



Rizzetta & Company

Venetian Community Development District

Board of Supervisors' Meeting
January 08, 2024

**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.

THE 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

December 22, 2023

Board of Supervisors
**Venetian Community
Development District**

AGENDA

Dear Board Members:

The workshop of the Board of Supervisors of Venetian Community Development District will be held on **Monday, January 08, 2024 at 8:30 a.m.** at the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275. The following is the agenda for this meeting:

1. BOARD WORKSHOP

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, January 08, 2024, at 9:30 a.m.** at the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT**
- 4. STAFF REPORTS**
 - A. Field Services Manager
 1. Review of November 30, 2023 Landscape Inspection Report Tab 1
 - B. District Counsel
 - C. River Club
 - D. Field Manager
 - E. District Manager
- 5. BUSINESS ITEMS**
 - A. Review and Discussion of Article for Newsletter by the Social And Dining Advisory Committee Tab 2
 - B. Discussion and Consideration of Proposals for POS Systems Tab 3

- C. Discussion of 2024 Resident Survey Regarding River Club Amenities
- D. Discussion of Vesta Goals for 2024
- E. Discussion and Consideration of Proposals for Rear Gate Access Project Tab 4
- F. Consideration of the Fourth Addendum to the Professional Landscape Inspection Services Tab 5
- G. Consideration of the Allied Universal Security Services Addendum Tab 6
- 6. BUSINESS ADMINISTRATION**
- A. Consideration of the Minutes of the Board of Supervisors Meeting held on December 11, 2023 Tab 7
- B. Ratification of the Operations and Maintenance Expenditures for the Month of November 2023 Tab 8
- 7. CONSENT ITEMS**
- A. Acceptance of Advisory Committee Meeting Minutes..... Tab 9
 - 1. Facilities Advisory Committee Minutes of November 07, 2023
 - 2. Social and Dining Advisory Committee Minutes of November 08, 2023
- 8. SUPERVISOR REQUESTS AND COMMENTS**
- 9. ADJOURNMENT**

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

Very truly yours,
Belinda Blandon
Belinda Blandon
District Manager

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

Tab 1

VENETIAN

LANDSCAPE INSPECTION REPORT



November 30th, 2023
Rizzetta & Company
John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Laurel Rd.

General Updates, Recent & Upcoming Maintenance Events

- ❑ Scout and treat ant mounds starting to pop up throughout the district.
- ❑ Need to schedule palm pruning soon as most the Medjools have hanging fronds.
- ❑ Ensure nonselective herbicide is applied to hardscapes and beds when drift is at a minimum.

The following are action items for LMP to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold & Underlined** is info or a question for the BOS. **Orange** is items for Staff to address.

1. Please provide the fertilizer schedule for the next 3 months for turf, shrubs, and palms.
2. Noting the dead Pine trees on Medici berm. Not putting in red because a proposal was provided.
3. Treat the bed weeds on the backside of Medici berm that shares with Laurel Rd. ROW.
4. Remove a large Brazilian Pepper tree on the backside of Medici berm that is CDD between Ciltadella and Eastend of property. (Pic. 4)
5. Scout and treat ant mounds in turf along the roadside on Westside of Ciltadella. They are currently small.
6. Tip prune dead material out of the Juniper 'Parsoni' along Laurel Rd. from Ciltadella to Veneto Blvd.
7. Noting the perimeter shrubs along Laurel Rd. have been pruned and look nice and even.
8. Investigate a declining Washington Palm on Laurel Rd. ROW from Veneto Blvd. to Westend of the property near the two dead from previous reports. Provide a proposal to remove if it will not make it.
9. **Dead hanging fronds on the Medjool Palm behind the monument on the West end of Laurel Rd. ROW. Was informed during this inspection the Palms have been scheduled.**
10. Diagnose and treat Crinum Lilies on Veneto Blvd. median before the guard gate. Remove any dead or diseased material. Possibly insect damage.
11. Annuals have been installed and look healthy and spaced properly.
12. Recently installed sod for the removed Bougainvillea Standards on Veneto Blvd. before the guard gate has settled and created a depression. Install soil to fill in.



Veneto Blvd. and Subdivision Roundabouts

13. Treat small crack weeds in curb from Treviso Ct. to Padova Way.
14. Awabuki shrubs have been pruned at the subdivision entrances. Please continue to maintain approximately at this height.
15. Overall, the turf looks better along Veneto Blvd. There still appears to be a couple areas that need improvement from recent drought stress.
16. There are vines growing on the shrubs at the roundabout on Treviso Ct. (Pic. 16)





17. Treat broadleaf turf weeds on the Southwest corner of Treviso Ct. and Veneto Blvd. intersection.
18. Noting from previous reports that there are leaning Ligustrums laying on shrubs behind the Tiziano monument on Padova Way. Not putting in red as proposals have been provided.
19. Treat broadleaf turf weeds between the sidewalk and the road on Padova Way, just East of the Tiziano monument.
20. Remove a couple small palm volunteers starting to sprout in the bed behind the monument to the first single family home on Padova Way.

21. Diagnose and treat Foxtail Ferns at the Palermo monument on Padova Way for possible spider mites. Remove any dead or diseased material.
22. There is a declining Indian Hawthorn on the front corner of the Palermo monument that I suggest removing.
23. Treat the broadleaf turf weeds in front of the Palermo monument on Padova Way.
24. Noting there still are a couple trees leaning and a dead tree at the emergency exit on the West end of the property on Padova Way. Not highlighting in red as proposals have been sent.
25. Noting that LMP has improved cleaning the False Agave and the new landscaped roundabouts look good. Examples are Mestre Pl. South, Montelluna Dr. South, and Mestre Ct.
26. Asking LMP to include the Sable palms along the West lake between Padova Way and Montelluna Dr. on the next pruning event.
27. Noting there are several roundabouts that have dead hanging fronds in the Medjool Palms. LMP has informed me a palm pruning event has been scheduled. (Pic. 27)



Roundabouts for Subdivisions and Pesaro Dr.

28. Remove a couple vines growing on the shrubs at Lerida Ct.
 29. Treat broadleaf turf weeds on the Southwest corner of Veneto Blvd. and Martellago Way intersection.
 30. There are still some grassy weeds in the newly installed mulch at Martellago Dr. South roundabout, but it has improved.
 31. Scout and treat ant mounds on Veneto Blvd. Currently, there are only a few small ones found.
 32. Remove vines on the shrubs at Asti Ct. roundabout.
 33. Can you provide a schedule for planned cutbacks for flowering shrubs. Ensure the Oleander near and at the lift station is included as they are getting leggy.
 34. Treat ant mounds in the tree beds at the large roundabout on Veneto Blvd.
 35. The plumbago look better at the large roundabout but still less than desirable. Continue to treat as needed.
 36. It appears the backside of the pond on Bella Vista Terr. was missed last service. Please ensure this is mowed.
 37. Remove two dead Awabuki on Bella Vista Terr. at the end of the tennis courts.
 38. Raise the Oak canopies to contract specification along Bella Vista Terr. ROW shared with the backside of the tennis courts.
 39. Remove dead hanging fronds in the Medjool palms at the large roundabout and the corner of Veneto Blvd. and entrance into the River Club.
 40. Treat ant mounds at Vicenza Way roundabout in the turf along the edge of the road.
 41. The unsightly shrubs at the lift station on Portofino have been removed. I feel this area should be enhanced with shrubs needing little to zero irrigation.
 42. Remove vines growing on the shrubs at Terra Bella Ct. roundabout.
 43. Scout and treat ant mounds on Pesaro Dr. including any on the sidewalk. (Pic. 43)
- 
44. Treat the broadleaf turf weeds on Pesaro Dr. between Ciltadella and Avalini Way.
 45. There is a leaning Magnolia and weeds in the Juniper that need to be addressed on Pesaro Dr. near Savona Way. (Pic. 45)
- 



Avalini Park and River Club

46. Noting the decline of the Ligustrum trees at the lift station on Pesaro Dr. LMP have informed me they do not have control of the irrigation in this area. Should these be removed?

47. Remove dead material in the Arboricola at the Savona Way South roundabout.

48. Avalini Park looks good except for a couple Pines that appear to be in decline as well as one that is dead. Provide a proposal to remove.



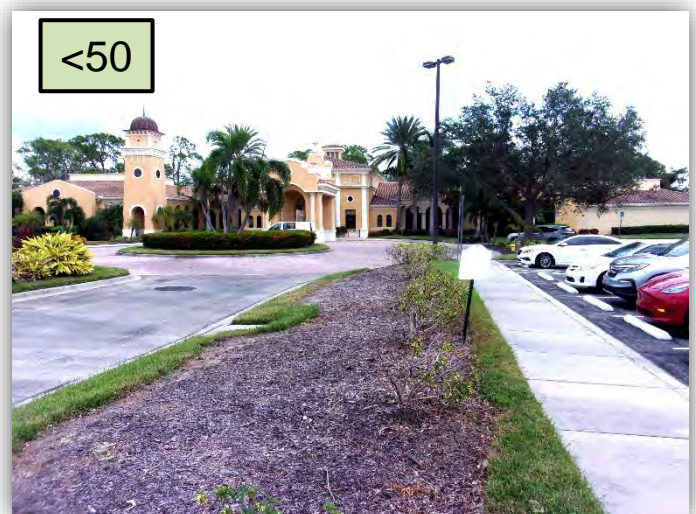
49. The Great Lawn behind the clubhouse restaurant is off color. If this needs more fertilizer than the St. Augustine, please provide a proposal to do so.

50. Asking if the empty beds heading into the parking lot has had a proposal sent for enhancement. Possibly could install sod as well. (Pic. 50>)

51. Noting that LMP provided a timeline for enhancements for the parking lot. I am asking irrigation be checked so the new shrubs have the best possible chance of establishment.

52. Treat broadleaf turf weeds in front of the entrance side into the River Club.

53. Investigate the multi-trunk palm in the roundabout before entering the River Club building. It appears one stalk might not make it. Investigate and report your findings.



Proposals

1. LMP to provide a proposal to flush cut any dead Pine Trees at Avalini Park.
2. LMP to provide a proposal to apply an additional fertilizer event, if needed, to green up the Great Lawn behind the River Club.



Tab 2

JUST THE FACTS

ABOUT YOUR VENETIAN RIVER CLUB DINING AMENITY...

There has been a lot of comment circulating in our community regarding the Venetian River Club with varying, and in many cases, erroneous information. We would like to take this opportunity to provide the following facts to ensure clarity on River Club Dining operations.

The River Club is an amenity intended for use only by our residents and members. **It is important to note that private restaurants require subsidy from residents/members because the economics of private restaurants are very different from those of commercial establishments.** Although we are not technically 'private', we cater only to our residents and members. Because we cater to a limited customer base, the restaurant simply cannot provide sufficient revenue to achieve break even.

This is why comparing the River Club to a commercial restaurant is like comparing apples to oranges. Commercial restaurants in our area draw upon a patron base of tens of thousands of potential customers. The restaurant at our Club serves only 1,377 homes and 5 members, many of which have only seasonal occupancy, so we draw from a much smaller population. In fact, when evaluating management companies, the Board of Supervisors approached several commercial restaurants in our area to provide restaurant management for us. Because we are private, many passed on the opportunity, and if interested, they required much more in the way of guarantees and subsidy to take over the operation.

In the budget for 2023-2024, the subsidy for the River Club restaurant equates to approximately \$350 annually per home, or \$29 per month. A couple who has only one lunch or one dinner weekly at the Club are experiencing a subsidy equal to only \$7 per meal. This seems very reasonable to us to enjoy the venue we have at the River Club. With over 7,000 new homes under construction within a few miles of the Venetian and more being planned, our local restaurants are going to be inundated with new customers. We believe the availability of the Venetian River Club restaurant is a significant and affordable benefit to the residents of this wonderful community.

Those of us who frequent the Club have seen significant improvements in food quality, a new and exciting wine list is in the works, and a new menu structured to cater to many tastes and dietary accommodations in food and price. The inside restaurant is open for dinner Wednesday through Friday because those are the days we see the most interest in dinner service.

With Vesta's assistance and the information in the accounting systems, we have been able to review the variable costs of the River Club and specifically, the variable cost of being open for dinner. Variable costs include hourly wait staff, hourly kitchen staff, cost of food, supplies and beverages, disposable items, etc. (these are the additional expenses we incur to provide dinner service). Some costs are fixed, such as full-time staff (our chef and our food and beverage manager, as examples), building and maintenance related costs, etc. This means if we are open one night or five nights, those fixed costs stay the same. Through Vesta's work to understand our variable costs, we know that we need about 40 diners in an evening to cover the variable costs to provide a dinner service. Any additional diners would actually contribute to our fixed costs and work to decrease our subsidy. We had been open on Saturdays, however, we were not getting to the minimum of 40 diners like we do on Wednesdays, Thursdays and Fridays. As a result, we stopped having dinner service on Saturdays in the dining room, unless it is a special event. However, a casual dinner is still available at our tiki bar. The bottom line is **THE MORE DINERS, THE LOWER OUR SUBSIDY!**

JUST THE FACTS

ABOUT YOUR VENETIAN RIVER CLUB DINING AMENITY...

We also took a break from offering outside events, such as weddings, because the Board analyzed the information and discovered we were not creating enough profit to decrease our subsidy or to take the time away from our residents. After working with Vesta and having a better understanding of our costs, we are now offering outside bookings again, however, we are now assured a better profit margin to offset our subsidy from those events.

The volunteers on this committee and the Board members continue to work hard to meet the desires of our residents and members. We solicit input and welcome yours as we continue to improve our amenities. The members of the committee for 2024 are:

Linda Cautero
Sue Herbst-Ecker
Livy Faford
Virginia (Ginny) Keller
Robin Kovacs
Sarah Quinn
Darlene Schimberg
Cheryl Harmon Terrana (Board liaison)

Tab 3



~~Jonas~~ Preferred System Supplier

December 1, 2023

Ventian River Club
502 Veneto Blvd
Nokomis, FL 34275

Dear ,

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

We offer 3 purchase options which are:

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

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

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

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

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

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

Sincerely,

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



Jonas Preferred System Supplier

PROPOSAL/AGREEMENT SUMMARY

DECEMBER 1, 2023

0
VENTIAN RIVER Club
502 VENETO Blvd
Nokomis, FL 34275

<u>DESCRIPTION</u>	<u>HOURS</u>	<u>TOTAL</u>
FEE FOR SELECTED JONAS SOFTWARE MODULES		\$34,500
FEE FOR SELECTED HARDWARE		\$0
FEE FOR CLOUD SERVER SETUP		\$7,400
FEE FOR HARDWARE INSTALLATION AND CONFIGURATION	0	\$0
FEE FOR SOFTWARE IMPLEMENTATION AND TRAINING	122	\$18,300
FEE FOR DATA CONVERSION AND FAST SETUP		\$995
	Sub Total	\$57,195
Client is Responsible for STATE AND LOCAL TAXES		\$0

(Proposal is valid for a period of 30 days) > TOTAL \$57,195

Required Deposit with AGREEMENT \$ 28,598

Cloud Server Hosting - Monthly	\$600
1x SQL SERVER LICENSING	\$2,400
ANNUAL SUPPORT & ENHANCEMENT FEE:	\$11,875
1x Set-up of ClubHouse Online:	\$11,400
ANNUAL HOSTING FEE OF ClubHouse Online:	\$14,700

TERMS & CONDITIONS

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

Balance due upon delivery of software to client site.

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

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

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

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

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

Network cabling is not included.

Hardware warranties are as provided by manufacturer.

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

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

Approved: _____

DATE: _____



VENTIAN RIVER Club
DECEMBER 1, 2023

SOFTWARE

<u>DESCRIPTION OF SOFTWARE MODULES</u>	<u>QTY.</u>	<u>SOFTWARE LICENSE FEE</u>	<u>EXPECTED TRAINING HOURS</u>
<u>SOFTWARE Modules:</u>			
<u>JONAS SYSTEM Administration & Accounting Modules</u>			
Global User License License (Each User)	15	\$4,500	
BUSINESS INTELLIGENCE	1	\$1,500	3
GENERAL LEDGER	1	\$2,500	6
ACCOUNTS Payable	1	\$2,500	4
<u>JONAS Membership and Supporting Modules</u>			
Club Membership & Receivables	1	\$5,000	16
Club - PAP Bank INTERFACE	1	\$1,500	1
Club - PAP Credit Card INTERFACE	1	\$1,500	1
CRM & DOCUMENT MANAGEMENT (Bundle)	1	\$4,000	5
<u>JONAS Point of Sale & Supporting Modules</u>			
POINT of Sale (each)	6	\$6,000	60
Club Credit Module	1	\$2,500	3
POS - Online Credit Card Verification INTERFACE (Elavon & Shift 4)	1	\$2,000	1
<u>JONAS Activity Management and Other Modules</u>			
Court Booking - Unlimited Users	1	\$3,000	6
Dining Reservations - Unlimited Users	1	\$3,000	4
Event Mgmt - Unlimited Users	1	\$3,500	9
Activity Tracking	1	\$3,000	3

Selected Software \$46,000

25% Software Discount \$11,500

Total Software* **\$34,500**

Software Training

Estimated Training/Implementation Hours 122 \$18,300

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

JONAS Support and Enhancement Fees

Total Annual S&E Fees **\$11,875**



VENTIAN RIVER CLUB
DECEMBER 1, 2023

WEBSITE

Description of Software Modules

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

JONAS ACTIVITY MANAGEMENT AND OTHER MODULES

ClubHouse Online Starter Package	1	\$6,500	Included	\$3,000
Online Member Statements	1	\$500	Included	\$900
Online Payments - Elavon	1	\$600	Included	\$900
Online Roster / Member Directory	1	\$500	Included	\$900
Online Calendar / Event Registration	1	\$1,200	Included	\$900
Online Dining Reservations	1	\$900	Included	\$900
ClubHouse Online Email Marketing	1	\$1,000	Included	\$1,200
ClubHouse Online Member App - Custom	1	\$4,000	Included	\$6,000

SELECTED SOFTWARE \$15,200

IMPLEMENTATION FEE DISCOUNT (25%) 3,800

TOTAL SET-UP COST Web Applications **\$11,400**

ClubHouse Online Hosting & Support Fees

Billed Annually **\$ 14,700**

**REFERENCE ClubHouse Online Agreement*



VENTIAN RIVER Club
DECEMBER 1, 2023

SUMMARY of COSTS AND TERMS OF PAYMENT

<u>Description</u>	<u>HOURS</u>	<u>Total</u>
FEE FOR SELECTED SOFTWARE MODULES		\$34,500
FEE FOR SELECTED HARDWARE		\$0
FEE FOR CLOUD SERVER SETUP		\$3,400
FEE FOR SYSTEM INSTALLATION AND CONFIGURATION	0	\$0
FEE FOR TRAINING AND IMPLEMENTATION	122	\$18,300
FEE FOR DATA CONVERSION AND FAST SETUP		\$995
Sub Total		\$57,195

Client is responsible for STATE & LOCAL TAXES \$ -

(Proposal is valid for a period of 30 days) -----> TOTAL **\$57,195**

Required Deposit with AGREEMENT \$ 28,598

Cloud SERVER HOSTING - Monthly	\$600
1x SQL SERVER LICENSING	\$2,400
FEEs FOR SOFTWARE ENHANCEMENTS AND SUPPORT ARE DUE AND PAYABLE TO: <i>JONAS SOFTWARE USA, LLC</i> UPON ACTIVATION OF SOFTWARE AT CLIENT SITE	\$11,875

FEEs FOR ClubHOUSE ONLINE ARE INVOICED BY JONAS SOFTWARE:	\$11,400
ClubHOUSE ONLINE HOSTING FEEs ARE INVOICED BY JONAS SOFTWARE UPON "live" DATE:	\$14,700

A FINANCE CHARGE OF 1.5% PER MONTH WILL BE APPLIED TO ALL ACCOUNTS MORE THAN 30 DAYS PAST DUE.

HOURS ESTIMATED TO INSTALL AND IMPLEMENT EACH SOFTWARE MODULE ARE PRESENTED ON "SOFTWARE" PAGE.
ADDITIONAL ONSITE AND/OR ONLINE SERVICE WILL BE BILLED AS INCURRED (LINE CHARGES ARE INCLUDED).

TRANSPORTATION, LODGING AND MEAL EXPENSES WILL BE BILLED AND DUE AS INCURRED.
ADDITIONAL APPROVED SUPPLIES AND SHIPPING WILL BE BILLED AND DUE AS INCURRED.
TRAVEL TIME OVER 4 HOURS WILL BE BILLED AT 25% OF PREVAILING RATE FOR ALL TRAVEL HOURS INCURRED.

ONLINE TRAINING RATE IS \$150 PER HOUR FOR ALL MODULES AND WILL BE BILLED AS INCURRED.
(LINE CHARGES ARE INCLUDED)

CabLING IS NOT INCLUDED.

WARRANTIES ARE AS PROVIDED BY MANUFACTURER

Approved: _____

DATE: _____



1412 Tech Blvd
Tampa, FL 33619
1-800-474-2582 (Phone)
1-813-884-2933 (Fax)

TTA Upgrade Agreement

December 1, 2023

Club Name: Venetian River Club
Attn: Julie Cortina
Address 1: 0
Address 2: 0
Client Code: 0

Prepared by: ET

Quantity	Description	Cost	Total	Annual S&E Fee	Expected Training Hours
		\$ -		\$ -	
	Tablet Options	\$ -		\$ -	
2	Microsoft Surface GO for Business - 10.5" - Wi-Fi	\$ 865.00	\$1,730.00	\$ -	
-	HP Engage GO - 10" - Wi-Fi	\$ 3,395.00	\$0.00	\$ -	
		\$ -		\$ -	
	Static POS Options	\$ -		\$ -	
-	Microtouch AIO (15.6", MSR, 2 Year Standard Warranty)	\$ 1,895.00	\$0.00	\$ -	
5	Microtouch AIO (21.5", MSR, 2 Year Standard Warranty)	\$ 1,995.00	\$9,975.00	\$ -	
-	HP Engage One PRO AIO (15.6", MSR, 2 Year Standard Warranty)	\$ 1,995.00	\$0.00	\$ -	
5	HP Engage One PRO AIO (19.5", MSR, 2 Year Standard Warranty)	\$ 2,195.00	\$10,975.00	\$ -	
				\$ -	
	Peripherals	\$ -		\$ -	
-	Jonas Thermal Printer - Receipt	\$ 495.00	\$0.00	\$ -	
-	Jonas Kitchen Receipt Printer	\$ 445.00	\$0.00	\$ -	
-	Cash Drawer	\$ 199.00	\$0.00		
		\$ -		\$ -	
	Kitchen Display System	\$ -		\$ -	
3	KDS Stainless Steel AIO 22", Android OS with	\$ 2,395.00	\$7,185.00	\$ -	
	*KitchenGo Premium App	\$ -		\$ -	
	Mounts included - Please Specify Mounting Option	\$ -		\$ -	
	KitchenGo Premium App requires monthly Subscription Service*	\$ -		\$ -	
	* Monthly subscription fee 1-5 displays - \$30.00 per device. 6+ displays - \$25.00 per device.	\$ -		\$ -	
	Shipping and additional training will be billed as incurred				
	Subtotals			\$ -	0.00
	State and Local Taxes (if 0, client is responsible)	0.0%	\$ -		
	(Proposal is valid for a period of 30 days) Total Due Upon Delivery		\$ -		

Total Jonas Annual Support and Enhancement Fees: \$ -

Please Note: Annual support and enhancement fees for the selected modules will be billed separately and directly by Jonas Software. Client is responsible for payment for all training and installation provided. Installation, setup and training fees do not include out-of-pocket expenses for meals, travel and lodging if training is held onsite. These expenses will be billed to the client at cost. Travel time will be billed at 25% of the prevailing rate for all travel time incurred. Shipping charges will be billed to the client. Proposal is valid for a period of 30 days. Any additional training time is billed as incurred. Hardware returns accepted within 30 days and require a 20% restocking fee on all open box items. A service fee of 1.5% per month will be applied to all accounts more than 30 days past due. Past due accounts are reported to TRW an D&B Credit.

Approved by: _____

DATE: _____

PLEASE INDICATE SHIPPING PREFERENCE:

☐ Standard Shipping

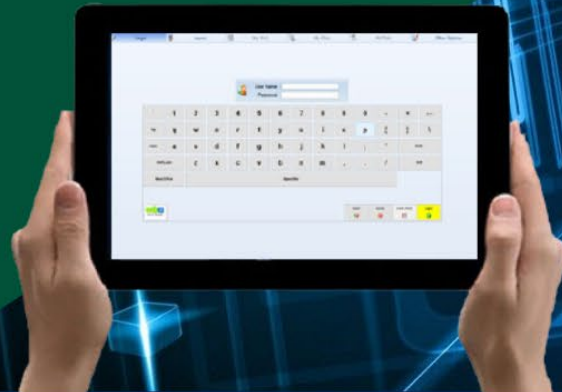
☐ Express Shipping



Jonas Certified Mobile POS Options

Check us out! TTAHardware.club

20+ YEARS OF
INDUSTRY
EXPERIENCE



+1-800-474-2582



@TTAJonas



@TTAJonas



sales@tta.club

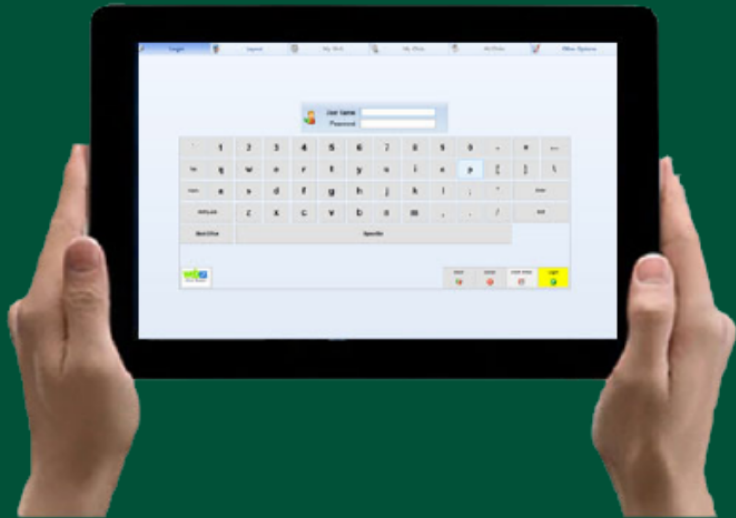


Surface Go 2 for Business

*Required: Remote Desktop (RDP) or Jonas Thin Client.

Features:

- Professional Grade
- Windows 10 Pro (an included upgrade from standard Windows 10 Home in S Mode)
- Heavy duty rugged case with shoulder and hand strap for mobility



Options:

- The Surface 3 year Limited Warranty

Touch Dynamic Quest III

*Required: Remote Desktop (RDP) or Jonas Thin Client



Features:

- 8GB
- Intel® Atom® Cherry Trail Processor
- Ruggedized design confirming to IP54 rating and 4 ft. drop specification
- Standard features including WiFi, Bluetooth, and MSR (encrypted optional)
- Level 3 Certified EMV

Options:

- 8" screen
- 10" screen
- Warranty options

HP Engage Go

*Required: Remote Desktop (RDP) or Jonas Thin Client



Features:

- Windows 10 IoT Enterprise
- Intel i5 Pentium processor
- 8GB DDR3-1866 RAM
- 128 GB M.2 Hard Drive
- 12.3" Diagonal Screen

Options:

- Built in barcode scanner
- MSR



Jonas Certified All-In-One Options

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INDUSTRY
EXPERIENCE



+1-800-474-2582



@TTAJonas



@TTAJonas



sales@tta.club



MicroTouch All-In-One



Features:

- Intel i3 or i5 processor
- 8GB RAM

Options:

- 15.6" screen
- 21.5" screen
- Wall-mount or Desktop Stand
- Built in MSR

HP Engage One Pro

Features:

- Intel i5 processor
- 8GB RAM
- 256 Solid State Drive (SSD)
- Tilting capabilities
- Column Hub

Options:

- Built in barcode scanner
- Built in MSR
- 15.6" screen
- 19.5" screen
- 23.8" screen



M E M O R A N D U M

To: Board of Supervisors, Venetian River Club
Julie Cortina, Vesta Property Services
From: Andrew Kail, General Manager
Date: November 24, 2023
RE: VENETIAN RIVER CLUB

Executive Summary, October 2023

TOTAL REVENUE and EXPENSES

<i>October 2023</i>	<i>Actual</i>	<i>Budget</i>	<i>+/- Budget</i>	<i>Prior Year</i>	<i>+/- '22</i>
Overall Revenue	\$202,772	\$222,152	(\$19,380)	\$205,380	(\$2,608)
Overall Expenses*	\$164,402	\$203,925	\$39,523	\$162,490	(\$1,912)
Net Profit/(Loss)Profit	\$38,370	\$18,227	\$20,143	\$42,890	(\$4,520)

*Includes COGS, Payroll, Operational and Undistributed Expense

<i>Year to Date</i>	<i>Actual</i>	<i>Budget</i>	<i>+/- Budget</i>	<i>Prior Year</i>	<i>+/- '22</i>
Overall Revenue	\$202,772	\$222,152	(\$19,380)	\$205,380	(\$2,608)
Overall Expenses*	\$164,402	\$203,925	\$39,523	\$162,490	(\$1,912)
Net Profit/(Loss)Profit	\$38,370	\$18,227	\$20,143	\$42,890	(\$4,520)

*Includes COGS, Payroll, Operational and Undistributed Expense

Financial Highlights

Food & Beverage:

<i>October 2023</i>	<i>Actual</i>	<i>Budget</i>	<i>+/- Budget</i>	<i>Prior Year</i>	<i>+/- '22</i>
Overall Revenue	\$47,301	\$72,675	(\$25,374)	\$68,770	(\$21,469)
Overall Expenses*	\$9,794	\$11,395	(\$1,601)	\$5,436	(\$4,358)
Net Profit/(Loss)Profit	\$37,507	\$61,280	(\$23,773)	\$63,334	(\$25,827)

*Includes COGS, Payroll, Operational and Undistributed Expense

Overall Revenue	\$202,772	\$222,152	(\$19,380)	\$205,380	(\$2,608)
Overall Expenses*	\$164,402	\$203,925	\$39,523	\$162,490	(\$1,912)
Net Profit/(Loss)Profit	\$38,370	\$18,227	\$20,143	\$42,890	(\$4,520)

*Includes COGS, Payroll, Operational and Undistributed Expense

COST OF SALES, FOOD & BEVERAGE

- MTD Actual COGS, Food = 49.30%
- MTD Budget COGS, Food = 45.0%
- MTD 2022 Actual COGS, Food = 39.82%
- MTD Actual COGS, Beverage = 22.85%
- MTD Budget COGS, Beverage = 31.20%
- MTD 2022 Actual COGS, Beverage = 38.33%
- YTD Actual COGS, Food = 49.30%
- YTD Budget COGS, Food = 45.0%
- 2022 YTD Actual COGS, Food = 39.82%
- YTD Actual COGS, Beverage = 22.85%
- YTD Budget COGS, Beverage = 31.20%
- 2022 YTD Actual COGS, Beverage = 38.33%

COVER COUNTS

Day	Brunch	Lunch	Dinner	Events	Average/Lunch	Avg/Dinner
Wednesday		46	149		12	37
Thursday		32	129		8	32
Friday		59	248		15	62
Saturday		49	142		12	36
Sunday	403				81	

- Food Cost of Sales MTD 49.30% vs 39.82% the previous year vs Budget 45.0%, we have made some traction over 2023. Improved accountability with waste sheet and mgmt. awareness will continue to bring COS down.
- Chef Bryan and Team continue to work on cost saving measures to reduce overall cost. Continued focus with portion control, over production on event nights. Purchasing with an eye on the cost.
- Terese and Team bounced back with solid overall Beverage Cost of Sales MTD has shown great improvements with new house wine selections, the key will be consistency. Bar other will continue to be off with additional items re-classed and the budget showing different, Jigger utilization and proper systems in place will keep the controls inline.

-
- Liquor COS MTD 16.51% vs 32.97% the previous year vs Budget 26.0%. Beer COS MTD 30.56% vs 42.14% the previous year vs Budget 33.50%. Wine COS MTD 27.78% vs 45.0% the previous year vs Budget 38.31%.

LABOR COST, FOOD & BEVERAGE

- Terese & Team continue to work with new staff members to learn and improve steps of service. Increased staffing levels are a priority. Staffing needs 5-PT Servers, 1-PT Cook, 2-PT Bartenders. Thanksgiving Event required Temp Service employees also Pool Tech outside in November.

<i>October 2023</i>	<i>Actual</i>	<i>%</i>	<i>Budget</i>	<i>%</i>	<i>+/- Budget</i>
Salaries & Wages, F & B	\$45,129	177.8%	\$66,454	185.0%	\$21,325
<i>Year to Date</i>					
Salaries & Wages, F & B	\$45,129	85.6%	\$66,454	95.9%	\$21,325

- Labor Cost we continue to trim staff. Yet temp agency hours were much needed for Thanksgiving Event. Staff training is still an ongoing opportunity with servers.

OTHER AREAS OF CONCERN

- Maintenance Annual Contracts Need Signed Veterans Air.
- Large Expense AC Repair 862. Unit Froze Up, 2 – Pole Contactors.

December & January Monthly Highlights:

- Thursday & Saturday alternating Theme Dinners continue to be successful and well attended.
- New Outdoor Live Streaming Concerts Queen very successful Next Event scheduled **January Bon Jovi Concert** "Weather Permitting"

12/06/2023	Toys for Tots Luncheon
12/08/2023	Holiday Dinner Dance
12/17/2023	Brunch with Santa
12/31/2023	NY Eve Gala Celebration
01/04/2024	Soupalouza & Salad Bar Dinner Event
01/05/2024	Tiki Under the Stars Entertainment (Generation Gap)

01/11/2024	Italian Pasta Dinner Buffet
01/18/2024	Mothers House Dinner Event
01/20/2024	Bo Jovi Outdoor Live Stream Concert Poolside
01/25/2024	Asian Buffet Dinner Event

VESTA 2024 OPERATIONAL GOALS @ THE RIVER CLUB

- F&B REVENUE MEETING OR EXCEEDING BUDGET IS NOT ATTAINABLE VS
- BUDGET THAT INCLUDES PREVIOUS YEARS BANQUETS AND ADDED ANNUAL
- INCREASE.

- FOCUSING ON THE DETAILS OF EXECUTION AND BUILDING SALES
- THROUGH IMPROVED HAPPY HOUR, NEW MENU SELECTIONS, IMPROVED
- ENTERTAINMENT & SPECIAL EVENTS. NOW THAT MORITURIUM WAS LIFTED BY BOS, STARTING TO RE-BUILD LOSS BANQUET REVENUE AND UTILIZING DOWN TIME WITH IMPROVED WEEKLY EVENTS.

- BUILD TOGO BUSINESS, AFTER SUCCESSFUL THANKSGIVING HOILDAY WITH
- 102 ADULT MEALS & 2 CHILD MEALS SOLD TOGO. BIG OPPORTUNITY TO INCREASE REVENUE.

- LABOR COST VS BUDGET IS NOT ATTAINABLE, WITH VERY FEW DOLLARS IN TEMP LABOR (CONTRACT LABOR) VS PREVIOUS YEARS DOLLARS SPENT. UNREALISTIC, EFFICIENCY IS OUR GOAL AND BUILDING STAFF IS THE FOCUS.

- STAFFING & TRAINING PRIORITY, NEEDED HIRING 2 PT BARTENDERS, 4PT SERVERS & 1 PT COOK & 1 PT POOL TECH.

- FOOD COST TO MEET BUDGETED 45% FOR THE YEAR.

- LIQUOR, BEER, WINE COMBINED COST TO COME IN AT 30% FOR THE YEAR,
- WHICH WILL RESULT IN BEING BELOW BUDGET.

Tab 4



QUOTE

Number AAAQ1549
Date Nov 3, 2022

5265 University Pkwy
Unit 101-175
Univeristy Park, FL 34201
941.705.9782

Sold To

Venetian Community Development D
Keith Livermore
102 Pesaro Dr
North Venice, Florida

Bill To

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

Your Sales Rep

Paul Savage
9417059782
paul@universalacc.com

Phone
Fax

Phone
Fax

Here is the quote you requested.

Terms

P.O. Number

Ship Via

Qty	Description	Unit Price	Ext. Price
	Rear Gate Access Project:	\$35,523.09	\$35,523.09
	Install New Operators and Access system for residents at back gate. Magnetic operators to be same as front (6 week lead time)		
	System will work with existing Keri access at front gate		
	Move 1 Swing gate operator to opisit side Setup automatic closure of rear swing gate at set time setup safety for gates to close.		
	All gates will not operate except for emergency vehicle		
	Setup will allow entry and exit at rear gate durring set hours		
	Additional to this part of the project we would like to plan for a median This curb/meadian to be provided by customer. We have alot an amount for something basic.		
	Materials:		
	(2) Magnetic Barrier arm operators		
	Base for operator		
	(2) Loop for safty close and loops		
	(2) Loop Detector and loops		
	Electrical setup for operator		
	AWID vehicle reader		
	Pole for Reader		
	Hid -long range card reade, rebuild 1 operator		
	2D Keri Panel		

Qty	Description	Unit Price	Ext. Price
-----	-------------	------------	------------

RM3 Keri

Outdoor Enclosure For Equipment/Move all Existimng to this enclosure

Install and Setup

2 Cameras For back gate and pole,cablng and setup

\$1,500.00

\$1,500.00

		SubTotal	\$37,023.09
		Tax	\$0.00
		Shipping	\$0.00
		Total	\$37,023.09

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

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

To accept this quote please sign and return:

Thank you for your business!

Signature

Date

Inside Property

Swing gate operator
moved from front side

Swing gate operator
original location

Swing gate exit side

Swing Gate Entrance Side

BARRIER ARMS LIGHTED

BARRIER ARMS LIGHTED

New Barrier Operator

New Barrier operator

Card Reader

AWID reader

Tab 5

**FOURTH ADDENDUM TO THE CONTRACT
FOR
PROFESSIONAL LANDSCAPE INSPECTION SERVICES**

This Fourth Addendum to the Contract for Professional Landscape Inspection Services (this “**Addendum**”), is made and entered into as of the _____ day of _____, 20____ (the “**Effective Date**”), by and between **Venetian Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Sarasota County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the contract for Professional Landscape Inspection Services dated September 19, 2016 (the “**Contract**”), incorporated by reference herein; and

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

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

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

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

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

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

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY:

PRINTED NAME:

William J. Rizzetta

TITLE:

President

DATE:

COMMUNITY:

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

BY:

PRINTED NAME:

TITLE:

DATE:

EXHIBIT A

Schedule of Fees

STANDARD ON-GOING SERVICES:

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

MONTHLY

\$900

ADDITIONAL AND LITIGATION SUPPORT SERVICES:

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

Job Title:	Hourly Rate:
Principal	\$500.00
VP/CFO/COO	\$450.00
Director	\$250.00
Information Technology Manager	\$225.00
Regional District Manager	\$225.00
Financial Services Manager	\$225.00
Accounting Manager	\$225.00
Regional Licensed Community Association Manager	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Clubhouse Manager	\$175.00
Senior Helpdesk Support Engineer	\$175.00
Financial Analyst	\$150.00
Division Manager Landscape Inspection Services	\$150.00
Senior Accountant	\$150.00
Collections Manager	\$125.00
Landscape Specialist	\$125.00
Financial Associate	\$125.00
Community Association Coordinator	\$100.00
Staff Accountant	\$100.00
Information Technology	\$100.00
Accounting Clerk	\$85.00
Administrative Assistant	\$85.00

Tab 6




Addendum/Amendment/Renewal
To
Security Service Agreement

With the exception of the following changes, all terms and conditions of the previously entered into Access Control Services Agreement remain in full force and effect and are incorporated herein by reference.

Date of Addendum: 12/7/23

Client: Venetian CDD
105 Pesaro Dr
Nokomis, FL. 34275

Effective April 1, 2024. Numbers shown below represent the estimated 2024 access control budget, annualized.



Venetian CDD Security Budget: 2024

Venetian CDD	2024 Budget (est)				
	Wage	Bill Rate	Weekly Hours	Weekly Cost	Annual Cost
Gate/Patrol Officers	\$ 16.48	\$ 22.91	296.00	\$ 6,781.36	\$ 352,630.72
Site Supervisor	\$ 18.54	\$ 25.78	40.00	\$ 1,031.20	\$ 53,622.40
	Subtotal:		336.00	\$ 7,812.56	\$ 406,253.12
Holidays / OT - Gate/Patrol Officers	\$ 24.72	\$ 34.37	7 holidays		\$ 3,208.80
Holidays / OT - Site Supervisor	\$ 27.81	\$ 38.67	7 holidays		\$ 721.84
Equipment & Other Items					
Vehicle			\$ 1,500.00	Monthly	\$ 18,000.00
HeliaUS			\$ 199.99	Monthly	\$ 2,399.88
Medical & Benefits Package			included in above		-
				Subtotal:	\$ 430,583.64
				Sales Tax, 7%	\$ 30,140.85
				Annual TOTAL	\$ 460,724.49
				Bi Weekly Avg	\$ 17,720.17
				Monthly Avg	\$ 38,393.71

Allied Universal Security Services:

Venetian CDD:

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Signature: _____

Signature: _____

Date: _____

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, December 11, 2023 at 9:32 a.m.** held at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

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

Also present were:

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

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. Bracco led the Board and audience in reciting the pledge of allegiance.

THIRD ORDER OF BUSINESS

Amended the Agenda

Ms. Blandon advised that Ms. Terrana requested to amend the agenda to add landscaping proposals that she obtained from LMP and Troy's Tropics to go under Business Items. Board discussion ensued and it was decided to add the proposals under Staff Reports

after the Landscape Inspection report.

On a Motion by Mr. Booker, seconded by Mr. Bracco, with all in favor, the Board Amended the Agenda to add the Proposals obtained for Landscaping from LMP and Troy's Tropics under Business Items, for the Venetian Community Development District.

FOURTH ORDER OF BUSINESS

Public Comment

Ms. Blandon advised that she would now open the floor for public comment, she reminded attendees to limit public comments to three minutes per person.

Ms. Perotti addressed the Board regarding the landscaping post hurricane. She stated that it has been suggested that a landscape architect should be employed to ensure the plants that are planted survive and look appropriate. Ms. Perotti stated the District looks run down.

Mr. Goodman addressed the Board regarding his email from the November meeting. He advised the email addressed the budgeted assessment or subsidy per household. Mr. Goodman stated the District is losing money.

Ms. Appolonia read a statement to the Board on behalf of Tim Carr, who could not attend the District Meeting. Ms. Appolonia questioned the Board regarding the ice machine that is under lease. Ms. Appolonia was advised she will need to speak with Mr. Kail if the issue occurs in the future.

Ms. Schimberg addressed the Board regarding a job well done by the River Club staff for the First Ladies Luncheon, Toys for Tots event, and the Holiday Dinner Dance. Ms. Schimberg stated she received many compliments from residents regarding the event. Ms. Schimberg advised the Board there should be term limits on liaisons attached to Advisory Committees as there have been concerns lately.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

Mr. Fowler reviewed the Landscape Inspection Report as contained in the agenda package; he advised he has requested proposals from LMP regarding items 4, 10, 23, and 28 and has not received them. He stated that seven pine trees on the East end of the Medici berm need to be removed. He stated that the Washington Palms are dead and need to be removed. Mr. Fowler advised # 23 refers to a previous report regarding leaning Ligustrums laying on shrubs behind the Tiziano monument on Padova Way. He stated there are a couple of trees leaning at the emergency exit area on the West end of the property on Padova Way. Mr. Fowler advised he focused on these items due to the possible liability if anybody happens to walk in these areas and gets hurt. He stated the area where the bougainvillea trees were removed, there is a depression that needs to be filled in as the sod has settled. Mr. Fowler advised the Board that he and a LMP representative met with homeowners behind Bolanza

Court. He went into their backyards and took pictures and listened to the homeowners' concerns. Mr. Fowler stated that he was able to receive the blueprints and was able to measure to the wetlands. He advised the ornamental grass is in the wetlands. Mr. Fowler suggested the Board purchase signs that indicate where the wetlands are and remove one row of ornamental grasses to define the wetland area. Mr. Fowler responded to questions from the Board. The Board requested that LMP provide a proposal to remove the first row of ornamental grass from the wetlands.

Mr. Booker requested information regarding replacement trees after Hurricane Ian. Ms. Terrana advised the Board, the Landscape Advisory Committee is working step by step through a priorities list and an overall plan to replace the landscaping, including the fallen trees. Ms. Terrana responded to questions from the Board. She stated that she would provide the Board with an updated priorities list and plan for the next meeting.

Ms. Terrana obtained a proposal for landscaping along Veneto Boulevard, which would include the buffer areas and replacing the mulch with sod, including the viburnum, from LMP for \$103,323 and from Troy's Tropics for \$146,647. Ms. Terrana stated the Landscaping Advisory Committee recommended the LMP proposal. Board discussion ensued regarding installation of the landscaping.

On a Motion by Mr. Booker, seconded by Mr. Bracco, with all in favor, the Board Approved the Proposal from LMP for \$103,323 to replace Sod along Veneto Boulevard, and install Viburnum along Veneto Boulevard, for the Venetian Community Development District.

B. District Engineer

Mr. Schappacher advised the Board that he has been pursuing the pickleball fence contractor to order the sound panel since September. He stated the vender, ASAP Fencing signed the contract on June 22, with a start date of August 7. He advised the total completion time was 45 days. Mr. Schappacher advised the Board due to delays the start date was pushed to September 19. Mr. Schappacher stated the delivery time for the sound panels was approximately three weeks and after repeated efforts to work with the representative he called and left a detailed message for the President of the company advising how disappointed the District is by the delays. Mr. Schappacher stated he expected to hear from the President of ASAP Fencing after that message; however, the representative called and stated the sound panel would be delivered in seven weeks. He advised the next production run is January 15, meaning the District would not receive the product until February. Mr. Schappacher advised that with Mr. Booker's assistance, he found another vendor that originally quoted the District in 2019. He advised the Board the price quoted last week was \$18,771.60, which does not include installation. Mr. Schappacher advised he discussed with Mr. Cohen terminating the contract with ASAP Fencing, so the District can use the money to contract another vendor for the sound panel. Board discussion ensued regarding the alternative solution for the installation of the fence, sound panel, and the contract with ASAP Fencing. The Board discussed providing a notice to the vendor by District Counsel. Mr. Schappacher is going to contact ASAP to have

141 the fence work complete.

142
143 Ms. Terrana requested an update on the manhole covers. Mr. Schappacher stated
144 the vendor advised him that the asphalt company the vendor partnered with had a
145 falling out and the vendor plans on doing the work himself. Mr. Schappacher will
146 follow up with the vendor.

147
148 C. District Counsel

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

151
152 D. River Club

153 Mr. Kail reviewed the Executive Summary with the Board. Mr. Kail responded to
154 questions from the Board regarding sales and year to year comparisons. He advised
155 the Board regarding staff and budget. Mr. Kail advised the Board the AC for the Men's
156 locker room needs to be replaced or repaired. He advised the Board regarding
157 upcoming events. Several of the Board members complimented the River Club staff.
158 Mr. Kail answered questions regarding the fitness class violations. Mr. Kail stated he
159 would discuss with the staff and review the Board's concerns. The Facilities Advisory
160 Committee will review the AC unit replacement that is needed.

161
162 E. Field Manager

163 Mr. Livermore advised the Board that LMP is removing the dead palms. He advised
164 that on Laurel Road there are three dead palms that Mr. Fowler had mentioned,
165 advising that he received a proposal to remove the palms from a different company.
166 Mr. Livermore advised he is still waiting on the City to complete repairs of the fence
167 on Laural Road. He advised that he requested another bid for the gates. The Board
168 advised they will be tabling the gate proposal, agenda item 5H, until they receive the
169 second proposal provided by the Field Manager. Mr. Livermore responded to
170 questions from the Board regarding lighting around the front entrance of the River
171 Club. Ms. Pozarek offered Facilities Advisory Committee assistance to Mr. Kail to
172 help with the lighting concerns around the front of the River Club entrance. Mr.
173 Livermore advised that he has requested LMP to provide a low voltage lighting
174 proposal in the landscaping areas in the past.

175
176 The Board took a brief recess at 10:56 a.m. and was back on the record at 11:09 a.m.

177
178 F. District Manager

179 Ms. Bandon advised the next meeting of the Board of Supervisors is scheduled for
180 Monday, January 22, 2024, at 9:30 a.m. and a workshop is scheduled for Monday,
181 January 8, 2024, at 9:30 am. Board discussion ensued. The Board recommended
182 having a workshop on Monday, January 8, 2024, at 8:30 a.m. and the Board of
183 Supervisors meeting will be held on Monday, January 8, 2024, at 9:30 a.m.

184
185 Ms. Bandon provided an update on FEMA; she advised there is a new Program
186 Delivery Manager. The Program Delivery Manager is asking for information
187 already provided. Ms. Bandon advised the Program Delivery Manager has

questions relating to the River Club and those that can utilize the facilities. She advised the Board that a determination has been made for one of the other districts in Fort Myers and it was not favorable. She advised the Board the Fort Myers District has 60 days to file an appeal. Ms. Blandon explained the Determination memo to the Board and the appeal process. She advised the Board that a determination could be the same for this District.

Ms. Blandon responded to questions from the Board regarding the audit which will begin in June. Ms. Pozarek requested the information from Dana Investments be provided as a PDF and added into the digital agenda.

SIXTH ORDER OF BUSINESS

Public Hearing for to Adopt a New Fee and Amendments to the Rules for Usage of the Tennis Facilities

Mr. Cohen reviewed the background to the public hearing and provided an overview of the process.

On a Motion by Mr. Bracco, seconded by Ms. Terrana, with all in favor, the Board Opened the Public Hearing Regarding a New Fee, and Amendments to the Rules for Usage of the Tennis Facilities, for the Venetian Community Development District.

Ms. Blandon reminded the public that public comments are only open for the Tennis Fees at this time.

Ms. Schimberg inquired if a portion of the private lesson fees were returned to the River Club.

Mr. Booker advised Ms. Schimberg the District gets rental fees for Non-Residents.

On a Motion by Mr. Bracco, seconded by Mr. Booker, with all in favor, the Board Closed the Public Hearing Regarding a New Fee and Amendments to the Rules for Usage of the Tennis Facilities, for the Venetian Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Amending the District's Rules and Rates for Use of Its River Club Tennis Facilities

Mr. Smaha suggested not having names on the costs per hour, so the information does not have to be updated often. Mr. Smaha advised raising the non-resident fees to be closer to the resident fees as the fees have not changed in several years. Board discussion ensued regarding yearly costs for non-resident Tennis fees, Non-residents receive the same amenities that residents receive. The Board decided to discuss the non-resident fees on January 8th however, they will change the fees closer to the budget as there are only five non-resident members. The Board agreed to change gratuity fees from

18% to 20%, 22% for Special events, and 24% for Banquets. Ms. Pozarek pointed out the private tennis lessons are substantially higher than other Tennis Clubs. She feels it might harm the River Club.

On a Motion by Mr. Booker, seconded by Mr. Bracco, with all in favor, the Board Adopted Resolution 2024-03, with changes as noted, Amending the District's Rules and Rates for Use of Its River Club Tennis Facilities, for the Venetian Community Development District.

EIGHTH ORDER OF BUSINESS

Appointment of Advisory Committee Members for Expiring Terms

Ms. Bandon advised that she provided a PDF to the Board members with a list of intents received, from those who are interested in being appointed to an Advisory Committee.

Mr. Smaha spoke first advising that three positions were available on the Reserve Study Advisory Committee, two of those people sent in an email to Ms. Bandon and the other one only notified Mr. Smaha who notified Ms. Bandon. Ms. Bandon advised that she added all three individuals, and advised it is a decision that the Board would have to make. Mr. Smaha advised he would prefer incumbents on the Advisory Committee as they are familiar with what is going on with the Advisory Committees. Mr. Smaha advised he would prefer for the Reserve Study Advisory Committee; Don Regier, Mark Middlebrook, and David Moy and add Byron Mattson in later, when one of the Reserve Study Advisory Committee members moves.

Ms. Terrana advised there are three seats available; all three individuals have indicated they would like to retain their seats for the next term on the Landscaping Advisory Committee. She indicated the three individuals are Lynn Mattson, Debbie Gericke, and Harry Wildman.

Ms. Terrana advised for the Social and Dining Advisory Committee there were four seats available and one individual who has decided to resign, Joe Brown. She stated that Ms. Linda Cautero has made the intent to continue, which she requested to accept. Ms. Terrana stated she has four individuals who have made their intent to be on the Social and Dining Advisory Committee. These individuals are Darlene Schimberg, Sue Herbst Decker, Virginia Jenny Keller, and Robin Kovacs.

Ms. Pozarek advised that she has three term expirations for the Facilities Advisory Committee. She advised that Bob Ruffatto and Tim Carr have made their intent to be on the Advisory Committee. Rich Goodman has also made his intention to be on the Facilities Advisory Committee, however, was late in submitting his intent. Board discussion ensued regarding asking Mr. Goodman to resubmit his intent at later date for the Advisory Committee, however Ms. Pozarek stated she would prefer not to wait. She said part of the reason Mr. Goodman was late in sending in his intent was her fault and Mr. Goodman attends all the Facilities Advisory Committee meetings.

Mr. Booker started with the Fitness Advisory Committee. The two individuals are Arch Audrey Gordon and Robert Short. Mr. Booker indicated that Arch Audrey Gordon has some passport issues and will be unable to serve at this time.

Mr. Booker continued to the Racquet Sports Advisory Committee. He advised that he had three seats expiring and all three individuals have indicated that they are requesting to fill their seats for the next term on the Racquet Sports Advisory Committee. These individuals are Pat Hinsch, Brenda Mike, and Karen Wilson.

On a Motion by Mr. Bracco, seconded by Mr. Smaha, with all in favor, the Board Appointed Don Regier, Mark Middlebrook, and David Moy to the Reserve Study Advisory Committee; Linda Cautero, Darlene Schimberg, Sue Herbst Decker, Virginia Jenny Keller, and Robin Kovacs to the Social and Dining Advisory Committee. Lynn Mattson, Debbie Gericke, and Harry Wildman to the Landscape Advisory Committee; Bob Ruffatto, Tim Carr and Rich Goodman to the Facilities Advisory Committee; Robert Short to the Fitness Advisory Committee; Pat Hinsch, Brenda Mike, and Karen Wilson to the Racquet Sports Advisory Committee, for the Venetian Community Development District.

NINTH ORDER OF BUSINESS

Discussion and Consideration of Proposals for POS Systems

Mr. Kail gave an overview on the POS System in detail, he advised the total costs of Jonas is \$62,145 for purchasing the POS outright instead of by lease. Mr. Kail stated he also looked at NorthStar POS system, however, the Jonas was the most comprehensive system of the two. He advised the Jonas system would combine three different current systems under one system and is a user-friendly system. Mr. Kail responded to questions from the Board regarding POS licenses for each handheld for servers. Board discussion ensued regarding costs of hardware, software, training, and licensing for the various systems and costs. Mr. Kail advised he will make a request from the vendor for a confirmation of proposal to remain the same for 60 days. Ms. Blandon advised the Board they would need to determine a source of funding for the POS system.

The Board took a brief recess at 12:36 p.m. and was back on the record at 12:46 p.m.

TENTH ORDER OF BUSINESS

Discussion of 2024 Resident Survey Regarding River Club Amenities

The Board tabled this discussion to the January 08, 2024 meeting.

ELEVENTH ORDER OF BUSINESS

Discussion of Vesta Goals for 2024

The Board tabled this discussion to the January 08, 2024 meeting.

TWELFTH ORDER OF BUSINESS

Discussion of RFID Report and Options from River Club General Manager

The Board tabled this discussion until the matter of the POS has been decided.

THIRTEENTH ORDER OF BUSINESS

**Ratification of the Audit for Fiscal Year
end September 30, 2022 as Prepared by
Berger, Toombs, Elam, Gaines & Frank**

Ms. Blandon provided an overview of the Audit for Fiscal Year end September 30, 2022 as Prepared by Berger, Toombs, Elam, Gaines, and Frank. She 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 Acceptance of the Audit for Fiscal Year end September 30, 2022 as Prepared by Berger, Toombs, Elam, Gaines & Frank, for the Venetian Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Discussion and Consideration of
Universal Access Proposal for Rear
Gate Access Project**

The Board tabled this discussion to the January 08, 2024 meeting as Mr. Livermore is obtaining a second proposal from a different vendor.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Coastal Concrete
Products, LLC Proposal for Perimeter
Fence**

Mr. Livermore presented the Coastal Concrete Products, LLC proposal for perimeter fence. A Board member asked why the proposal was dated for January 1st. Mr. Livermore advised that Coastal Concrete Products, LLC arrived onsite, and they notified the District they would not be available to complete the work for up to a year or longer, however they would honor the pricing. Board discussion ensued.

On a Motion by Mr. Bracco, seconded by Ms. Terrana, with all in favor, the Board Approved the Coastal Concrete Products, LLC Proposal for Perimeter Fence totaling \$7,100.00, Subject to Preparation of a Contract by Counsel, for the Venetian Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
November 13, 2023**

Ms. Blandon presented the minutes of the Board of Supervisors meeting held on November 13, 2023, and asked if there were any questions, comments, or changes to the minutes. There were none.

On a Motion by Mr. Bracco, seconded by Mr. Smaha, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on November 13, 2023, for the Venetian Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Ratification of the Operations and
Maintenance Expenditures for the
Month of October 2023**

Ms. Bandon advised the expenditures for the period of October 1-31, 2023, totaled \$187,601.15, she 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 Month of October 2023 (\$187,601.15), for the Venetian Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Consent Items

Ms. Bandon advised the consent items consist of the Facilities Advisory Committee Minutes of October 3, 2023; Fitness and Pool Advisory Committee Minutes of October 18, 2023; Landscaping Advisory Committee Minutes of September 18, 2023; Racquet Sports Advisory Committee Minutes of October 9, 2023; Reserve Study Advisory Committee Minutes of September 19, 2023; Reserve Study Advisory Committee Minutes of October 16, 2023; Social and Dining Advisory Committee Minutes of October 11, 2023. She asked if there were any questions. Board discussion ensued regarding listing audience names in the Advisory Committee Minutes and the Board agreed that they did not need to list every audience member who attended the Advisory Committee Meetings.

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

NINETEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

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

Mr. Smaha stated the Reserve Study Advisory Committee is updating the Reserve Study. He advised that all Advisory Committees in their December and January meetings to address the information they need to provide to the Reserve Study Advisory Committee with the most updated information for the Reserve Study Advisory Committee Meeting in January. Ms. Bandon advised that there was an email regarding the reserve items that should be added. Board discussion ensued regarding the reserve items.

Mr. Smaha stated he is concerned regarding the residents who come in and spend a lot of time questioning how to run the River Club instead of letting management run the River Club. Board discussion ensued regarding streamlining the communication from the residents.

Mr. Bracco inquired as to the piano that a resident offered to loan the River Club. Mr. Cohen was asked to draft a letter that will advise the owner of the piano that the District is not responsible for damage.

Mr. Booker wished the Board a Happy Holiday.

Ms. Terrana requested information regarding where Mr. Goodman obtained his email list for the community. Mr. Kail advised the list came from Constant Contact.

Ms. Pozarek advised that she is keeping a tally of what the District is spending against the assessment.

Ms. Pozarek stated she wanted to address the comment regarding her being outside her lane from the last meeting. She advised the Board that this is how she processes data and was looking for information for herself.

TWENTIETH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Bracco, seconded by Mr. Booker, with all in favor, the Board adjourned the meeting at 1:17 p.m., for the Venetian Community Development District.
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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 November 2023 For Board Approval

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

The total items being presented: **\$232,623.45**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Venetian Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Number	Invoice Number	Invoice Description	Invoice Amount
AAACS LLC	100494	1267	Site Demolition 10/23	\$ 12,300.00
AMF Mark Mobile Welding, LLC	100505	2625	Weld Mail Box- 08/23	\$ 100.00
AMF Mark Mobile Welding, LLC	100505	2626	Weld Mail Box- 08/23	\$ 120.00
AMF Mark Mobile Welding, LLC	100505	2645	Weld Mail Box- 10/23	\$ 100.00
AMF Mark Mobile Welding, LLC	100505	2658	Weld Mail Box- 11/23	\$ 100.00
Berger, Toombs, Elam, Gaines & Frank CPA	100517	364643	Auditing Services 09-30-22	\$ 5,700.00
CA Florida Holdings LLC dba The Sarasota Herald Tribune	100506	0005988501	Account #526049 Legal Advertising 10/23	\$ 327.85
City of Venice	100518	44300-59516 10/23	Guardhouse - 101 Veneto Blvd 10/23	\$ 68.89
City of Venice	100518	76604-72272 10/23	Guardhouse - 101 Veneto Blvd 10/23	\$ 8.12
Clean Sweep Parking Lot Maintenance Inc	100488	52812	Street Sweeping 09/23	\$ 450.00
COMCAST	100496	8535 10 050 0435487 11/23	Guardhouse Phone & Internet 11/23	\$ 126.85
COMCAST	20231106-1	8535 10 050 0439604 11/23 ACH	Guardhouse Phone & Internet 11/23	\$ 351.14

Venetian Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Number	Invoice Number	Invoice Description	Invoice Amount
Custom Reserves LLC	100497	SU1069.24	Site Visit 10/23	\$ 5,400.00
Electric Supply	100498	S3669139.001	Knuckle Mount 09/23	\$ 268.84
Electric Supply	100498	S3675435.001	Lighting Supplies 10/23	\$ 999.30
Florida Department of Commerce	100499	88625	Special District Fee FY2023/2024	\$ 175.00
Florida Power & Light Company	20231114-1	FPL Summary 10/23 Auto-Pay	FPL Summary 10/23	\$ 3,924.58
Frontier Florida, LLC	20231106-2	941-485-8500-120513-5 10/23 ACH	Field Manager Phone 10/23	\$ 333.83
Landscape Maintenance Professionals, Inc.	100489	179094	Contract Increase 07/23-10/23	\$ 7,785.00
Landscape Maintenance Professionals, Inc.	100489	179152	Irrigation Repairs 10/23	\$ 234.00
Landscape Maintenance Professionals, Inc.	100489	179164	Remove & Replace Plants 10/23	\$ 558.00
Landscape Maintenance Professionals, Inc.	100508	179747	Irrigation Repair 10/27	\$ 180.00
Landscape Maintenance Professionals, Inc.	100521	179396	Irrigation Repairs 10/23	\$ 300.00
Landscape Maintenance Professionals, Inc.	100521	179612	Monthly Maintenance & Irrigation 10/23	\$ 29,683.33

Venetian Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	100521	179721	Sod & Mulch 10/23	\$ 4,426.00
Landscape Maintenance Professionals, Inc.	100521	179745	Irrigation Repair 10/23	\$ 360.00
Landscape Maintenance Professionals, Inc.	100521	179746	Irrigation Repairs 10/23	\$ 180.00
Landscape Maintenance Professionals, Inc.	100521	179809	Fertilizer 10/23	\$ 7,050.00
Landscape Maintenance Professionals, Inc.	100521	179810	Pest Control 10/23	\$ 750.00
Landscape Maintenance Professionals, Inc.	100521	179881	Irrigation Repairs 11/23	\$ 75.00
Landscape Maintenance Professionals, Inc.	100521	179885	Gravel 11/23	\$ 522.50
Landscape Maintenance Professionals, Inc.	100521	179720	Pickle Ball 10/23	\$ 11,424.25
Landscape Maintenance Professionals, Inc.	100500	178961	Irrigation - Pickleball Area 09/23	\$ 1,000.00
Landscape Maintenance Professionals, Inc.	100500	178962	Irrigation - Pickleball Area 09/23	\$ 2,250.00
Lykins Signtek, Inc.	100501	202088	Reset Street Signs 12/22	\$ 3,630.00
Metro PSI Corp	100507	52691	Quarterly Preventative Maintenance 09/23	\$ 445.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Number	Invoice Number	Invoice Description	Invoice Amount
Persson, Cohen & Mooney, P.A.	100509	4326	Legal Services 10/23	\$ 18.50
Persson, Cohen & Mooney, P.A.	100509	4354	Legal Services 10/23	\$ 4,895.10
Rizzetta & Company, Inc.	100487	INV0000084917	District Management Fees 11/23	\$ 6,642.42
Rizzetta & Company, Inc.	100492	INV0000084873	Personnel Reimbursement 10/23	\$ 7,571.47
Rizzetta & Company, Inc.	100493	INV000085027	Cell Phone 10/23	\$ 50.00
Rizzetta & Company, Inc.	100504	INV0000085049	Amenity Management & Personnel Reimbursement 11/23	\$ 8,780.26
Rizzetta & Company, Inc.	100516	INV0000085678	Personnel Reimbursement 11/23	\$ 8,141.82
Schappacher Engineering, LLC	100510	2566	Engineering Services 10/23	\$ 4,125.00
Solitude Lake Management, LLC	100522	PSI021805	Fountain Repairs 10/23	\$ 1,104.45
Solitude Lake Management, LLC	100522	PSI023889	Semi- Annual 11/01/23-04/30/24	\$ 554.26
Solitude Lake Management, LLC	100522	PSI023893	Lake Monthly Maintenance 11/23	\$ 4,321.00
Solitude Lake Management, LLC	100522	PSI023916	Quarterly Maintenance 11/01/23- 01/31/24	\$ 12,268.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southworth Solutions, LLC	100513	1443	Software License Fees 11/23	\$ 224.00
Staples	100490	3549635372	Office Supplies 10/23	\$ 162.10
Staples	100502	3551225043	Office Supplies 10/23	\$ 428.10
Universal Protection Service, LLC	100503	14805705	Security Services 09/01/23-09/28/23	\$ 32,112.96
Universal Protection Service, LLC	100519	14917847	Security Services 09/29/23-10/26/23	\$ 31,724.06
Venetian CDD River Club	100491	230728	Reimbursement for MPS Invoices 07/23	\$ 7,513.99
Water Boy Inc.	100511	00426234	Finance Charge 10/23	\$ 0.23
Water Boy Inc.	100514	21107808	Water Delivery 11/23	\$ 43.25
Water Equipment Technologies of Southwest Florida LLC	100512	23005	Quarterly Maintenance 10/23	\$ 85.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Water Equipment Technologies of Southwest Florida LLC	100515	23033	Weekly Fountain Maintenance 10/23	<u>\$ 150.00</u>
Total Report				<u>\$ 232,623.45</u>

Tab 9

VENETIAN COMMUNITY DEVELOPMENT DISTRICT
502 VENETO BOULEVARD, NORTH VENICE, FL 34275
FACILITIES ADVISORY COMMITTEE MEETING
November 7, 2023 Minutes

Attending:

Mark Kissinger, FAC Chair
Bob Ruffatto, FAC Member (Via Phone)
Bob Crane, FAC Member
Tim Carr, FAC Member
Bill Phillips, FAC Member
Jill Pozarek, VCDD FAC Liaison
Miles Cleary, Maintenance Supervisor
Guests: Eric Lerch from Lerch Painting
Scott Carpenter from Sustinere Construction

1. Call to Order: Meeting called to order by Mark Kissinger at 3:02 pm.
2. A quorum was present. The committee approved the phone participation of Bob Ruffatto on a motion by Bill Phillips and seconded by Bob Crane.
3. Public Comment: None
4. Minute Approval: The October 3, 2023, FAC Minutes were approved unanimously on a motion by Bob Ruffatto and seconded by Bob Crane.
5. River Club Maintenance: Contractors Eric Lerch and Scott Carpenter attended to explain the complexity of needed tower repairs and repainting. Special equipment is necessary due to the height of the towers. They provided quotes (attached to minutes) for repairing the towers and painting the entire River Club exterior (a \$63K to \$68K project).

The FAC requested a quote for a second paint coat (if we change colors to update the club appearance) and quotes for painting the security gatehouse, tennis shed and pool bar if we want all buildings painted. If the building exterior painting is delayed, the information will be useful for the new reserve study.

Vesta will obtain an estimate to repair and repaint the two damaged towers. The tower repairs must be completed now to avoid additional damage and correct the unsightly appearance. The other building painting can be delayed a year or two, but additional cost will be incurred if we subsequently decide to change colors. Once we have additional information, it will be shared.

6. Pool Bar Protection: The FAC and Vesta have recommended the installation of a fabric pool bar enclosure to enhance security, reduce labor and minimize storm damage. The motorized screens would cover and secure the 3 open sides of the Pool Bar when closed for business. Storm Smart is the vendor of choice with a turnkey cost of \$20,105. Storm Smart does not make an unmotorized pull down metal shutter. The weight of the material makes it impractical. Metal shutters have been considered and rejected previously because of concern about the appearance when it gets dented during normal use.

The following led to the committee's recommendation of Storm Smart:

- Lifetime Warranty on the Fabric capable of withstanding 120 MPH winds without tie downs.
- They manufacture the fabric and metal track.
- There is no "seam" in any of the fabrics.
- The manufacturing facility, and corporate offices are located in Fort Meyers. Installation is by Storm

Smart employees.

- The motorized shutters can be individually operated to stop at any height.
- The shutters have manual overrides to open/close in the event of a power failure.
- All electrical work, permits, and inspections are included.
- All work will be coordinated by Vesta to minimize disruption.

VGRC Benefits

- The roll down shutters will prevent unauthorized use of the bar equipment and supplies and increase cleanliness.
- The Shutters will provide storm protection and extend the useful life of the equipment and furnishings.
- The shutters can be used during business hours to provide additional shade.
- The shutter installation will reduce labor and simplify opening and closing the Tiki Bar.
- The Bar Stools will be inside the enclosure when the shutters are closed.

7. Liaison Report: The FAC has noted that the roof replacement is a significant capital expenditure identified in the reserve study. To gather information, Jill Pozarek met with Tom Weaver, Managing Director at Pelican Pointe to discuss their Club House Roof replacement which is occurring now. The important items include:
 - Pelican's club house roof is 25 years old.
 - The roof is being replaced due to damage from Ian. It was not catastrophic damage per se (meaning, nothing collapsed), but there were leaks in numerous areas which necessitated them to close the club house dining for months due to damage of the interior and to furnishings. They felt the roof was nearing the end of its useful life.
 - Pelican's roof was a mixture of barrel tile and standing seam metal. They will be replacing the entire roof with standing seam metal.
 - The standing seam metal will cost them \$2300 per square (100 SF) with costs all in. Tom said he believes barrel tile would be a bit more. They are replacing everything including the liner and this assumes some cost of rotten plywood.
 - He did investigate different materials and said there is some good composite material that is stronger and looks like traditional barrel tile.
 - They are not using a project manager because they are all too busy. He has an engineer that is periodically checking in with the roofing vendor.
8. The FAC recommends Vesta's roof maintenance contractor, Crowther Roofing, be asked to opine on the roof condition and today's replacement cost. This information will be useful for the new Reserve Study.
9. Geothermal Pool Heaters: Mike Craychee provided the original proposals, costs, and justification for installing geothermal heaters for the main and lap pools. All information is attached and should be reviewed with the capital reserve committee. The contractor currently maintaining this system will be asked to assess its condition and recommend a budget for future maintenance and equipment replacement.
10. The FAC reviewed an entry/exit sign package for the pool. Vesta will review the final package with the Pool and Fitness Committee before installation.

Minutes submitted by Mark Kissinger

Facilities Committee next meeting scheduled for:

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

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34272
Social & Dining Advisory Committee
Meeting Minutes-November 8, 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, Julie Cortina and Chef Bryan Mattson and CDD liaison Cheryl Terrana.

Absent: Terese Deneweth and Julie Cortina.

Call to order: Linda Cautero, Chairman, called the meeting to order at 10 AM.

A quorum was established. Minutes of the October 11 meeting were approved as corrected.

Public Comment:

There were three residents in attendance. Comments were made that menus need to be posted on the event calendar

New Business:

- A. Calendar needs updates with new menus
- B. Information about upcoming events and menus are not being communicated to encourage attendance, i.e. mention of upcoming holiday dance, Santa brunch, and pasta night pricing have not been publicized.
- C. Toys for Tots luncheon needs to be advertised.
- D. Joe Brown again asked Vesta to promote events for men like people involved with sports events.
- E. Pasta night discussion about people wanting items in addition to the live pasta station and appropriate pricing.
- F. It was noted that people attending the upcoming Holiday Party need to select their choice of entre to allow Chef to plan ahead. Notice needs to go out right away requesting their input.

Management Report

- A. We are eliminating salad bar from regular dining and only offering it with certain advertised events to cut back on the amount of waste.
- B. Dessert exists on most nights.
- C. Brunch numbers are picking up. The feedback has been good. Cost of mimosas went up to \$4.50 and have gone to using coffee carafes.
- D. Under operating challenges is that our servers have to wait two weeks to receive their tip cash as opposed to receiving each night as is done in restaurants.
- E. Opening up on Wednesday has proved to be a good choice. Saturday dining is only at the Tiki bar.
- F. Other suggested perks to attract people back to the club such as glass of wine, ice cream bar.
- G. Lunch numbers are not consistent just hit or miss.
- H. Noted start time for Holiday Party of 5:00 is too early. Should be 6-9.
- I. New suggested ideas: Xmas caroling, ugly sweater party, Xmas cards.

Liaison Report

- A. Working on Reserves and facilities
- B. Coming up with new ideas

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34272
Social & Dining Advisory Committee
Meeting Minutes-November 8, 2023

- C. Terms of committee members expiring: Linda, Diane, Kathy and Pat. Those wishing to continue need to send Belinda a message of their wish to continue.
- D. Looking for FEMA reimbursement for hurricane.

Next Meeting and Adjournment:

Next meeting to be held on December 13, 2023

Meeting adjourned at 11:39 AM.

Minutes submitted by Diane Bazlamit