



Rizzetta & Company

# **Venetian Community Development District**

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**Board of Supervisors' Meeting  
December 9, 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	Chairman
	Susie Lentile	Vice Chairman
	David Lusty	Assistant Secretary
	Richard McCafferty	Assistant Secretary
	Steve Kleinglass	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.

**VENETIAN COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE • 9530 MARKETPLACE ROAD • SUITE 206 • FORT MYERS, FLORIDA 33912**  
[www.venetiancdd.org](http://www.venetiancdd.org)

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December 3, 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, December 9, 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. Discussion Regarding Mailbox Project
  - B. Discussion Regarding 401k Retirement Plan
  - C. Discussion Regarding Fitness Fees
  - D. Review and Discussion of Revised Committee Charters
  - E. Appointment of Committee Members
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on October 28, 2019 ..... Tab 1
  - B. Consideration of the Minutes of the Board of Supervisors' Meeting held on November 11, 2019..... Tab 2
  - C. Consideration of the Operations and Maintenance Expenditures for the Month of October 2019..... Tab 3
  - D. Review of October 2019 Financials ..... Tab 4
- 6. CONSENT ITEMS**
  - A. Acceptance of Advisory Committee Meeting Minutes..... Tab 5
    1. Facilities Advisory Committee Meeting held on October 7, 2019
    2. Recreational Advisory Committee Meeting held on October 7, 2019
    3. Social and Dining Advisory Committee Meeting held on October 9, 2019
- 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

## 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 28, 2019 at 9:30 a.m.** at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

Richard Bracco	<b>Board Supervisor, Chairman</b>
Susie Lentile	<b>Board Supervisor, Vice Chair</b>
David Lusty	<b>Board Supervisor, Assistant Secretary</b>
Richard McCafferty	<b>Board Supervisor, Assistant Secretary</b>
Steve Kleinglass	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andy Cohen	<b>District Counsel, Persson, Cohen &amp; Mooney, P.A.</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Denise Payton	<b>General Manager, River Club</b>
Keith Livermore	<b>Field Manager, Venetian CDD</b>
Laura Bialy	<b>ICON Management</b>
Bill Bower	<b>ICON Management</b>
Natasha Dhanpat	<b>Rizzetta &amp; Company, Inc. (joined meeting in progress)</b>
Kaitlyn Gallant	<b>Rizzetta &amp; Company, Inc. (joined meeting in progress)</b>
Audience	

### FIRST ORDER OF BUSINESS

#### Call to Order

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

### SECOND ORDER OF BUSINESS

#### Public Comment

Ms. Blandon opened the floor to audience comments.

Mr. Faccenda asked that the Board add public comments to the agenda after the Pickleball discussion. Mr. Bracco advised that the Board has not decided to add public comment after that discussion and asked that Mr. Faccenda provide his comments now. Mr. Faccenda spoke against the pickleball courts in order to not increase fees and burden residents of the community.

Mr. Jenuleson spoke against pickleball and spoke regarding the creeping up of the costs related to construction of the courts for a small percentage of residents.

Mr. Malkasian spoke regarding the pickleball courts and being opposed to lights as no other amenities have lights. He further spoke regarding ongoing maintenance and facilities needed at the pickleball courts. Mr. Malkasian inquired as to who will be maintaining the courts.

Mr. Hoyles spoke regarding the pickleball courts and being in favor as it will be an enhancement to the community.

Ms. Jasper spoke in favor of the pickleball courts; she advised that it is an added amenity to the club.

### **THIRD ORDER OF BUSINESS**

#### **Facilities Advisory Committee Report**

Mr. Dabney spoke regarding the expansion of the pavilion area at the pool. He spoke in detail regarding the scope of the project with respect to renovation of the existing facility versus the master plan presented by Mr. Humphrey. Mr. Dabney advised that the cost is approximately \$25.00 per household, per month, for forty-eight months. He advised that the Committee feels it is essential to have public meetings to gain community input on the project as the Committee feels it is best to move forward with the plan as outlined by Mr. Humphrey. Mr. Dabney spoke regarding creating additional clubs to bring more people to the facility; he advised that there has been a suggestion that more outside events will come in. He advised that having an additional facility will provide for limited service to the residents when the club is closed for outside events. Mr. Dabney advised that the Committee would like a decision on whether or not the Board would like to move forward. Mr. Lusty advised that public forums have been tentatively set for January 20<sup>th</sup> and February 10<sup>th</sup> at 5:00 p.m.

### **FOURTH ORDER OF BUSINESS**

#### **Landscaping Advisory Committee Report**

Ms. Guardiano spoke regarding creating a three-year plan; she advised that each committee member has been given an assignment so that a cost of the plan can be determined. She advised that LMP attended the last meeting and discussion was held regarding monument refurbishment at an estimated figure of \$4,219 for all monuments to be planted without annual flowers. Ms. Guardiano spoke regarding replanting of the Laurel Road monument using Coleus mix, in a striped fashion, at a cost of \$428.00 to be done twice per year. She distributed photos of the proposed monument plantings to the Board. Mr. Bill Gipp of LMP advised that the Coleus will do well in the full sun; he reviewed the plantings being recommended for the monuments. Mr. Lusty made a motion to approve an amount not to exceed \$5,000.00, which was seconded by Mr. McCafferty, discussion ensued regarding the expense associated with the plantings as well as the savings to be realized on an annual basis. This item was opened to public comments.

On a Motion by Mr. Lusty, seconded by Mr. McCafferty, with all in favor, the Board Approved a Not to Exceed Amount of \$5,000.00 for Monument Plantings, for the Venetian Community Development District.

**FIFTH ORDER OF BUSINESS**

**Recreational    Advisory    Committee  
Report**

Ms. Wolff presented the proposals received for weight equipment and fitness center flooring. She asked for not to exceed amounts of \$50,000.00 for weight equipment and \$11,100.00 for flooring; she advised that the original flooring and equipment is over fifteen years. She advised that the equipment is outdated and it is difficult to find replacement parts and the flooring is showing signs of wear as it has not been shampooed or cleaned in over eighteen months. Ms. Wolff spoke regarding the added value to the club by replacement of the equipment and flooring; she advised that the Committee would like the proposals approved at the same time so that when the fitness center is emptied for floor replacement the new equipment can be brought in rather than bringing the old equipment back in and then hauling it back out. Ms. Wolff reviewed the proposals received as well as the specifications of the flooring and equipment. Mr. Bracco inquired as to whether the Committee researched leasing the equipment rather than purchasing it. Mr. Lusty inquired as to the \$10,000.00 flooring proposal. Mr. Sandomenico advised that the \$10,000.00 flooring proposal does not include preparation or moving the equipment. He further advised that there is a \$2,000.00 proposal to purchase the old equipment. He advised that traditionally weight equipment is not leased as you would purchase the equipment at the end of the lease. Discussion ensued regarding cardio equipment. Ms. Payton inquired as to the downtime for the fitness center. Mr. Sandomenico advised that it would take 2 to 3 days to complete the job.

On a Motion by Mr. Lusty, seconded by Ms. Lentile, with all in favor, the Board Declared the Current Fitness Equipment as Surplus and further Approved Amounts not to Exceed \$50,000.00 for Fitness Center Equipment and \$11,100.00 for Fitness Center Flooring, for the Venetian Community Development District.

**SIXTH ORDER OF BUSINESS**

**Social and Dining Advisory Committee  
Report**

Mr. Bracco advised that the Committee discussed the wine dinner and events taking place through March. He advised that the events are being well attended. Ms. Payton reviewed tiki bar and food and beverage sales and cost of goods sold. She advised that events are doing well; trivia night is good and First Friday is doing well. Mr. Lusty suggested limiting Happy Hour pricing. Mr. Bracco inquired regarding providing calorie counts on the menu.

**SEVENTH ORDER OF BUSINESS**

**Discussion and Consideration of  
Pickleball    Advisory    Committee  
Recommendations**

Mr. Lusty provided background to the Pickleball discussion; a petition signed by several hundred residents was received in January 2017 and by April of 2018 the Board had considered locating Pickleball courts alongside the tennis courts or in the River Club parking lot and sound testing was conducted along with review of geography and it was ultimately decided that the parking lot was not a good area as parking would be lost and it would not provide what was needed; then in July of 2018 the Pickleball Advisory



Committee was appointed with Mr. Wilson as the Chairman and in February 2019 the Board received the consent from FP&L to locate the Pickleball courts on a proposed site under the FP&L power lines between Pesaro Drive and Laurel Road, in May of 2019 a detailed proposal from the Pickleball Committee was presented to the Board with an estimated cost of construction of approximately \$171,800 to include landscaping, irrigation, sound dampening, lighting and paved parking – it did not include a restroom and there is space to build a dog park directly behind it. Mr. Lusty advised that there is an aging population within the community and some feel they would like to transition from tennis to pickleball; he advised that nearly all nearby competitors have pickleball as an included amenity. He advised that in the 2018/2019 fiscal year there was a carry-over balance from the previous year for the River club of \$220,006.00 resulting in a total fund balance of \$569,269.00, the CDD general fund had a carry-over of \$243,759.00 resulting in a total fund balance of \$400,832.00 so there is about \$1,000,000.00 in cash, total prior year carry over is \$463,765.00 and the Board has the authority to move funds between balances if necessary so clearly the funds are on hand to build the courts with prior year carry over funds without increasing dues, having an assessment, or having an additional charge of any kind. He advised that once built the ongoing operating and maintenance cost of four courts is minimal; unlike tennis courts pickleball courts require minimal maintenance. Mr. Lusty spoke regarding amenities with some members preferring static amenities and others who look to more dynamic amenities to keep up with times and competition. He advised that oversight should fall to the responsibility of the River Club and the Fitness Director to oversee and maintain the courts as well as oversee and maintain the courts as well as organize and supervise game play and he does not anticipate the need to add additional staff. Mr. Lusty advised that the proposed amount is approximately \$171,800.00 and with contingency is approximately \$188,961.00 which is less than 1/3 of the \$600,000.00 spent renovating the River Club last year. Mr. Lusty made a motion to add an expense line item to the 2019/2020 River Club operating budget, the amount of \$189,000.00 for the cost of construction of four pickleball courts as recommended by the Pickleball Advisory Committee and a revenue line item in the River Club operating budget in the amount of \$189,000.00 as a carry forward from the prior year's fund balance, the motion would also include the approval of the construction of the four pickleball courts in an amount not to exceed \$189,000.00. Ms. Lentile seconded the motion. Ms. Lentile advised that she received information that says Hartford Insurance Company is strongly recommending that people in their 50's, 60's, and 70's to find activities to keep them physically, socially, mentally, emotionally healthy and when we become sedentary depression can set in, isolation can set in, we may drink too much, there are lots of things that can happen. She read the information from Hartford that supports pickleball. Mr. McCafferty recommended amending the motion to remove lighting from the proposal. He advised that it is not necessary and the Pickleball Committee did not ask for it, the lighting is an added distraction to the residents who live nearby; he advised that he thinks pickleball is a great idea but without the lighting. Mr. Lusty advised that in the winter time, when the most residents are here, it will be dark by 5:30 p.m. and tennis can go to 9:00 or 10:00 p.m., Mr. Lusty advised that four courts will probably not be enough and play into the evening hours will be necessary. Mr. Schappacher advised that the lighting can be installed in such a way that the lights are directed to the courts in order to not bother the surrounding homes. Mr. Bracco inquired as to how the lights would turn on and off. Mr. Schappacher advised that would be up to the Board as they can have timers or Mr. Sandomenico can turn the lights off. Mr. Bracco advised that the scope of the project has grown and he does read the information on

188 pickleball and understands that many communities have it although he is not sure that  
189 Venetian has to install courts because everybody else has it but because the residents of  
190 Venetian wants it. Mr. Bracco advised that there is a large price tag on the construction  
191 and inquired as to whether a bid would be necessary; he recommended putting it out to  
192 bid and he further discussed that lighting isn't necessary as this should be a day time  
193 activity though he would be inclined to put in the wiring for possibly lighting the courts in  
194 the future. He advised that he is concerned about the oversight of the facility being on Mr.  
195 Sandomenico as it is a River Club facility but are there concerns with current staff being  
196 able to handle the additional responsibilities. Mr. Bracco spoke regarding costs  
197 associated with ongoing maintenance and possibly charging a fee for use in order to  
198 cover the maintenance costs. Mr. Bracco advised that in order to move forward, in his  
199 opinion a couple of things are needed; this needs to be put out to bid, discussions need  
200 to be held with Mr. Sandomenico to ensure that he can handle the maintenance and  
201 oversight, we need to get a handle on the what the maintenance will be, and there needs  
202 to be a fee schedule for use. Mr. McCafferty advised that he has already spoken regarding  
203 the lighting and his opinion has not changed, he advised that he does not believe there  
204 needs to be a fee as there is not a fee for tennis, he advised that he will not vote for the  
205 project if the lighting is to be included. Mr. Kleinglass spoke regarding fees that are  
206 charged for various fitness items. He spoke regarding management of the pickleball  
207 courts as well as his concerns related to the location being under the FP&L power lines;  
208 he advised that he would like to investigate if there are additional locations for construction  
209 of the courts. Ms. Lentile advised that she would be willing to take a second look at the  
210 lighting as the lights attract bugs and not a lot of people play at night. Mr. Sandomenico  
211 advised that he would obtain certification to teach pickleball, he advised that no  
212 reservation is needed, and as far as maintenance there is very little maintenance. He  
213 advised that pickleball is a different demographic of players and bocce may be able to  
214 played in the proposed court location. Mr. Sandomenico advised that pickleball is not a  
215 night time sport so lights are not necessary although if possible, maybe light two courts  
216 instead of all four. Mr. McCafferty asked if Mr. Sandomenico would charge for pickleball  
217 lessons. Mr. Sandomenico confirmed. Mr. Lusty advised that this location is the best  
218 location for the pickleball courts, he further amended his motion to remove lighting and  
219 reduce the not to exceed from \$189,000.00 to \$175,000.00. Discussion ensued.

220

On a Motion by Mr. Lusty, seconded by Ms. Lentile, with four in favor and Mr. Kleinglass opposed, the Board Approved the Addition of an Expense Line item to the 2019/2020 River Club Operating Budget, the Amount of \$175,000.00 for the Cost of Construction of Four Pickleball Courts as Recommended by the Pickleball Advisory Committee and Add a Revenue Line Item in the River Club Operating Budget in the Amount of \$175,000.00 as a Carry Forward from the Prior Years Fund Balance, and also Approved the Construction of the Four Pickleball Courts in an Amount Not to Exceed \$175,000.00, with No Lighting but Keeping the Wiring for Card Readers on the Gate, for the Venetian Community Development District.

221

222 At 11:00 a.m. the Board took a brief recess and was back on the record at 11:16 a.m.

223

224 **EIGHTH ORDER OF BUSINESS**

**District Engineer Staff Report**

225

226 Mr. Schappacher advised that he is being required to make a public records request  
227 in order to receive the records necessary in order to submit for PUD and to obtain permits.

Mr. Schappacher confirmed that he will be submitting to construct both the pickleball and the dog park. Mr. Lusty asked what the estimate would be for the dog park now that some of the infrastructure will be installed with the pickleball construction. Mr. Schappacher advised that the approximate cost would be \$25,000.00 for the dog park. Discussion ensued. Mr. Schappacher advised that permanent structures would not be permitted under the FP&L lines though benches may be permissible. Mr. Lusty inquired regarding an email related to a 122,000 sf dog park where general maintenance and insecticide treatments are \$3,500.00 per year. Mr. Cohen advised that there is fee to obtain a FOB for access to the dog parks at one of his other CDDs. Mr. Schappacher advised that the area would be separated for small dog area and large dog area.

Mr. Schappacher provided an overview of the radar reports; he advised that there may be a piece of equipment that is throwing off speeds on Pesaro Drive with readings being in the 70's. Discussion ensued regarding the speeds. Mr. Cohen advised that the CDD has granted enforcement to the POA. Mr. Bracco advised that Mr. Perry is going to provide a report at the next meeting or so.

Mr. Schappacher advised that the bank restoration work is 75 to 80 percent done; he asked that Mr. Livermore reach out to residents to ensure that sprinklers are running properly and to ensure that there are no access deficiencies prior to releasing retention. Ms. Lentile inquired regarding 425 Montelluna related to disturbance of sod. Mr. Schappacher advised that the area in question will be repaired.

Mr. Schappacher advised that road restoration should begin in the middle of November, after completion of the landscaping work at the entrance. He advised that the vendor has reviewed the parking lot and will also conduct repairs there as well. Mr. Schappacher spoke regarding a concern related to the handicapped parking and handicapped walkways; he advised that he will obtain pricing for converting the sidewalk to handicapped. Mr. Schappacher advised that he will be meeting with golf course representatives related to wetland drainage concerns and a possible blockage.

Mr. Lusty inquired as to an estimated time line for approval of permitting for the pickleball. Mr. Schappacher advised that he does not have a timeline at this time.

## **NINTH ORDER OF BUSINESS**

### **Discussion and Consideration of a Dog Park**

Mr. Lusty reviewed the background to the dog park; he advised that if this project is done at the same time as the pickleball courts it would save money. He made a motion to move forward with the construction of the dog park and pickleball courts simultaneously, for the dog park not to exceed \$25,000.00, and anticipate \$3,500.00 per year maintenance. Mr. Bracco seconded the motion. Mr. Bracco advised that he is in favor of moving forward with a modest fee. Discussion ensued regarding water and landscaping. Mr. Lusty amended his motion for the dog park to not exceed \$40,000.00. Mr. Bracco seconded the amended motion. Mr. Schappacher advised that he is hopeful that the landscaping is not necessary. Discussion ensued regarding charging a user fee for use of the dog park. Mr. Cohen reminded the Board that should they elect to impose a user fee then a public hearing will be required. Mr. Kleinglass asked if there was a committee for the dog park. Mr. Lusty confirmed there was not although a petition was submitted March 23, 2015 which contained

297 signatures. Mr. Kleinglass advised that he is not in favor of building under the power lines and the sentiment of the community is less than 50%, he advised that a huge mistake is being made when building under the power lines. When called to a vote there were two in favor with Mr. Kleinglass, Mr. McCafferty, and Mr. Bracco opposed, the motion failed. Mr. Bracco made a motion to move forward with the dog park in the location as discussed, in an amount not to exceed \$40,000.00, contingent upon an annual fee to be imposed. The motion was seconded by Mr. Lusty. Mr. Bracco advised that the fee would be modest and imposed annually on those who use the dog park. Mr. McCafferty advised that records on the dog would need to be on file for safety concerns. Discussion ensued regarding the need for internet in order to read the cards. Discussion ensued regarding maintenance of the dog park.

On a Motion by Mr. Bracco, seconded by Mr. Lusty, with four in favor and Mr. Kleinglass opposed, the Board Approved Construction of the Dog Park, Simultaneously with the Pickleball Courts, In the Location Discussed, in an Amount Not to Exceed \$40,000.00, Contingent Upon an Annual Fee to Be Imposed to Users, for the Venetian Community Development District.

Natasha Dhanpat and Kaitlyn Gallant of Rizzetta & Company joined the meeting in progress.

## **TENTH ORDER OF BUSINESS**

### **Discussion Regarding River Club Management**

Mr. Lusty discussed the disconnect between the financial statements from ICON and from Rizzetta; he pointed out an example in the current agenda package. Ms. Bialy advised that the Rizzetta financials are a total of the River Club and the CDD whereas the ICON financials are for only the River Club. Mr. Bower advised that the ICON financials should be looked at as a department of the Venetian. Ms. Bialy advised that the balance sheet from Rizzetta is a combined balance sheet and should be considered the "accurate" balance sheet. Mr. Bower advised that the River Club balance sheet is provided so that the Rizzetta financials can be complete. Mr. Lusty agreed that the River Club balance sheet should not be included in the agenda packages.

Ms. Blandon asked if there were any questions related to the financials for September. Mr. Lusty advised that Ms. Payton should be able to answer questions related to the financials.

Mr. Lusty inquired as to what services are being provided by ICON for the \$72,000.00 per year contract. He advised that the \$45,000.00 quote from ADP for payroll services includes workers comp, unemployment insurance, etc. He advised that a quote needs to be obtained for just payroll processing. Ms. Payton advised that ICON pays Continuum HR company \$45,000.00 which includes payroll, HR, workers comp, processing of new employees. Ms. Payton spoke regarding the support received from ICON that would not be provided by ADP. Mr. Cohen advised that the contract for River Club management does provide a 60-day termination clause. Ms. Bialy spoke regarding the process that the Board went through when they hired a management company. Mr. Bower spoke in detail regarding what ICON management does for the River Club; operating the River Club, not having the liability of having employees, the liability of running the Club. He advised that revenue under ICON has gone up whereas dues have

not. Mr. Bower spoke regarding ICON's process in hiring employees and the back up and support provided to the Club through ICON; he spoke regarding the contracts held by ICON that assist the River Club in savings with items. He advised that the River Club employees are specific to the River Club and are separate from Vision and now ICON and therefore have a completely separate benefits package as requested by Venetian. Mr. Bower advised that ICON has Venetian River Club set up as its own corporation with approximately 40 employees. Mr. Lusty asked Mr. Bower to look into a simple IRA versus a 401k. Mr. McCafferty inquired regarding the difference between ICON and Vision. Mr. Lusty advised that Vision was previous company and they have merged with ICON. Mr. Cohen advised that the CDD's contract is with Vision and ICON purchased Vision; he advised that the contract was not changed. Mr. Lusty asked to have the information related to the retirement plan by December. Mr. Bower confirmed that he will have the retirement plan information in December; he further reviewed the benefits package. Mr. Bracco asked if the employees have a non-compete cause. Mr. Bower advised that employees do not have a non-compete. Discussion ensued regarding the savings realized by the River Club through contracts held by ICON. Mr. Lusty advised that he would like to see more of what ICON support does as he does not see a lot of ICON management until he asks. The Board thanked Mr. Bower and Ms. Bialy for their attendance at today's meeting.

The Board took a brief recess and was back on the record at 12:45 p.m.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Consideration of the Minutes of the Board of Supervisors' Meeting held on October 14, 2019**

Ms. Bandon presented the minutes of the Board of Supervisors' meeting held on October 14, 2019 and asked if there were any additions, deletions, or corrections to the minutes. There were none.

On a Motion by Mr. Kleinglass, seconded by Mr. Lusty, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on October 14, 2019, for the Venetian Community Development District.

#### **TWELFTH ORDER OF BUSINESS**

#### **Consideration of the Operations and Maintenance Expenditures for the Month of September 2019**

Ms. Bandon presented the Operations and Maintenance Expenditures for the period of September 1-30, 2019 advising that the expenditures totaled \$239,272.44. She asked if there were any questions regarding any item of expenditure. Mr. Lusty inquired regarding the invoice for Traffic Hawk repairs and asked if the Traffic Hawk is under warranty. Ms. Bandon advised that the Traffic Hawk is not under warranty.

On a Motion by Mr. Bracco, seconded by Ms. Lentile, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of September 2019, totaling \$239,272.44, for the Venetian Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Review of September 2019 Financials**

Ms. Bandon asked if there were any questions related to the financials. Mr. Lusty inquired as to why invoices are outstanding for so long. Ms. Bandon advised that she will check with Ms. Dhanpat regarding outstanding invoices.

**FOURTEENTH ORDER OF BUSINESS**

**Acceptance of Consent Items**

Ms. Bandon advised that the only consent item on the agenda is acceptance of the Recreational Advisory Committee meeting minutes of September 9, 2019. She asked if there were any questions. There were none.

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

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Cohen advised that he had no further report.

B. River Club

Ms. Payton advised that the Community Association donated a bike rack to the River Club; she thanked the Community Association for the donation and advised the rack will be placed at the tennis courts. Ms. Payton advised that Mr. Sandomenico has added clay to the courts and will soon bring in a scissor lift to check the lights. She advised that motion activated solar lights have been placed at the pool area; she advised that rope lighting will be added to the medjool palms to be left on all year long. She advised that all three of the air conditioners have been installed; she advised that the 12-ton unit is going to be replaced by a 10-ton unit as the handler is only 10-ton. Ms. Payton reviewed the fire inspection recently completed. She advised that a new maintenance technician has been hired in hopes of reducing the repairs and maintenance expenditures. Mr. Lusty inquired as to the status of the pressure balancing of the River Club. Ms. Payton advised that in the kitchen ceiling there are supposed to be 14-inch ducts and currently there are 10-inch ducts; she advised that once the duct size issue is remediated the balancing will be completed. Discussion ensued related to cost of goods sold.

C. Field Manager

Mr. Livermore advised that last week an inspection was conducted on the ponds and they are in good shape. He reviewed rules related to maintenance of the wetlands and removal of dead material. Mr. Livermore advised that regarding the mailbox project; painting is beginning and sand

405 blasting of the sign posts is underway. He advised that they are working on  
406 the logistics of the entire project. Mr. Livermore advised that the mulch  
407 project has been delayed due to a traffic accident that morning. Ms. Blandon  
408 recommended mulching the monuments last as the Board has just  
409 approved a proposal for plantings at the monuments. Mr. Livermore advised  
410 that the entry landscape project will begin on November 4<sup>th</sup> with paving work  
411 to commence immediately after completion. Mr. Lusty thanked Mr.  
412 Livermore for his timely responses and professionalism.

413  
414 D. District Manager

415 Ms. Blandon advised that the next regular meeting of the Board of  
416 Supervisors' is scheduled for Monday, November 11, 2019 at 9:30 a.m. She  
417 provided an update on the ADA website; she has received the link and the  
418 barebones site should go live on November 15<sup>th</sup>. Ms. Blandon advised that at  
419 the November 11<sup>th</sup> meeting she will discuss with the Board documents to be  
420 placed on the website as content will determine the pricing. Ms. Blandon  
421 advised that EGIS has advised her that currently the District has liquor liability  
422 and so selling bottles of wine should not be an issue. Mr. Lusty inquired  
423 regarding the status of the POS systems. Ms. Payton advised they are in  
424 process. Mr. Lusty advised that he would like the POS system completed  
425 before Thanksgiving. Ms. Payton confirmed that written notice was provided  
426 to Entech. Mr. McCafferty inquired as to amending the budget for the  
427 Pickleball Courts and Dog Park. Ms. Blandon advised that a budget  
428 amendment will be completed.

429  
430 Mr. Lusty advised that he will be working on the next newsletter and asked  
431 that everyone provide comments to Ms. Blandon so that the newsletter can  
432 be published timely.

433  
434 Mr. Bracco inquired as to the value in devoting a section of the newsletter to  
435 the possibilities related to the future of the golf course. Mr. Lusty advised that  
436 he can add that information; he further advised that he would like to put  
437 information related to the pool pavilion in the newsletter prior to the meetings  
438 devoted to the subject. Mr. McCafferty recommended waiting on the  
439 information related to the golf course until after the discussions are held  
440 related to the pool pavilion. Ms. Payton confirmed that the dates for the pool  
441 pavilion meetings are on the River Club calendar.

442  
443 **SIXTEENTH ORDER OF BUSINESS**

**Supervisors Requests and Comments**

444  
445 Ms. Blandon opened the floor to Supervisor requests and comments.

446  
447 Mr. Bracco provided an update related to the hydraulic fluid spills; the City has  
448 declined the offer and offered \$25,000.00 as a last a final offer. He advised that the feeling  
449 by all involved was to move forward and the next step is to meet with City Council; he  
450 further advised that Ms. Petruff has recommended hiring a litigator as she is not one. Mr.  
451 Bracco advised that costs so far are roughly what the City has offered. Mr. Kleinglass  
452 asked to have a meeting where he can be provided background related to the issue before  
453 the City Council meeting. Mr. Cohen addressed Sunshine issues related to such a

meeting.

Mr. Bracco spoke regarding getting all Community organizations together to establish an ad hoc committee to disseminate information related to water quality and what the community should be doing in order to maintain water quality. Mr. Bracco recommended that Mr. McCafferty represent the CDD; Mr. McCafferty recommended that Ms. Lentile be the representative of the CDD as she is in charge of the ponds and wetlands.

Mr. Kleinglass inquired as to the status of the board walk. Mr. Thomaston advised that they hope to be done before Thanksgiving.

Mr. McCafferty inquired as to when the next POA meeting is. Mr. Thomaston advised the next POA meeting is November 6<sup>th</sup>.

Mr. Kleinglass inquired as to the mechanism to deal with the fitness fees. Mr. Cohen advised that a public hearing would need to be held. Mr. Kleinglass advised that he would like to see that happen. Mr. Lusty discussed the current status of the fitness fees. Discussion ensued. Mr. Kleinglass advised that he would like the Board to have a discussion regarding fitness fees on the December agenda.

**SEVENTEENTH ORDER OF BUSINESS      Adjournment**

On a Motion by Mr. McCafferty, seconded by Mr. Lusty, with all in favor, the Board adjourned the meeting at 1:33 p.m., for the Venetian Community Development District.

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

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



# Tab 2

## 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, November 11, 2019 at 9:30 a.m.** at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

Rich Bracco	<b>Board Supervisor, Chairman</b>
Susie Lentile	<b>Board Supervisor, Vice Chair</b>
Richard McCafferty	<b>Board Supervisor, Assistant Secretary</b>
Steve Kleinglass	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andy Cohen	<b>District Counsel, Persson, Cohen &amp; Mooney, P.A.</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Denise Payton	<b>General Manager, River Club</b>
Keith Livermore	<b>Field Manager, Venetian CDD</b>
Bill Gipp	<b>Landscape Maintenance Professionals (LMP)</b>
Audience	

### FIRST ORDER OF BUSINESS

#### Call to Order

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

### SECOND ORDER OF BUSINESS

#### Public Comment

Ms. Blandon opened the floor to audience comments.

Ms. Pozarek addressed the Board regarding the internet invoices as well as obtaining ICON invoices. Ms. Blandon advised that the internet invoices are for the guardhouse and the Field Managers' office. She further advised that ICON invoices can be provided upon request.

Ms. Shaffer addressed the Board regarding what will happen with the landscaping after repair of the water main break, the mailbox project, and pickleball courts being self-sustainable. Mr. Bracco responded regarding fees associated with pickleball and the dog parks. He advised that the water main break was a City water main. He asked that Mr. Livermore address the landscape concerns. Mr. Livermore advised that the City has replaced the sod and the road however the CDD is responsible for replacement of the landscaping. Mr. Bracco advised that the plantings should be replaced with like size

plantings. He advised that related to the mailboxes; the vendor started where they wanted to start and issues that have come up that have caused delays. Ms. Shaffer addressed the Board regarding residents who don't play pickleball paying for others to do so.

Mr. Thomaston advised that the Board Walk work has been completed and a contract has been signed to have the Board Walk cleaned as well as installing benches at the end of the Board Walk. He formally recognized the resident who allowed the POA to use his property for staging. Mr. Thomaston advised of the candidate forum being held tomorrow night. Mr. Thomaston provided an overview of the finances associated with the Board Walk work.

### **THIRD ORDER OF BUSINESS**

#### **District Engineer Staff Report**

Mr. Schappacher advised that the bank restoration work will be completed this week and so he would like to ensure that all residential sprinklers are functioning properly; he further advised that not all sod has been replaced. Mr. Schappacher advised that he would like to hold final payment until such time as he is confident that there are no concerns. Mr. McCafferty inquired as to the use of easements. Mr. Schappacher advised that easements were not utilized for all access. Mr. Schappacher advised that there is no additional cost for repair of any damages caused by access. He further advised that access is an issue because easements are blocked by vegetation and/or fences. Mr. Schappacher asked how the lake maintenance vendor is accessing the lakes. Mr. Livermore advised that the vendor is accessing through the easement with a small gator although accessing with anything larger will be an issue. Mr. Bracco recommended reminding homeowners who have blocked access that should access be needed their plantings will be taken out. Mr. Schappacher recommended educating the Architectural Review Committee about the easements. Mr. Schappacher advised that he met with the golf course regarding standing water; he advised that the issue is on golf course property. Mr. Schappacher advised that related to the paving; he is trying to confirm with the vendor regarding their schedule and he will send an email once the schedule is confirmed. Mr. Schappacher advised that related to the dog park and pickleball; he is ensuring that all is in order as there has been a lot of discussion. He advised that a survey is being done which will be approved by FP&L. Mr. Schappacher advised that the Board Walk looks great. Mr. Bracco reviewed correspondence with the City related to the pickleball courts.

### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Charlotte County Painting and Resurfacing Change Order**

Ms. Blandon reviewed the change order received from Charlotte County Painting and Resurfacing advising that the change order adds the sign posts to the existing contract. Mr. Cohen advised that he will prepare an addendum if the change order is approved.

Ms. Blandon reviewed the processes to date related to the mailbox project; she advised that first the mailboxes are pressure washed, then they are sandblasted, and finally they are inspected and painted. Mr. Kleinglass recommended sending a communication to the residents outlining the process. Ms. Blandon asked that the Board

98 assign one person to review the communication prior to being sent out. Mr. Bracco  
99 volunteered to be that person.

100

On a Motion by Mr. Bracco, seconded by Mr. McCafferty, with all in favor, the Board Approved the Charlotte County Painting and Resurfacing Change Order, in the Amount of \$11,475.00, for the Venetian Community Development District.

101

102 **FIFTH ORDER OF BUSINESS**

**Presentation of Amended Fiscal Year  
2019 River Club Budget**

103

104

105 Ms. Bandon advised that the 2019 River Club budget is being amended to include  
106 prior year funds as a revenue item and the pickleball courts construction added as an  
107 expense line item.

108

109 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-01,  
Amending the River Club Budget for  
Fiscal Year 2019**

110

111

112

113 Ms. Bandon provided an overview of the resolution and asked if there were any  
114 questions.

115

On a Motion by Mr. Bracco, seconded by Ms. Lentile, with three in favor and Mr. Kleinglass opposed, the Board Adopted Resolution 2020-01, Amending the River Club Budget for Fiscal Year 2019, for the Venetian Community Development District.

116

117 **SEVENTH ORDER OF BUSINESS**

**Discussion Regarding District ADA  
Website – Required Documents and  
Changes**

118

119

120

121 Ms. Bandon distributed a list to the Board which compared the documents  
122 currently on the website versus what is required per Florida Statute. She advised that  
123 minutes will not be on the website, Committee minutes will not be on the website,  
124 Newsletters will not be on the website, a lot of the River Club documents will not be on  
125 the website. Mr. Cohen advised that all documents are still available by means of a public  
126 records request. Ms. Bandon recommended having Mr. Livermore provide an eblast to  
127 the community of approved meeting minutes. Mr. Bracco asked if Mr. Cohen feels that  
128 the District is in compliance. Mr. Cohen confirmed that the District is in compliance if it  
129 follows Florida Statute 189.069. Ms. Bandon advised that she wants to ensure that the  
130 Board is in agreement with the content of the agendas on a go forward basis. Mr. Bracco  
131 advised that he believes that the bases have been covered. Ms. Bandon reviewed the  
132 process for distribution of information prior to meetings. Mr. Bracco asked if everyone  
133 understood the process and if there were any questions. There were none. Ms. Bandon  
134 advised that she will send the link to the Board upon completion of the new website.

135

136

137

138

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Cohen advised he had no report but would be happy to answer any questions. There were none.

B. River Club

Ms. Payton advised that the full-time pool attendant started today and she will soon be hiring the part-time pool attendant as the budget calls for an attendant seven days per week. Ms. Payton advised that previously the Board designated a smoking area that was thought to include staff however she would like to continue to have a smoking area for the staff in the staff parking lot so that guests do not see staff smoking. Mr. Bracco advised that he would like staff to be aware of smelling like smoke while serving food. Ms. Payton advised that she and management have discussed not allowing smoking while on the clock. Mr. Bracco advised that employees should smoke in the parking area and the designated area is for residents only. Mr. Bracco asked if additional lighting was installed on the side of the building. Ms. Payton advised that she installed solar lighting to light the way for employees and it's possible that one was tweaked and can now be seen; she further advised that she will check the lights. Mr. Bracco asked if the craft fair is still going on. Ms. Payton confirmed that the craft fair is going on. Mr. McCafferty inquired as to whether the prime rib lunches are going well. Ms. Payton advised that the prime rib lunches have been successful.

C. Field Manager

Ms. Blandon advised that Ms. Dean-Jobbers has resigned her position and so Mr. Livermore is in the process of receiving resumes and conducting interviews to fill the open position.

Mr. Bracco inquired regarding applications for the various committees. Ms. Blandon advised that she will circulate intents prior to the next Board meeting.

Mr. Livermore advised that lake inspections have been conducted and wetlands were reviewed; he advised that he will be receiving bids from the vendor for removal of the dead material in the Laurel Road wetland. Mr. Livermore advised that he received a bid from LMP for erosion concerns as it was not part of the initial inspection and proposals from Cross Creek. Ms. Blandon suggested tabling this discussion so that a discussion can be held with Mr. Schappacher; she asked that Mr. Livermore provide pictures of the area of concern. Ms. Lentile advised that she was out with the aquatics vendor and they are not looking forward to removing the dead material along Laurel Road. Mr. Bracco asked for clarification; if the District removes the dead material then the District is also required to replant the area but if the material is left to die and decompose in place then re planting is not required. Ms. Blandon confirmed that is the case. Mr. Kleinglass inquired as to how the new landscape vendor is doing. Mr. Livermore advised there have been some hiccups but they are very responsive and on top of items.

D. District Manager

Ms. Blandon advised that the next regular meeting of the Board of Supervisors' is scheduled for Monday, December 9, 2019 at 9:30 a.m.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Comments**

Ms. Blandon opened the floor to Supervisor requests and comments. There were none.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. McCafferty, seconded by Mr. Bracco, with all in favor, the Board adjourned the meeting at 10:31 a.m., for the Venetian Community Development District.

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

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

# Tab 3

# VENETIAN COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FLORIDA 33912

## **Operation and Maintenance Expenditures October 2019 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2019 through October 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$113,088.40**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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



## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
A N J Excavation, LLC	003304	Invoice#5 10/07/19	Sidewalks & Curb Repair	\$ 3,044.00
AMF Mark Mobile Welding, LLC	003291	1771	Weld Mail Box 106 Rimini WY 06/19	\$ 75.00
AMF Mark Mobile Welding, LLC	003291	1793	Weld Mail Box 109 Larida Ct 09/19	\$ 75.00
AMF Mark Mobile Welding, LLC	003291	1929	Weld Mail Box 134 Burano Ct 03/19	\$ 75.00
AMF Mark Mobile Welding, LLC	003291	1932	Weld Mail Box 141 Portafino 03/19	\$ 40.00
AMF Mark Mobile Welding, LLC	003285	1950	Weld Mail Box 101 Terra Bella 09/19	\$ 75.00
AMF Mark Mobile Welding, LLC	003315	1962	Weld Mail Box-242 Martelago & 122 Bella Vista 10/19	\$ 85.00
AMF Mark Mobile Welding, LLC	003315	1966	Weld Mail Box-180 Valenza Loop 10/19	\$ 75.00
Aquatic Systems Inc	003323	0000459500	Monthly Lake and Wetland Services 10/19	\$ 3,530.00
Aquatic Systems Inc	003323	0000459809	Aquascaping- Sites 41,43,45,46 & 47 10/19	\$ 4,228.00
Aquatic Systems Inc	003323	0000459852	Aquascaping- Sites 21,22 & 23 10/19	\$ 2,257.00
Brightview Landscape Services, Inc.	003292	6531321	3 Gallon Ornamental Grass-09/19	\$ 210.00
City of Venice	003324	44300-59516 09/19	Guardhouse Water-101 Veneto BV 09/19	\$ 58.84
Clean Sweep Parking Lot Maintenance Inc	003305	41263	Street Sweeping 09/19	\$ 395.00

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Comcast Communications	003293	8535-10-050-0435487-10/19	Internet Service at 102 Citadella Dr. 10/19	\$ 106.85
Comcast Communications	003325	8535100500439604 10/19	Guardhouse Phone & Internet 10/19	\$ 224.86
Dye, Harrison, Kirkland, Petruff, Pratt & St. Paul, PLLC	003286	979810	Legal Services 08/19	\$ 550.00
Dye, Harrison, Kirkland, Petruff, Pratt & St. Paul, PLLC	003326	980111	Legal Services 09/19	\$ 1,659.94
Florida Power & Light	003294	Electric Summary 09/19	FPL Electric Summary 09/19	\$ 2,464.44
Frontier Florida LLC	003327	9414858500120513-10/19	Guardhouse Phone & Internet 10/10/19-11/09/19	\$ 272.74
Frontier Lighting, Inc.	003287	S1973272.001	TECP LED Lights 09/19	\$ 351.00
Halifax Media Holdings, LLC	003298	SC52G0RQR1	Legal Advertising 09/19	\$ 120.35
Halifax Media Holdings, LLC	003298	SC52G0RQR2	Legal Advertising 09/19	\$ 192.85
IKANDI , LLC	003316	1625	Installed Vinyl 09/19	\$ 3,157.00
Invision Communications	003317	AAAQ1566	Install and Setup New Gate 03/19	\$ 1,040.00
Invision Communications	003317	AAAQ1710	Repaired Rear Gate Emergency Box Opener 9/19	\$ 95.00
Jeff Pfohler Electric, Inc.	003328	14098	Repaired Feeding mail Box 10/19	\$ 503.66
Lykins Signtek Inc	003288	101627	Paint, Intall Mail Box 09/19	\$ 1,105.00
MRT Lawn & Garden Center	003329	J35247	Landscape Design Fee 06/19	\$ 250.00

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
NKC Enterprises, Inc. Dbw M&W Supply Company	003306	126372	Pine Straw Mulch 09/19	\$ 22,737.00
Persson, Cohen & Mooney, P.A.	003307	23196	Professional Services 09/19	\$ 7,611.00
ProPumps & Controls Inc.	003295	0036908-IN	Service Call for Irrigation Pump 09/19	\$ 240.00
Rizzetta & Company, Inc.	003296	INV0000043715	Assessment Roll FY19/20	\$ 5,000.00
Rizzetta & Company, Inc.	003308	INV0000043838	District Management Fees 10/19	\$ 5,432.67
Rizzetta Amenity Services, Inc.	003309	INV00000000006751	Cell Phone 09/19	\$ 50.00
Rizzetta Amenity Services, Inc.	003318	INV00000000006780	Amenity Service BI-Weekly Payroll 10/19	\$ 5,517.34
Rizzetta Amenity Services, Inc.	003297	INV00000000006724	Amenity Service BI-Weekly Payroll 10/19	\$ 6,180.03
Rizzetta Technology Services, LLC	003330	INV0000004821	Website Email & Hosting Services 10/19	\$ 535.00
Schappacher Engineering LLC	003310	1459	Engineering Services 09/19	\$ 4,514.66
Southworth Solutions, LLC	003299	1133	License Fee 10/19	\$ 224.00
Venetian CDD	CD169	CD169	Debit Card Replenishment	\$ 547.55
Venetian CDD River Club	003311	10/08/19	Transponder Sales Tax Collected 09/19	\$ 20.13
Venetian CDD River Club	003320	101819 RC	Reimburse RC for Copies and Meals	\$ 555.53
Venetian Golf & River Club	003319	43616	Effluent Water Use 05/19	\$ (603.10)

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Venetian Golf & River Club	003319	43677	Effluent Water Use 07/19	\$ 475.71
Venetian Golf & River Club	003319	43738	Effluent Water Use 09/19	\$ 496.79
Verizon Wireless	003289	9838380198	Wireless Telephone Services 09/19	\$ 48.91
Victory Security Agency II, LLC	003290	6278	Security Services 09/15/19-09/21/19	\$ 5,324.60
Victory Security Agency II, LLC	003300	6306	Security Services 09/22/19-09/28/19	\$ 5,324.60
Victory Security Agency II, LLC	003312	6383	Security Services 09/29/19-10/05/19	\$ 5,324.60
Victory Security Agency II, LLC	003321	6420	Security Services 10/06/19-10/12/19	\$ 5,324.60
Victory Security Agency II, LLC	003331	6469	Security Services 10/13/19-10/19/19	\$ 5,324.60
Water Boy Inc	003301	00137620	Water Delivery 09/19	\$ 15.00
Water Boy Inc	003313	21029626	Water Delivery 10/19	\$ 30.65
Water Equipment Technologies of Southwest Florida LLC	003302	15004	Service to Perform Weekly Maintenance 09/19	\$ 150.00
Water Equipment Technologies of Southwest Florida LLC	003314	15065	Repair New Exhaust Fan 10/19	\$ 285.00
Water Equipment Technologies of Southwest Florida LLC	003322	15121	Quarterly Maintenance-Entrance Fountains 10/19	\$ 85.00
<b>Report Total</b>				<b><u>\$ 113,088.40</u></b>

# Tab 4

# River Club CDD Report

Report Date: 10/31/2019

	<u>Prior Yr Mth</u>	<u>Curr Mth Act</u>	<u>Final Plan</u>	<u>Plan Var</u>	<u>%</u>	<u>Prior YTD</u>	<u>YTD Actual</u>	<u>Final Plan</u>	<u>Plan Var</u>	<u>%</u>
<b>REVENUE</b>										
Dues Revenue	129667	129667	0	129667	0.00%	130316	129667	0	129667	0%
Restaurant Revenue	61813	61813	0	61813	0.00%	61220	61813	0	61813	0%
Other Revenue	22877	22877	0	22877	0.00%	5423	22877	0	22877	0%
<b>Total Revenue</b>	<b>214357</b>	<b>214357</b>	<b>0</b>	<b>214357</b>	<b>0.00%</b>	<b>196958</b>	<b>214357</b>	<b>0</b>	<b>214357</b>	<b>0%</b>
<b>OPERATING EXPENDITURES</b>										
<b>COST OF GOODS SOLD</b>										
Tennis Cost of Sales	102	102	0	(102)	0.00%	738	102	0	(102)	0%
F&B Cost of Sales	27198	27198	0	(27,198)	0.00%	21582	27198	0	(27,198)	0%
<b>Total Cost of Goods Sold</b>	<b>27300</b>	<b>27300</b>	<b>0</b>	<b>(27,300)</b>	<b>0.00%</b>	<b>22320</b>	<b>27300</b>	<b>0</b>	<b>(27,300)</b>	<b>0%</b>
<b>SALARIES &amp; BENEFITS</b>										
Salaries & Wages	77160	77160	0	(77,160)	0.00%	62891	77160	0	(77,160)	0%
Lessons - Fitness	2167	2167	0	(2,167)	0.00%	2037	2167	0	(2,167)	0%
Contract Services	1200	1200	0	(1,200)	0.00%	0	1200	0	(1,200)	0%
Employee Benefits	19811	19811	0	(19,811)	0.00%	23143	19811	0	(19,811)	0%
Outside Training	150	150	0	(150)	0.00%	0	150	0	(150)	0%
<b>Total Salaries and Benefits</b>	<b>100488</b>	<b>100488</b>	<b>0</b>	<b>(100,488)</b>	<b>0.00%</b>	<b>88071</b>	<b>100488</b>	<b>0</b>	<b>(100,488)</b>	<b>0%</b>
<b>REPAIRS &amp; MAINTENANCE</b>										
Repairs & Maintenance - Equipment	9092	9092	0	(9,092)	0.00%	5996	9092	0	(9,092)	0%
Maintenance Contracts	14105	14105	0	(14,105)	0.00%	17204	14105	0	(14,105)	0%
Shop & Hand Tools	42	42	0	(42)	0.00%	0	42	0	(42)	0%
Building Maintenance	613	613	0	(613)	0.00%	0	613	0	(613)	0%
Soil & Seed	539	539	0	(539)	0.00%	0	539	0	(539)	0%
Chemicals	1021	1021	0	(1,021)	0.00%	360	1021	0	(1,021)	0%
<b>Total Repairs and Maintenance</b>	<b>25412</b>	<b>25412</b>	<b>0</b>	<b>(25,412)</b>	<b>0.00%</b>	<b>23561</b>	<b>25412</b>	<b>0</b>	<b>(25,412)</b>	<b>0%</b>
<b>OFFICE EXPENSE</b>										
Postage	51	51	0	(51)	0.00%	40	51	0	(51)	0%
Telephone	1441	1441	0	(1,441)	0.00%	1246	1441	0	(1,441)	0%
Office Supplies	482	482	0	(482)	0.00%	295	482	0	(482)	0%
<b>Total Office Expense</b>	<b>1974</b>	<b>1974</b>	<b>0</b>	<b>(1,974)</b>	<b>0.00%</b>	<b>1581</b>	<b>1974</b>	<b>0</b>	<b>(1,974)</b>	<b>0%</b>
<b>OPERATING EXPENSE</b>										
Employee Meals	2016	2016	0	(2,016)	0.00%	1726	2016	0	(2,016)	0%
Travel	240	240	0	(240)	0.00%	191	240	0	(240)	0%
Electricity	6153	6153	0	(6,153)	0.00%	7084	6153	0	(6,153)	0%
Personnel Supplies	222	222	0	(222)	0.00%	0	222	0	(222)	0%
Laundry	3228	3228	0	(3,228)	0.00%	3048	3228	0	(3,228)	0%
Music & Entertainment	1175	1175	0	(1,175)	0.00%	2005	1175	0	(1,175)	0%
Equipment Replacement	611	611	0	(611)	0.00%	1395	611	0	(611)	0%
Operating Supplies	2826	2826	0	(2,826)	0.00%	833	2826	0	(2,826)	0%
China Glass Silver	377	377	0	(377)	0.00%	0	377	0	(377)	0%
Paper/Plastic	1606	1606	0	(1,606)	0.00%	2263	1606	0	(1,606)	0%
Decorations	2916	2916	0	(2,916)	0.00%	20	2916	0	(2,916)	0%
Equipment Rental	0	0	0	0	0.00%	394	0	0	0	0%
Gas Diesul Fuel and Oil	1073	1073	0	(1,073)	0.00%	740	1073	0	(1,073)	0%

# River Club CDD Report

Report Date: 10/31/2019

	<u>Prior Yr Mth</u>	<u>Curr Mth Act</u>	<u>Final Plan</u>	<u>Plan Var</u>	<u>%</u>	<u>Prior YTD</u>	<u>YTD Actual</u>	<u>Final Plan</u>	<u>Plan Var</u>	<u>%</u>
Water & Sewer	4557	4557	0	(4,557)	0.00%	3483	4557	0	(4,557)	0%
Sanitation Disposal	650	650	0	(650)	0.00%	645	650	0	(650)	0%
Licenses and Fees	294	294	0	(294)	0.00%	294	294	0	(294)	0%
<b>Total Operating Expense</b>	<b>27943</b>	<b>27943</b>	<b>0</b>	<b>(27,943)</b>	<b>0.00%</b>	<b>24120</b>	<b>27943</b>	<b>0</b>	<b>(27,943)</b>	<b>0%</b>
<b>LEGAL &amp; PROFESSIONAL</b>										
<b>OTHER ADMINISTRATIVE COST</b>										
Dues & Subscriptions	159	159	0	(159)	0.00%	0	159	0	(159)	0%
Com Related Promotion/Security 7645	1965	1965	0	(1,965)	0.00%	3514	1965	0	(1,965)	0%
Misc Expense/CC Fees 7652/Cash	1351	1351	0	(1,351)	0.00%	441	1351	0	(1,351)	0%
Management Fees-Administration	294000	6000	0	(6,000)	0.00%	6000	6000	0	(6,000)	0%
Amenities Marketing	0	0	0	0	0.00%	1369	0	0	0	0%
Insurance-Administration	102348	1918	0	(1,918)	0.00%	1808	1918	0	(1,918)	0%
<b>Total Other Administrative Cost</b>	<b>11393</b>	<b>11393</b>	<b>0</b>	<b>(11,393)</b>	<b>0.00%</b>	<b>13131</b>	<b>11393</b>	<b>0</b>	<b>(11,393)</b>	<b>0%</b>
Pickleball Court Construction	524735	0	0	0	0.00%	0	0	0	0	0%
Non-Recurring Expense	314747	988	0	(988)	0.00%	3915	988	0	(988)	0%
<b>TOTAL EXPENDITURES</b>	<b>1006692</b>	<b>168197</b>	<b>0</b>	<b>168197</b>	<b>0.00%</b>	<b>154378</b>	<b>168197</b>	<b>0</b>	<b>168197</b>	<b>0%</b>
<b>REVENUE LESS EXPENDITURES</b>	<b>(294,899)</b>	<b>18860</b>	<b>0</b>	<b>18860</b>	<b>0.00%</b>	<b>20261</b>	<b>18860</b>	<b>0</b>	<b>18860</b>	<b>0%</b>

# Venetian River Club

## Income Statement - Tennis

Report Date: 10/31/2019

	Prior Yr Mth	Curr Mth Act	Final Plan	Plan Var	%	Prior YTD	YTD Actual	Final Plan	Plan Var	%
	2018	753	1555	(802)	(51.55%)	2018	753	1555	(802)	(51.55%)
<b>Tennis Revenue</b>										
<b>Amenity Operating COS</b>										
Tennis COS - Hardgoods-Tennis	738	102	430	328	76.37%	738	102	430	328	76.37%
<b>Total Amenity Operating COS</b>	<b>738</b>	<b>102</b>	<b>430</b>	<b>328</b>	<b>76.37%</b>	<b>738</b>	<b>102</b>	<b>430</b>	<b>328</b>	<b>76.37%</b>
<b>Gross Profit</b>	<b>1281</b>	<b>652</b>	<b>1125</b>	<b>(473)</b>	<b>(42.07%)</b>	<b>1281</b>	<b>652</b>	<b>1125</b>	<b>(473)</b>	<b>(42.07%)</b>
<b>Salaries and Benefits</b>										
Salaries and Wages-Tennis	3088	2956	2421	(535)	(22.11%)	3088	2956	2421	(535)	(22.11%)
Salaries and Wages-Tennis 1	2504	2569	2350	(219)	(9.33%)	2504	2569	2350	(219)	(9.33%)
Salaries and Wages-Tennis 2	1462	1446	1224	(222)	(18.18%)	1462	1446	1224	(222)	(18.18%)
Employee Benefits Allocated-Tennis	2695	849	2122	1273	59.99%	2695	849	2122	1273	59.99%
<b>Total Salaries and Benefits</b>	<b>9748</b>	<b>7821</b>	<b>8117</b>	<b>296</b>	<b>3.65%</b>	<b>9748</b>	<b>7821</b>	<b>8117</b>	<b>296</b>	<b>3.65%</b>
<b>Repairs and Maintenance</b>										
Repairs and Maintenance Equipment-	2904	4235	7500	3265	43.53%	2904	4235	7500	3265	43.53%
<b>Total Repairs and Maintenance</b>	<b>2904</b>	<b>4235</b>	<b>7500</b>	<b>3265</b>	<b>43.53%</b>	<b>2904</b>	<b>4235</b>	<b>7500</b>	<b>3265</b>	<b>43.53%</b>
<b>Office Expense</b>										
Office Supplies-Tennis	43	0	30	30	100.00%	43	0	30	30	100.00%
<b>Total Office Expense</b>	<b>43</b>	<b>0</b>	<b>30</b>	<b>30</b>	<b>100.00%</b>	<b>43</b>	<b>0</b>	<b>30</b>	<b>30</b>	<b>100.00%</b>
<b>Operating Supplies</b>										
Employee Meals-Tennis	105	135	181	46	25.41%	105	135	181	46	25.41%
Personnel Supplies-Tennis	0	0	500	500	100.00%	0	0	500	500	100.00%
Equipment Replacement-Tennis	0	160	0	(160)	0.00%	0	160	0	(160)	0.00%
Operating Supplies-Tennis	833	1630	50	(1,580)	(3,159.40%)	833	1630	50	(1,580)	(3,159.40%)
<b>Total Operating Supplies</b>	<b>938</b>	<b>1925</b>	<b>731</b>	<b>(1,194)</b>	<b>(163.30%)</b>	<b>938</b>	<b>1925</b>	<b>731</b>	<b>(1,194)</b>	<b>(163.30%)</b>
<b>General and Administrative</b>										
ComRel Promo/Security-Tennis	0	110	1000	890	88.97%	0	110	1000	890	88.97%
<b>Total Other Administrative Cost</b>	<b>0</b>	<b>110</b>	<b>1000</b>	<b>890</b>	<b>88.97%</b>	<b>0</b>	<b>110</b>	<b>1000</b>	<b>890</b>	<b>88.97%</b>
<b>Total General and Administrative</b>	<b>13633</b>	<b>14091</b>	<b>17378</b>	<b>3287</b>	<b>18.92%</b>	<b>13633</b>	<b>14091</b>	<b>17378</b>	<b>3287</b>	<b>18.92%</b>
<b>Profit/(Loss) - Tennis</b>	<b>(12,352)</b>	<b>(13,439)</b>	<b>(16,253)</b>	<b>2814</b>	<b>(17.31%)</b>	<b>(12,352)</b>	<b>(13,439)</b>	<b>(16,253)</b>	<b>2814</b>	<b>(17.31%)</b>



# Venetian River Club

## Income Statement - Fitness

Report Date: 10/31/2019

	<u>Prior Yr Mth</u>	<u>Curr Mth Act</u>	<u>Final Plan</u>	<u>Plan Var</u>	<u>%</u>	<u>Prior YTD Act</u>	<u>YTD Actual</u>	<u>Final Plan</u>	<u>Plan Var</u>	<u>%</u>
<b>Fitness Revenue</b>	<b>1490</b>	<b>704</b>	<b>1160</b>	<b>(456)</b>	<b>(39.31%)</b>	<b>1490</b>	<b>704</b>	<b>1160</b>	<b>(456)</b>	<b>(39%)</b>
<b>Salaries and Benefits</b>										
Salaries and Wages-Fitness	1323	1946	2421	475	19.64%	1323	1946	2421	475	20%
Salaries and Wages-Fitness 1	619	642	400	(242)	(60.54%)	619	642	400	(242)	(61%)
Salaries and Wages-Fitness 2	1229	1425	400	(1,025)	(256.17%)	1229	1425	400	(1,025)	(256%)
Classes-Fitness	2037	2167	0	(2,167)	0.00%	2037	2167	0	(2,167)	0%
Salaries and Wages-Fitness 3	1079	1027	1430	403	28.16%	1079	1027	1430	403	28%
Contract Services-Fitness	0	1200	2400	1200	50.00%	0	1200	2400	1200	50%
Employee Benefits Allocated-Fitness	1393	1400	2475	1075	43.45%	1393	1400	2475	1075	43%
<b>Total Salaries and Benefits</b>	<b>7680</b>	<b>9806</b>	<b>9526</b>	<b>(280)</b>	<b>(2.94%)</b>	<b>7680</b>	<b>9806</b>	<b>9526</b>	<b>(280)</b>	<b>(3%)</b>
<b>Repairs and Maintenance</b>										
Repairs and Maintenance Equipment-	1393	0	100	100	100.00%	1393	0	100	100	100%
<b>Total Repairs and Maintenance</b>	<b>1393</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>100.00%</b>	<b>1393</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>100%</b>
<b>Operating Supplies</b>										
Employee Meals-Fitness	85	135	161	26	16.15%	85	135	161	26	16%
Laundry-Fitness	1354	1337	1900	563	29.64%	1354	1337	1900	563	30%
Equipment Replacement-Fitness	0	0	80	80	100.00%	0	0	80	80	100%
Operating Supplies-Fitness	0	0	50	50	100.00%	0	0	50	50	100%
<b>Total Operating Supplies</b>	<b>1439</b>	<b>1472</b>	<b>2191</b>	<b>719</b>	<b>32.82%</b>	<b>1439</b>	<b>1472</b>	<b>2191</b>	<b>719</b>	<b>33%</b>
<b>Other Admin Cost</b>										
<b>Total General and Admin</b>	<b>10513</b>	<b>11278</b>	<b>11817</b>	<b>539</b>	<b>4.56%</b>	<b>10513</b>	<b>11278</b>	<b>11817</b>	<b>539</b>	<b>5%</b>
<b>Profit/(Loss) - Fitness</b>	<b>(9,023)</b>	<b>(10,574)</b>	<b>(10,657)</b>	<b>83</b>	<b>(0.78%)</b>	<b>(9,023)</b>	<b>(10,574)</b>	<b>(10,657)</b>	<b>83</b>	<b>(1%)</b>

# Venetian River Club

## Income Statement - Maintenance

Report Date: 10/31/2019

	<u>Prior Yr Mth</u>	<u>Curr Mth Act</u>	<u>Final Plan</u>	<u>Plan Var</u>	<u>%</u>	<u>Prior YTD</u>	<u>YTD Actual</u>	<u>Final Plan</u>	<u>Plan Var</u>	<u>%</u>
<b>Repairs and Maintenance</b>										
Turf-Clubhouse Maintenance	0	539	180	(359)	(199.20%)	0	539	180	(359)	(199%)
<b>Total Repairs and Maintenance</b>	<b>0</b>	<b>539</b>	<b>180</b>	<b>(359)</b>	<b>(199.20%)</b>	<b>0</b>	<b>539</b>	<b>180</b>	<b>(359)</b>	<b>(199%)</b>
<b>Total Expense</b>	<b>0</b>	<b>539</b>	<b>180</b>	<b>(359)</b>	<b>(199.20%)</b>	<b>0</b>	<b>539</b>	<b>180</b>	<b>(359)</b>	<b>(199%)</b>

# Venetian River Club

## Income Statement - Food & Beverage

Report Date: 10/31/2019

	<u>Prior Yr Mth</u>	<u>Curr Mth Act</u>	<u>Final Plan</u>	<u>Plan Var</u>	<u>%</u>	<u>Prior YTD Act</u>	<u>YTD Actual</u>	<u>Final Plan</u>	<u>Plan Var</u>	<u>%</u>
<b>Food &amp; Beverage</b>										
Food	43854	42894	49640	(6,746)	(13.59%)	43854	42894	49640	(6,746)	(13.59%)
Liquor	8361	9459	11607	(2,148)	(18.51%)	8361	9459	11607	(2,148)	(18.51%)
Beer	1497	2248	2190	58	2.65%	1497	2248	2190	58	2.65%
Wine	7416	6119	8103	(1,984)	(24.49%)	7416	6119	8103	(1,984)	(24.49%)
Beverage Other	47	0	0	0	0.00%	47	0	0	0	0.00%
Revenue - Other	45	1093	1460	(367)	(25.11%)	45	1093	1460	(367)	(25.11%)
<b>Total Operating Revenue</b>	<b>61220</b>	<b>61813</b>	<b>73000</b>	<b>(11,187)</b>	<b>(15.32%)</b>	<b>61220</b>	<b>61813</b>	<b>73000</b>	<b>(11,187)</b>	<b>(15.32%)</b>
<b>Restaurant COS</b>										
COS - Food	17382	22861	21842	(1,019)	(4.66%)	17382	22861	21842	(1,019)	(4.66%)
COS - Liquor	2239	2412	3366	954	28.35%	2239	2412	3366	954	28.35%
COS - Beer	651	658	701	43	6.07%	651	658	701	43	6.07%
COS - Wine	1233	1196	2917	1721	59.00%	1233	1196	2917	1721	59.00%
COS - Other	77	71	0	(71)	0.00%	77	71	0	(71)	0.00%
<b>Total COS</b>	<b>21582</b>	<b>27198</b>	<b>28826</b>	<b>1628</b>	<b>5.65%</b>	<b>21582</b>	<b>27198</b>	<b>28826</b>	<b>1628</b>	<b>5.65%</b>
<b>Gross Profit</b>	<b>39638</b>	<b>34615</b>	<b>44174</b>	<b>(9,559)</b>	<b>(21.64%)</b>	<b>39638</b>	<b>34615</b>	<b>44174</b>	<b>(9,559)</b>	<b>(21.64%)</b>
<b>Salaries &amp; Benefits</b>										
Salaries and Wages-F&B Manager	4417	5228	5000	(228)	(4.55%)	4417	5228	5000	(228)	(4.55%)
Salaries and Wages-F&B Asst Mgr	3500	3762	3750	(12)	(0.32%)	3500	3762	3750	(12)	(0.32%)
Salaries and Wages-F&B Banquet Mgr	0	0	2167	2167	100.00%	0	0	2167	2167	100.00%
Salaries and Wages-F&B Servers	11462	12488	12707	219	1.72%	11462	12488	12707	219	1.72%
Salaries and Wages- Executive Chef	4417	4917	4917	0	0.01%	4417	4917	4917	0	0.01%
Salaries and Wages-F&B Line Cook	12766	18005	16375	(1,630)	(9.95%)	12766	18005	16375	(1,630)	(9.95%)
Employee Benefits Allocated-F&B	14644	14173	17238	3065	17.78%	14644	14173	17238	3065	17.78%
Outside Training (Non HR)-F&B	0	0	90	90	100.00%	0	0	90	90	100.00%
<b>Total Salares &amp; Benefits</b>	<b>51206</b>	<b>58572</b>	<b>62244</b>	<b>3672</b>	<b>5.90%</b>	<b>51206</b>	<b>58572</b>	<b>62244</b>	<b>3672</b>	<b>5.90%</b>
<b>Repairs and Maintance</b>										
Repairs and Maintenance Equipment-F&B	0	12	500	488	97.65%	0	12	500	488	97.65%
Maintenance Contracts-F&B	178	0	0	0	0.00%	178	0	0	0	0.00%
Chemicals-F&B	360	1021	400	(621)	(155.36%)	360	1021	400	(621)	(155.36%)
<b>Total Repairs and Maintenance</b>	<b>538</b>	<b>1033</b>	<b>900</b>	<b>(133)</b>	<b>(14.80%)</b>	<b>538</b>	<b>1033</b>	<b>900</b>	<b>(133)</b>	<b>(14.80%)</b>
<b>Office Expense</b>										
Telephone-F&B	120	160	160	0	0.00%	120	160	160	0	0.00%
<b>Total Office Expense</b>	<b>120</b>	<b>160</b>	<b>160</b>	<b>0</b>	<b>0.00%</b>	<b>120</b>	<b>160</b>	<b>160</b>	<b>0</b>	<b>0.00%</b>
<b>Operating Expense</b>										
Employee Meals-F&B	1083	1550	1220	(330)	(27.05%)	1083	1550	1220	(330)	(27.05%)
Travel-F&B	0	0	100	100	100.00%	0	0	100	100	100.00%
Personnel Supplies-F&B	0	15	500	485	97.00%	0	15	500	485	97.00%
Laundry-F&B	1694	1891	2250	359	15.96%	1694	1891	2250	359	15.96%
Equipment Replacement-F&B	1027	75	250	175	70.07%	1027	75	250	175	70.07%
Operating Supplies-F&B	0	965	500	(465)	(93.05%)	0	965	500	(465)	(93.05%)
Dinnerware-F&B	0	377	500	123	24.60%	0	377	500	123	24.60%

Paper /Plastic-F&B	932	846	905	59	6.48%	932	846	905	59	6.48%
Equipment Rental-F&B	0	0	1200	1200	100.00%	0	0	1200	1200	100.00%
Gas,Diesel Fuel and Oil-F&B	460	378	275	(103)	(37.35%)	460	378	275	(103)	(37.35%)
<b>Total Operating Expense</b>	<b>5196</b>	<b>6097</b>	<b>7700</b>	<b>1603</b>	<b>20.82%</b>	<b>5196</b>	<b>6097</b>	<b>7700</b>	<b>1603</b>	<b>20.82%</b>
<b>Other Admin Cost</b>										
ComRel Promo/Security-F&B	0	0	100	100	100.00%	0	0	100	100	100.00%
<b>Total Other Admin Cost</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>100.00%</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>100.00%</b>
<b>Total General &amp; Admin</b>	<b>57059</b>	<b>65863</b>	<b>71104</b>	<b>5241</b>	<b>7.37%</b>	<b>57059</b>	<b>65863</b>	<b>71104</b>	<b>5241</b>	<b>7.37%</b>
<b>Profit/(Loss) - F&amp;B</b>	<b>(17,421)</b>	<b>(31,248)</b>	<b>(26,930)</b>	<b>(4,318)</b>	<b>16.03%</b>	<b>(17,421)</b>	<b>(31,248)</b>	<b>(26,930)</b>	<b>(4,318)</b>	<b>16.03%</b>

# Venetian River Club

## Income Statement - Administration

Report Date: 10/31/2019

	<u>Prior Yr Mth</u>	<u>Curr Mth</u>	<u>Final Plan</u>	<u>Plan Var</u>	<u>%</u>	<u>Prior YTD</u>	<u>YTD Actual</u>	<u>Final Plan</u>	<u>Plan Var</u>	<u>%</u>
<b>Operating Revenue</b>										
Dues Revenue	130316	129667	129666	1	0.00%	130316	129667	129666	1	0%
Other Admin Rev	1914	21419	3783	17636	466.20%	1914	21419	3783	17636	466%
<b>Total Operating Revenue</b>	<b>132230</b>	<b>151086</b>	<b>133449</b>	<b>17637</b>	<b>13.22%</b>	<b>132230</b>	<b>151086</b>	<b>133449</b>	<b>17637</b>	<b>13%</b>
<b>Salaries &amp; Benefits</b>										
Salaries and Wages-Administration	15025	16832	22800	5968	26.17%	15025	16832	22800	5968	26%
Employee Benefits Allocated-Administration	4412	3389	7980	4591	57.53%	4412	3389	7980	4591	58%
Outside Training (Non HR)-Administration	0	150	100	(50)	(50.00%)	0	150	100	(50)	(50%)
<b>Total Salaries &amp; Benefits</b>	<b>19437</b>	<b>20372</b>	<b>30880</b>	<b>10508</b>	<b>34.03%</b>	<b>19437</b>	<b>20372</b>	<b>30880</b>	<b>10508</b>	<b>34%</b>
<b>Repairs &amp; Maintenance</b>										
Repairs and Maintenance Equipment-Administration	1699	4845	2300	(2,545)	(110.64%)	1699	4845	2300	(2,545)	(111%)
Maintenance Contracts-Administration	17027	14105	8000	(6,105)	(76.31%)	17027	14105	8000	(6,105)	(76%)
Shop & Hand Tools-Administration	0	42	150	108	72.03%	0	42	150	108	72%
Building Maintenance-Administration	0	613	2800	2187	78.11%	0	613	2800	2187	78%
<b>Total Repairs &amp; Maintenance</b>	<b>18726</b>	<b>19605</b>	<b>13250</b>	<b>(6,355)</b>	<b>(47.96%)</b>	<b>18726</b>	<b>19605</b>	<b>13250</b>	<b>(6,355)</b>	<b>(48%)</b>
<b>Office Expense</b>										
Postage-Administration	40	51	50	(1)	(2.00%)	40	51	50	(1)	(2%)
Telephone-Administration	1126	1281	1090	(191)	(17.50%)	1126	1281	1090	(191)	(18%)
Printing & Duplicating-Administration	0	0	50	50	100.00%	0	0	50	50	100%
Office Supplies-Administration	252	482	650	168	25.78%	252	482	650	168	26%
<b>Total Office Expense</b>	<b>1418</b>	<b>1814</b>	<b>1840</b>	<b>26</b>	<b>1.40%</b>	<b>1418</b>	<b>1814</b>	<b>1840</b>	<b>26</b>	<b>1%</b>
<b>Operating Expense</b>										
Employee Meals-Administration	453	196	360	164	45.56%	453	196	360	164	46%
Meals & Entertainment-Administration	0	0	25	25	100.00%	0	0	25	25	100%
Travel-Administration	191	240	250	10	4.10%	191	240	250	10	4%
Electric-Administration	7084	6153	6800	647	9.52%	7084	6153	6800	647	10%
Personnel Supplies-Administration	0	207	100	(107)	(106.53%)	0	207	100	(107)	(107%)
Music and Entertainment-Administration	2005	1175	2637	1462	55.44%	2005	1175	2637	1462	55%
Equipment Replacement-Administration	368	376	315	(61)	(19.38%)	368	376	315	(61)	(19%)
Operating Supplies-Administration	0	231	875	644	73.59%	0	231	875	644	74%
Paper /Plastic-Administration	1330	760	425	(335)	(78.83%)	1330	760	425	(335)	(79%)
Decorations-Administration	20	2916	500	(2,416)	(483.16%)	20	2916	500	(2,416)	(483%)
Equipment Rental-Administration	394	0	0	0	0.00%	394	0	0	0	0%
Gas,Diesel Fuel and Oil-Administration	280	695	600	(95)	(15.87%)	280	695	600	(95)	(16%)
Water and Sewer-Administration	3483	4557	5200	643	12.37%	3483	4557	5200	643	12%
Sanitation Disposal-Administration	645	650	620	(30)	(4.84%)	645	650	620	(30)	(5%)
Licenses and Fees-Administration	294	294	1960	1666	85.00%	294	294	1960	1666	85%
<b>Total Operating Expense</b>	<b>16547</b>	<b>18449</b>	<b>20667</b>	<b>2218</b>	<b>10.73%</b>	<b>16547</b>	<b>18449</b>	<b>20667</b>	<b>2218</b>	<b>11%</b>
<b>Legal &amp; Professional</b>										
Legal Fees-Administration	0	0	100	100	100.00%	0	0	100	100	100%
<b>Total Legal &amp; Professional</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>100.00%</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>100%</b>
<b>Other Admin Costs</b>										
Subscriptions-Administration	0	159	100	(59)	(59.00%)	0	159	100	(59)	(59%)

# Venetian River Club

## Income Statement - Administration

Report Date: 10/31/2019

	<u>Prior Yr Mth</u>	<u>Curr Mth</u>	<u>Final Plan</u>	<u>Plan Var</u>	<u>%</u>	<u>Prior YTD</u>	<u>YTD Actual</u>	<u>Final Plan</u>	<u>Plan Var</u>	<u>%</u>
ComRel Promo/Security-Administration	3514	1855	1700	(155)	(9.12%)	3514	1855	1700	(155)	(9%)
Credit Card Fees-Administration	441	1351	3100	1749	56.43%	441	1351	3100	1749	56%
Employee Relations-Administration	0	0	150	150	100.00%	0	0	150	150	100%
Bad Debt Expense-Administration	0	0	50	50	100.00%	0	0	50	50	100%
<b>Total Other Admin Costs</b>	<b>3954</b>	<b>3365</b>	<b>5100</b>	<b>1735</b>	<b>34.03%</b>	<b>3954</b>	<b>3365</b>	<b>5100</b>	<b>1735</b>	<b>34%</b>
<b>Total General &amp; Administration</b>	<b>60082</b>	<b>63604</b>	<b>71837</b>	<b>8233</b>	<b>11.46%</b>	<b>60082</b>	<b>63604</b>	<b>71837</b>	<b>8233</b>	<b>11%</b>
<b>Other Expenses</b>										
Capital Expenditures	3915	988	4808	3820	79.45%	3915	988	4808	3820	79%
Management Fee	6000	6000	6000	0	0.00%	6000	6000	6000	0	0%
Amenities Marketing	1369	0	2225	2225	100.00%	1369	0	2225	2225	100%
Insurance - Allocation Off Budget	1808	1918	1850	(68)	(3.68%)	1808	1918	1850	(68)	(4%)
<b>Total Other Expenses</b>	<b>13091</b>	<b>8906</b>	<b>14883</b>	<b>5977</b>	<b>40.16%</b>	<b>13091</b>	<b>8906</b>	<b>14883</b>	<b>5977</b>	<b>40%</b>
<b>Profit/(Loss) - Administration</b>	<b>59057</b>	<b>78576</b>	<b>46729</b>	<b>31847</b>	<b>68.15%</b>	<b>59057</b>	<b>78576</b>	<b>46729</b>	<b>31847</b>	<b>68%</b>



Rizzetta & Company

# **Venetian Community Development District**

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**Financial Statements  
(Unaudited)**

**October 31, 2019**

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

[venetiancdd.org](http://venetiancdd.org)  
[rizzetta.com](http://rizzetta.com)

# Venetian Community Development District

Balance Sheet

As of 10/31/2019

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	River Club Fund	River Club Reserve Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>								
Cash In Bank	90,807	0	0	13,588	0	104,395	0	0
Cash in Bank-Icon Management	0	0	0	421,828	0	421,828	0	0
Investments	305,912	0	1,664,452	0	0	1,970,364	0	0
Investments - Reserves	0	619,116	0	0	375,469	994,585	0	0
Accounts Receivable	1,514,044	296,503	1,465,201	1,556,000	283,392	5,115,139	0	0
Accounts Receivable - Other	0	0	0	78,269	0	78,269	0	0
Interest & Dividends Receivable	0	0	0	0	0	0	0	0
Advances to Icon Management	0	0	0	4,129	0	4,129	0	0
Prepaid Expenses and Inventory	0	0	0	53,775	0	53,775	0	0
Deposits	22,729	0	0	14,876	0	37,605	0	0
Due From Other Funds	23,018	250,008	0	0	0	273,026	0	0
Due from Others	0	0	0	100,000	0	100,000	0	0
Amount Available for Debt Service	0	0	0	0	0	0	0	3,129,653
Amount To Be Provided Debt Service	0	0	0	0	0	0	0	12,870,347
Fixed Assets	0	0	0	0	0	0	24,359,850	0
<b>Total Assets</b>	<u>1,956,510</u>	<u>1,165,627</u>	<u>3,129,653</u>	<u>2,242,465</u>	<u>658,861</u>	<u>9,153,115</u>	<u>24,359,850</u>	<u>16,000,000</u>
<b>Liabilities</b>								
Accounts Payable	167,626	0	0	24,808	0	192,434	0	0
Accrued Expenses Payable	3,957	0	0	82,179	0	86,136	0	0
Other Current Liabilities	0	0	0	0	0	0	0	0
Deposits	0	0	0	119,100	0	119,100	0	0
Due To Other Funds	0	0	0	23,018	250,008	273,026	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	0	16,000,000
<b>Total Liabilities</b>	<u>171,583</u>	<u>0</u>	<u>0</u>	<u>249,105</u>	<u>250,008</u>	<u>670,696</u>	<u>0</u>	<u>16,000,000</u>
<b>Fund Equity &amp; Other Credits</b>								
Beginning Fund Balance	398,254	978,099	1,662,127	569,269	124,832	3,732,580	24,359,850	0
Net Change in Fund Balance	1,386,673	187,528	1,467,526	1,424,091	284,021	4,749,839	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>1,784,927</u>	<u>1,165,627</u>	<u>3,129,653</u>	<u>1,993,360</u>	<u>408,853</u>	<u>8,482,419</u>	<u>24,359,850</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>1,956,510</u>	<u>1,165,627</u>	<u>3,129,653</u>	<u>2,242,465</u>	<u>658,861</u>	<u>9,153,115</u>	<u>24,359,850</u>	<u>16,000,000</u>

See Notes to Unaudited Financial Statements



# Venetian Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2019 Through 10/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	3,000	250	225	(25)	92.51%
Special Assessments					
Tax Roll	1,514,043	1,514,043	1,514,215	172	(0.01)%
Other Miscellaneous Revenues					
Transponder Revenue	5,000	417	349	(67)	93.01%
Total Revenues	1,522,043	1,514,710	1,514,789	79	0.48%
Expenditures					
Legislative					
Supervisor Fees	10,000	833	700	133	93.00%
Financial & Administrative					
Administrative Services	6,000	500	500	0	91.66%
District Management	33,500	2,792	2,000	792	94.02%
District Engineer	37,000	3,083	4,288	(1,205)	88.41%
Disclosure Report	1,500	0	0	0	100.00%
Trustees Fees	4,611	3,100	3,066	34	33.50%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	5,000	417	417	0	91.66%
Accounting Services	21,792	1,816	1,816	0	91.66%
Auditing Services	6,000	6,000	0	6,000	100.00%
Arbitrage Rebate Calculation	500	0	0	0	100.00%
Public Officials Liability Insurance	3,150	3,150	2,563	587	18.63%
Legal Advertising	3,000	250	0	250	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	42	45	(3)	91.00%
Website Hosting, Maintenance, Backup (and Email)	13,400	1,117	535	582	96.00%
Miscellaneous Mailings	1,000	83	0	83	100.00%
Legal Counsel					
District Counsel	72,000	6,000	5,306	695	92.63%
Outside Counsel	10,000	833	800	33	92.00%
Security Operations					
Security Services & Patrols	288,548	24,046	26,623	(2,577)	90.77%
Guard & Gate Facility Maintenance	10,368	864	817	47	92.12%
Gate Transponders-RFID	3,750	313	0	313	100.00%
Electric Utility Services					
Utility Services	30,100	2,508	2,978	(470)	90.10%
Water-Sewer Combination Services					
Utility Services-Effluent & Guardhouse	12,000	1,000	988	12	91.76%
Stormwater Control					

# Venetian Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2019 Through 10/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	43,396	3,616	3,530	86	91.86%
Fountain Service Repairs & Maintenance	4,800	400	520	(120)	89.16%
Lake/Pond Bank Maintenance	0	0	8,560	(8,560)	0.00%
Mitigation Area Monitoring & Maintenance	33,956	2,830	0	2,830	100.00%
Stormwater System Maintenance	7,000	583	0	583	100.00%
Other Physical Environment					
Office & Administration	6,000	500	379	121	93.67%
Staff Salaries/Payroll	171,901	14,325	11,697	2,628	93.19%
Telephone, Fax, Internet	4,500	375	224	151	95.01%
General Liability Insurance	4,725	4,725	4,613	112	2.37%
Property Insurance	3,321	3,321	4,098	(777)	(23.39)%
Landscape Maintenance	373,365	31,114	27,700	3,413	92.58%
Irrigation Repairs	5,000	417	270	147	94.60%
Irrigation Maintenance	5,130	428	0	428	100.00%
Holiday Decorations	4,000	1,950	1,950	0	51.25%
Landscape Replacement Plants, Shrubs & Trees	20,000	1,667	2,500	(833)	87.50%
Landscape-Pest Control/OTC Injections	22,140	1,845	0	1,845	100.00%
Landscape - Pinestraw	25,623	2,135	0	2,135	100.00%
Landscape - Flower Program	33,000	2,750	0	2,750	100.00%
Landscape - Miscellaneous	4,000	333	0	333	100.00%
Landscape - Mulch	65,000	5,417	0	5,417	100.00%
Field Services	8,400	700	700	0	91.66%
General Repairs & Maintenance	18,000	1,500	785	715	95.63%
Road & Street Facilities					
Street/Parking Lot Sweeping	4,740	395	395	0	91.66%
Street Light Decorative Light Maintenance	4,000	333	0	333	100.00%
Roadway Repair & Maintenance	15,000	1,250	0	1,250	100.00%
Street Sign Repair & Replacement	10,000	833	0	833	100.00%
Contingency					
Non-Recurring Expenses	46,152	3,846	1,578	2,268	96.58%
Total Expenditures	1,522,043	151,509	128,115	23,394	91.58%
Excess of Revenues Over (Under) Expenditures	0	1,363,200	1,386,673	23,473	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	1,363,200	1,386,673	23,473	0.00%

See Notes to Unaudited Financial Statements

**Venetian Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2019 Through 10/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Fund Balance, Beginning of Period	0	0	398,254	398,254	0.00%
Fund Balance, End of Period	<u>0</u>	<u>1,363,200</u>	<u>1,784,927</u>	<u>421,727</u>	<u>0.00%</u>

# **Venetian Community Development District**

## Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2019 Through 10/31/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,296	1,296	0.00%
Special Assessments				
Tax Roll	296,500	296,503	3	0.00%
Total Revenues	296,500	297,799	1,299	0.44%
Expenditures				
Contingency				
Capital Reserve	296,500	110,000	186,500	62.90%
Total Expenditures	296,500	110,000	186,500	62.90%
Excess of Revenues Over (Under) Expenditures	0	187,799	187,799	0.00%
Other Financing Sources (Uses)				
Unrealized Gain/Loss on Investments	0	(271)	(271)	0.00%
Exc. of Rev./Other Sources Over (Under) Expend./Other Uses	0	187,528	187,528	0.00%
Fund Balance, Beginning of Period	0	978,099	978,099	0.00%
Fund Balance, End of Period	0	1,165,627	1,165,627	0.00%

# **Venetian Community Development District**

## Statement of Revenues and Expenditures

### 200 - Debt Service Fund

From 10/1/2019 Through 10/31/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2,325	2,325	0.00%
Special Assessments				
Tax Roll	1,466,506	1,465,201	(1,306)	(0.08)%
Total Revenues	<u>1,466,506</u>	<u>1,467,526</u>	<u>1,019</u>	<u>0.07%</u>
Expenditures				
Debt Service Payments				
Interest	876,506	0	876,506	100.00%
Principal	590,000	0	590,000	100.00%
Total Expenditures	<u>1,466,506</u>	<u>0</u>	<u>1,466,506</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1,467,526</u>	<u>1,467,526</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>1,467,526</u>	<u>1,467,526</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	1,662,127	1,662,127	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>3,129,653</u></u>	<u><u>3,129,653</u></u>	<u><u>0.00%</u></u>

# Venetian Community Development District

## Statement of Revenues and Expenditures

### 400 - River Club Fund

From 10/1/2019 Through 10/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Special Assessments					
Tax Roll	1,556,002	1,556,002	1,556,000	(2)	0.00%
Amenity Center Revenue					
Administration	45,000	3,750	22,877	19,127	49.16%
Restaurant Revenue	820,000	68,333	61,813	(6,520)	92.46%
Total Revenues	2,421,002	1,628,085	1,640,690	12,605	32.23%
Expenditures					
Cost of Goods					
Tennis Cost of Sales	5,117	426	102	324	98.00%
Restaurant Cost of Sales	322,000	26,833	27,198	(365)	91.55%
Salaries and Benefits					
Salaries and Wages	917,749	76,479	77,160	(681)	91.59%
Lessons-Fitness	24,485	2,040	2,167	(127)	91.14%
Employee Benefits	348,744	29,062	19,811	9,251	94.31%
Employee Education & Training	2,100	175	150	25	92.85%
Contract Services	24,800	2,067	1,200	867	95.16%
Repairs and Maintenance					
Chemicals	6,000	500	1,021	(521)	82.98%
Shop & Hand Tools	500	42	42	(0)	91.60%
Sod & Seed	1,000	83	539	(456)	46.10%
Repairs & Maintenance-Equipment	45,000	3,750	9,092	(5,342)	79.79%
Maintenance Contracts	93,106	7,759	14,105	(6,346)	84.85%
Building Maintenance	21,000	1,750	613	1,137	97.08%
Office Expense					
Printing	1,000	83	0	83	100.00%
Postage	700	58	51	7	92.71%
Telephone	16,560	1,380	1,441	(61)	91.29%
Office Supplies	8,000	667	482	185	93.97%
Operating Expense					
Employee Meals	23,000	1,917	2,016	(99)	91.23%
Meals & Entertainment	300	25	0	25	100.00%
Equipment Replacement	16,000	1,333	611	722	96.18%
Licenses and Fees	13,015	1,085	294	791	97.74%
Travel	4,200	350	240	110	94.28%
Sanitation Disposal	7,600	633	650	(17)	91.44%
Utility - Water & Sewer	53,000	4,417	4,557	(140)	91.40%
Electricity	84,000	7,000	6,153	847	92.67%
Gas, Diesel Fuel and Oil	10,000	833	1,073	(240)	89.27%
Equipment Rental	12,000	1,000	0	1,000	100.00%
Personnel Supplies	3,500	292	222	70	93.65%

See Notes to Unaudited Financial Statements

# Venetian Community Development District

## Statement of Revenues and Expenditures

400 - River Club Fund

From 10/1/2019 Through 10/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Laundry	44,050	3,671	3,228	443	92.67%
Music & Entertainment	30,000	2,500	1,175	1,325	96.08%
China, Glass, Silver	5,000	417	377	40	92.46%
Paper/Plastic	14,426	1,202	1,606	(404)	88.86%
Operating Supplies	23,150	1,929	2,826	(897)	87.79%
Decorations	14,000	1,167	2,916	(1,749)	79.17%
Legal & Professional					
Legal Fees	1,200	100	0	100	100.00%
Other Administrative Cost					
Com Related Promotion/Security	20,000	1,667	1,965	(298)	90.17%
Bad Debt Expense	500	42	0	42	100.00%
Management Fee	72,000	6,000	6,000	0	91.66%
Employee Relations	2,500	208	0	208	100.00%
Insurance	22,000	22,000	23,018	(1,018)	(4.62)%
Misc Expense/Credit Card Fees	27,000	2,250	1,351	899	94.99%
Dues & Subscriptions	2,000	167	159	8	92.05%
Amenities Marketing	21,000	1,750	0	1,750	100.00%
Contingency					
Non-Recurring Expenses	57,700	4,808	988	3,820	98.28%
Pickleball Courts Construction	175,000	14,583	0	14,583	100.00%
Total Expenditures	<u>2,596,002</u>	<u>236,500</u>	<u>216,599</u>	<u>19,901</u>	<u>91.66%</u>
Excess of Revenues Over (Under) Expenditures	<u>(175,000)</u>	<u>1,391,585</u>	<u>1,424,091</u>	<u>32,506</u>	<u>913.76%</u>
Other Financing Sources (Uses)					
Carry Forward Fund Balance	175,000	175,000	0	(175,000)	100.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>1,566,585</u>	<u>1,424,091</u>	<u>(142,494)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	569,269	569,269	0.00%
Fund Balance, End of Period	<u>0</u>	<u>1,566,585</u>	<u>1,993,360</u>	<u>426,775</u>	<u>0.00%</u>

**Venetian Community Development District**

## Statement of Revenues and Expenditures

405 - River Club Reserve Fund

From 10/1/2019 Through 10/31/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	629	629	0.00%
Special Assessments				
Tax Roll	283,400	283,392	(8)	0.00%
Total Revenues	283,400	284,021	621	0.22%
Expenditures				
Contingency				
Capital Reserve	283,400	0	283,400	100.00%
Total Expenditures	283,400	0	283,400	100.00%
Excess of Revenues Over (Under) Expenditures	0	284,021	284,021	0.00%
Exc. of Rev./Other Sources Over (Under) Expend./Other Uses	0	284,021	284,021	0.00%
Fund Balance, Beginning of Period	0	124,832	124,832	0.00%
Fund Balance, End of Period	0	408,853	408,853	0.00%



**Venetian CDD**  
**Investment Summary**  
**October 31, 2019**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2019</u>
The Bank of Tampa	Money Market - 0.80% Interest	\$ 186,356
The Bank of Tampa ICS Program:	Money Market - 2.00% Interest	
BOKF, National Association	Money Market	59,659
The Huntington National Bank	Money Market	59,897
<b>Total General Fund Investments</b>		<b><u>\$ 305,912</u></b>
Fidelity Investments	Money Market - 1.5365% Interest	\$ 230,172
Fidelity Investments	US Treasury Bills -1.950% Zero Coupon Maturity dtd 11/29/19	102,882
Fidelity Subtotal		<u>333,054</u>
The Bank of Tampa ICS Program:	Money Market - 2.00% Interest	
The Huntington National Bank	Money Market	39,943
United Bank	Money Market	245,321
SunTrust Bank	Money Market	798
<b>Total Reserve Fund Investments</b>		<b><u>\$ 619,116</u></b>
US Bank Series 2012 Revenue	First American Government Obligation Fund Class Y - 2.04% Interest	\$ 672,400
US Bank Series 2012 Reserve	First American Government Obligation Fund Class Y - 2.04% Interest	963,984
US Bank Series 2012 Prepayment	First American Government Obligation Fund Class Y - 2.04% Interest	28,068
<b>Total Debt Service Fund Investments</b>		<b><u>\$ 1,664,452</u></b>
First Tennessee Bank	Money Market - 2.53% Interest	\$ 229,924
The Bank of Tampa ICS Program:	Money Market - 2.00% Interest	
BOKF, National Association	Money Market	91
The Huntington National Bank	Money Market	145,454
<b>Total River Club Reserve Fund Investments</b>		<b><u>\$ 375,469</u></b>

**Venetian Community Development District**

Summary A/R Ledger

001 - General Fund

From 10/1/2019 Through 10/31/2019

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2019	Sarasota County Tax Collector	FY19-20	<u>1,514,044.01</u>
		Total 001 - General Fund	1,514,044.01

**Venetian Community Development District**

Summary A/R Ledger

005 - Reserve Fund

From 10/1/2019 Through 10/31/2019

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2019	Sarasota County Tax Collector	FY19-20	<u>296,502.91</u>
		Total 005 - Reserve Fund	296,502.91

**Venetian Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 10/1/2019 Through 10/31/2019

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2019	Sarasota County Tax Collector	FY19-20	<u>1,465,200.74</u>
		Total 200 - Debt Service Fund	1,465,200.74

**Venetian Community Development District**

Summary A/R Ledger

400 - River Club Fund

From 10/1/2019 Through 10/31/2019

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2019	Sarasota County Tax Collector	FY19-20	<u>1,556,000.09</u>
		Total 400 - River Club Fund	1,556,000.09

**Venetian Community Development District**

Summary A/R Ledger

405 - River Club Reserve Fund

From 10/1/2019 Through 10/31/2019

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2019	Sarasota County Tax Collector	FY19-20	283,391.56
		Total 405 - River Club Reserve Fund	283,391.56
Report Balance			5,115,139.31

# Venetian Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2019

001 - General Fund

From 10/1/2019 Through 10/31/2019

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
HD Supply Facilities Maintenance LTD	9/11/2019	9175638721	40 LB Ready Road Asphalt Patch-VOC 09/19	127.96
Frontier Lighting, Inc.	10/1/2019	S1702900.012 CM	Credit on Invoice S1973272.001	(819.00)
Brightview Landscape Services, Inc.	10/1/2019	6514525	Monthly Landscape Maintenance 10/19	27,700.38
Florida Department of Economic Opportunity	10/1/2019	74038	Special District Fee FY 19/20	175.00
David Lusty	10/14/2019	DL101419	Board of Supervisors Meeting 10/14/19	100.00
Richard Bracco	10/14/2019	RB101419	Board of Supervisors Meeting 10/14/19	100.00
Richard P. McCafferty	10/14/2019	RM101419	Board of Supervisors Meeting 10/14/19	100.00
Steven P. Kleinglass	10/14/2019	SK101419	Board of Supervisors Meeting 10/14/19	100.00
Susie E Dunn-Lentile	10/14/2019	SL101419	Board of Supervisors Meeting 10/14/19	100.00
Aquatic Systems Inc	10/18/2019	0000459853	Aquascaping- Sites 30,35 & 59 10/19	2,075.00
Verizon Wireless	10/19/2019	9840410468	Wireless Telephone Services 10/19	48.94
Crosscreek Environmental Inc.	10/24/2019	6942	Lake Bank Restoration-10/19	110,000.00
Victory Security Agency II, LLC	10/26/2019	6502	Security Services 10/20/19-10/26/19	5,324.60
Richard P. McCafferty	10/28/2019	RM102819	Board of Supervisors Meeting 10/28/19	100.00
David Lusty	10/28/2019	DL102819	Board of Supervisors Meeting 10/28/19	100.00
Florida Power & Light	10/29/2019	Electric Summary 10/19	FPL Electric Summary 10/19	2,977.95
Brightview Landscape Services, Inc.	10/29/2019	6578688	Remove Mulch Beds River Club 10/19	2,500.00
Water Equipment Technologies of Southwest Florida LLC	10/30/2019	15214	Service to Perform Wkly Maintenance 10/19	150.00
ProPumps & Controls Inc.	10/31/2019	0037388-IN	Sevice Call for Irrigaiton Pump 10/19	270.00
Venetian Golf & River Club	10/31/2019	43769	Effluent Water Use 10/19	934.09
Clean Sweep Parking Lot Maintenance Inc	10/31/2019	41448	Street Sweeping 10/19	395.00
Rizzetta Amenity Services, Inc.	10/31/2019	INV00000000006840	Cell Phone 10/19	68.36
Victory Security Agency II, LLC	11/2/2019	6539	Security Services 10/27/19-11/02/19	5,324.60

**Venetian Community Development District**

Aged Payables by Invoice Date

Aging Date - 9/1/2019

001 - General Fund

From 10/1/2019 Through 10/31/2019

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Venetian CDD River Club	11/4/2019	110419 Sales Tax	Transponder Revenue Sales Tax 10/19	24.46
Persson, Cohen & Mooney, P.A.	11/5/2019	23294	Professional Services 10/19	5,305.50
Schappacher Engineering LLC	11/6/2019	1476	Engineering Services 10/19	4,288.00
City of Venice	11/7/2019	44300-59516 10/19	Guardhouse Water-101 Veneto BV 10/19	54.70
			Total 001 - General Fund	167,625.54
Report Total				167,625.54



**Venetian Community Development District**  
**Notes to Unaudited Financial Statements**  
**October 31, 2019**

**Balance Sheet**

1. Trust statement activity has been recorded through 10/31/19.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger-Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY19-20 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll

# Tab 5

**VCDD - VENETIAN RIVER CLUB**  
**502 VENETO BOULEVARD NORTH VENICE, FL 34275**  
**FACILITIES ADVISORY COMMITTEE (FAC)**  
**MEETING MINUTES FOR OCTOBER 7, 2019**

**ATTENDING MEMBERS**

JOHN DABNEY - CHAIRMAN

JIM ALLEN

CARL CHORBA

DEBBIE GERICKE

JILL POZAREK

DENISE PAYTON - RIVER CLUB MGR

**ABSENT MEMBERS**

STEVE KLEINGLASS - VCDD LIAISON

GWEN MENGEL

**GUESTS** STEVE THOMPSON POA, TOM JENULESON, LIVVY FAFORD, MIKE K.???

1. **CALL TO ORDER/ESTABLISH QUORUM/APPROVAL OF MINUTES** CHAIRMAN DABNEY CALLED MEETING TO ORDER AT 9:00 A.M.
2. **ESTABLISH QUORUM** CHAIRMAN DABNEY DECLARED A QUORUM WAS PRESENT.
3. **PUBLIC COMMENT** MR. DABNEY ASKED PUBLIC COMMENT BE LIMITED UNTIL HE COULD MAKE A BACKGROUND PRESENTATION ON THE POOL PAVILLION (ADDED BELOW)
4. **ADDITIONS OR DELETION TO THE AGENDA (TO BE DISCUSSED AT THE END OF THE MEETING)**
5. **APPROVAL OF MINUTES** FROM THE JUNE 3, 2019 MEETING WERE AMENDED AND APPROVED BY THE COMMITTEE. CARL CHORBA TO SEND THESE TO KARI HARDWICK.
6. **OLD BUSINESS**
  - a) **POOL PAVILLION:**
    - i) THE PURPOSE OF THIS DISCUSSION IS TO VOTE ON RECOMMENDATIONS BY THE FAC TO THE VCDD. SOME ISSUES ARE:
      - (1) WHETHER TO RECOMMEND TO THE VCDD A PHASED 5-YEAR DEVELOPMENT PLAN FOR A CASUAL LIFE STYLE CENTER AT THE POOL AS PRESENTED BY DAVID HUMPHREY AT THE JULY 1<sup>ST</sup> FAC MEETING AS WELL AS THE SEPTEMBER VCDD MEETING.
        - (a) IF YES, WHICH OF THE FIVE ELEMENTS HE PRESENTED ARE IN PHASE 1 AND ANTICIPATED COST AND TIMING.
        - (b) WHICH OF THE FIVE ELEMENTS ARE IN PHASE 2 WITH ANTICIPATED COST AND TIMING.
        - (c) WHICH OF THE FIVE ELEMENTS ARE IN PHASE 3 WITH ANTICIPATED COST AND TIMING.
      - (2) HOW IS THE PROJECT TO BE FUNDED – BANK LOAN OR SPECIAL ASSESSMENT
      - (3) DOES THIS REQUIRE AN AMENDMENT TO THE MASTER DEVELOPMENT PLAN?
      - (4) REFINEMENTS IN DESIGN THROUGH PUBLIC MEETINGS
    - ii) FRAMEWORK OF ANALYSIS FOR CONSIDERATION PROVIDED BY JOHN DABNEY:

- (1) THE POOL PAVILLION HAS BEEN NEGLECTED FOR YEARS IN FAVOR OF MORE PRESSEING CONCERNS. RESOLUTION CANNOT BE PUT OFF MUCH LONGER.
  - (2) FOUR REVENUE SOURCES THE FAC REVIEWS: LUNCH/DINNER; MEMBER EVENTS; POOL PAVILLION REVENUES; OUTSIDE EVENTS.
    - (a) OUTSIDE EVENTS ARE THE MOST PROFITABLE. IT AND POOL PAVILLION REVENUES BEAR ON THIS ANAYLSIS.
    - (b) PAVILLION REVENUE FOR FY YEARSS)ENDING:
      - (i) 2016 \$39,758.45
      - (ii) 2017 \$78,058.00 - % INCREASE YOY 96.3%
      - (iii) 2018 \$90,327.69 - % INCREASE YOY 15.7%
      - (iv) 2019 \$98,167.95 - % INCREASE YOY 8.9%
    - (c) 2019 FY NET INCOME LESS VARIABLE COSTS (COG AND LABOR) = \$ 48,000. (BUDGETED (THE FY ENDED ON SEPTEMBER 30, 2019; ACTUAL COST FIGURES ARE NOT YET AVAILABLE.)
    - (d) LABOR IS ESTIMBATED AT 7 DAYS/WEEK, 7 HOURS PER DAY X 1.5 SERVERS PLUS AND EXTRA STAFF OR MAJOR OUTSIDE EVENTS (\$30K) ANNUALLY.
  - (3) CAPITALIZED @ 12% = \$400K WITH 9% GROWTH RATE PROJECTED FOR 2020 @ 12% = \$436K. THE PAVILLION CAPITAL RESERVE FOR 2018 WAS \$25K (DEPRECIATED VALUE. THIS ANAYLSIS SUGGESTS THE PAVILLION SHOULD BE UPGRADED BY AT LEAST \$400K TO MAINTAIN CURRENT ALCHOHOL AND LIMITED FOOD SALES. THIS INCOME STREAM SHOULD BE PRESERVED DURING CONSTRUCTION.
    - (a) ANY MONIES SPENT ON THE EXISTING STRUCTURE IS WASTED.
- b) FIRST QUESTION: THAT'S DRIVING THE DRAMATIC INCREASE IN POOL REVENUE?
- i) NO DOUBT AN ENGAGED FAC, GOOD CLUB MANAGEMENT AMD A RESPONSIVE VCDD BOARD OF SUPERVISORS PLAYED A SIGNIFICANT ROLE.
  - ii) IS THERE SOMETNING ELSE? DID DAVID HUMPHREY IDENTIFY A TREND?
- c) SECOND QUESTION: WHAT IS THE IMPACT OF OUTSIDE EVENTS
- i) RIVER CLUB DINING IS CURRENTLY CLOSED M-TU,
  - ii) WEDDING PLANNERS DON'T CHOOSE MONDAY FOR WEDDINGS.
  - iii) THIS CY THE RIVER CLUB WILL HAVE BEEN CLOSED (W-SU) FOR 44 OUTSIDE EVENTS.
    - (1) THE NUMBER OF OUTSIDE EVENTS IS INCREASING.
    - (2) THE MARGINS ARE ATTRACTIVE.
    - (3) OUR MEMBERS MISS DINING SERVICE NEARLY ONE EXTRA DAY PER WEEK. A SECOND DINING OPTIONS IS SOMETHING TO BE CONSIDERED.
- d) THIRD QUESTION. WHAT ARE THE PARTICIPATION RATES FOR THE RIVER CLUB/POOL PAVILLION. THERE ARE 1,377 RESIDENCES IN THE VGRC. FOR THE YEAR 2018:
- (1) 9% OF MEMBERS SPENT = OR > 1K AT THE CLUB;
  - (2) 16.8% OF THE MEMBERS SPENT BETWEEN \$500 AND \$1K
  - (3) 54.3% SPENT BETWEEN \$100-\$500;

- (a) IN THE YEAR ENDING (SEPTEMBER) 2019 PERCENTAGES FOR THE TWO LARGES SPENDING GROUPS REMAINED CONSISTENT;
- (b) THE \$100-\$500 GROUP INCREASED 58.1% AN INCREASE OF 3.8PP.
- (c) THE TOTAL PASTICIPATION RATE ABOVE \$99 IS 83.5%, A WIDE POTENTIAL MARKET FOR INCREASED FOOD AND BEVERAGE SALES.
- (d) THE REMAINING 16.5% (NON-SPENDING RESIDENCES) MAY WELL REPRESENT A GROUP LACKING SIGNIFICANT ENTHUSIASM FOR ANY KIND OF RENOVATION AND VOCALLY OPPOSED TO THE CONCEPT. The total participation rate above \$99.99 annually is 83.5%, a wide potential market for increased food and beverage sales. The remaining 16.5% may well represent a group lacking significant enthusiasm for any kind of renovation and vocally opposed. (277 homes)

e) **PUBLIC COMMENT OPENED:** THE PUBLIC COMMENT WAS EVENLY DIVIDED. TWO MEMBERS WITH 16 YEARS RESIDENCY INDICATED THEY RARELY USED THE POOL PAVILLION FACILITIES. TWO OTHER MEMBERS INDICATED THEY ARE REGULAR USERS OF THE RIVER CLUB DINING AND POOL PAVILLION FACILITIES.

f) **FAC RECOMMENDATION:** AFTER REVIEWING JOHN DABNEY'S PRESENTATION WHILE MEMBERS ASKED QUESTIONS AND AFTER PUBLIC COMMENT THE FAC MOVED AND SECONDED THE FOLLOWING RECOMMENDATION TO THE VCDD FOR CONSIDERATION:

- i) **"THE FAC RECOMMENDS THE ENTIRETY OF THE HUMPHREY ROSAL ARCHITECTS, A.I.A TOTAL POOL PAVILLION PROPOSED CONCEPT, RATHER THAN A 5-YEAR PHASED IN PLAN, AS THE LEAST DISRUPTIVE TO THE COMMUNITY."**
- ii) **A SECOND MOTION WAS MADE AND APPROVED "DELEGATING MR. JOHN DABNEY TO EXPLORE FINANCIAL OPTIONS FOR THE PROPOSED POOL PAVILLION EXPANSION OF APPROX. \$1.5M."**

6) **OTHER OLD BUSINESS:**

- a. **RIVER CLUB PARKING LOT PAVING AND STRIPING:** NO UPDATE. MS. PAYTON SAID SHE IS STILL FOLLOWING UP OPTIONS DUE TO NON-RESPONSE OF CURRENT VENDOR.
- b. **WATER OBSERVATIONS – WATER BILL ANALYSIS:** NO UPDATE. MR. CHORBA WILL FOLLOW UP WITH MR. KLEINGLASS TO MEET WITH THE CITY OF VENICE. ONE ISSUE IS TO HAVE SEPARATE MONITORING OF POOL METERING TO AVOID SEWAGE CHARGES. MS. PAYTON IS TO PROVIDE COPIES OF CURRENT BILLS THROUGH SEPTEMBER FOR MR. CHORBA TO CHART.
- c. **WINDOW MOISTURE:** DENISE PAYTON INDICATED SERVPRO IS REMEDIATING MOISTURE IN DINING ROOM AND HALLWAY WINDOWS (INCLUDING RE-SEALING ALL WINDOWS AND SHEETROCK REPAIRE AS MOLD WAS DISCOVERED).
- a) **LOCKER ROOM REFURBISHMENT:** THREE ESTIMATES HAVE BEEN RECEIVED FOR THIS PROJECT RANGING FROM \$25K-\$45K. THE PROJECT WILL BE COMPLETED WITHIN THE NEXT 12 MONTHS.
- b) **FITNESS CENTER FLOORING AND EQUIPMENT:** REMOVED FROM AGENDA AS THIS IS A RECREATION COMMITTEE CONCERN.

**7) NEW BUSINESS:** PRESSURE WASH RIVER CLUB ROOF: WILL HAPPEN WITHIN THIS BUDGET YEAR.

**8) MANAGER'S REPORT: DENISE PAYTON**

- d. ACTUAL V. BUDGET REVENUES AND EXPENSES. REVENUE IS +\$87K OVER BUDGET FY YEAR.
- e. A/C BALANCE AND FITNESS CENTER REPLACEMENT UPDATE: HONEST AIR WILL CONDUCT BALANCING ONLY AFTER DUCT ISSUES ARE FIXED, INCLUDING REPLACEMENT UNITS FOR THE FITNESS CENTER. THE ISSUE IS CURRENT 10" DUCTS VS. REQUIRED 14" DUCTS IN THE DINING ROOM AND KITCHEN TO ENABLE CIRCULATION. ALSO, QUOTES HAVE BEEN RECEIVED AND THE VCDD BOARD HAS AUTHORIZED EXPENDITURES FOR REPLACING THE FAILED A/C UNITS IN THE FITNESS ENTER. TIMING IS 6-8 WEEKS.

**9) MEETING ADJOURNED AT 11:00AM NEXT MEETISCHEDULED FOR NOVEMBER4, 2019 AT 9:00AM**

SUBMITTED BY CARL CHORBA, FAC MEMBER

Venetian Community Development District  
502 Veneto Boulevard  
North Venice, FL 34275  
Recreational Advisory Committee  
October 7, 2019 Minutes of Meeting

**Members Attending**

Joy Wolf, Chair  
Pam Perry, Co-Chair  
Dick Foster, Secretary  
Jill Pozarek, Member  
Sue Rector, Member  
Bettye Smith, Member

**Management Present**

Denise Payton, River Club Manager  
Charles Sandomenico, Tennis & Fitness Director  
Susie Lentile, VCDD Board

**Members Absent**

Mary Abbruzzese, Member

**1. Call to Order**

Meeting was called to order at 2:00 pm.

**2. Establish Quorum**

Quorum was established; 6 of 7 committee members were present.

**3. Public Comments**

Three residents were present. No public comments.

**4. Additions and Adjustments to Agenda**

Meeting agenda was reviewed, revisions made, and then approved.

**5. Approval of Prior Meeting Minutes**

The September 9, 2019 committee meeting minutes were reviewed. Bettye Smith moved, and Joy Wolf seconded to approve the minute. Motion passed.

**6. Old Business**

**A. Review of 2019 Committee Action Items**

Pam Perry created a list of action items the committee has discussed in 2019. The goal is to help ensure that items are completed, or the status is monitored until complete or resolved. **Action item:** Pam to continue to update the list for discussion at the next committee meeting.

Venetian Community Development District  
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October 7, 2019 Minutes of Meeting

Action items discussed included:

- Additional bike parking needed at the River Club for residents involved in tennis, swimming, and fitness activities.
- Tennis players continue to complain about the noise from blowers used by landscapers. **Action item:** Mr. Sandomenico to discuss with the new landscaping company.
- Discussion about requirement to have four names when making tennis reservations for playing doubles. Are two names adequate? **Action item:** Mr. Sandomenico to discuss with tennis players and report back at the next committee meeting.

## **B. Additional Price Quotes for New Flooring in the Fitness Center**

Mr. Sandomenico currently has two price quotes for new flooring in the fitness center. The current carpet flooring has been in place since the building was constructed in 2005. The committee members believe the carpeting needs to be replaced. The current price quotes are within the River Club Reserve Study allocation. **Action item:** Mr. Sandomenico will seek a third price quote.

## **7. New Business**

### **A. Recommendations for New Weight Equipment**

Following up on recommendations from the September committee meeting, Mr. Sandomenico and three committee members separately visited a fitness center with the proposed Life Fitness weight equipment. Feedback about the equipment was very positive. The equipment is flexible and very easy to adjust. There is a smartphone app with videos showing the proper way to use each piece of equipment.

Active discussion of equipment included in the current proposals. Price quotes are within the River Club Reserve Study allocation. **Action item:** Mr. Sandomenico will obtain a proposed layout of the equipment to ensure that there is adequate space between equipment and floor space for stretching exercises.

Joy Wolf moved, Bettye Smith seconded, that the committee recommend to the CDD Board the purchase of Life Fitness weight equipment and new flooring in the fitness center. The price of the weight equipment will not exceed \$50,000 and new flooring will not exceed \$11,000. Motion passed. Joy Wolf will request time on the agenda at the October 28, 2019 CDD Board meeting.

### **B. Cost Estimate to Install Electrical in Fitness Center for Relocated Treadmills**

To meet ADA requirements, the treadmills in the fitness center should be relocated to be adjacent to the windows. This would also require relocation of the electrical outlets for the treadmills. The committee agreed that the best time to make these changes (if desired) would



Venetian Community Development District  
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Recreational Advisory Committee  
October 7, 2019 Minutes of Meeting

be when new flooring is installed. However, there is no budget for this expense. **Action item:** Mr. Sandomenico to obtain a cost estimate for relocating the electrical outlets for further discussion.

### **C. Review Draft of Tennis Survey**

The committee discussed the proposed tennis survey. Discussion of previous tennis survey and the recent pool and fitness survey. The goal is to conduct the survey by January 2020, at the latest. **Action item:** Pam Perry and Bettye Smith will review the previous surveys and send suggested questions to Mr. Sandomenico who will seek input from Mary Abbruzzese. He will then compile the questions and present at the November committee meeting.

Jill Pozarek would like to investigate interest in adding a weekday tennis mixer to supplement the Saturday tennis mixer. Discussion ensued. **Action item:** Jill Pozarek and Bettye Smith to separately discuss recommendations with Mr. Sandomenico.

### **D. Fall Fitness Class Schedule**

Mr. Sandomenico distributed the proposed fall fitness class schedule to start in late October. A new Creative Movement class and Pilates class will be added on Thursday. Lauren Vines will be back on Fridays to teach a Yoga class and Water Aerobics class. Also, the Bone Builder class will be renamed to Balance Builder class.

### **E. Tennis Guest Policy Updated**

Mr. Sandomenico reported that the tennis guest policy has been updated. Details will be communicated in the next Tennis Tuesday email blast. There is a new waiver form for guests to sign and guests must sign up before playing.

### **F. Pool Update**

Sue Rector reported a recent pool party with lots of guests and over 20 kids. She asked if this gathering was or needs to be scheduled. Ms. Payton was not aware of the party and said it was not scheduled. Food and drinks were brought to the pool area. There were large floaters in the pool, which are not allowed. Kids were running around the pool area. Active discussion about need for recommending rules regarding non-resident guests, outside food and drinks when tiki bar is open, etc. When does a "gathering" become an "event" that needs to be scheduled so adequate preparations can be made? **Action item:** Committee to discuss further at our next meeting.

### **8. Manager's Report**

Ms. Payton reported that starting by November 1, a pool monitor will on duty 7 days a week.

Venetian Community Development District  
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October 7, 2019 Minutes of Meeting

Ms. Payton discussed the concern of some tennis players that instructors are playing tennis with non-residents. Instructors can only play with non-residents if they are guests of residents. All instructors have been advised/reminded about this policy.

**9. VCDD Liaison's Report**

Ms. Lentile reported that a Pickleball Public Hearing is scheduled for October 28, 2019.

The Facilities Committee continues to discuss options for renovating the tiki bar. No recommendation or decision at this time.

**10. Next VCDD Board Meeting Representation**

Joy Wolf agreed to represent the Recreational Committee at the next VCDD Board meeting.

**11. Next meeting:** Next committee meeting to be held on November 4, 2019 at 2:00pm.

**13. Adjournment:** Meeting was adjourned at 4:02 pm.

Minutes submitted by Dick Foster, secretary.

**Venetian Community Development District**  
**502 Veneto Boulevard**  
**North Venice, FL 34275**  
**Social and Dining Advisory Committee**  
**Meeting Minutes.November 13, 2019**

**Attending Members:** Diane Bazlamit, Linda Cautero, David Moy, Janet Angerame, Livvy Faford, Sarah Quinn, Mary Ann McGee, constituting a quorum. Also present were River Club staff members – Denise Payton, Paul Grothouse, Chris Vignolini, and Timothy Hall. CCD Liaison Rich Bracco was also in attendance.

Call to Order: Chair Linda Cautero called the meeting to order at 10:00am.

**Discussion Items:**

**OLD BUSINESS:**

A. Wine Dinner: Committee members provided feedback from residents who attended the wine dinner. There was concern about the quality of the food and the cost. Ms. Payton explained that it was an upgraded quality of beef; also, 5 full samplings of wine were provided. The next wine event will be more casual – a ‘wine walk around’, with appetizers and wine stations set up.

B. Luau: The staff was complimented on the luau – food, service, and entertainment. There was discussion about how seating is set up for outside events, and around the time of year to do it, as evening was very warm.

C. New Brunch Format: The first Sunday of each month will include a ‘special’ brunch, and pricing will be \$14.95

D. Westcoast Black Theatre troupe: This was noted as highly successful, and one of the best events the club has done.

**NEW BUSINESS:**

A. Future events: Mr. Vignolini distributed a list of the member events currently scheduled for October 2019 – March 2020.

B. Schedule for Ladies Luncheons: The club would like to continue to sponsor luncheons during the season, as they have been well received. Ms. Cautero announced there would be a fashion show/luncheon on Wednesday, March 25.

C. Meeting Dates 2019/2020: Ms. Cautero distributed a list of the upcoming meeting dates through September, 2020

**Management Report:**

**Venetian Community Development District**  
**502 Veneto Boulevard**  
**North Venice, FL 34275**  
**Social and Dining Advisory Committee**  
**Meeting Minutes.November 13, 2019**

A. Tiki Bar Update: Ms Payton distributed renderings of how the Tiki Bar would look if the full proposal was accepted, as well as a listing of the costs of the project. Discussions are still ongoing.

B. Sales report: As shown on Mr. Vignolini's projected events list, the food and beverage revenue are \$73,700 better than budgeted for 2018-19 (as of today). A separate report showed the increase year over year (2015 through 2019) in revenues across the categories, of events, banquet food sales, lunch/dinner, tiki sales, and "other." Current FY shows over a \$300,000 increase from 2015-16. Ms. Payton also discussed how there is a wide discrepancy in the amount of money residents spend at the RC. We discussed some ideas for generating more interest on the part of those who seldom use the club.

**Liaison Report:** Mr. Bracco reported on:

- 1) A new landscaping company has been chosen;
- 2) The facilities committee will be making recommendations for the Tiki Bar;
- 3) A memo has gone to all residents letting them know which River Club committees will have openings in 2020. Interested residents need to submit a statement of interest by the end of October;
- 4) The dog park and pickleball projects are currently on hold

He also provided a short refresher on the Sunshine Law.

**Next Meeting and Adjournment:**

- Next meeting to be held on Wednesday, November 13, 10:00am
- The meeting adjourned at 11:40am

Minutes submitted by Mary Ann McGee