appropriations and Adopting

the Final Budget for Fiscal Year

Consideration of Resolution 2023-09,

Making a Determination of Benefit;

Providing for the Collection and

**Enforcement of Special Assessments;** 

Consideration of Resolution 2023-10,

Redesignating the Secretary of the

Discussion and Consideration of the Venice Theater Request for Use of the

River Club Aerobics Studio

**Assessments:** 

Special

**Certifying an Assessment Roll** 

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Mr. Cohen reviewed the resolution for the Board.

Mr. Cohen reviewed the resolution for the Board.

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> On a Motion by Mr. Bracco, seconded by Mr. Booker, with four in favor and one opposed, the Board Adopted Resolution 2023-08, Annual Appropriations and Adopting the Final Budget for Fiscal Year 2023/2024, Subject to Changes as Noted on the Record, for the Venetian Community Development District.

2023/2024

Imposing

District

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### NINTH ORDER OF BUSINESS

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On a Motion by Mr. Bracco, seconded by Mr. Booker, with all in favor, the Board Adopted Resolution 2023-09, Making a Determination of Benefit; Imposing Special Assessments; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll, for the Venetian Community Development District.

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### **TENTH ORDER OF BUSINESS**

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Ms. Blandon advised that the resolution would appoint Mr. Scott Brizendine as the Secretary of the District.

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On a Motion by Mr. Bracco, seconded by Ms. Terrana, with all in favor, the Board Adopted Resolution 2023-10, Redesignating Mr. Scott Brizendine as the Secretary of the District, for the Venetian Community Development District.

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### **ELEVENTH ORDER OF BUSINESS**

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Ms. Blandon advised that the request was submitted directly to the River Club management team and Mr. Thomas had some concerns. Mr. Bracco advised that this decision should have been made by the River Club General Manager. He further reviewed the history of the Theater requesting use of the facility. Board discussion ensued and background was provided as to why this was placed on the agenda. Mr. Booker recommended having a lease in place to reduce liability. Mr. Cohen advised that he can draft a lease if the Board moves forward.

On a Motion by Mr. Bracco, seconded by Ms. Terrana, with all in favor, the Board Approved the Venice Theater Use of the River Club Aerobics Studio, Subject to Preparation of a Lease by Counsel, for the Venetian Community Development District.

### **FOURTH ORDER OF BUSINESS**

### **Staff Reports (Continued)**

### E. Field Manager

Mr. Livermore advised he has been in contact with the Forestry Service, and they will come in and remove the pepper trees one time for free. The Board asked that Mr. Livermore continue to work with the Forestry Service on the pepper tree removal.

Mr. Livermore advised that all signage is not complete; he advised that the signage is being expedited.

Mr. Smaha inquired as to the status of the fencing along Laurel Road. Mr. Livermore advised that he has not heard from the City although a council member has advised that Venetian is on the list. Mr. Smaha asked that Mr. Livermore get with Allied regarding security and patrol questions.

### D. District Manager

Ms. Blandon advised that the next meeting of the Board of Supervisors is scheduled for Monday, August 14, 2023 at 9:30 a.m. The Board asked that the August 14 meeting be cancelled. Discussion ensued.

Ms. Blandon provided an update related to the FEMA process; documents are still being reviewed by FEMA.

### TWELFTH ORDER OF BUSINESS

Consideration of July 2023 Landscape Advisory Committee Recommendations

Ms. Terrana advised that the items identified are on the quick-fix side which do not require too much planning. She confirmed that the priorities are items 1 (Front Entrance), 4 (Veneto Boulevard Round About), 5 (Pool Area), and 6 (Round About Clean Up) total \$23,329.00. Ms. Terrana advised that she will obtain second bids for the remainder of the items.

On a Motion by Ms. Terrana, seconded by Mr. Bracco, with all in favor, the Board Approved Items 1, 4, 5, and 6 of the July 2023 Landscape Advisory Committee Recommendations, for the Venetian Community Development District.

### THIRTEENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on June 26, 2023

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Ms. Blandon presented the minutes of the Board of Supervisors meeting held on June 26, 2023 and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

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> 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 June 26, 2023, for the Venetian Community Development District.

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### FOURTEENTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Month of June 2023

Ms. Blandon advised that the expenditures for the period of June 1-30, 2023 total \$145,047.08 and 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 Approved the Operations and Maintenance Expenditures for the Period of June 1-30, 2023, totaling \$145,047.08, for the Venetian Community Development District.

### Consent Items

Ms. Blandon advised that the consent items consist of the Fitness and Pool Advisory Committee Minutes of April 19, 2023 and May 17, 2023, the Landscaping Advisory Committee Minutes of June 05, 20, 2023, and the Racquet Sports Advisory Committee Minutes of May 08, 2023 and June 12, 2023. She asked if there were any questions. There were none.

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

### SIXTEENTH ORDER OF BUSINESS

FIFTEENTH ORDER OF BUSINESS

### **Supervisor Requests and Comments**

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

Mr. Bracco asked Ms. Blandon to follow up with Ms. Smith regarding the final payment for the Master Association renovation.

Ms. Terrana inquired as to the status of the Dog Park Advisory Committee. Ms. Blandon advised that once the Charter is approved by the Board, a request for intents will be sent to the community.

#### SEVENTEENTH ORDER OF BUSINESS Adjournment

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

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	On a Motion by Mr. Bracco, seconded by the meeting at 12:41 p.m., for the Venet	y Mr. Booker, with all in favor, the Board adjourned ian Community Development District.
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382	Secretary / Assistant Secretary	Chairman / Vice Chairman



# Tab 15

### **VENETIAN COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

\$131 A70 EA

The total items being presented:	\$131,479.54
Approval of Expenditures:	
Chairperson	
Vice Chairperson	
Assistant Secretary	

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	oice Amount
A N J Excavation, LLC	100406	34	Irrigation Main Repair 07/23	\$	4,975.00
AMF Mark Mobile Welding, LLC	100398	2609	Weld Mail Box- 179 Bella Vista 07/23	\$	125.00
AMF Mark Mobile Welding, LLC	100398	2611	Weld Mail Box- 141 Burano Ct 07/23	\$	125.00
CA Florida Holdings LLC dba The Sarasota Herald Tribune	100394	5676289	Account #526049 Legal Advertising 06/23	\$	957.37
City of Venice	100407	44300-59516 06/23	Guardhouse - 101 Veneto Blvd 06/23	\$	67.33
City of Venice	100407	76604-72272 06/23	111 Asti Ct 06/23	\$	6.75
Clean Sweep Parking Lot Maintenance Inc	100408	52137	Street Sweeping 07/23	\$	450.00
COMCAST	20230705-1	8535 10 050 0439604 07/23 Auto	Guardhouse Phone & Internet 07/23	\$	349.88
COMCAST	100387	8.5351E+15	Guardhouse Internet 07/23	\$	126.85
Ernest R Booker	100379	EB062623	Board of Supervisor Meeting 06/26/23	\$	100.00
Florida Power & Light Company	20230712-1	FPL Summary 06/23 Auto- Pay	FPL Summary 06/23	\$	4,444.68
Frontier Florida, LLC	20230706-1	941-485-8500-120513-5 06/23 AUTOPAY	Field Manager Phone 06/23	\$	320.08

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Innersync Studio, Ltd	100388	21472	Website ADA Quarterly 07/23	\$	384.38
International Security Networks, Inc.	100380	32720	Service Call 06/23	\$	172.50
Jill Pozarek	100381	JP062623	Board of Supervisor Meeting 06/26/23	\$	100.00
Kenneth J. Smaha	100382	KS062623	Board of Supervisor Meeting 06/26/23	\$	100.00
Landscape Maintenance Professionals, Inc.	100397	176429	Fertilizer 05/23	\$	11,880.00
Landscape Maintenance Professionals, Inc.	100404	176882	Monthly Maintenance & Irrigation 07/23	\$	27,737.08
Landscape Maintenance Professionals, Inc.	100404	177040	Pest Control Services 06/23	\$	750.00
Landscape Maintenance Professionals, Inc.	100404	177102	Irrigation Repairs 07/23	\$	375.00
Landscape Maintenance Professionals, Inc.	100404	177175	Irrigation Repairs 07/23	\$	425.00
Landscape Maintenance Professionals, Inc.	100409	177642	Irrigation Repairs 07/23	\$	245.00
Landscape Maintenance Professionals, Inc.	100409	177643	Irrigation Repairs 07/23	\$	285.00
Landscape Maintenance Professionals, Inc.	100409	177644	Irrigation Repairs 07/23	\$	310.00

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	ice Amount
Landscape Maintenance Professionals, Inc.	100409	177645	Irrigation Repairs 07/23	\$	425.00
Landscape Maintenance Professionals, Inc.	100409	177648	Irrigation Repairs 07/23	\$	310.00
Landscape Maintenance Professionals, Inc.	100409	177649	Irrigation Repairs 07/23	\$	180.00
Landscape Maintenance Professionals, Inc.	100409	177650	Irrigation Repairs 07/23	\$	310.00
Landscape Maintenance Professionals, Inc.	100409	177651	Irrigation Repairs 07/23	\$	490.00
Landscape Maintenance Professionals, Inc.	100409	177652	Irrigation Repairs 07/23	\$	294.00
Metro PSI Corp	100410	52119	Pump Repairs 07/23	\$	3,568.96
Persson, Cohen & Mooney, P.A.	100395	3841	Legal Services 06/23	\$	5,096.00
Richard Bracco	100383	RB062623	Board of Supervisor Meeting 06/26/23	\$	100.00
Rizzetta & Company, Inc.	100384	INV0000081344	District Management Fees 07/23	\$	6,499.66
Rizzetta & Company, Inc.	100392	INV0000081466	Cell Phone 06/23	\$	50.00
Rizzetta & Company, Inc.	100403	INV0000082154	Personnel Reimbursement 07/23	\$	7,535.88

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Schappacher Engineering, LLC	100399	2453	Engineering Services 06/23	\$	4,793.97
Seth Thompson	100393	071223 Thompson	Reimbursement for Windshield Damage	\$	380.00
Solitude Lake Management, LLC	100405	PSI-93646	Lake Monthly Maintenance 07/23	\$	4,321.00
Southworth Solutions, LLC	100389	1405	Software License Fees 07/23	\$	224.00
Southworth Solutions, LLC	100389	1411	Excel Data Files 07/23	\$	200.00
Staples	100385	3541053160	Office Supplies 06/23	\$	43.36
Staples	100411	3542723881	Supplies 07/23	\$	180.80
Staples	100411	3543161017	Supplies 07/23	\$	62.30
Universal Access, LLC	100400	AAAI1897	Maintenance 04/23 - 06/23	\$	900.00
Universal Access, LLC	100400	AAAI1893	Service Call 06/23	\$	475.00
Universal Protection Service, LLC	100401	14450004	Security Services 05/26/23- 06/29/23	\$	39,120.24
Water Boy Inc.	100390	402773	Water Delivery 06/23	\$	15.00

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Water Boy Inc.	100412	21102250	Water Delivery 07/23	\$	36.70
Water Equipment Technologies of Southwest Florida LLC	100386	22276	Weekly Maintenance Entrance Fountains 06/23	\$	150.00
Water Equipment Technologies of Southwest Florida LLC	100391	22287	Fountain Maintenance 06/23	\$	395.77
Water Equipment Technologies of Southwest Florida LLC	100396	22297	Weekly Maintenance Entrance Fountains 07/23	\$	85.00
Water Equipment Technologies of Southwest Florida LLC	100402	22355	Fountain Repairs 07/23	\$	425.00
Report Total				\$	131,479.54

### **VENETIAN COMMUNITY DEVELOPMENT DISTRICT**

<u>DISTRICT OFFICE · FT. MYERS, FLORIDA 33912 - (831) 933-5571</u>

<u>MAILING ADDRESS · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614</u>

venetiancdd.org

# Operation and Maintenance Expenditures August 2023 For Board Approval

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

The total items being presented:	\$132,266.98	
Approval of Expenditures:		
Chairperson		
Vice Chairperson		
Assistant Secretary		

### Paid Operation & Maintenance Expenditures August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
AAACS LLC	100414	1207	Pickle Ball - 20% Deposit 07/23	\$	18,459.04
CA Florida Holdings LLC dba The Sarasota Herald Tribune	100420	5747938	Account #526049 Legal Advertising 07/23	\$	313.50
City of Venice	100426	44300-59516 07/23	Guardhouse - 101 Veneto Blvd 07/23	\$	93.72
City of Venice	100426	76604-72272 07/23	111 Asti Ct 07/23	\$	6.75
Clean Sweep Parking Lot Maintenance Inc	100429	52306	Street Sweeping 08/23	\$	450.00
COMCAST	100421	8535 10 050 0435487 08/23	Guardhouse Phone & Internet 08/23	\$	116.85
COMCAST	20230807-1	8535 10 050 0439604 08/23 ACH	Guardhouse Phone & Internet 08/23	\$	320.63
Florida Power & Light Company	20230810-1	FPL Summary 07/23 Auto-Pay	FPL Summary 07/23	\$	4,068.19
Frontier Florida, LLC	20230804-1	941-485-8500-120513-5 07/23 ACH	Field Manager Phone 07/23	\$	320.01
Landscape Maintenance Professionals, Inc.	100423	177768	Irrigation Repairs 07/23	\$	495.00
Landscape Maintenance Professionals, Inc.	100423	177792	Fertilizer Application 07/23	\$	1,025.00
Landscape Maintenance Professionals, Inc.	100430	177544	Monthly Maintenance & Irrigation 08/23	\$	27,737.08

### Paid Operation & Maintenance Expenditures August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Persson, Cohen & Mooney, P.A.	100424	3923	Legal Services 07/23	\$	5,712.00
Rizzetta & Company, Inc.	100413	INV0000082207	District Management Fees 08/23	\$	6,499.66
Rizzetta & Company, Inc.	100418	INV0000082318	Amenity Management & Personnel Reimbursement 08/23	\$	8,391.51
Rizzetta & Company, Inc.	100419	INV0000082348	Cell Phone 07/23	\$	50.00
Rizzetta & Company, Inc.	100425	INV0000082977	Personnel Reimbursement 08/23	\$	7,541.51
Solitude Lake Management, LLC	100431	PSI001311	Lake Monthly Maintenance 08/23	\$	4,321.00
Solitude Lake Management, LLC	100431	PSI001332	Lake & Pond Quarterly Maintenance 08/01/23-10/31/23	\$	12,268.00
Southworth Solutions, LLC	100415	1413	Software License Fees 08/23	\$	224.00
Staples	100416	8071097838	Office Supplies 07/23	\$	286.57
Universal Access, LLC	100427	AAAI1949	Service Call 08/23	\$	385.00
Universal Protection Service, LLC	100422	14556834	Security Services 06/30/23- 07/27/23	\$	32,198.71
Venetian CDD Debit Card Replenishmen	DC080923	DC080923	Debit Card Replenishment	\$	790.00

### Paid Operation & Maintenance Expenditures August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	ice Amount
Water Boy Inc.	100428	21103610	Water Delivery 08/23	\$	43.25
Water Equipment Technologies of Southwest Florida LLC	100417	22474	Weekly Entrance Fountain Maintenance 07/23	\$	150.00
Total Report				<u>\$ 1</u>	132,266.98

# Tab 16

### VENETIAN COMMUNITY DEVELOPMENT DISTRICT 502 VENETO BOULEVARD, NORTH VENICE, FL 34275 FACILITIES ADVISORY COMMITTEE MEETING June 6, 2023 Minutes

### Attending:

Mark Kissinger, FAC Chair
Bob Ruffatto, FAC Member Via Telephone
Bob Crane, FAC Member
Tim Carr, FAC Member
Jill Pozarek, VCDD FAC Liaison
Jeff Thomas, River Club General Manager
Miles Cleary, River Club Maintenance
Nancy Spokowski, Resident
Bill Phillips, FAC Member - Excused

- 1. Call to Order: Meeting called to order by Mark Kissinger at 3:02 pm.
- 2. Quorum: A quorum was present. The Committee approved the participation of Bob Ruffatto on a motion by Bob Crane and seconded by Tim Carr.
- 3. Minute Approval: The May 2, 2023 FAC Minutes were approved unanimously on a motion by Tim Carr and seconded by Bob Crane.
- 4. Completed Maintenance Items since May 2:

☐ Installed new light bulbs in the portico, gym, exterior halls, front entrance	
and locker rooms	
☐ Pressure washed pool bar area	
☐ Installed 2 new remote-controlled fans in the gym	
☐ Installed audible gas monitor in the kitchen. This alarm will alert	
occupants of accumulating gas in the kitchen area.	
☐ Installed new carbon filter on vent pipe near pool bar	
☐ Installed new dumbbell racks in aerobics room.	
□ Pressure washed all exterior gutters, exterior halls, pool portico, rear	
portico and patio	
☐ Fixed all landscape lighting around the pool	
☐ Repaired trim on stainless counter in kitchen	
☐ Installed new cabinets for reception	
☐ Cleaned pool showers	
☐ Pressure washed pro shop entrance	
☐ Repaired and reset tower clocks	
☐ Scrubbed moldy area near pool deck	

Repaired broken fan in kitchen
Removed "fake" security cameras (due to liability concerns)
Repaired sink at bar
Repaired slow drain in men's locker room

Capital or other additions -

The Pool Bar Awning is installed, and it should be operable within a week.

The installation of the new pool area entry fence is underway and should be completed soon. Temporary signs will be installed to alert users about the changes and a package for new permanent signage is being developed.

- 5. Liaison Report: Jill Pozarek stated:
  - > The VCDD budget draft is available to review.
  - ➤ A special assessment for hurricane damage and capital needs is under discussion by the BOS.
- 6. Corporate Account: Vesta has established a corporate account with Home Depot for the Maintenance Supervisor. This will increase efficiency and speed everyday repairs.
- 7. Pool Bar Refrigerator Partition: Consideration was given to installing a small partition to shade a refrigerator with direct sun exposure. Estimates ranged from \$3,400 to \$5,800 but a cost benefit analysis did not justify either option. The idea was shelved.
- 8. Miles Cleary is researching purchase documentation for the HVAC and Kitchen equipment and the pool heaters to determine the remaining useful life. These are potentially significant future capital expenditures.
- 9. Locker Rooms: Miles Cleary will create a budget to paint the Men's and Women's locker rooms and update the countertops and flooring.
- 10. Pool Bar Weather Protection: Flying debris and concern for the new pool bar equipment has caused us to reconsider storm screen options for the pool bar. Bob Crane will take the lead

Future Capital Needs: All committee members will review the Capital Reserve Study to identify areas requiring renovation or replacement in the next 12 months, 3 years, and 5 years. This list will provide information for the BOS to consider as it develops future funding plans. A similar review earlier this year suggested the following -

### Near term needs:

Men's and Women's Locker Rooms update Consideration of additional pool deck shading

### 3 Year Needs:

Salsa bar renovation and possible expansion New pool heaters

### 5 Year Needs:

Potential HVAC replacements River Club Dining Room Décor and Carpet Update (based on prior comments that we should plan on updating the dining room interior every 7 years.)

11. FAC Recommendation: The FAC will recommend that virtually all River Club community meetings utilize standard dining room seating. The time spent rearranging furniture significantly interferes with normal staff assignments. This was repeatedly mentioned as we pressed for the timely completion of maintenance items. Interestingly, the seating capacity of the room is not significantly increased by changing the configuration.

Minutes submitted by Mark Kissinger

Facilities Committee next meeting scheduled for:

Tuesday, August 1, 2023 - 3pm at River Club

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

### August 1, 2023 Minutes

### Attending:

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

- 1. Call to Order: Meeting called to order by Mark Kissinger at 3:00 pm.
- 2. Quorum: A quorum was present. The Committee unanimously approved the participation of Bob Ruffatto via phone on a motion by Mark Kissinger and seconded by Bill Phillips.
- 3. Minute Approval: The June 6, 2023 FAC Minutes were approved unanimously on a motion by Tim Carr and seconded by Bob Crane.
- 4. Completed Maintenance Items since May 2:
  - Cleaned FACP room.
  - Pressure washed pro shop entrance weekly.
  - Scrubbed pool lounges 5 times
  - New cameras installed at Tiki bar, liquor room and back door.
  - New fence and gates installed at the tennis and rear entrance.
  - Near control board installed for gate access
  - Rented wet saw and cut, leveled, and placed pavers from gate construction.
  - Repaired walls and painted the entire gym.
  - Awning installed at Tiki bar.
  - Repaired stucco and painted the rear locker room portico.
  - Installed 4 new life rafts and ropes around the pool.
  - Gutter inspection and clean-out (excluding 2nd story gutters)
  - Removed, leveled, and replaced pavers on pool deck near Tiki bar.
  - Replaced blinds in La vista.
  - Cleaned and adjusted gates at lap pool and tennis entrance.
  - Custom cut and installed new drain grate on pool deck.
  - Installed new A/C vent in the kitchen.
  - Attic lift repaired.
  - All carpets professionally cleaned.

### **Upcoming Items**

- Touch-up painting of interior of the river club. {Weekly painting for the summer)
- Pressure wash exterior on the river club (weekly for the summer)
- Install 9 more A/C vents in the kitchen.
- Tower wall and roof repair.
- Installation of Ice Machine Lock in the Pool Bar.
- 5. Liaison Report by Supervisor Pozarek:
  - ➤ Pickleball construction should take approximately 60 days to complete. The FAC will not be involved in project management.
  - Mr. Andrew Kail was introduced as the new River Club General Manager.
- 6. Tim Carr has received 2 bids for outside Pool Bar storm shutters. Both vendors will be invited to the FAC meeting on September 5 to make product presentations. A majority of the FAC believe protection of the asset against storms and security of the equipment is very important. An attached memo provides background on why an enclosure was not part of the original project.
- 7. Bell Tower Repairs: An RFP has been created by Tim Carr & Miles Cleary to perform repairs on the Bell and Clock Towers. Bids will be solicited from approved General Contractors due to the involvement of multiple trades and the need for overall project coordination.

### Bell Tower Scope of Work

- Inspect and repair the Fascia Boards.
- Wrap all wooden Fascia Boards with white aluminum covering.
- Power wash and clean the entire structure with appropriate cleaner.
- Perform caulking and patch work as needed.
- Remove all mold stains and insect debris.
- Power wash the roof.
- Perform roof repairs as required to maintain a waterproof envelope.
- Provide, install, and maintain the required scaffolding to perform the work.

#### Add Alternate #1

• Provide (2) coats of Sherwin Williams Professional Series Paint (Color TBD). Including all trims and accent paint to the Bell Tower only.

### Add Alternate #2 – Clock Tower Scope of Work

- Inspect and repair the Fascia Boards on the entire Clock Tower area.
- Power Wash and clean the entire tower with appropriate cleaner.
- Perform caulking and patch work as needed.
- Remove all mold stains and insect debris

- Power wash the roof.
- Perform roof repairs necessary to maintain a waterproof envelope.
- Provide, install, and maintain the required scaffolding to perform the work. .

### Add Alternate #3

- Provide (2) coats of Sherwin Williams Professional Series Paint (Color TBD). Including all trims and accent paint to the Clock Tower only.
- 8. Future Capital Needs: Committee members will review the Capital Reserve Study to identify areas that need attention in the next 12 months, 3 years, and 5 years. Each committee member will compare the reserve study suggestions to their assessment of what requires updating and provide a list for M. Kissinger to summarize by August 9. This list will help the BOS develop future funding plans. A similar review earlier this year suggested the following:

### Near term needs:

Men's and Women's Locker Rooms update

### 3 Year Needs:

Salsa bar renovation and possible expansion New pool heaters

### 5 Year Needs:

Potential HVAC replacements

River Club dining room décor, furniture and carpet update (based on prior comment that we should update the dining room interior every 7 years.)

Minutes submitted by Mark Kissinger

Facilities Committee next meeting scheduled for:

Tuesday, September 5, 2023 - 3pm at River Club

502 Veneto Boulevard

North Venice, FL 34272

Fitness/Pool Advisory Committee (FPAC)

Meeting Minutes – June 21, 2023, 10AM

Attending Members: Richard Derby, Livvy Faford, Nancy Spokowski, Cindy Sniezek, Mary Taylor, VCDD Liaison Ernest Booker, General Manager Jeff Thomas and Maintenance Supervisor Miles Cleary.

- 1. Meeting called to order at 9:58 by Nancy Spokowski.
- 2. Quorum established.
- 3. Prior minutes were approved.
- 4. No members of the public were present.
- 5. Jeff Thomas reported his retirement from the General Manager position. He also reported that two new people were to start as managers. Sydney and Terese.
- 6. New waivers have been drafted by the CDD attorney per Ernest. Ernest will talk to the CDD Board about the process for collecting signed waivers from residents/renters/guests.
- 7. Miles thinks the Fitness Center and Fitness Studio should be cleaned quarterly over a two day period. Will need to close the Fitness Center to accomplish. Will notify residents a week in advance.
- 8. Nancy asked about weeds in Lava rock beds. L&P has not been dealing with them.
- 9. Pool attendant this week will be Michael per Jeff, Wednesday through Sunday.
- 10. Nancy would like the PVC pipe nearest the Tiki bar painted black.
- 11. Nancy raised the issue of the water dispenser kept on the Tiki bar not being cleaned properly. It should be put in the dishwasher every evening before use the next day.
- 12. Decorative tiles on the Tiki bar need to be cleaned.
- 13. Need to clean up verbiage for the lap lane sign up. Miles will update with Fast Signs.
- 14. No time limit on showing up for a reserved lane. "If you are not on time, you will forfeit the lane."
- 15. Miles will move the new bench inside the gate.
- 16. Pavers near the Tiki bar are sinking.
- 17. Life rings to be replaced by Miles.
- 18. Livvy feels we should have a manager on duty at all times. Ernest suggests that police should be called in cases of extreme bad behavior.

- 19. The Board of Supervisors has approved the replacement of the older Tiki furniture. Jeff will discuss with Tropitone if we can purchase direct without a middleman.
- 20. The Committee agreed that we should not spend money landscaping on Laurel Road until it is clear what the City or County have planned for the Laurel Road widening and until the proposed Neal project details are known.

Next meeting scheduled for July 19, 2023 @ 10AM.

No meeting in August.

Meeting adjourned 11:33AM

Minutes submitted by Richard Derby

502 Veneto Boulevard

North Venice, FL 34272

Fitness/Pool Advisory Committee (FPAC)

Meeting Minutes - July 19, 2023, 10 AM

Attending Members: Livvy Faford, Nancy Spokowski, Cyndi Sniezek, Mary Taylor, Ernest Booker VCDD liaison, Theres Deneweth Asst. General Manager, and Miles Cleary, Maintenance Supervisor.

- A. Meeting called to order at 10:04 AM by Nancy Spokowski.
- B. Quorum established.
- C. Prior minutes were approved.
- D. No members of the public were present.
- E. Ernest provided an update that Jeff Thomas officially resigned. Andrew Kail will be the new General Manager and Therese is the Asst. General Manager. Ernest will be requesting a staff appreciation event for the entire River Club staff.

#### Old Business

- A. Issues for the Pool and Fitness area should be directed to Therese There needs to be a formal notification process as our contractors are not aware of issues that may have already been submitted. Nancy will send an email to Ernest and the B of S outlining Pool & Fitness concerns for Andrew and Therese to address. There should be a communication to the residents identifying roles and responsibilities of the River Club staff. Contact information will be provided for issue/problem resolution. Our residents should not be going directly to Ginger (from Vesta)
- B. Andrew Cohen prepared and finalized the new waiver and release document. The intent of the CDD is to issue new access cards.
- C. Pool Attendant Pool attendant should not be scrubbing tiles. Vesta to investigate and get quotes from a vendor to take on the pool tile scrubbing. Our "pool guy" is not responsible for the tiles.
- D. Need a manager on duty sign which includes information of how to reach the manager. The general manager needs to train the staff on pool rules (i.e. all drinks and food must be 4 feet from pool).
- E. Pool Furniture cleaning Sunscreen is being applied while sitting on the furniture. Pool Attendant and Miles Cleary need to create a cleaning cycle for the furniture.

- F. Signage for pool Livvy working with Venice print. Hope to have signs completed in the next couple of weeks. Cyndi will provided updates for the lap lane sign up page.
- G. Fitness equipment each instructor needs to be asked what additional equipment is needed for classes.
- H. Pool Furniture the hightops need umbrellas. Umbrellas will be provided by Frankfort. All other furniture will be provided by Tropitone. We will continue to work with Indigo as the vendor for now.
- I. We need to look in to getting new disposable towels in the fitness room. The brown paper towels are not effective
- J. The blue bench will remain where it is currently located.

### **New Business**

- K. Pavers have been fixed.
- L. Fitness classes timing of the classes may not be as good as we'd like. Nancy will give Therese information to share with the instructors. We need to encourage signing up for classes on-line vs. walk in. This will help get accurate counts of participants.
- M. Nancy made a motion (2<sup>nd</sup> by Livvy) to have Therese investigate the responsibilities of instructors while they are not teaching classes. The instructors should be working for the pool and fitness areas not the Tennis pro shop.
- N. Mary asked about Mary Rae Foster and the Venice Theatre group using the aerobics room for the Venice Theatre practice. The committee unanimously agreed that no outside groups should use the facility.

Next meeting scheduled for September 20, 2023 @ 10AM.

No meeting in August.

Meeting adjourned 12:13 PM

Minutes submitted by Cyndi Sniezek

### Venetian Community Development District 502 Veneto Boulevard North Venice, FL 34275 Landscape Advisory Committee Meeting Minutes July 3, 2023

Attending Members: Joe Spallina, Lynn Matson, Debbie Gericke, Cheryl Terrana, Keith Livermore, Bill Gipp LMP

Absent: Kit Briggs (on the phone) Harry Wildman/Absent

Call to Order: 11:02am

### **Discussion items:**

**Old Business** 

A. Minutes approved from June meeting

- B. Discussion of potential \$1000 assessment per household by Cheryl. Conclusion was landscape committee would recommend to BOS split the \$1000 in half over a two year period and not use \$500 in second year unless necessary.
- C. Red bold items on Toberg report getting better. Cheryl asked of two items which Bill Gipp said they are working to complete.
- D. Cheryl asked Bill Gipp to replace 30 gallon pitch apples with 15 gallon and provide new quote

### **New Business:**

- A. Landscape Committee approved and recommended the following LMP quote items be presented to BOS and completed ASAP:
- 1) \$13,000 for front entry and gate updates
- 2) \$22,000 for St Augustine sod on Vento to replace mulch beds around trees and any open mulch areas.
- 3) \$79,000 to add new sweet viburnum in front of legging unhealthy shrub
- 4) \$4000 to add lava rocks around pool area
- 5) \$511 of clean up around community roundabouts not to exceed \$10,000
- 6) \$1080 to remove red sisters and add plumbago in main round about before River Club
- B. Joe asked that LMP look closely at these bids to determine better cost savings for the community. LMP agreed to look at how we can save money. C. LMP agreed to remove bougainvillea trees in the first two islands and replace with sod at no additional cost to VGRC.

### **Next meeting and Adjournment:**

• September 5th at 11:00AM

• Meeting adjourned at 12:31PM

Minutes submitted by Debbie Gericke

### 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 guorum 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 incharge 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 be 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 s 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 is 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 Essentialsm

## **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.	9. <b>Adjournment:</b> With no the meeting. All agreed.	other business, a motion The meeting was adjour	was made by PH and ned at 3:55pm.	seconded by MF to adjourn

# Venetian Community Development District 502 Veneto Boulevard North Venice, FL 34275 Racquet Sports Advisory Committee (RSAC) Meeting Minutes – July 10, 2023

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

VCDD Board Liaison: Ernest Booker (EB)

Staff: Dave Freiman (DF), The Tennis Connection

- 1. Call to Order: Meeting was called to order by Chairperson PH, at 2:00 pm.
- 2. Establish Quorum: A quorum was established with five members present, and KW joining by phone.
- 3. Approval of Minutes June 12, 2023: With no stated corrections to the minutes, a motion was made by PH and seconded by MF to approve the minutes as submitted. The motion passed 6-0.
- 4. Liaison Statement: EB indicated that the CDD Board has been served with a letter of intent by a law firm representing several residents opposed to pickleball courts. The letter and next steps will be discussed at the next Board meeting on July 24<sup>th</sup>. After a brief discussion, EB asked for the committee's stance for the construction of three pickleball courts. PH made a motion to reaffirm commitment and seconded by MF for pickleball courts at the Venetian. The motion passed 6-0.

Because of ongoing emails and concerns from tennis players, EB decided to host a Focus Session to hear from residents. Because of her business experience in planning and organizing meetings, Dale Booker (spouse) volunteered to facilitate the meeting. The participants were Jack Challener, Hildee Ryan, Livvy Faford, Billy Lachman, Jim Kelley, Pat Appolonia, and Linda Wein. DF and PH attended, but could not participate in the session. All the participants remarked that it was a great session, as it gave everyone an opportunity to be heard and give feedback to others.

- 5. Public Comment: None
- 6. New Business:
  - A. Tennis Director's Report: DF stated the following:
    - i. He echoed EB's comments that the Focus Session was a success and wants residents to come to him with any questions or concerns.
    - ii. Reciprocal for 3.5's and under.
    - iii. Adding about ton and half of clay to tennis courts around 9/15. Since courts would be closed for several days, DF will make arrangements with other local clubs for residents to play on their courts. Guest fees charged.

- iv. In time, DF will advertise for a pickleball/tennis assistant to include weekend maintenance.
- v. Examples of possible events:
  - a. Women's and Men's night of tennis and meet at Tiki Bar afterwards
  - b. Team practices/drills prior to Fall leagues
  - c. Multi Club event with a Pro Ex. Pan Am
  - d. Welcome back season kickoff
  - e. New tennis players clinics
- B. Fence Repair DF received quotes for the fence and pole repairs totaling \$14,000. Because of the cost, he is looking at other options like buying the parts, etc. and Myles may be able to do the work.
- C. Review feedback from Tennis/Pickleball Survey and Focus Session PH gave an overview from the handout of the Survey. PH and DF worked together to come up with the questions, and Sidney Viera offered to produce the survey. There was no cost to the River Club or CDD. Since the report was just received, PH will be working with Sidney to tweak some of the results and email all a link with the updates. In short, a lot of the responses mirrored comments from the Focus Session and DF's proposed events.

  As an observer in the Focus Session, PH echoed EB's and DF's comments. No one person dominated the meeting, and said Dale did an excellent job keeping
  - one person dominated the meeting, and said Dale did an excellent job keeping everyone on track. Feedback given to PH from the participants said it was worthwhile and thanked Dale for hosting the session. Even her homemade cookies were a big hit! By the next meeting, PH will compile and distribute all the feedback to the committee.
- D. Guests Review of Penalties for Rules Violations PH reviewed and asked for recommendations for tightening repeating offenders. DF indicated he is reviewing reservations and checking courts to make sure names match up and charging guest fees to residents. MF confirmed guest names matching reservations. DF noted some violations are due to residents not understanding how to enter or update names correctly. He has also met with and talked to those who have been repeat offenders. After more discussion, it was agreed to table any changes to existing penalties until the next meeting.
- E. Discussion of Future Tennis (and Pickleball) Events already covered. See sample of calendar of events from DF.
- F. Discussion of Quarterly "Townhall" Style Meeting Based on feedback above from the Focus Session, all are in favor of a Townhall Style Meeting opened to residents to ask questions and receive feedback. PH suggested quarterly with the first meeting being in October. All members are in favor and will be confirmed in the next meeting.
- G. Ball Machine MF and DF confirmed booking the same day during prime time if a court is open, but it must be reserved by contacting the tennis office. Since it was discussed and tabled in the past, PH suggested revisiting and charging residents a fee to reserve the ball machine. She mentioned feedback in the Focus Session had favorable responses. MF offered to contact other clubs and will present the results in the next meeting.

H. Meeting Minutes Archive – PH expressed that except for CDD minutes, all committees' minutes somehow disappeared from the website. For the racquet committee, PH has copies dated back to 2021 and is providing them to staff member Sydney Viera.

### 7. Old Business:

- A. Club Essentials (CE) MF continues to help residents with issues making court reservations and indicated requests have decreased lately. He has seen big improvements. MF said CE will be coming to a CDD meeting in the Fall to give a presentation/proposal. Two other companies have submitted proposals to include fitness and swimming. MF wanted to know if CE could make a presentation prior to the Fall, but EB said the new GM coming in has in-depth experience dealing with different software systems. EB can arrange for a meeting with the new GM and MF. Planning ahead for Pickleball, MF said CE does have a module for training. He wanted to know if rules would be added to the system. EB suggested KW and DF to review and make recommendations.
- B. Release of Teaching Court MF and DF commented reservations updated with release of court by 2 pm the prior day.
- C. Pickleball See comments on line #4 with all moving forward for pickleball. EB suggested SN meet with Jim Cederna for assistance with the cost and colors for the courts. PH confirmed with EB that approval was made by CDD to have a plaque made in memory of Jack Wilson. EB stated Mr. Wilson was instrumental in getting everything started for pickleball. KW thanked everyone for this gesture. EB mentioned there were two candidates for the open committee seat with both having an interest and knowledgeable about pickleball. One of the candidates withdrew because of being seasonal. EB is prepared to make a recommendation in the next CDD meeting.
- D. Update of Leagues 2023 2024 Season, and Summer 2023 Interclubs DF will reach out to all captains to verify leagues with an update by Sept. meeting. PH mentioned a 3.0 Monday Mixed may be added. PR will review prior Men's 70's league for forfeits on Fridays.
- E. Tennis Shop PH tabled for the next meeting.
- 8. Next Meeting Date September 11, 2023
- 9. With no other business, a motion was made by PH and seconded by PR to adjourn the meeting. All agreed. The meeting was adjourned at 4:02 pm.

Venetian Community Development District 502 Veneto Boulevard North Venice, FL 34275 Social & Dining Advisory Committee Meeting Minutes- June 14, 2023

**Attending Members**: Linda Cautero, Livvy Faford, Pat Jones, Sarah Quinn, Kathy Thomaston. Also present were River Club staff: Jeff Thomas, Julie Cortina, Heather Alexandre, Bryan Mattson.

**Absent**: Diane Bazlamit, Joe Browne, and Cheryl Terrana

**Call to order**: Linda Cautero, Chairwoman, called the meeting to order at 10:04am. Minutes of the May meeting were approved with noted changes.

## **Public Comment:**

A. Darlene Schimberg suggested that the Thursday dinner menu be a la carte with weekly specials, instead of buffets.

B. Susan Herbst-Ecker commented that the service at Sunday brunch was poor, and the cups on the table were dirty. She also feels there are too many buffets, and a la carte menus would be better received.

## **Discussion Items:**

#### **Old Business:**

- A. Tiki Bar is still not operating efficiently. When the bartender is running late, there should be a back-up staff member that can do the necessary set-up and open the bar on time.
- B. Livvy stated that the food on Memorial Day was excellent, but attendees were unhappy that the food was served inside. It was discussed and agreed that for events calling for barbeque, a grill will be placed outside on the pool deck or patio to prepare and serve the food.
- C. Committee discussion regarding best way to address specific dietary restrictions residents may have. Chef Bryan has updated the newest menus with indicators for Gluten –Free choices. He added that any diner can ask the server if a menu item can be prepared as GF, and they will accommodate when possible. Also, when making a reservation online, there is a comment section where people can make special requests, so that the kitchen is informed in advance. The committee agreed that with these options, we have now adequately addressed the issue.
- D. New POS systems are still being evaluated. In the meantime, Julie said that the River Club has 2 hand-held tablets that need to be used. Training is required.

### **New Business:**

- A. Bryan wants to offer another cooking class for 25-30 residents. It will be offered on a Saturday night and will replace regular dining that day. However, Tiki Bar will be open to serve those who want to eat at the River Club but are not participating in the class.
- B. First Friday" with solo entertainment will be re-introduced on August 4th.

# Venetian Community Development District 502 Veneto Boulevard North Venice, FL 34275 Social & Dining Advisory Committee Meeting Minutes- June 14, 2023

- C. Linda Cautero asked how to ensure the booking of entertainment in a timely fashion to guarantee we have the DJ or live band we want on the dates we need. Julie Cortina said that we now have a confirmed list of dates requiring music, and Jeff has already secured the entertainment for most of the critical dates in the coming year. She feels that the staff is very capable of securing the entertainment, and we do not need the extra expense of using a booking company.
- D. Jeff announced that Therese has been hired as the new Assistant Club Manager. Julie explained that the management structure is changing to improve efficiency and accountability. Going forward, reporting to the new Assistant Club Manager will be the Service Supervisor and the Bar Supervisor.
- E. Linda Cautero reviewed with the committee "key take-aways" from the resident survey that pertained to dining and social events. It was agreed that all issues raised by the survey are under review and/or being addressed by the CDD Board and the committee.
- F. Julie asked the committee members to comment on anticipated community reaction to once again offering private outside events to generate additional income for the River Club. She explained that weddings are the most profitable events to host, and that our facility is a venue that can attract higher- priced weddings than we have hosted in the past. Our current guideline is to accept only outside events that net a minimum profit of \$5,000. However, Julie also said that our professional management team has the network of contacts and the capability of effectively marketing our venue for more profitable events. Before going to the CDD Board with a proposal, she wanted committee feedback on how often it would be acceptable to close the dining facility to the residents. It was suggested that perhaps 2 events per month could be scheduled, if residents were given plenty of notice in advance.

### **Management Report:**

- A. Father's Day currently has 123 reservations, with expectation of final number being 150.
- B. Trivia Night was well-received with 90 people attending. Mr. Game Night has been engaged to provide one game night each month.
- C. Jeff presented the schedule of events through June 2024.
- D. Jeff presented the list of new house wines from Chateau Ste. Michelle that have been selected. The full wine list to be offered is still being finalized.
- E. Three security cameras will be installed soon.
- F. Server Training is being enhanced and planned to begin in July for all service employees.

## **Next Meeting and Adjournment:**

Next meeting to be held on July 12, 2023 Meeting adjourned at 12:30pm Minutes submitted by Pat Jones

# Venetian Community Development District 502 Veneto Boulevard North Venice, FL 34275 Social & Dining Advisory Committee Meeting Minutes- July 12, 2023

**Attending Members**: Linda Cautero, Livvy Faford, Diane Bazlamit, Joe Browne, Sarah Quinn, Kathy Thomaston. Also present were River Club staff: Julie Cortina, Terese Deneweth, Bryan Mattson.

**Absent**: Pat Jones, and Cheryl Terrana

**Call to order**: Linda Cautero, Chairwoman, called the meeting to order at 10:00 am. Introduction of Terese Deneweth, Assistant Club Manager. Minutes of the June 14, 2023 meeting were approved as written.

### **Public Comment:**

A. Darlene Schimberg commented that last week's prix fixe event was wonderful

### **Committee Comments:**

- A. Livvy commented that house wine seems a little high in price...instead of \$9 should be closer to \$7. Tiki Bar price was higher. Also, July 4 day was fantastic. However, the website should be monitored. Since the event ran from 12-3, the website should only reflect a "one time" reservation rather than 20 minute increments. She mentioned she had provided a number of entertainment options with their contact information but they are not being contacted by the club.
- B. Joe mentioned the food at the club is excellent. He was happy the wine list is being changed to better wines. However, the staff needs to be trained in wine service.
- C. Kathy asked if the billing issues had been resolved.
- D. Diane/Linda were asking why the same events are being repeated and why are we not having some of the different events similar to what we had before Covid.

#### Update from Vesta:

- A. Julie said Jeff will be leaving our club by August 1. Andrew Kail who has been at Kingspoint will be assuming Club Manager duties.
- B. There will be new catering menu and new dinner menu in October. Chef is creating specials to determine those items most enjoyed. The wine list will be expanded in next few days including wine by the glass. Island drinks will only be offered at the Tiki bar.
- C. Livvy mentioned she understood the ice machine doesn't produce enough ice. Julie said that was incorrect. A number of items needing attention such as supervision of the tiki bar, service at the tiki bar, service training and operations timing have been lodged and Julie said corrections would be made. Restructuring needs to happen.
- D. Julie said it is imperative that residents sign their bills.
- E. Committee members said free happy hour food needs to be eliminated.
- F. New catering menu will be ready for approval at next meeting.
- G. It was also noted that to prevent food waste, dining needs to be at least two to three nights in a row.

# Venetian Community Development District 502 Veneto Boulevard North Venice, FL 34275 Social & Dining Advisory Committee Meeting Minutes- July 12, 2023

## **New Business**

### **Upcoming Events:**

- A. Booty Shakers have been booked for holiday party on Friday 12/8. They've also been booked for Thursday, Aug 24 and food that night will be a selection of sliders.
- B. Further discussion regarding a number of other entertainment options. It was determined that entertainment should be booked and then plan the event. It also should be noted that the same group should not be booked twice in same season.
- C. Also, discussion about events such as trivia nights and game nights such as something new called "Mingo."
- D. Terese suggested a welcome back luau on October 21
- E. Terese also suggested a wine pairing evening and a wine tasting for the new wine list.
- F. Chef Bryan is offering cooking class in August.
- G. Committee asked who was scheduling the food trucks...there needs to be more variety. Once suggestion was a food truck run by Rendevous, a French bakery on Clark Road.
- H. Also, discussion questioning what happened to the monthly newsletter from the Club.

# Liaison Report:

Last CDD meeting was discussion of proposed additional assessment in light of facts related to hurricane damage. Meeting on July 24 to make final decision on amount and final approval.

Meeting adjourned at 11:45 Next meeting will be September 13, 2023

Minutes submitted by Sarah Quinn