



Rizzetta & Company

Venetian Community Development District

Board of Supervisors' Meeting

November 13, 2023

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

www.venetiancdd.org

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

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

www.venetiancdd.org

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

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

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

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

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

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

www.venetiancdd.org

November 06, 2023

Board of Supervisors
**Venetian Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Venetian Community Development District will be held on **Monday, November 13, 2023 at 9:30 a.m.** at the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT**
- 4. STAFF REPORTS**
 - A. Field Services Manager
 - B. District Engineer
 - C. District Counsel
 - D. River Club
 - E. Field Manager
 - F. District Manager
 1. Review of October 2023 - 3rd Quarter - Website Audit Tab 1
- 5. BUSINESS ITEMS**
 - A. Presentation by Dana Investments
 - B. Consideration of Resolution 2024-02, Amending the Budget for Fiscal Year 2022/2023 Tab 2
 - C. Discussion and Consideration of Facilities Advisory Committee Recommendations: Pool Bar Storm/Security Roll Downs (under separate cover)
 - D. Discussion and Consideration of River Club Moratorium on Private Events, Rental Guidelines, and Procedures
 - E. Discussion and Consideration of Rescinding Addendum to Tennis Rule 18
 - F. Discussion and Consideration of Reregistration of RFID Stickers, Execution of Waivers, and Pool Access
 - G. Discussion Regarding Motorized Vehicles on District Sidewalks
 - H. Appointment of Dog Park Committee
 - I. Ratification of Metro Pumping Systems Expenditure for Motor # 1 Rebuild Tab 3
 - J. Discussion of Advisory Committee Membership Seats Expiring End of 2023
 - K. Discussion and Consideration of Mulch Installation Proposals Tab 4

- L. Discussion and Consideration of Landscape Advisory Recommendations of LMP to Complete Work on Veneto Blvd Tab 5
- M. Discussion and Consideration of Landscape Advisory Recommendations to Plant Podocarpus on 3 Sides of Utility Boxes along Veneto Tab 6
- N. Discussion and Consideration of Landscape Advisory Recommendations to Remove the Crepe Myrtle Trees in Front of the Guardhouse
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting held on October 09, 2023 Tab 7
 - B. Ratification of the Operations and Maintenance Expenditures for the Month of September 2023 Tab 8
- 7. CONSENT ITEMS**
 - A. Acceptance of Advisory Committee Meeting Minutes..... Tab 9
 - 1. Facilities Advisory Committee Minutes of September 5, 2023
 - 2. Fitness and Pool Advisory Committee Minutes of September 20, 2023
 - 3. Social and Dining Advisory Committee Minutes of September 13, 2023
 - 4. Social and Dining Advisory Committee Minutes of October 11, 2023
- 8. SUPERVISOR REQUESTS AND COMMENTS**
- 9. ADJOURNMENT**

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

Very truly yours,
Belinda Blandon
Belinda Blandon
District Manager

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

Tab 1



Quarterly Compliance Audit Report

Venetian

Date: October 2023 - 3rd Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

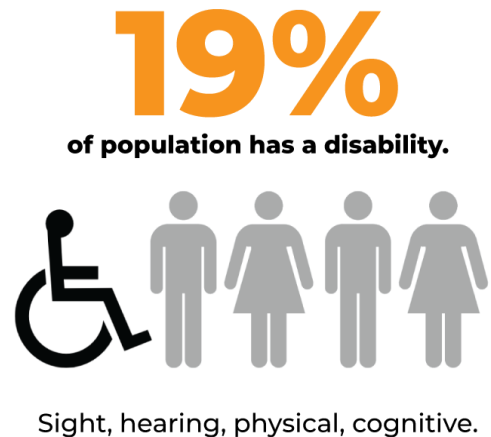
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

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

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



Properly formatting tables

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

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

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

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

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

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

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

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 2

RESOLUTION 2024-02

REVISED ANNUAL APPROPRIATION RESOLUTION OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO REVISED ANNUAL APPROPRIATIONS AND ADOPTING A REVISED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Venetian Community Development District Board of Supervisors (the “Board”) previously approved and adopted an annual budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Board now desires to revise the annual budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023; and

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

WHEREAS, the District Manager has prepared a revised budget, whereby the revised budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other anticipated expenditures during the fiscal year; and

WHEREAS, the Board desires to reallocate funds budgeted and to re-appropriate revenues and expenses approved for the 2022/2023 fiscal year.

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

1. The Board has reviewed the District Manager’s revised budget and hereby approves certain amendments in accordance with Exhibit “A” attached. The revised budget attached hereto is hereby adopted and incorporated herein by reference.
2. In accordance with Section 189.016, Florida Statutes, the District’s management is directed to post the amended budget on the District’s website.

3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.
4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of November, 2023.

ATTEST:

**Board of Supervisors
Venetian
Community Development District**

Secretary/Assistant Secretary

Chair/Vice Chair

Exhibit A
Amended Fiscal Year 2022/2023 Budget

**Amended Budget
Venetian Community Development District
General Fund
Fiscal Year 2022/2023**

Chart of Accounts Classification	Budget for 2022/2023
REVENUES	
Interest Earnings	
Interest Earnings	
Special Assessments	
Tax Roll*	\$ 1,679,579
Other Miscellaneous Revenues	
Miscellaneous	
Transponder Revenues	\$ -
Insurance Revenues	\$ -
TOTAL REVENUES	\$ 1,679,579
BALANCE FORWARD FROM PRIOR YEAR	\$ 85,000
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,764,579
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 10,000
Financial & Administrative	
Administrative Services	\$ 6,427
District Management	\$ 36,159
District Engineer	\$ 70,000
Trustees Fees	\$ 3,601
Assessment Roll	\$ 5,356
Financial & Revenue Collections	\$ 5,356
Accounting Services	\$ 23,344
Auditing Services	\$ 5,700
Arbitrage Rebate Calculation	\$ 500
Miscellaneous Mailings	\$ 1,000
Public Officials Liability Insurance	\$ 4,246
Legal Advertising	
Dues, Licenses & Fees	\$ 175

**Amended Budget
Venetian Community Development District
General Fund
Fiscal Year 2022/2023**

Chart of Accounts Classification	Budget for 2022/2023
Miscellaneous Fees	\$ 550
Website Hosting, Maintenance, Backup (and Email)	\$ 7,912
Legal Counsel	
District Counsel	\$ 77,500
Outside Counsel	\$ 50,000
Administrative Subtotal	\$ 307,826
EXPENDITURES - FIELD OPERATIONS	
Security Operations	
Security Services and Patrols	
	\$ 375,692
Guard & Gate Facility Maintenance	
	\$ 12,620
Gate Transponders - RFID	\$ 3,000
Electric Utility Services	
Utility Services	\$ 41,900
Water-Sewer Combination Services	
Utility Services - Effluent and Guardhouse	\$ 7,000
Stormwater Control	
Aquatic Maintenance	\$ 50,966
Fountain Service Repairs & Maintenance	\$ 5,400
Mitigation Area Monitoring & Maintenance	\$ 38,545
Stormwater System Maintenance	\$ 5,000
Other Physical Environment	
Office & Administration	\$ 6,200

**Amended Budget
Venetian Community Development District
General Fund
Fiscal Year 2022/2023**

Chart of Accounts Classification	Budget for 2022/2023
Staff Salaries/Payroll	\$ 207,033
Telephone fax/internet	\$ 4,740
General Liability Insurance	\$ 6,394
Property Insurance	\$ 5,569
Landscape Maintenance	\$ 382,445
Holiday Decorations	\$ 5,000
Irrigation Repairs	\$ 34,175
Hurricane Related Expenses	\$ 85,000
Landscape - Mulch	\$ 50,000
Landscape - Flower Program	\$ 20,000
Landscape Miscellaneous	\$ 6,000
Landscape Replacement Plants, Shrubs, Trees	\$ 20,000
Landscape - Pest Control/OTC Injections	\$ 20,000
Landscaping Inspection Services	\$ 9,600
General Repairs and Maintenance	\$ 17,750
Road & Street Facilities	
Street/ Parking Lot Sweeping	\$ 5,024
Street Light Decorative Light Maintenance	\$ 3,700
Street Sign Repair & Replacement	\$ 3,000
Roadway Repair & Maintenance	\$ 5,000
Contingency	
Non Recurring Expenses	\$ 20,000
Field Operations Subtotal	\$ 1,456,753
TOTAL EXPENDITURES	\$ 1,764,579

Proposed Budget Amendment
Venetian Community Development District
River Club Fund
Fiscal Year 2022/2023

Chart of Accounts Classification	Budget for 2022/2023
REVENUES	
Special Assessments	
Tax Roll*	\$ 1,631,090
Amenity Center Revenue	
Administration/Tennis	\$ 58,000
Restaurant Revenue	\$ 850,000
Christmas Bonus	\$ 20,000
TOTAL REVENUES	\$ 2,559,090
Balance Forward from Prior Year	\$ 135,000
TOTAL REVENUES AND BALANCE FORWARD	\$ 2,694,090
EXPENDITURES	
Cost of Goods	
Tennis Cost of Sales	\$ 5,760
Restaurant Cost of Sales	\$ 370,090
Additional Restaurant Cost of Sales	\$ 55,000
Salaries and Benefits	
Salaries and Wages	\$ 997,636
Independent Contractor Srvcs	\$ 35,700
Additional Contract Wages	\$ 65,000
Employee Fitness Classes	\$ 12,000
Employee Benefits	\$ 306,757
Employee Education & Training	\$ 5,858
Christmas Bonus	\$ 20,000
Repairs and Maintenance	
Chemicals	\$ 6,000
Shop & Hand Tools	\$ 600
Landscape Materials	\$ -
Repairs & Maintenance-Equip.	\$ 59,400
Maintenance Contracts	\$ 91,434
Building Maintenance	\$ 23,100
Office Expense	
Printing	\$ 1,800
Postage	\$ 800
Telephone	\$ 12,600
Office Supplies	\$ 5,820
Operating Expense	
Employee Meals	\$ 24,530
Meals & Entertainment	\$ 600

Proposed Budget Amendment
Venetian Community Development District
River Club Fund
Fiscal Year 2022/2023

Chart of Accounts Classification	Budget for 2022/2023
Equipment Replacement	\$ 21,840
Licenses and Fees	\$ 16,008
Travel	\$ 2,000
Electricity	\$ 84,000
Water/Sewer Effluent & Common	\$ 67,000
Sanitation Disposal	\$ 10,800
Gas, Diesel Fuel and Oil	\$ 15,800
Equipment Rental	\$ 13,140
Personnel Supplies	\$ 2,300
Laundry	\$ 32,110
Music & Entertainment	\$ 24,000
China, Glass, Silver	\$ 2,842
Paper/Plastic	\$ 17,696
Operating Supplies	\$ 31,760
Decorations	\$ 11,254
Legal & Professional	
Legal Fees	\$ 200
Other Administrative Cost	
Com Related Promotion/Security	\$ 14,010
Bad Debt Expense	\$ -
Management Fee	\$ 81,700
Employee Relations	\$ 5,070
Insurance	\$ 31,903
Misc Expense/Credit Card Fees	\$ 31,025
Dues & Subscriptions	\$ 2,493
Amenities Marketing	\$ 19,655
Non-Recurring Expenses	\$ 40,000
Additional Misc Exp./Credit Card Fees	\$ 15,000
Field Operations Subtotal	\$ 2,694,090
TOTAL EXPENDITURES	\$ 2,694,090
EXCESS OF REVENUES OVER EXPENDITURES	\$ 0

Tab 3



Metro Pumping Systems, Inc

922 SE 14th Place
Cape Coral, FL 33990

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

Estimate: R93529

Date: 10/24/2023

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
1	Total parts and labor to rebuild #1 motor

Total \$8,236.04

Prices good for 30 days
Freight NOT included unless otherwise
noted

Accepted By: _____ Date: _____

Please sign and fax back to 239-573-6700



Tab 4

Big Earth Landscape Supply

PO Box 1030
Bradenton, Florida 34206
Phone: 941-746-4471

Quotation

Date	Page
Oct 6, 2023	1

Order Number
QT04290

Sold To:

VENETIAN COMMUNITY DEVELOPMENT DISTRICT
502 VENETO BLVD
NORTH VENICE, FL 34275-6652

Ship To:

VENETIAN COMMUNITY DEVELOPMENT DISTRICT
502 VENETO BLVD
NORTH VENICE, FL, 34275-6652

Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
	KEITH	VEN875		Oct 6, 2023		COD

Qty. Ord.	Qty. Shp.	Qty. B/O	Item Number	Description	Unit Price	UOM	Extended Price
22,950.1.0000	0.0000	22,9501.0000	BLACKMULCH2CUBG	MULCH BAG BLACK 2CU (C-70) (M-70) (O-70)	2.60	EA	59,670.00
			LABOR	LABOR	32,357.00	EA	32,357.00

Comments:

Tax Summary:

FLORIDA 0.00
SARASOT/ 0.00

Less	
Included Tax	0.00
Order Discount	0.00
Subtotal	92,027.00
Total sales tax	0.00
Total order	92,027.00

Distribution Direct, Inc.

2425 Lasso Lane
Lakeland, FL 33801
Phone: 863-666-1404
Fax: 863-667-1397

Mr. Keith Livermore
Venetian Community Development
502 Veneto Blvd.
North Venice, FL 34275

Oct. 13, 2023

Install Location

Venetian Community Development
502 Veneto Blvd
North Venice, FL 34275

1200 cubic yards chocolate mulch

Chocolate Mulch	\$18,036.00
Labor	\$26,916.00
Freight, Fuel & Forklift	\$6,240.00
Split Load Fee	\$0.00
Total w/o sales tax	\$51,192.00
Sales Tax 0.0%	Exempt
Total	\$51,192.00

Thank you for your business!

Respectfully,
Chris Peterson
Distribution Direct, Inc.
407-625-9066

Approved by: _____
Name: _____:

*Invoice payment is due within 15 days. Please be advised that we will charge 5% interest per month on late invoices.



Ramco Mulch Solutions
6151 Lake Osprey Drive, Suite 300
Sarasota, FL 34240

Proposal #6340
Created: 10/03/2023

Proposal For

Venetian CDD

105 Pesaro Dr, Nokomis
Nokomis, FL 34275

fieldmanager@vcdd.org

Location

105 Pesaro Dr
Venice, FL 34275

Venetian CDD 2023

Terms

Due On Reciept

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Cubic Yard - Installed Black Mulch Installed	1200 CY	\$ 46.00	\$ 55,200.00
Freight Charge Fuel Surcharge	12	\$ 200.00	\$ 2,400.00

Client Notes

*Client Provided quantity

* Client decreased qty from 1703 down to 1200 in 2022

50% deposit required

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

Prices subject to change without notice

All proposals are only good for 30days

SUBTOTAL \$ 57,600.00

SALES TAX \$ 0.00

TOTAL \$ 57,600.00

Signature

x

Date:

Please sign here to accept the terms and conditions

Tab 5

PRIORITY #1



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

Estimate

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

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

--

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

TERMS AND CONDITIONS:

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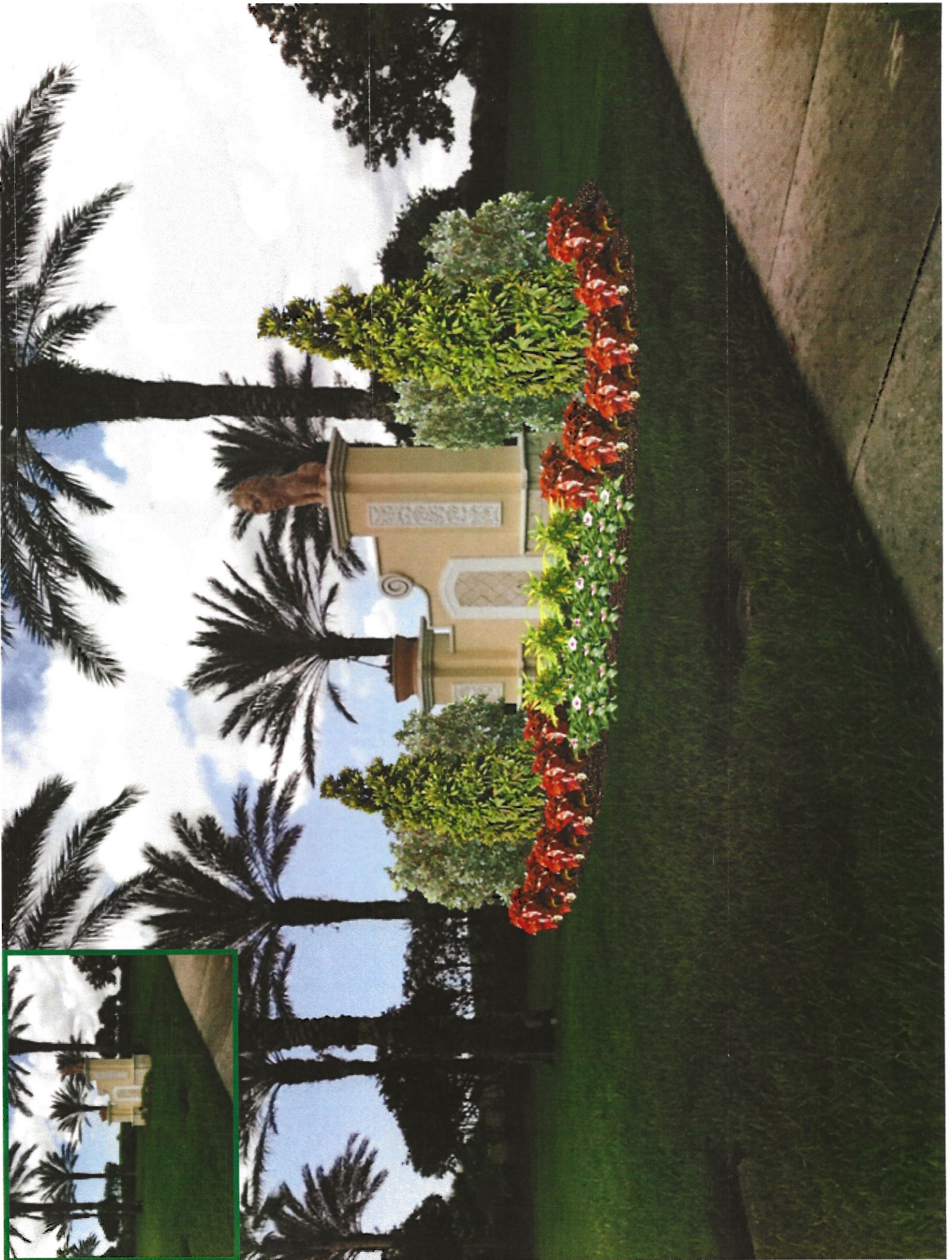
LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted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

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OWNER / AGENT

DATE





DATE _____



PRIORITY # 3



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

Estimate

Submitted To:

Venetian CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

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

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

TERMS AND CONDITIONS:

TOTAL	\$79,200.00
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OWNER / AGENT

DATE

DATE _____

DATE _____

PRIORITY #9



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

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

TERMS AND CONDITIONS:

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

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OWNER / AGENT

DATE



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

PRIORITY #10 option 1

Estimate

Submitted To:

Venetian CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

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

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

TERMS AND CONDITIONS:

TOTAL	\$154,125.00
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OWNER / AGENT

DATE

Tab 6



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

Estimate

Submitted To:

Venetian CDD
c/o Rizzetta & Company
9530 Marketplace Road
Suite 206
Fort Myers, FL 33912

Date	10/17/2023
Estimate #	86187
LMP REPRESENTATIVE	
WG	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Install podocarpus to hide the tall utilities along the right side of Veneto blvd. The 7 gal plants are for the smaller utilites. This 15 gal plants are for the tall FPL boxes.			
Podocarpus - Maki 15 GAL	32	192.50	6,160.00
Podocarpus - Maki 7 GAL	22	68.75	1,512.50
Mulch - Cocoa Brown (2cu)	25	7.00	175.00
Bed Prep	6	55.00	330.00
Irrigation Modifications/ Adjustments	3	300.00	900.00

TERMS AND CONDITIONS:

TOTAL	\$9,077.50
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OWNER / AGENT

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

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

TERMS AND CONDITIONS:

TOTAL	\$24,123.20
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OWNER / AGENT

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

DESCRIPTION	QTY	COST	TOTAL
Install 640 (15 gal) sized sweet viburnum in the buffer areas along Veneto Blvd. Irrigation modifications will be billed separately			
Viburnum - Odorotissimum 15 GAL	640	123.75	79,200.00

TERMS AND CONDITIONS:

TOTAL	\$79,200.00
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OWNER / AGENT

DATE _____

Tab 7

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Venetian Community Development District was held on **Monday, October 09, 2023 at 9:31 a.m.** held at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

Richard Bracco	Board Supervisor, Chairman (via Teams)
Ernest Booker	Board Supervisor, Vice Chairman
Ken Smaha	Board Supervisor, Assistant Secretary
Jill Pozarek	Board Supervisor, Assistant Secretary
Cheryl Harmon Terrana	Board Supervisor, Assistant Secretary (via Teams)

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel – Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Rick Schappacher	District Engineer, Schappacher Engineering
Keith Livermore	Field Manager, Rizzetta & Company, Inc.
Andrew Kail	River Club General Manager
John Fowler	Landscape Inspection Services, Rizzetta & Company, Inc.
Julie Cortina	Vesta Property Services
Paul Savage	Universal Access
Representatives	LMP
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. Booker 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. Smith addressed the Board regarding the wetland and area behind her home, 106 Valenza Loop. She has requested an appeal for help for the perceived erosion problem she sent to Mr. Livermore's email and the Board's email on October 6. The original appeal for assistance was in August. She is concerned that the problem is going to affect the lanai and pool area.

Mr. Farmer addressed the Board regarding the Tennis program. Mr. Farmer advised that he has been involved in several private tennis programs over the years, so he has experience with previous tennis programs, and cannot praise the program enough.

Mr. Craychee addressed the Board regarding the Universal Access rear gate proposal. He advised that he has concerns about opening this entrance to inbound traffic. He believes that the proposal is lacking information and needs to be vetted better.

Mr. Effron addressed the Board regarding Community Association events and believes that paying members pay through their dues. He feels that those that pay are supporting those that are getting in free for services at the community events. However, he will do what the Board has asked the paying residents to do.

Ms. Schimberg addressed the Board regarding the Club and how it is being perceived. She applauds many of the changes that have been put into place, however Ms. Schimberg feels that the community is doing too much too soon. She also feels that the River Club does not need to be paying for a full time Tennis Pro.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

Mr. Fowler provided an overview of the September 29, 2023 Landscape Inspection report with LMP and advised that there are a few large Pepper Trees in the shrubs along Laurel Road that need to be removed. He stated several palm fronds at the Monument at the east end of Laurel Road need to be addressed. Mr. Fowler mentioned that the fertilizer ban has been lifted for the area, and a few spots along Veneto Blvd would benefit from fertilization. Mr. Fowler stated the stump needs to be removed on Veneto Blvd noted under number 43. Ms. Pozarek asked where the Bougainvillea trees have gone to. Ms. Terrana stated the Landscape Advisory Committee decided that they were not hardy enough to be transferred after speaking with LMP and they were removed instead of transplanted. Mr. Smaha asked Mr. Fowler as to his opinion on the Pitch Apple as a sound buffer that was on the agenda. Mr. Fowler advised he believes them to be a hardy tree that will be thick once they grow; he stated they grow well from spring through summer. Ms. Pozarek asked about the property on Valenza Loop. Mr. Fowler stated he would look at the area again. Mr. Bracco asked if LMP is doing a good job overall, and Mr. Fowler advised

95 he believes they are.

96
97 B. District Engineer

98 Mr. Schappacher advised that the Pickleball Fence is scheduled for this Friday; he
99 explained there was a delay due to the posts that came in and were not the correct
100 size and had to be reordered. He advised the final surface treatment for the pickleball
101 court is on the 19th of October. Mr. Schappacher advised that LMP will be putting in
102 the landscaping after the fence goes in. Mr. Schappacher informed the Board the
103 pickleball project is still within budget. Mr. Schappacher responded to questions from
104 the Board.

105
106 Mr. Schappacher stated that a depression or low spot was located about two months
107 ago on Rimini Way. He has informed the Board that he has called Sarasota County
108 in regard to the issue as he felt it was related to the conduits in the area, and the
109 county is not returning his calls. Mr. Schappacher stated that the only conduit in the
110 area was the sewer. He advised the Board that he had a vendor investigate the
111 depression in the roadway. Mr. Schappacher advised that after a thorough
112 investigation it seems that there was sediment in the sewer pipe, but the pipe does
113 not appear to be leaking at this time. Mr. Schappacher advised that if there continues
114 to be an issue with sediment leaking into the pipe, the county can use a robot to
115 repair the sewer line, as the sewer line belongs to the county. Mr. Schappacher
116 informed that the vendor fixed the road.

117
118 Mr. Schappacher advised there was a trip and fall about a month and a half ago on
119 a sidewalk. He advised that he has had the roots grinded in the past. He has advised
120 he will have the roots cut out along Pesaro Drive at the Golf Club next time he is
121 onsite.

122
123 Mr. Schappacher advised that the Portofino paving contractor is going to pave this
124 week. He advised that two or three roads and a cul-de-sac are scheduled in the
125 roadway repairs for the upcoming funding cycle.

126
127 Mr. Schappacher advised that he has inspected the area behind Valenza Loop. He
128 stated that there is a pinch point behind the homeowner's lot that the mowers have
129 only one path to go that is rutted out, between the homeowner's property and the
130 wetlands. He has advised that there is no erosion from the wetland. Mr. Schappacher
131 advised that the homeowner could put in decorative stone and move the down spouts
132 to be redirected, so the water moves away from the area. Mr. Schappacher advised
133 that this appears to be the homeowner's issue. Mr. Schappacher responded to Board
134 questions.

135
136 Mr. Schappacher advised that regarding the Bella Vista wetland mitigation area, the
137 storm box is there and operating as designed, however there are some concerns
138 about the cattails that have taken over the west side of the area up against the power
139 lines. He has advised that some of the exotics in the area can be controlled by the
140 District. The Board asked if Solitude could maintain the wetlands in that area. Ms.
141 Blandon answered that they should be maintained in that area. Mr. Livermore is going

to review the area with Solitude.

Mr. Smaha asked about the proposal for the plants from an engineering standpoint. Mr. Schappacher said he has not looked at it before today but said would be happy to investigate it for the Board.

C. District Counsel

Mr. Cohen advised that he received an email from Venice Theater, and they have requested an extension for two extra days. Board discussion ensued.

On a Motion by Mr. Booker, seconded by Ms. Pozarek, with all in favor, the Board Approved to extend the lease to Venice Theater for two additional days until October 12, 2023, Subject to Preparation of a 1-page Addendum by Counsel, for the Venetian Community Development District.

Ms. Pozarek inquired about the rule of hiring residents or family of residents. Mr. Cohen responded that he could review this law, but he recommends against it. Mr. Bracco stated he did know of a resident whose child did work at the River Club in the past. Mr. Cohen recommended that the Board stay away from hiring a resident or family of a resident unless it needs to be revisited.

D. River Club

Mr. Kail reviewed the Executive Summary with the Board. Mr. Smaha spoke about sales being all over the place. He expressed his concerns regarding invoices and timing for payment. Board discussion ensued regarding the expenses of the budget of the River Club. Ms. Bandon advised the Board that once the fiscal year is closed, they have 60 days from the end of the Fiscal Year to amend the budget.

Mr. Booker asked about the food trucks and if the District charge a fee. Board discussion ensued regarding the food trucks. Vesta was asked to look into the issue of charging the food trucks fees for being on the District property. Ms. Pozarek asked Mr. Cohen about one of the food trucks selling beer. Mr. Kail stated he would look into it as the sales of alcohol by the food trucks could affect the District.

E. Field Manager

Mr. Livermore advised he has nothing to report at this time. Ms. Bandon asked if there were any questions. There were none.

F. District Manager

Ms. Bandon provided an update on FEMA, the District has a new Program Delivery Manager, and the response is the same as before, the District is under review.

Ms. Bandon advised Mr. Bracco about sending a Capital Reserve Fund transfer request for the General Fund to him; she advised Mr. Bracco that the River Club requested funds as well.

Ms. Blandon advised the Board that she will be presenting the Budget Amendment at the first meeting of November for consideration.

Mr. Smaha asked to go back to the Field Manager. Mr. Booker inquired if the fence on Laurel Road was ever repaired. Mr. Livermore advised that the fence belongs to the city. He advised the Board that he is following up with the City constantly about the issue.

Mr. Smaha asked about the gate access software. Mr. Livermore advised that he would work on it with Mr. Smaha later. Mr. Smaha and Mr. Livermore spoke about the guards and the quote that is needed from Allied. Mr. Livermore stated that Allied has not provided the information, he advised that he will follow up with them.

Ms. Blandon spoke briefly about the second quarter website audit. She advised that it was a clean audit.

The Board took a brief recess at 10:48 a.m. and was back on the record at 10:57 a.m.

FIFTH ORDER OF BUSINESS

Consideration of Universal Access Quote for Rear Gate Access Project

Ms. Blandon advised the Board that Mr. Paul Savage from Universal Access is in attendance. Mr. Savage spoke about the rear gate and making it accessible for both directions. He advised that his recommendations are budgetary not based on what the rear gate should look like. Mr. Savage reminded the Board that the rear gate took heavy damage during the hurricane and most of the system does not work anymore. He advised that the same reader system at the front gate would be installed at the rear gate, allowing the rear gate to communicate with the existing system. He advised a new magnetic operator barrier arm for the gate that matches the front gate, and a section of fence to be put up. Mr. Savage responded to questions from the Board. The Board wanted to know if it was possible to keep the swing gates and closing them at night for security reasons. Mr. Savage advised keeping the swing gates was possible and closing at night, other communities have done this. Mr. Savage advised that this was not a fast turnaround for the repair, about 5 to 6 weeks; he advised that the cost will be approximately \$10,000 of work on the high side. A Board discussion ensued about the local growth of the area and how that affected the use of the rear gate. Mr. Savage advised that speed bumps would protect the gates. Mr. Smaha stated the Board needs to do due diligence and decide what the back gate opening needs to accomplish. The Board decided to table the item until more information could be gathered about the back gate.

SIXTH ORDER OF BUSINESS

Consideration of LMP Proposal for the Parking Lot Plants

Ms. Blandon advised that a representative from LMP was at the meeting. Ms. Terrana advised that during the Landscape Advisory Committee in person meeting the group spoke about the parking lot that borders the pond and the back side of the parking lot that borders Veneto. Ms. Terrana advised that only 120 plants were needed at the 15-

gallon size which would grow to the correct size by next year. Ms. Terrana stated that the Pitch Apple would cost \$22,750. She asked if there were any questions. Mr. Bracco asked which area of the parking lot and stated that previous plantings there have not thrived. An LMP representative advised that they have been able to fix the irrigation in that area and the plants in that area are coming back with adequate water. LMP representative stated that he has no doubt that the Pitch Apple plants will be successful. LMP representative responded to questions from the Board.

On a Motion by Ms. Terrana, seconded by Mr. Booker, with all in favor, the Board Approved the LMP Proposal for the Parking Lot Plants Installing 15-gallon Pitch Apple Plants, and LMP will Warranty the Pitch Apple Plants for as long as LMP is the Venetian's Landscape Maintenance Company.

SEVENTH ORDER OF BUSINESS

Consideration of the First Addendum to the Professional Technology Services Contract

Ms. Bandon provided background and an overview of the First Addendum to the Professional Technology Services Contract and asked if there were any questions. There were none.

On a Motion by Mr. Booker, seconded by Mr. Smaha, with all in favor, the Board Approved the First Addendum to the Contract for Professional Technology Services, for the Venetian Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of the Sixth Addendum to the Professional District Services Contract

Ms. Bandon provided an overview of the Sixth Addendum to the Professional District Services Contract and asked if there were any questions. There were none.

On a Motion by Mr. Booker, seconded by Mr. Bracco, with all in favor, the Board Approved the Sixth Addendum to the Contract for Professional District Services, for the Venetian Community Development District.

NINTH ORDER OF BUSINESS

Consideration of the Fourth Addendum to the Professional Amenity Services Contract

Ms. Bandon provided an overview of the Fourth Addendum to the Professional Amenity Services Contract and asked if there were any questions. She responded to questions from Mr. Smaha.

On a Motion by Mr. Booker, seconded by Mr. Bracco, with all in favor, the Board Approved the Fourth Addendum to the Professional Amenity Services Contract, for the Venetian Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01,
Adopting Fiscal Year 2023/2024
Meeting Schedule**

Ms. Blandon provided an overview of the resolution advising that the schedule being presented is consistent with the current year schedule. Board discussion ensued. The Board wanted to keep the second meeting of the month and designate the first meeting of the month as a workshop. Mr. Bracco suggested that they should cancel the October 23rd meeting. Ms. Blandon advised that her office would provide the tentative agendas earlier for the workshops.

On a Motion by Mr. Bracco, seconded by Mr. Smaha, with all in favor, the Board Adopted Resolution 2024-01, Adopting a Meeting Schedule for Fiscal Year 2023/2024, as Amended on the Record, for the Venetian Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Dog Park Ad Hoc
Task Force Charter**

Ms. Terrana provided an overview of the Dog Park Ad Hoc Task Force Charter, advising that the committee would last six months and would assess a potential location and design for a dog park. She advised that if a consensus cannot be reached or a majority recommendation cannot be reached then it will be reported back to the Board. Ms. Terrana advised the Task Force would have five to seven volunteers, two of which do not have dogs. Board discussion ensued.

On a Motion by Mr. Bracco, seconded by Mr. Booker, with four in favor and one against, the Board Approved the Dog Park Ad Hoc Task Force Charter, for the Venetian Community Development District.

TWELFTH ORDER OF BUSINESS

**Discussion and Approval of CDD
General and River Club Reserve Study
Expenditure**

Mr. Smaha advised that during the last Finance Reserve Advisory Committee Meeting the Committee recommended that the Reserve Study be updated. He advised that with inflation as it is and some surprise costs of replacement items a Reserve Study needed to be completed. Mr. Smaha advised that for \$3,500 no site visit would be completed however, he advised the Finance Reserve Committee recommends that the Board have the visit completed for \$5,400.

On a Motion by Mr. Smaha, seconded by Mr. Booker, with all in favor, the Board Approved General and River Club Reserve Study Expenditure, Including a site visit for \$5,400, Mr. Smaha will Request for the Percent Funded Status, for the Venetian Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Metro Pumping Systems, Inc. Proposal for Rebuild Main Turbine Pump

Mr. Livermore advised that three weeks ago one of the five turbine pumps went down, Mr. Livermore advised that running four pumps is alright but not recommended.

On a Motion by Mr. Booker, seconded by Mr. Smaha, with all in favor, the Board Approved the Metro Pumping Systems, Inc. Proposal for Rebuild Main Turbine Pump for \$13,059.64, Subject to Preparation of a Contract by Counsel, for the Venetian Community Development District.

FOURTEENTH ORDER OF BUSINESS

Discussion and Consideration of Facilities Advisory Committee Recommendations: Pool Bar Storm/Security Roll Downs and River Club Roof Reserve Estimate

Ms. Pozarek advised that several months ago the Facilities Advisory Committee started to work on the roll downs for the Tiki bar, for both security and saving time for the staff to set up and breakdown the Tiki bar daily. Ms. Pozarek gave an overview on the proposals obtained. Board discussion ensued. It was decided that the Facilities Advisory Committee needs to go back to the vendors and ask for pricing manual pull downs. The Board continued to speak about the Tiki bar and that they would like for the Facilities Committee to reach out to the Pool and Fitness Advisory Committee and have their input on the Tiki bar roll downs as they were instrumental in the new design.

Ms. Pozarek advised that the River Club roof vendor has reviewed the River Club roof. She advised that the Facilities Advisory Committee has investigated the reserve study for the roof which shows the River Club roof coming due in 2025. The Facilities Advisory Committee will be coming up with a list of questions for the roofing vendor to allow the Committee to understand if the value given by the vendor for the River Club roof is good compared to what the insurance company says. Ms. Pozarek advised that the two bell towers on the River Club have some cosmetic issues, and the River Club maintenance staff is looking for a vendor to address the issues on the bell towers. Ms. Pozarek continued to explain that the repair may include scaffolding and painting of the towers.

The Board took a brief recess at 12:29 p.m. and was back on the record at 12:36 p.m.

FIFTEENTH ORDER OF BUSINESS

Discussion and Consideration of the Purchase of Pool Furniture

Ms. Nancy Spokowski advised the Board that she has received firm quotes from Tropitone Furniture Company and Florida Patio Furniture to replace the current pool furniture. Ms. Spokowski advised that the recommended quote is \$91,438 with an 8-to-10-week delivery time and Tropitone Furniture Company requires 100% payment in advanced and they waived the truck and shipping fees as long as the order is completed before February of 2024. Ms. Spokowski responded to questions from the Board.

On a Motion by Mr. Booker, seconded by Ms. Pozarek, with all in favor, the Board Approved the Purchase of Pool Furniture from Tropitone Furniture Company and Florida Patio Furniture for \$91,438, for the Venetian Community Development District.

Mr. Cohen advised that the old furniture should be surplusd. He advised that it can be done now or at the time when the new furniture comes in, then the Board can dispose of the pool furniture as they see fit. Ms. Blandon asked if there were any additional questions. There were none.

On a Motion by Mr. Booker, seconded by Mr. Smaha, with all in favor, the Board Declared the Old Pool Furniture to be Surplused, for the Venetian Community Development District.

SIXTEENTH ORDER OF BUSINESS

Review and Discussion of Persson, Cohen, Mooney, Fernandez & Jackson, PA Memorandum Regarding Event at River Club Facilities

Mr. Cohen advised that an inquiry was brought to his office by the Chair, with regards to the Community Association event. He advised that the question from the Board is; does this CA event constitute as a private event. Mr. Cohen advised that Counsel feels that the event is a private event, and he advised that as the Board has a moratorium on private events; does the Board want to allow the private events to proceed forward? A Board discussion ensued regarding the private events and the Community Association.

The Board decided to add the larger discussion regarding the moratorium on private events on the agenda to the next meeting.

On a Motion by Mr. Booker, seconded by Mr. Smaha, with all in favor, the Board Allowed the Community Association events to proceed as planned and add a larger discussion of private events to the next agenda, for the Venetian Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Review and Discussion of Persson, Cohen, Mooney, Fernandez & Jackson, PA Memorandum Regarding Family Member Use Rights of River Club Amenities

Mr. Cohen advised that an inquiry was made by Supervisor Pozarek regarding the

definition of a resident user which extends to the homeowner and almost every person who resides in the home up to six people; family members who do not reside in the home, including children over the age of 18, are likely to be considered house guests or day guests. Mr. Cohen also advised that children under the age of 18 who reside even part time should be considered resident users. Ms. Pozarek asked if a homeowner is renting a house to family members, can they use the amenities? Mr. Cohen advised that he did not find any rules that prevented those homeowners from using the amenities, however all other rules do apply.

Mr. Smaha asked about an audit of RFID tags and the River Club, as there are some comments about former residents still using the River Club facilities. Board discussion ensued about reregistration of RFID stickers, execution of waivers and pool access. The Board decided to add discussion item for the next meeting.

The Board is deferring this discussion Regarding River Club Rental Guidelines, and Procedures to the next meeting on November 13, 2023.

EIGHTEENTH ORDER OF BUSINESS

Ratification of Insurance Renewal Proposal

Ms. Blandon provided an overview of the Insurance Renewal Proposal. Mr. Bracco asked if the insurance went up 20 percent. Ms. Blandon advised that the higher rates were due to the property evaluation as well as the addition of the pickleball courts. Ms. Blandon responded to questions from the Board.

On a Motion by Mr. Bracco, seconded by Mr. Booker, with all in favor, the Board Ratified Execution of the Insurance Renewal Proposal from Egis Insurance and Risk Advisors for \$62,448.00, for the Venetian Community Development District.

NINETEENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on July 24, 2023

Ms. Blandon presented the minutes of the Board of Supervisors meeting held on July 24, 2023 and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

On a Motion by Mr. Smaha, seconded by Mr. Booker, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on July 24, 2023, for the Venetian Community Development District.

TWENTIETH ORDER OF BUSINESS

Ratification of the Operations and Maintenance Expenditures for the Months of July and August 2023

Ms. Blandon advised that the expenditures for the period of July 1-31, 2023 totaled

\$131,479.54, and August 1-31, 2023 totaled \$132,266.98, asked if there were any questions. There were none.

On a Motion by Mr. Bracco, seconded by Mr. Smaha, with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the Months of July (\$131,479.54) and August (\$132,266.98) 2023, for the Venetian Community Development District.

TWENTY-FIRST ORDER OF BUSINESS Consent Items

Ms. Bandon advised that the consent items consist of the Facilities Advisory Committee Minutes of June 6, 2023; Facilities Advisory Committee Minutes of August 1, 2023; Fitness and Pool Advisory Committee Minutes of June 21, 2023; Fitness and Pool Advisory Committee Minutes of July 19, 2023; Landscape Advisory Committee Minutes of July 3, 2023; Racquet Sports Advisory Committee Minutes of June 12, 2023; Racquet Sports Advisory Committee Minutes of July 10, 2023; Social and Dining Advisory Committee Minutes of June 14, 2023; Social and Dining Advisory Committee Minutes of July 12, 2023. She asked if there were any questions. Mr. Smaha asked about the Facilities Advisory Committee of August 1st refers to an attachment. Ms. Bandon stated it can be added to the minutes. Mr. Smaha also mentioned that the Fitness and Pool Advisory Committee and the Landscape Advisory Committee both made recommendations that were not brought to the Board.

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

TWENTY-SECOND ORDER OF BUSINESS Supervisor Requests and Comments

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

Mr. Bracco thanked his fellow Supervisors for being patient with him for doing the meeting from home so he would not spread covid to the others.

Mr. Booker advised that Tennis fees need to be amended and addressed.

On a Motion by Mr. Booker, seconded by Mr. Bracco, with all in favor, the Board Authorized Staff to Initiate the Rule Making Process for Tennis Fees, for the Venetian Community Development District.

Mr. Booker would like to revisit the issue of people driving motorized vehicles on the District sidewalks. He advised that there is an individual who drives on the sidewalks daily. Mr. Booker advised that he is concerned about the liability to the District. A Board discussion ensued regarding the individual and finding out who this person is and sending a notice to this person.

Ms. Pozarek advised that the October 1st Newsletter was not set to go out. She advised that she is working on it now. Ms. Pozarek advised that Mr. Livermore has been

helping her with some information with the distribution lists. She also recommended a review of the Strategic Plan.

TWENTY-THIRD ORDER OF BUSINESS Adjournment

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

On a Motion by Mr. Smaha, seconded by Ms. Pozarek, with all in favor, the Board adjourned the meeting at 1:26 p.m., for the Venetian Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 8

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 September 2023 For Board Approval

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

The total items being presented: **\$133,268.40**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Venetian Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
AMF Mark Mobile Welding, LLC	100433	2623	Weld Mail Box- 325 Padova 08/23	\$ 120.00
AMF Mark Mobile Welding, LLC	100440	2624	Weld Mail Box- 234 Portafino 08/23	\$ 100.00
AMF Mark Mobile Welding, LLC	100455	2632	Weld Mail Box- 261 Padova 09/23	\$ 100.00
AMF Mark Mobile Welding, LLC	100455	2633	Weld Mail Box- 347 Padova 09/23	\$ 120.00
AMF Mark Mobile Welding, LLC	100455	2634	Weld Mail Box- 334 Savona 09/23	\$ 120.00
Cheryl Harmon Terrana	100448	CT072423	Board of Supervisor Meeting 07/24/23	\$ 100.00
City of Venice	100456	44300-59516 08/23	Guardhouse - 101 Veneto Blvd 08/23	\$ 116.00
City of Venice	100456	76604-72272 08/23	111 Asti Ct 08/23	\$ 6.75
COMCAST	100441	8535 10 050 0435487 09/23	Guardhouse Phone & Internet 09/23	\$ 116.85
COMCAST	20230905-1	8535 10 050 0439604 09/23 ACH	Guardhouse Phone & Internet 09/23	\$ 350.58
Egis Insurance Advisors, LLC	100453	19863	GL/Property/POL Ins 10/01/23-10/01/24	\$ 18,213.82
Ernest R Booker	100449	EB072423	Board of Supervisor Meeting 07/24/23	\$ 100.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20230912-1	FPL Summary 08/23 Auto-Pay	FPL Summary 08/23	\$ 3,912.92
Frontier Florida, LLC	20230906-1	941-485-8500-120513-5 08/23 AUTOPAY	Field Manager Phone 08/23	\$ 318.23
Jill Pozarek	100450	JP072423	Board of Supervisor Meeting 07/24/23	\$ 100.00
Kenneth J. Smaha	100451	KS072423	Board of Supervisor Meeting 07/24/23	\$ 100.00
Landscape Maintenance Professionals, Inc.	100434	177793	Pest Control Services 07/23	\$ 750.00
Landscape Maintenance Professionals, Inc.	100438	177864	Annuals, Mulch & Soil 08/23	\$ 7,567.50
Landscape Maintenance Professionals, Inc.	100438	177953	Front Monument Renovation 08/23	\$ 13,231.00
Landscape Maintenance Professionals, Inc.	100438	177954	Tree Removal 08/23	\$ 1,000.00
Landscape Maintenance Professionals, Inc.	100438	177955	3 Gal Plumbago 08/23	\$ 1,080.00
Landscape Maintenance Professionals, Inc.	100457	178157	Monthly Maintenance & Irrigation 09/23	\$ 27,737.08
Landscape Maintenance Professionals, Inc.	100438	178244	Irrigation Repairs 08/23	\$ 890.00
Landscape Maintenance Professionals, Inc.	100438	178245	Irrigation Repairs 08/23	\$ 780.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	100438	178246	Irrigation Repairs 08/23	\$ 425.00
Landscape Maintenance Professionals, Inc.	100438	178291	Installed Lava & Red Rock 08/23	\$ 4,017.75
Landscape Maintenance Professionals, Inc.	100438	178316	Magnolia Stump Removal 08/23	\$ 500.00
Landscape Maintenance Professionals, Inc.	100438	178317	Tree Removal 08/23	\$ 400.00
Landscape Maintenance Professionals, Inc.	100438	178345	Irrigation Repairs 08/23	\$ 235.00
Landscape Maintenance Professionals, Inc.	100457	178373	Irrigation Repairs 08/23	\$ 75.00
Landscape Maintenance Professionals, Inc.	100457	178382	Pest Control Services 08/23	\$ 750.00
Landscape Maintenance Professionals, Inc.	100465	178518	Landscape Maintenance 09/23	\$ 4,600.80
Landscape Maintenance Professionals, Inc.	100465	178531	Irrigation Repairs 09/23	\$ 601.05
Lykins Signtek, Inc.	100458	204235	Mailbox Repair 09/23	\$ 682.00
Persson, Cohen & Mooney, P.A.	100459	4061	Legal Services 08/23	\$ 490.00
Richard Bracco	100452	RB072423	Board of Supervisor Meeting 07/24/23	\$ 100.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100432	INV0000081489	Amenity Management & Personnel Reimbursement 07/23	\$ 8,402.78
Rizzetta & Company, Inc.	100436	INV0000083191	District Management Fees 09/23	\$ 6,499.66
Rizzetta & Company, Inc.	100443	INV0000083293	Amenity Management & Personnel Reimbursement 09/23	\$ 8,380.26
Rizzetta & Company, Inc.	100444	INV0000083321	Cell Phone 08/23	\$ 50.00
Rizzetta & Company, Inc.	100447	INV0000083379	Personnel Reimbursement 09/23	\$ 7,541.51
Schappacher Engineering, LLC	100445	2529	Engineering Services 08/23	\$ 2,080.00
Solitude Lake Management, LLC	100460	PSI007195	Lake Monthly Maintenance 09/23	\$ 4,321.00
Southworth Solutions, LLC	100461	1420	Software License Fees 09/23	\$ 224.00
Staples	100462	3548169434	Supplies 09/23	\$ 17.06
Trimmers Holiday Decor - Sarasota	100435	1135	Holiday Decorations - 50% Deposit 08/23	\$ 2,420.00
Universal Access, LLC	100442	AAA11968	Service Call 08/23	\$ 2,500.00
Universal Access, LLC	100463	AAA11975	Service Call 09/23	\$ 725.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Water Boy Inc.	100464	21105109	Water Delivery 09/23	\$ 49.80
Water Equipment Technologies of Southwest Florida LLC	100446	22655	Weekly Entrance Fountain Maintenance 08/23	<u>\$ 150.00</u>
Total Report				<u>\$ 133,268.40</u>

Tab 9

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

September 5, 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
Nancy Spokowski, Resident
Rich Goodman, Resident

1. Call to Order: Meeting called to order by Mark Kissinger at 3:02 pm.
2. Quorum: A quorum was present. The Committee unanimously approved the participation of Bob Ruffatto via phone on a motion by Bob Crane and seconded by Bill Phillips.
3. Minute Approval: The August 1, 2023, FAC Minutes were approved unanimously on a motion by Bob Crane and seconded by Tim Carr.
4. Completed Maintenance Items: No updated list was presented because Maintenance Supervisor Miles Cleary is on vacation.
5. Public Comment: None
6. Bob Crane received 2 bids for outside Pool Bar storm shutters: Storm Smart and Jansen Shutters. The FAC and Vesta believe it is important to secure the pool bar after hours and to have an enclosure system to enhance security and minimize damage during severe storms. Many committee members and residents have similar systems protecting their lanais.

Both vendors presented proposals at the FAC meeting on September 5 for fabric and metal shutter solutions. The committee was impressed by Storm Smart's fabric production capability, broad experience, and warranty.

Bob Crane will follow-up with Storm Smart to determine final discounting and

obtain commercial references. If Storm Smart agrees to a \$20,000 contract for its fabric system, the FAC will recommend purchase. The concept was approved by a four to one vote.

	Storm Smart	Jansen
Fabric Warranty	Lifetime	10 Year
Motor Warranty	5	5
Labor Warranty	1	1
Turnkey to include Permitting	Yes	Yes
Labor Rate	\$130/Hr	??
Days to Install	3	3
Time to Manufacture	10-12 Wks	12-14 Wks
Wind Speed Protection	180 mph	210 mph
Manual Override	Yes	Yes
Screen Seam if > 18'	??	Yes
Install Days	3	3
Vendor makes the Product	Yes	No

7. Bell Tower Repairs: Vesta has solicited bids to repair the Bell and Clock towers based on an RFP created by Tim Carr & Maintenance Supervisor Miles Cleary. Due to complexity, this project would be handled by a General Contractor. No update was available.
8. Future Capital Needs: The FAC reviewed the Capital Reserve Study to identify items that need attention over the next six years. See attachment for Excel version of reserve study.

Replacement of the RC tile roof (identified as 2027 in one document and 2035 in another) is significant. Vesta will be asked to evaluate the roof and provide recommendations on how to maximize its useful life.

Because roof replacement is a significant factor in property insurance, some insurers will deny coverage for roofs over 20 years old. Supervisor Pozarek will determine if the RC roof significantly impacts our insurance premiums.

Minutes submitted by Mark Kissinger

Facilities Committee next meeting scheduled for:

Tuesday, October 3, 2023 - 3pm at River Club

Inspection Report



Facility: Venetian River Club

Address: 502 Veneto Blvd,
Venice, FL 34275

Customer: Venetian CDD

Address: 502 Veneto Blvd,
Venice, FL 34275

Prepared By:

Crowther Roofing & Sheet Metal of FL, Inc.
7321 International Place
Lakewood Ranch, FL 34240

Tel: 941-343-9600

Crowther.net



Inspection Date: Tuesday, June 6, 2023

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023

July 31, 2023

Venetian CDD

502 Veneto Blvd

Venice, FL 34275

Attn: Miles Cleary

Email: maintenance@venetianriverclub.com

Re: Inspection Report (3 of 6) for Venetian River Club performed 06/06/2023.

We would like to inform you the 3rd of 6 RoofCheck™ Inspection is complete. Enclosed is our report for your records. We also performed routine preventative maintenance referred to in our agreement.

The inspections and preventative maintenance are key to minimizing roof leaks and maximizing the serviceability of your roof.

Thank you for your business. Please call if you have any questions regarding the report or when we may be of service. Our Service Department number is **941-343-9600** or email **CrowtherService@Crowther.net**.

Jason Rodriguez

Survey & Analysis

Crowther Roofing & Sheet Metal of Florida, Inc

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



Center Tile Roof - Roof Overview
General roof overview



Center Tile Roof - Small Upper Roof Overview
Small upper roof appears to be in fair condition.



Center Tile Roof - Appearance Overview
The appearance of the roof is in fair condition.



Center Tile Roof - Field Tiles
Field tiles appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



Center Tile Roof - Lower Tile Roof - Appearance Overview
The appearance of the roof is in fair condition.



Center Tile Roof - Lower Tile Roof - Appearance Overview
The appearance of the roof is in fair condition.



Center Tile Roof - Lower Tile Roof - Appearance Overview
The appearance of the roof is in fair condition. Crowther
Roofing identified damaged roof tiles.



Center Tile Roof - Lower Tile Roof - Appearance Overview
The appearance of the roof is in fair condition. Crowther
Roofing identified damaged roof tiles.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



Center Tile Roof - Ridge Tiles
Ridge tiles appear to be in fair condition.



Center Tile Roof - Ridge Tiles
Ridge tiles appear to be in fair condition.



Center Tile Roof - Valley Tiles
Valley tiles appear to be in fair condition.



Center Tile Roof - Valley Tiles
Valley tiles appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



Center Tile Roof - Hip Tiles
Hip tiles appear to be in fair condition.



Center Tile Roof - Hip Tiles
Hip tiles appear to be in fair condition.



Center Tile Roof - Hip Tiles
Hip tiles appear to be in fair condition.



Center Tile Roof - Hip Tiles
Hip tiles appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



Center Tile Roof - Counter Flashings

The counter flashings appear to be in fair condition.



Center Tile Roof - Counter Flashings

The counter flashings appear to be in fair condition.



Center Tile Roof - Gutters

The gutters appear to be in fair condition.



Center Tile Roof - Gutters

The gutters appear to be in fair condition.



Center Tile Roof - Gutters
The gutters appear to be in fair condition.



Center Tile Roof - Gutters
The gutters appear to be in fair condition.



Center Tile Roof - Downspouts
The downspouts appear to be in fair condition.



Center Tile Roof - Downspouts
The downspouts appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



Center Tile Roof - Downspouts

The downspouts appear to be in fair condition.



Center Tile Roof - Downspouts

The downspouts appear to be in fair condition.



Center Tile Roof - Field Tiles - Damaged Tiles

Identified damaged roof tiles which can allow premature underlayment deterioration from excessive UV exposure. Crowther Roofing recommends damaged roof tiles be repaired.



Center Tile Roof - Field Tiles - Damaged Tiles

Identified damaged roof tiles which can allow premature underlayment deterioration from excessive UV exposure. Crowther Roofing recommends damaged roof tiles be repaired.



Center Tile Roof - Field Tiles - Damaged Tiles

Identified damaged roof tiles which can allow premature underlayment deterioration from excessive UV exposure.



Center TPO Roof - Appearance Overview

The appearance of the roof is in fair condition.



Center TPO Roof - Membrane Overview

The roof membrane appears to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



Center TPO Roof - Base Flashings

The base flashings appear to be in fair condition.



Center TPO Roof - Base Flashings

The base flashings appear to be in fair condition.



Center TPO Roof - One Way Vent

One way vent appears to be in fair condition.



Center TPO Roof - Roof Drains

Roof drains appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



Center TPO Roof - Roof Drains
Roof drains appear to be in fair condition.



Center TPO Roof - Scupper
Scupper appears to be in fair condition.



Center TPO Roof - Wall
The walls appear to be in fair condition.



Center TPO Roof - Wall
The walls appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



Center TPO Roof - Debris on Roof

Foreign objects on roof that could damage or puncture membrane.



Center TPO Roof - Removed Debris on Roof

Removed debris from roof and disposed of properly



North Tile Roof - Roof Overview

General roof overview



North Tile Roof - Appearance Overview

The appearance of the roof is in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



North Tile Roof - Surface Overview

The roof surface appears to be in fair condition.



North Tile Roof - Field Tiles

Field tiles appear to be in fair condition.



North Tile Roof - Counter Flashings

The counter flashing appear to be in fair condition.



North Tile Roof - Counter Flashings

The counter flashing appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



North Tile Roof - Counter Flashings

The counter flashing appear to be in fair condition.



North Tile Roof - Counter Flashings

The counter flashing appear to be in fair condition.



North Tile Roof - Ridge Tiles

Ridge tiles appear to be in fair condition.



North Tile Roof - Ridge Tiles

Ridge tiles appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



North Tile Roof - Ridge Tiles
Ridge tiles appear to be in fair condition.



North Tile Roof - Ridge Tiles
Ridge tiles appear to be in fair condition.



North Tile Roof - Valley Tiles
Valley tiles appear to be in fair condition.



North Tile Roof - Valley Tiles
Valley tiles appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



North Tile Roof - Valley Tiles
Valley tiles appear to be in fair condition.



North Tile Roof - Valley Tiles
Valley tiles appear to be in fair condition.



North Tile Roof - Hip Tiles
Hip tiles appear to be in fair condition.



North Tile Roof - Hip Tiles
Hip tiles appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



North Tile Roof - Hip Tiles
Hip tiles appear to be in fair condition.



North Tile Roof - Hip Tiles
Hip tiles appear to be in fair condition.



North Tile Roof - Lead Boots ??? PVC Boot
Lead boots appear to be in fair condition.



North Tile Roof - Lead Boots
Lead boots appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



North Tile Roof - Lead Boots
Lead boots appear to be in fair condition.



North Tile Roof - Lead Boots
Lead boots appears to be in fair condition.



North Tile Roof - Gutters
The gutters appear to be in fair condition.



North Tile Roof - Gutters
The gutters appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



North Tile Roof - Gutters

The gutters appear to be in fair condition.



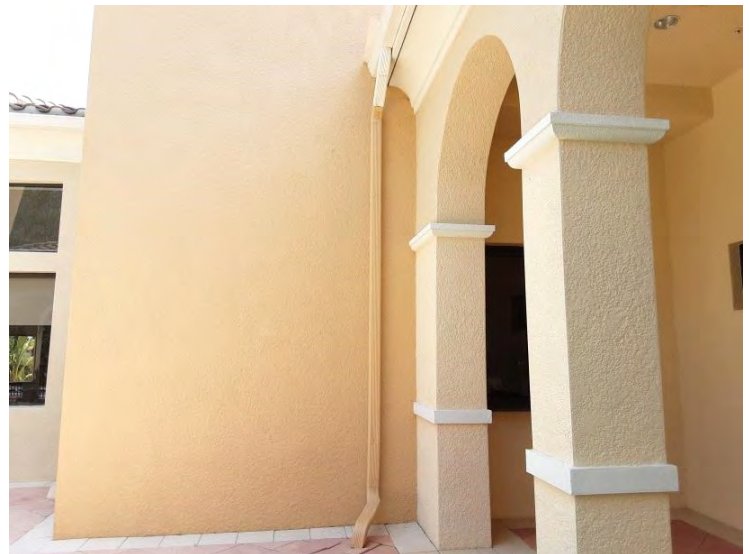
North Tile Roof - Gutters

The gutters appear to be in fair condition.



North Tile Roof - Downspouts

The downspouts appear to be in fair condition.



North Tile Roof - Downspouts

The downspouts appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



North Tile Roof - Downspouts

The downspouts appear to be in fair condition.



North Tile Roof - Downspouts

The downspouts appear to be in fair condition.



North Tile Roof - Field Tiles - Damaged Tiles

Damaged roof tiles can allow premature underlayment deterioration from excessive UV exposure.



North Tile Roof - Field Tiles - Completed Repair

Repaired damaged roof tiles with RT600 sealant.



North Tile Roof - Field Tiles - Damaged Tiles

Damaged roof tiles can allow premature underlayment deterioration from excessive UV exposure.



North Tile Roof - Field Tiles - Completed Repair

Repaired damaged roof tiles with RT600 sealant.



North Tile Roof - Field Tiles - Damaged Tiles

Damaged roof tiles can allow premature underlayment deterioration from excessive UV exposure.



North Tile Roof - Field Tiles - Completed Repair

Repaired damaged roof tiles with RT600 sealant.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



North TPO Roof - Roof Overview
General roof overview



North TPO Roof - Appearance Overview
The appearance of the roof is in fair condition.



North TPO Roof - Surface Overview
The roof surface appears to be in fair condition.



North TPO Roof - Membrane Overview
The roof membrane appears to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



North TPO Roof - Base Flashings

The base flashings appear to be in fair condition.



North TPO Roof - Base Flashings

The base flashings appear to be in fair condition.



North TPO Roof - Counter Flashings

The counter flashings appear to be in fair condition.



North TPO Roof - Counter Flashings

The counter flashings appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



North TPO Roof - Roof Drains
Roof drains appear to be in fair condition.



North TPO Roof - Roof Drains
Roof drains appear to be in fair condition.



North TPO Roof - Roof Vents
Roof vents appear to be in fair condition.



North TPO Roof - One Way Vent
One way vent appears to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



North TPO Roof - Pitch Pans

The pitch pans appear to be in fair condition.



North TPO Roof - Curb

Curb appears to be in fair condition.



North TPO Roof - AC Stand Legs

AC stand legs appear to be in fair condition.



North TPO Roof - AC Stand Legs

AC stand legs appear to be in fair condition.



South Tile Roof - Roof Overview
General roof overview



South Tile Roof - Appearance Overview
The appearance of the roof is in fair condition.



South Tile Roof - Surface Overview
The roof surface appears to be in fair condition.



South Tile Roof - Field Tiles
Field tiles appear to be in fair condition.

Inspection Report

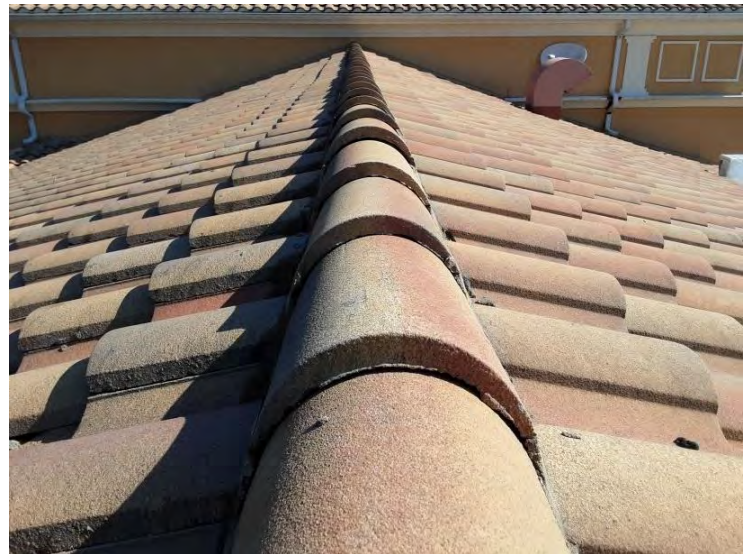
Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



South Tile Roof - Ridge Tiles
Ridge tiles appear to be in fair condition.



South Tile Roof - Ridge Tiles
Ridge tiles appear to be in fair condition.



South Tile Roof - Ridge Tiles
Ridge tiles appear to be in fair condition.



South Tile Roof - Ridge Tiles
Ridge tiles appear to be in fair condition.



South Tile Roof - Hip Tiles
Hip tiles appear to be in fair condition.



South Tile Roof - Hip Tiles
Hip tiles appear to be in fair condition.



South Tile Roof - Hip Tiles
Hip tiles appear to be in fair condition.



South Tile Roof - Hip Tiles
Hip tiles appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



South Tile Roof - Valley Tiles
Valley tiles appear to be in fair condition.



South Tile Roof - Valley Tiles
Valley tiles appear to be in fair condition.



South Tile Roof - Valley Tiles
Valley tiles appear to be in fair condition.



South Tile Roof - Valley Tiles
Valley tiles appear to be in fair condition.



South Tile Roof - Counter Flashings

The counter flashing appears to be in fair condition.



South Tile Roof - Counter Flashings

The counter flashing appears to be in fair condition.



South Tile Roof - Counter Flashings

The counter flashing appears to be in fair condition.



South Tile Roof - Counter Flashings

The counter flashing appears to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



South Tile Roof - Lead Boots
Lead boots appear to be in fair condition.



South Tile Roof - Lead Boots
Lead boots appear to be in fair condition.



South Tile Roof - Roof Vents
Roof vent appear to be in fair condition. Crowther Roofing identified roof vent loose strap and missing cover.



South Tile Roof - Roof Vents
Roof vents appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



South Tile Roof - Gutters

The gutters appear to be in fair condition.



South Tile Roof - Gutters

The gutters appear to be in fair condition.



South Tile Roof - Gutters

The gutters appear to be in fair condition.



South Tile Roof - Gutters

The gutters appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



South Tile Roof - Downspouts

The downspouts appear to be in fair condition.



South Tile Roof - Downspouts

The downspouts appear to be in fair condition.



South Tile Roof - Downspouts

The downspouts appear to be in fair condition.



South Tile Roof - Downspouts

The downspouts appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



South Tile Roof - Field Tiles - Damaged Roof Tile

Identified damaged roof tile that can allow premature underlayment deterioration from excessive UV exposure.



South Tile Roof - Field Tiles - Completed Repair

Repaired damaged roof tiles with RT600 sealant.



South Tile Roof - Field Tiles - Damaged Roof Tile

Identified damaged roof tile that can allow premature underlayment deterioration from excessive UV exposure.



South Tile Roof - Field Tiles - Completed Repair

Repaired damaged roof tiles with RT600 sealant.



South Tile Roof - Field Tiles - Damaged Roof Tile
Identified damaged roof tile that can allow premature underlayment deterioration from excessive UV exposure.



South Tile Roof - Field Tiles - Completed Repair
Repaired damaged roof tiles with RT600 sealant.



South Tile Roof - Field Tiles - Damaged Roof Tile
Identified damaged roof tile that can allow premature underlayment deterioration from excessive UV exposure.



South Tile Roof - Field Tiles - Completed Repair
Repaired damaged roof tiles with RT600 sealant.



South TPO Roof - Roof Overview
General roof overview



South TPO Roof - Appearance Overview
The appearance of the roof is in fair condition.



South TPO Roof - Surface Overview
The roof surface appears to be in fair condition.



South TPO Roof - Membrane Overview
The roof membrane appears to be in fair condition.



South TPO Roof - Base Flashings

The base flashings appear to be in fair condition.



South TPO Roof - Base Flashings

The base flashings appear to be in fair condition.



South TPO Roof - Base Flashings

The base flashings appear to be in fair condition.



South TPO Roof - Base Flashings

The base flashings appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



South TPO Roof - Counter Flashings

The counter flashing appear to be in fair condition.



South TPO Roof - Counter Flashings

The counter flashing appear to be in fair condition.



South TPO Roof - Counter Flashings

The counter flashing appear to be in fair condition.



South TPO Roof - Counter Flashings

The counter flashing appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



South TPO Roof - Roof Drains
Roof drains appear to be in fair condition.



South TPO Roof - Roof Drains
Roof drains appear to be in fair condition.



South TPO Roof - Roof Vents
Roof vents appear to be in fair condition.



South TPO Roof - Roof Vent Base Flashings
Roof vent base flashings appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



South TPO Roof - Roof Vents
Roof vents appear to be in fair condition.



South TPO Roof - Roof Vent Base Flashings
Roof vent base flashings appear to be in fair condition.



South TPO Roof - Roof Vents
Roof vent appears to be in fair condition.



South TPO Roof - Roof Vent Base Flashings
Roof vent base flashings appear to be in fair condition.

Inspection Report

Venetian River Club, Venice, FL

Work Order #: 282235

Inspection Date: 6/6/2023



South TPO Roof - Roof Vents
Roof vent appears to be in fair condition.



South TPO Roof - Roof Vent Base Flashings
Roof vent base flashings appear to be in fair condition.



South TPO Roof - One Way Vent
One way vent appears to be in fair condition.



South TPO Roof - Roof Drains
Roof drains appear to be in fair condition.

River Club Reserve Expenditures

Venetian
Community Development District

4.0%

Reserve Components	Total Quantity	Per Phase Quantity	Unit of Measurement	1st Year of Replacement	Useful Life Years	Age (Year)	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	Year 6 2027	Year 7 2028
Security System, Phased	1	1	Allowance	2023	5 to 10	varies		\$5,841					
Exercise Equipment, Cardiovascular, Phased	1	1	Allowance	2023	to 6	varies		\$31,539					
Golf Cart	1	1	Each	2023	to 5	unknown		\$5,841					
Heaters, Phased	1	1	Allowance	2024	to 15	varies			\$36,446				
Deck, Pavers, Wash and Seal	26,070	26,070	Square Feet	2021	3 to 5	unknown				\$32,938			
Outdoor Grill	1	1	Each	2025	5 to 7	2019				\$9,476			
Roofs, Tile	227	227	Squares	2025	to 25	2005				\$372,843			
Veranda Furniture	1	1	Allowance	2025	to 10	2020				\$25,269			
Floor Coverings, Aerobics Room	700	700	Square Feet	2025	15 to 20	2005				\$6,633			
Floor Coverings, Kitchen	1,660	1,660	Square Feet	2025	to 20	2005				\$25,168			
Locker Rooms, Renovation	2	2	Each	2025	to 15	2011				\$60,645			
Office Equipment and Furniture	1	1	Allowance	2025	to 5	varies				\$18,952			
Chair Lifts	2	2	Each	2025	to 10	2015				\$18,952			
Fence, Aluminum	750	750	Linear Feet	2025	to 20	2005				\$33,165			
Signage	1	1	Allowance	2025	15 to 20	2005				\$6,317			
HVAC 15 Ton Unit	1	1	Each	2021	8 to 12	2016					\$91,979		
HVAC 10 Ton Unit	2	2	Each	2021	8 to 12	2016					\$99,863		
Kitchen and Bar Equipment, Phased	1	1	Allowance	2026	to 20	varies					\$48,617		
Mechanical Equipment, Phased	1	1	Allowance	2026	5 to 10	varies					\$19,710		
Furniture, Partial (Is this Pool Furniture?)	1	1	Allowance	2022	5 to 10	varies	\$20,000				\$111,689		
Exercise Equipment, Cardiovascular, Phased	1	1	Allowance	2023	to 6	varies					\$35,478		
Point of Sale System	1	1	Allowance	2022	5 to 10	2019	\$12,355					\$15,032	
Water Heaters, Kitchen	1	1	Allowance	2027	10 to 15	2015		\$31,539				\$20,498	
Paint Finish Applications	1	1	Allowance	2027	5 to 7	2020						\$38,263	
Paint Finishes	1	1	Allowance	2027	8 to 12	2017						\$61,495	
Exercise Equipment, Strength Training	1	1	Allowance	2027	to 10	2017						\$66,961	
Floor Coverings, Carpet, Remaining	560	560	Square Yards	2027	8 to 12	2017						\$99,484	
Floor Coverings, Exercise Room	1,565	1,565	Square Feet	2027	10 to 15	2017						\$21,386	
Security System, Phased	1	1	Allowance	2023	5 to 10	varies							\$7,106
Golf Cart	1	1	Each	2023	to 5	unknown		\$5,841					\$7,106
Roofs, Flat	18	18	Squares	2028	15 to 20	2013							\$30,698
Asphalt Pavement, Mill and Overlay	9,060	9,060	Square Yards	2028	15 to 25	2005							\$109,447
Pavers, Vehicular	8,275	8,275	Square Feet	2028	15 to 25	2005							\$82,323

River Club Cash Flow Funding Plan (Pooling Method)

Venetian
Community Development District

	FY	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Beginning of Year Reserves		\$690,426	\$309,439	\$292,418	\$326,518	\$613,647	\$340,767	\$283,355	\$323,859	\$465,442	\$395,193	\$117,914	\$205,378	\$456,267	\$745,706	\$1,038,657	\$1,256,796
Recommended Reserve Contributions		N/A	297,957	309,900	322,300	335,200	348,600	362,500	377,000	392,100	407,800	424,100	441,100	458,700	477,000	496,100	515,900
Additional Reserve Contributions		110,000															
Total Recommended Reserve Contributions		110,000	297,957	309,900	322,300	335,200	348,600	362,500	377,000	392,100	407,800	424,100	441,100	458,700	477,000	496,100	515,900
Anticipated Interest Earned	0.35%	1,007	1,083	1,023	1,274	2,279	1,324	1,123	1,264	1,760	1,654	683	989	2,025	3,098	4,123	5,064
Projected Expenditures		(491,994)	(316,061)	(276,823)	(36,446)	(610,359)	(407,335)	(323,119)	(236,681)	(464,109)	(686,734)	(337,318)	(191,200)	(171,286)	(187,147)	(282,084)	(550,440)
Projected Year End Reserves		309,439	292,418	326,518	613,647	340,767	283,355	323,859	465,442	395,193	117,914	205,378	456,267	745,706	1,038,657	1,256,796	1,227,320
Threshold/ Risk Year																	

		2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Beginning of Year Reserves		\$1,227,320	\$1,130,722	\$1,369,096	\$1,856,670	\$2,095,010	\$1,398,353	\$1,781,296	\$2,318,629	\$2,810,396	\$2,567,295	\$1,976,486	\$1,193,092	\$1,847,266	\$2,372,853	\$1,440,983
Recommended Reserve Contributions		536,500	558,000	580,300	603,500	627,600	652,700	678,800	706,000	734,200	763,600	794,100	825,900	858,900	893,300	929,000
Anticipated Interest Earned	0.35%	4,960	4,622	5,729	7,436	8,270	6,055	7,395	9,366	11,338	10,488	8,420	5,961	8,359	10,199	7,256
Projected Expenditures		(638,058)	(324,248)	(98,455)	(372,596)	(1,332,527)	(275,812)	(148,861)	(223,599)	(988,640)	(1,364,896)	(1,585,914)	(177,687)	(341,672)	(1,835,369)	(1,004,448)
Projected Year End Reserves		1,130,722	1,369,096	1,856,670	2,095,010	1,398,353	1,781,296	2,318,629	2,810,396	2,567,295	1,976,486	1,193,092	1,847,266	2,372,853	1,440,983	1,372,791

Notes:

- 1) FY 2021 Begins October 1, 2021 and Ends September 30, 2022
- 2) FY 2021 Beginning Reserve Balance and Remaining Contributions are as of April 30, 2022
- 3) Interest Earned is compounded on the Beginning Year Reserve Balance, the first year is a partial amount earned
- 4) Taxes on the interest earned are considered negligible

**Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34275
Fitness/Pool Advisory Committee (FPAC)
Meeting Minutes-September 20, 2023**

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

Terese Deneweth, Assistant Club Manager, and CDD liaison, Ernest Booker was also in attendance.

Call to order: Nancy Spokowski called the meeting to order at 10:00 AM. Quorum was established. No members of the public in attendance.

Prior minutes from 7/19/23 approved.

Discussion Items:

Old Business:

- A. Review of pool furniture inventory. Discussion regarding number of new pieces that are needed to complete the replacement of the current old brown furniture including the number of old pieces already disposed of. Nancy made a motion for the FPAC to recommend to the BOS/CDD that the inventory that was reviewed and amended by the FPAC be presented to the BOS at the next CDD meeting. Ernest supports the purchase of new furniture. The motion was seconded and the motion was unanimously approved. Nancy will present the proposal to the BOS. The FPAC thanked Nancy, Ernest, and Terese for all the work and research they put into this project.
- B. Assumption of Risk Waiver was submitted to CDD attorney Andrew Cohen by Ernest. It is now completed. Terese will discuss with Sydney about how to proceed to reach all residents for their signature. It was discussed that the RC rules are contradictory in several places.
- C. Concerns continue about nonresident use of the RC amenities. An Audit of the RFID and the River Club Membership Access Cards outstanding needs to be completed before consideration of hiring an attendant to sit at pool gate and check individuals in. A motion was made by Cyndi to request an audit of all RFID's and Membership Access Cards as the system should only be utilized for current residents. The motion was seconded and unanimously approved. Ernest will discuss at the next CDD meeting the need for a complete audit of the RFID and Membership Access Card systems.
- D. Discussion ensued that a process needs to be determined to have all current residents' RFID, RC Access Cards, and newly updated Assumption of Risk Waiver all be made current for each resident. We discussed possibilities such as processing by neighborhood and enlisting volunteers.
- E. Terese updated committee on the Pool Attendant status. Alyssa (one of the servers during the week) will be the Pool Attendant on the weekends. Carlos will

be the Pool Attendant during the week after completing his morning tennis responsibilities. Everyone agreed Carlos is a star employee but at times he could be “too nice” and needs to enforce the rules, especially drinking in the recreation pool.

- F. Terese will post “manager on duty” signs with contact information.
- G. Terese has met with all but one of the fitness instructors and discussed equipment needs. Mary will meet with Terese and review equipment request and inventory to assist with determining what should be ordered for fitness classes. Terese will direct Miles to renovate the storage closet and position shelving to store all equipment.
- H. Nancy discussed shortfall of \$2,000 in the fitness budget. FPAC goal is to get the number of fitness classes from 27 to 29 (pre Covid number).
- I. Part time staff Catherine and Yumi are budgeted under fitness and not tennis. Catherine believes she is tennis staff and reports to contractor, Dave Freiman. A motion was made by Nancy that there be a delegation of duties and that part time office staff will not support the tennis contractor as this was discussed as CDD Board’s desire at their last meeting. The motion was seconded and unanimously approved. Terese was requested to address this directly with contractor, Dave Freiman.
- J. Miles continues to work on scrubbing pool tiles. A schedule is now in place. Next cleaning is on 9/26. Pool users should be encouraged to shower before entering the pool. A communication will be sent to residents that the pool will be closed from 8:00 AM to 10:00 AM one day per week maintenance for.

New Business:

- A. Fitness classes will need to be monitored. Catherine and Yumi have been assigned this task. They will need to report anyone attending more than the “four class limit” rule, excess cancellations and frequent walk-ins without using the registration system.
- B. Lap pool sessions will go from the one-hour sessions to the ½ hour sessions starting on October 1 until May 1, 2024. Terese to have the website changed.
- C. Terese to change maximum number of Indoor Class Registrants to 18 subject to each instructor’s corroboration.
- D. Terese will start pricing out new cardio equipment for the fitness center. There is a \$31K reserve budget for cardio equipment 2023/2024.
- E. Cardio equipment needs to have a 30-minute time limit when busy. Previously, each piece of cardio equipment had signage “30 Minute Time Limit When Busy.” This should be monitored with a white board posted in the gym where user’s names and times and the names of those waiting can be posted.
- F. Need to establish a quarterly deep clean schedule of the fitness center and aerobics room. A vendor or staff should move all light equipment and clean all flooring, windows, window sills, vents, fans, etc. On the same day RC staff should do a deep clean/wipe down of all equipment. Terese will investigate finding a vendor and establish a schedule and report back to FPAC at the next meeting.

G. RC website needs to be updated to include committee meeting minutes and the contents of the fitness section. Cyndi volunteered to work with Stephanie on this.

Next Meeting and Adjournment:

Next meeting to be held October 18, 2023

Meeting adjourned at 11:54 AM

Minutes submitted by Livvy Faford

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34272
Social & Dining Advisory Committee
Meeting Minutes – September 13, 2023

Attending Members: Linda Cautero (via phone), Kathy Thomaston, Livvy Faford, Diane Bazlamit, Sarah Quinn, and Joe Browne. Also present were River Club staff personnel: Julie Cortina, Andrew Kail, Terese Deneweth, Chef Bryan Mattson and CDD Liaison Cheryl Terrana (via phone).

Absent: Pat Jones

Call to Order: Diane Bazlamit, acting chairman, called the meeting to order at 10:02 am. A quorum was established. Minutes of the July 12, 2023 were corrected and approved.

Public Comments:

Darlene Schimberg commented that outside ala carte was well received. Saturday evening dining is not successful, prefer Wednesday evening dining. Menu too restrictive

Committee Comments:

- A. Kathy – need for bills to be presented at conclusion of meal to review for improper charges.
- B. Happy Hour menu, more meal type bar bites and expansion to Fri-Sat needs to be captured for better participation.
- C. Joe-Minutes not posted on website, continual problem for 2 yrs., website not being updated since Vesta
- D. Wines-no wine list, servers not trained on proper way to serve wine. Terese to meet with the distributor today. This should be a priority, past wines are horrible, Andrew commented that past wines were almost depleted. Prioritize a new wine list by Oct. 1. The Strategic planning committee empowered committee members to be involved, committee not taking advantage of this, suggest committee member suggestions to Andrew and Terese without violating Sunshine Law. Joe possible committee member to assist due to his wine expertise.
- E. Sarah-Frustrated with 4 managers in 2 yrs, Management company qualification questioned.
- F. Livvy-Labor Day-great Ala Carte
- G. Trivia-very good, suggest better times
- H. Suggestion for Happy Hour to have a theme for drinks each night,
- I. Dress codes need to be addressed, no ripped jeans by outside events as an example.
- J. Thanksgiving-timing and planning, Andrew suggested plated vs. buffet, much discussion. Oct. 1 open for reservations. 2 weeks prior to Thanksgiving must have names for each person on reservation, if not, reservation cancelled. 72 hr. cancellation policy. Livvy emphasized time limit and cancellation policies need to be specified when posted and making reservation. Currently, buffet still most popular option. Chef amenable to do either plated or buffet.
- K. Diane-Is cost coming first before satisfaction of residents.

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34272
Social & Dining Advisory Committee
Meeting Minutes – September 13, 2023

- L. Linda-Questions low attendance at brunch and pasta night. Is pasta night too expensive-\$24.95, suggest lower price (per Livvy) \$19.95, pasta, salad bar and garlic bread, dessert extra.
- M. Open suggestion that wines be paired with meals, i.e. Italian wines with pastas, French wines with French meals. None available at this time.

Update from Vesta Management:

- A. Terese-Happy Hour and Drink special menus by Oct 1. Same Happy Hour prices inside and out.
- B. Wednesday, Thursday and Friday dinners, 2 theme nights monthly, Saturday lunch only.
- C. Oct. 1- casual foods offered in evenings.
- D. Journey concert this Thursday-70 reservations-no charge but expect revenue from food and beverage at Tiki. No inside due to 20" screen, weather permitting.
- E. Second concert-Jimmy Buffett- Cheeseburger in Paradise, scheduled for October 14
- F. Halloween is scheduled for October 28-DJ
- G. November 10 - "Fall into Season" vs. welcome back, Tracy Z entertainment.
- H. No additional comments by Julie or Andrew

New Business:

- A. Ladies Luncheon-Twig, April 18
- B. Toys for Tots-December 6
- C. Holiday Party-no date mentioned or entertainment.
- D. NY Eve-more casual suggestion, less costly, entertainment prior booked Shawn Brown
- E. March – Possible fashion show

Liaison Report:

Cheryl stated the budget has been approved by the CDD. More to come at the October meeting.

Meeting adjourned at 11:34

Next meeting: October 11, 2023

Minutes submitted by Kathy Thomaston

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34272
Social & Dining Advisory Committee
Meeting Minutes-October 11, 2023

Attending Members: Diane Bazlamit, Joe Browne, Linda Cautero, Livvy Faford, Pat Jones, Sarah Quinn and Kathy Thomaston. Also present were River Club staff members: Andrew Kail and Terese Deneweth. CDD liaison Cheryl Terrana (via phone).

Call to order: Linda Cautero, Chairman, called the meeting to order at 10:01 AM.
A quorum was established. Minutes of the September 13 meeting were approved as written.

Public Comment:

No comments from the public.

Discussion Items:

Committee Comments:

- A. Sarah reviewed previous committee minutes that included target dates for Vesta:
 - February, staff should be available for Saturday night tiki and dining room.
 - March, the committee was looking for printed drink menus.
 - April, request for two staff at the tiki bar for food and beverage which needs to include busing the tables.
 - June, First Friday should be reinstituted with entertainment and order off the menu. No free appetizers needed.
- B. Livvy was pleased with new menus that are now offering a casual food variety and separate happy hour menu with appetizers and discount drink prices. We are moving in the right direction.
- C. Joe was appreciative that most of various committee minutes were finally posted on the RC website.
- D. Linda was concerned about the low numbers of residents participating in Sunday brunch and dinners.
- E. Kathy was wondering if the Sunday brunch price was too high due to low attendance for the last several months.

Management Report from Vesta:

- A. Andrew stated there is no way to do a less expensive brunch for residents. They have scaled back somewhat but they cannot lower the price. Ala carte is an option that some residents may like but then wages for servers will be "through the roof" and it is very difficult to still hire servers at this time. Pricing is a real issue when you factor in food and service.
- B. Andrew and Terese stated that drink specials are being rolled out Wednesday thru Saturday and possibly Sunday too. Appetizer and drinks will be offered for happy hour both inside and the tiki bar and pricing will be the same.
- C. Terese added staff at the tiki bar: one bartender and one server that will take orders at tables and lounge chairs. They will also bus tables so that seating will be available all evening. Terese noted that we still need four part time servers.
- D. First Friday with entertainment (and residents will be able to order off the menus) will return in January 2024.

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Social & Dining Advisory Committee
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- E. Discussion continues regarding the large inventory of older wine ordered by previous management company and the need to creatively move it from inventory.

New Business:

- A. Committee thought the new wine prices recommended by Vesta were priced too high. Prices seem to be higher at the RC than local restaurants. For example, a 33% increase in a month, of just one popular Chardonnay that has been on our menu for several years. These prices are for a six ounce pour versus a nine ounce pour.
- B. Thanksgiving event is sold out for both seatings on Thanksgiving Day. Andrew added a seating for the day before, Wednesday, and in addition, has a time slot for pick up of "to go orders." Suggested that the tiki bar should be open until 5:00 pm on Wednesday with a limited lunch/happy hour menu as many residents have family visiting for the holidays. Holidays are very busy at the tiki and pool area.
- C. Upcoming events include: Fall Back into Season – DJ, Holiday Dinner Dance – Booty Shakers, NYE- Shawn Brown Band. Price of this band is \$5000 which puts a burden on the RC entertainment budget (band was contracted by previous GM). There will need to be a subsidy to get residents to join this event at a price that will offset the high cost of the band in order to break even. Also planned for early 2024 are tribute performers Tina Turner and Frank Sinatra.
- D. Vesta should have ordered holiday decorations for the RC. The RC will need to be decorated immediately after Thanksgiving to be ready for the holiday season.
- E. Luncheons discussed: Toys for Tots, Mother's House, Valentines High Tea, Fashion Show, Twig. SDC requested that all luncheon pricing be a similar price structure.
- F. Discussion regarding a possible luncheon or event that would cater to the male population. Perhaps a sports celebrity meet and greet, bourbon tasting, etc. Joe will consider further.
- G. Question raised was if Vesta is responsible for some of the cost overruns on events, bands, etc., will they assist with a subsidy? The answer from Vesta was "no."
- H. SDC requested that Vesta plan entertainment a year in advance to secure good local entertainment at a reasonable price, then build the events around the entertainment.

Liaison Report:

- A. Cheryl said the BOS approved an updated reserve study to be completed.
- B. Facilities Committee is looking into a security/weather roll down shade mechanism for the tiki bar.
- C. Legal opinion obtained that family members must reside in a VGRC household or be a house guest to use the RC amenities or otherwise they are considered a "guest." Further discussion will ensue at the next BOS meeting regarding the RFID system and the Ciltadella gate.
- D. The remainder of the purchase of the pool furniture was approved by the BOS.

Next Meeting and Adjournment:

Next meeting to be held on November 13, 2023

Meeting adjourned at 11:39 AM.

Minutes submitted by Livvy Faford