



Rizzetta & Company

# Venetian Community Development District

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**Board of Supervisors' Meeting  
November 11, 2019**

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

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

# **VENETIAN COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Rich Bracco Susie Lentile David Lusty Richard McCafferty Steve Kleinglass	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Belinda Blandon	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andy Cohen	Persson, Cohen & Mooney, P.A.
<b>District Engineer</b>	Rick Schappacher	Schappacher Engineering

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

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

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

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

November 4, 2019

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 11, 2019 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. PUBLIC COMMENT**
- 3. DISTRICT ENGINEER STAFF REPORT**
- 4. BUSINESS ITEMS**
  - A. Consideration of Charlotte County Painting and Resurfacing Change Order..... Tab 1
  - B. Presentation of Amended Fiscal Year 2019 River Club Budget Tab 2
    1. Consideration of Resolution 2020-01, Amending the River Club Budget for Fiscal Year 2019
  - C. Discussion Regarding District ADA Website – Required Documents and Changes
- 5. BUSINESS ADMINISTRATION**

None
- 6. CONSENT ITEMS**

None
- 7. STAFF REPORTS**
  - A. District Counsel
  - B. River Club
  - C. Field Manager
  - D. District Manager
- 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, P.A.

# Tab 1

# INVOICE

**The Venetian Community  
Development District**  
105 Pesaro Dr  
Nokomis, Florida

**Charlotte County Painting & Resurfacing Inc.**

1439 Shields St  
Port Charlotte , Fl 33980  
Phone: (941) 628-1423  
Email: charlottecountypr@yahoo.com  
Web: find us on Facebook Charlotte county resurfacing

Payment Terms      Due upon receipt  
Invoice #              000125  
Date                      10/31/2019

<b>Description</b>	<b>Total</b>
Change Order	\$11,475.00
<hr/> This is a change order in price for the signs and stop signs.	

<b>Subtotal</b>	\$11,475.00
<b>Total</b>	<b>\$11,475.00</b>

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The Venetian Community Development  
District

# Tab 2

**Amended Budget**  
**Venetian Community Development District**  
**River Club Fund**  
**Fiscal Year 2019/2020**

Chart of Accounts Classification	Budget for 2019/2020
<b>REVENUES</b>	
Special Assessments	
Tax Roll*	\$ 1,556,002
Off Roll*	
Dues Revenues - Lot Closings	
Amenity Center Revenue	
Administration	\$ 45,000
Restaurant Revenue	\$ 820,000
Balance Forward from Prior Year	\$ 175,000
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 2,596,002</b>
<b>EXPENDITURES</b>	
<b>Cost of Goods</b>	
Tennis Cost of Sales	\$ 5,117
Restaurant Cost of Sales	\$ 322,000
<b>Salaries and Benefits</b>	
Salaries and Wages	
	\$ 917,749
Lessons-Fitness	\$ 24,485
Employee Benefits	
	\$ 348,744
Employee Education & Training	\$ 2,100
Contract Services	\$ 24,800
<b>Repairs and Maintenance</b>	
Chemicals	\$ 6,000
Shop & Hand Tools	\$ 500
Landscape Materials	\$ -
Sod & Seed	\$ 1,000
Repairs & Maintenance-Equipment	\$ 45,000
Maintenance Contracts	\$ 93,106
Building Maintenance	\$ 21,000
<b>Office Expense</b>	
Printing	\$ 1,000
Postage	\$ 700
Telephone	\$ 16,560
Office Supplies	\$ 8,000
<b>Operating Expense</b>	
Employee Meals	\$ 23,000
Meals & Entertainment	\$ 300
Equipment Replacement	\$ 16,000
Licenses and Fees	\$ 13,015
Travel	\$ 4,200
Electricity	\$ 84,000
Water/Sewer Effluent & Common	\$ 53,000
Sanitation Disposal	\$ 7,600
Gas, Diesel Fuel and Oil	\$ 10,000
Equipment Rental	\$ 12,000
Personnel Supplies	\$ 3,500
Laundry	\$ 44,050
Music & Entertainment	\$ 30,000
China, Glass, Silver	\$ 5,000
Operating Supplies	\$ 23,150
Decorations	\$ 14,000
Legal & Professional	
Legal Fees	\$ 1,200
Other Administrative Cost	
Com Related Promotion/Security	\$ 20,000
Bad Debt Expense	\$ 500
Management Fee	\$ 72,000
Employee Relations	\$ 2,500
Temporary Help	
Insurance	\$ 22,000
Misc Expense/Credit Card Fees	\$ 27,000
Dues & Subscriptions	\$ 2,000
Amenities Marketing	\$ 21,000
Contingency	\$ -
Non-Recurring Expenses	\$ 57,700
Pickleball Courts Construction	\$ 175,000
<b>Field Operations Subtotal</b>	<b>\$ 2,596,002</b>
<b>Contingency for County TRIM Notice</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,596,002</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**RESOLUTION 2020-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT AMENDING THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT RIVER CLUB BUDGET FOR FISCAL YEAR 2019 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Board of Supervisors of the Venetian Community Development District (hereinafter referred to as the “Board”) previously adopted a River Club Budget for Fiscal Year 2019; and

**WHEREAS**, the Board desires to reallocate funds budgeted and to re-appropriate Revenues and Expenses approved during the Fiscal Year; and

**WHEREAS**, after receipt of public input, if any.

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

1. The River Club Budget for Fiscal Year 2019 is hereby amended in accordance with Exhibit “A” attached.
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. This resolution shall become effective this 11<sup>th</sup> day of November, 2019.

**ATTEST:**

**Board of Supervisors  
Venetian Community  
Development District**

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Secretary/Assistant Secretary

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Richard Bracco  
Chairman

Exhibit A: Amended FY 2019 River Club Budget



Exhibit A  
Amended FY 2019 River Club Budget