



Rizzetta & Company

# Venetian Community Development District

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**Board of Supervisors' Meeting  
January 13, 2020**

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

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

# **VENETIAN COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

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

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

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

**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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January 6, 2020

Board of Supervisors  
**Venetian Community  
Development District**

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of Venetian Community Development District will be held on **Monday, January 13, 2020 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 Fitness Fees
  - B. Consideration of Surplus of River Club Computers
  - C. Consideration of Proposals for Mailbox Painting
  - D. Consideration of LMP Sod Proposal..... Tab 1
  - E. Review of LMP Response to November Field Inspection Report
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on December 9, 2019..... Tab 2
- 6. CONSENT ITEMS**
  - A. Acceptance of Advisory Committee Meeting Minutes..... Tab 3
    1. Pickleball Advisory Committee Meeting held on April 26, 2019
    2. Recreational Advisory Committee Meeting held on November 04, 2019
    3. Social and Dining Advisory Committee Meeting held on November 13, 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



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

# Estimate

<b>Submitted To:</b>
Venetian CDD Rizzetta & Co., Inc. 9530 Marketplace Road Suite 206 Fort Myers, FL 33912

Date	12/16/2019
Estimate #	63679
<b>LMP REPRESENTATIVE</b>	
JB	
PO #	
Work Order #	

**Replace bad sod areas throughout property**

ITEM	DESCRIPTION	QTY	COST	TOTAL
Dirt//Sod/Rock	Sod--Floritam SF	5,600	1.10	6,160.00

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$6,160.00</b>
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LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

DATE

# Tab 2

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**MINUTES OF MEETING**

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

**VENETIAN  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Venetian Community Development District was held on **Monday, December 09, 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>
Steve Kleinglass	<b>Board Supervisor, Assistant Secretary</b>
Richard McCafferty	<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>
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. Craychee spoke regarding the front entrance renovation; he stated it came out well. He further recommended continuing with the landscape renovations and removal of all Juniper. Mr. Craychee spoke regarding the tiki bar and the proposed financing associated with the project; he asked that the Board look at alternate financing options including bank financing. He asked that the meeting dates be placed on the website. Mr. Bracco advised that the meeting dates should be heavily publicized.

Mr. Wilson asked if there were any questions from the Board related to the report that he previously sent regarding the pickleball courts. Mr. Bracco advised that he recommends that the Committee stay in place; however, the Board will be reviewing the bids. Mr. Cohen advised that the Board can task the Committee with reviewing the bids or the Board can elect to review the bids on its own. Mr. Wilson suggested that the Committee

50 be allowed to ground work for the bids as one of the Committee members is familiar with  
51 the bidding process and has already been in contact with the proposing firms. Mr. Lusty  
52 asked if the same contractor will be used for the dog park. Mr. Wilson advised that the  
53 Pickleball Committee has not been involved with the dog park, although FP&L has asked  
54 for one plan for the entire area rather than submitting two plans. Mr. Wilson advised that  
55 they can ask the contractors to submit bids for both. Mr. Lusty advised that he would like to  
56 have the Committee take that on. Mr. Bracco concurred with Mr. Lusty. Discussion ensued  
57 regarding the neighbors who live in close proximity to the proposed pickleball and dog park  
58 location.

59  
60 Ms. Pozarek addressed the Board regarding the fitness fees; she advised that  
61 approximately \$250,000.00 is already being collected from residents for fitness. She advised  
62 that if the money earmarked for fitness is not enough to cover expenses then other options  
63 need to be reviewed as residents should not have to pay \$2.00 per class.

64  
65 Ms. Perry addressed the Board to express her support and recommendation of Allan  
66 Lands and Brenda Mike being appointed to the Recreational Advisory Committee. She read  
67 a statement that she previously emailed to the Board.

68  
69 Ms. Orenstein addressed the Board regarding the entrance landscape; she advised  
70 that she respects the work by Board and the Landscape Advisory Committee however the  
71 end product has fallen short of the expectations of the community. She recommended that  
72 the Board go back to the landscape company as the contractor may have let them down  
73 and fell short of the expectations. Mr. Bracco advised that the work and materials are  
74 guaranteed and he does agree in principal of some things; the monument plantings do fall  
75 short and the front entry looks sparse. Mr. Kleinglass advised that he would like the issue to  
76 be addressed in the meeting as there is an issue that requires action. Mr. Kleinglass asked  
77 if a plan was provided prior to approval. Mr. Lusty and Ms. Lentile confirmed that a plan was  
78 reviewed. Mr. Kleinglass asked if there were questions related to the plan prior to approval;  
79 he asked that the plan be revisited as what is currently in place is not acceptable. Mr. Bracco  
80 recommended having this item on the January agenda when the Landscape Committee can  
81 be in attendance. Ms. Lentile stated that she does like the more pristine look, there are things  
82 that can be improved on, and there is a good relationship with the vendor and so it can be  
83 tweaked to make it look better. She advised that it looks cleaner. Ms. Blandon advised that  
84 this item can be added to the agenda for discussion and public comment can be taken. Mr.  
85 Bracco recommended having the discussion in January when the Committee can be in  
86 attendance. Mr. McCafferty advised that the Committee is in contact with Bill of LMP and  
87 they are working together.

88  
89 Ms. Bazlamit advised that the ACC Committee is very upset with the entry  
90 landscaping as it is not Florida Friendly.

91  
92 Ms. Jacobs advised that she is in support of the comments received related to the  
93 entry landscaping.

94  
95 Ms. Glatz advised that the grass at the entry is not Florida Friendly.

96  
97 Mr. Ritter spoke regarding the landscaping on the lake bank; previously the grasses  
98 were trimmed a couple times per year and pine straw was put it. He advised that it has not



99 been maintained in five to six years as the weeds are now waist high. Mr. Ritter asked that  
100 the bank receive the necessary attention.

101  
102 Mr. Gress addressed the Board regarding support of the previously discussed  
103 Recreational Advisory Committee recommendations. He further voiced his concerns related  
104 to the tiki bar renovations regarding noise and hours of operation. Mr. Bracco advised that  
105 the concerns noted should be addressed at the January and February meetings related to  
106 the tiki bar renovations.

107  
108 Ms. Caridad advised that she is disappointed in the landscaping work conducted at  
109 the front entry. Mr. Lusty advised that LMP installed exactly what was approved for the front  
110 entry.

111  
112 Ms. Herbst-Ecker advised that she is a regular user of the fitness center and exercise  
113 classes and she hopes that fees will not be increased nor implemented for water aerobics.  
114 Ms. Herbert-Ecker asked if a survey was conducted to determine how many residents with  
115 dogs are willing to pay a \$25 fee to enter the park. Mr. Lusty advised that a survey was not  
116 conducted and a fee has not been determined although a fee will be necessary for dog park  
117 administrative functions. Ms. Lentile advised that a petition for a dog park was received  
118 signed by approximately 200 residents.

119  
120 Ms. Shaffer advised that she does not want to pay for the pickleball courts nor the  
121 dog park. She advised that the yoga and exercise rooms need to be enlarged. Ms. Shaffer  
122 advised that an outdoor restaurant should not be constructed when the current kitchen is  
123 not fully utilized. She advised that her mailbox looks terrible and she cleans the mailboxes  
124 in her circle. Ms. Shaffer advised that the landscaping in her circle needs to be fixed as it  
125 has been a disgrace for three months; she further advised that the entry landscaping is  
126 appalling.

127  
128 Mr. Switzer advised that as a dog owner he has no problem paying a fee for use of  
129 the dog park however he can do everything for free now that is being used as a reason for  
130 instituting fees. Mr. Lusty advised that the dog park will be an off-leash park. Mr. Lusty  
131 advised that he agrees that a fee should not be charged but agreeing to a nominal fee was  
132 necessary in order to pass the vote. Mr. Switzer inquired as to the close time of the lap pool.  
133 He further inquired as to the closing time of the tiki hut as it is closed before working people  
134 get home. Mr. Switzer advised that some people are happy with the entry landscaping.

135  
136 **THIRD ORDER OF BUSINESS**

**District Engineer Staff Report**

137  
138 Mr. Schappacher provided a pickleball court/dog park status update; the survey was  
139 received last week and the plans are being completed to be submitted to FP&L in order to  
140 get sign off. He advised the bank restoration work has been completed and the eighteen-  
141 month warranty period has begun. Mr. Schappacher advised that Lennar has a meeting with  
142 the City of Venice tomorrow regarding lake #3 landscaping; he advised that the bank work  
143 will also be conducted. He advised that regarding Burano Court; he has reviewed the bank  
144 and it appears that it has not been maintained for years, it was overgrown and bank  
145 investigation was difficult. Mr. Schappacher advised that if the erosion is being caused by  
146 something else, that will need to be repaired prior to lake bank repairs. Mr. Schappacher  
147 advised that he will need to review the bank again now that the area has been cleaned up.

148 Ms. Lentile inquired as to why maintenance was lacking at this lake. Mr. Livermore advised  
149 that he does not know why it was lacking but now LMP is aware of the concerns and will be  
150 on top of the issue. He advised that he will do a better job of inspecting the lake banks. Mr.  
151 McCafferty inquired as to a timeframe for repairs in the area. Mr. Schappacher advised that  
152 he will review the area after the meeting to determine the extent of needed bank repair work  
153 and then an estimate can be obtained for necessary repairs. Mr. Lusty asked that the  
154 concerns be reviewed as part of the field inspection report. He further discussed concerns  
155 with irrigation issues at the monument locations. Mr. Schappacher advised that traffic  
156 painting has been completed. Mr. Lusty inquired as to lane striping at the entry. Mr.  
157 Schappacher advised that he will ensure that is done. Mr. Schappacher advised that there  
158 is a Statute requirement related to the pool lighting; it would need to be certified for night  
159 swimming and if it is not night certified then the pool has to be shut down 30 minutes prior  
160 to sunset. Mr. Bracco asked if Mr. Schappacher is satisfied with the paving. Mr.  
161 Schappacher advised that he will review the paving as he is leaving the community today.  
162 Mr. Lusty asked if the District was charged extra for patches that were done and then milled.  
163 Mr. Schappacher advised that the patches were placed to allow for uniformly milling and he  
164 does not believe the District was charged extra for that work.

165  
166 Ms. Blandon recommended that the Board jump to item 4C, Fitness Fees. The Board  
167 concurred.

168  
169 **FOURTH ORDER OF BUSINESS** **Discussion Regarding Fitness Fees**  
170

171 Mr. Kleinglass spoke regarding the fitness fees; he reviewed the history of the fitness  
172 fees and advised that he is in favor of fitness activities for the residents however; he feels it  
173 should be done in the right way. Mr. Kleinglass spoke regarding the addition of pickleball  
174 courts and a dog park as well as the cooling of the pool to accommodate some fitness  
175 classes and fees associated with maintenance of the tennis courts. Mr. Kleinglass advised  
176 that he feels there is an inequity when charging individuals a \$2 fee for using fitness classes;  
177 he advised that he is advocating that all classes provided by an instructor be provided at no  
178 fee, if an individual fitness class is wanted then it should be paid by the individual however  
179 something that is offered to the community should not have a fee associated with it. Mr.  
180 Lusty advised that he agrees with Mr. Kleinglass and he provided background to the fitness  
181 fees. Mr. Cohen advised that if the fees are to be changed a public hearing is necessary  
182 however if the Board is removing the fee then a public hearing is not necessary. Mr. Bracco  
183 discussed the survey conducted related to the fitness fees, he advised that a majority of the  
184 community voted in favor of fitness fees. Mr. Lusty advised that residents who don't use the  
185 fitness classes are those in favor of a fitness fee. Ms. Payton interjected related to fees; she  
186 advised that waiting lists will become an issue if the fees are removed, she advised that  
187 people who are not necessarily interested will attend classes because they are free and  
188 then classes will need to be added. Mr. Kleinglass made a motion to reconsider all fees for  
189 fitness classes and reduce the fee for any class with an instructor to zero, the motion was  
190 seconded by Mr. Lusty. Mr. McCafferty advised that he is opposed to removing the fees as  
191 they offset the costs associated with the instructor led classes and he recommended adding  
192 a fee for water aerobics. Mr. Bracco stated that he thinks the fees are warranted for instructor  
193 led classes and does not support the motion. Mr. Kleinglass advised that he is in favor of  
194 fees associated with individual, one-on-one, instruction. He advised that he is opposed to  
195 charging any fees for anything that the Venetian Golf & River Club offers as a benefit of  
196 living in the community. He advised that it is not a budgetary issue as there is money in the

197 budget for the classes. Ms. Payton stated that there is only one club in the County that does  
198 not charge fees; most classes average \$10 to \$25 per class for yoga and pilates. Mr. Lusty  
199 advised that it is not appropriate for Ms. Payton, as a staff member, to weigh in on a Board  
200 decision. Mr. Bracco advised that despite Mr. Lusty's claim that fees were never charged,  
201 fees were charged by WCI in 2004 and sign-up sheets show that classes were \$10 at that  
202 time. He advised hat those sign-up sheets still exist.

203

On a Motion by Mr. Kleinglass, seconded by Mr. Lusty, with three in favor and Mr. Bracco and Mr. McCafferty Opposed, the Board Reconsidered all Fees Associated with Fitness Classes and Reduced Instructor Led Class Fees to Zero, Effective January 1, 2020, for the Venetian Community Development District.

204

205 At 10:50 a.m. the Board took a brief recess and was back on the record at 11:05 a.m.

206

207 Ms. Blandon advised that a representative from LMP is present and would like to  
208 address the Board regarding irrigation. The Board agreed.

209

210 Mr. Scott Carlson, Vice President and General Manager of Landscape Maintenance  
211 Professionals, addressed the Board regarding irrigation. He advised that from main entrance  
212 to the round about at the community center there are 64 battery operated timers which are  
213 either a band aid or a temporary irrigation until there is electrical; he advised there are 64  
214 zones that are not hooked up to the central clock. Mr. Carlson advised that they may be  
215 installed in order to accommodate wet checks which is only Mondays from 10:00 a.m. until  
216 5:00 p.m. He asked that the Board allow multiple days for wet checks; he advised that there  
217 are no rain sensors on the timers and so they have to be manually turned off. Mr. Carlson  
218 advised that some of the landscape within the community relies on 9-volt batteries. He  
219 advised that there are 190 zones within Venetian and to run each zone for five minutes there  
220 are approximately 100 hours to do wet checks. Mr. Carlson advised that proposals have  
221 been submitted to eliminate the battery-operated timers, the proposal to track the zones is  
222 \$12,800.00. Mr. Bracco advised that he became aware of the concerns in November and  
223 an agreement was made to extend the wet check times in order to accommodate the  
224 contracted time frame for the initial irrigation inspection. Mr. McCafferty advised of concerns  
225 with residents running their irrigation while the pumps are on. Mr. Bracco spoke regarding  
226 using irrigation water during non-peak hours. Mr. Kleinglass asked for clarification related to  
227 the \$12,800.00 proposal. Mr. Carlson advised that the proposal is to track the electrical lines  
228 of each zone back to the central clock. Discussion ensued. Mr. Livermore advised of  
229 concerns with opening wet checks to three days per week and other landscape vendors  
230 taking advantage of the pumps being on. The Board directed Mr. Carlson to work with Mr.  
231 Livermore to determine appropriate wet check times. Mr. Carlson reviewed proposals for  
232 two solar kits for entrance landscaping at Martellago and Portofino. Mr. Lusty inquired  
233 regarding a proposal for monument irrigation. Mr. Carlson confirmed that a proposal is being  
234 worked on. This item was opened to public comment. One resident spoke in favor of the  
235 proposals in order to ensure the community is operating efficiently. Ms. Perry spoke  
236 regarding concerns related to the amount of water being used. Public comment was closed.

237

On a Motion by Mr. Lusty, seconded by Mr. Bracco, with all in favor, the Board Approved the LMP Proposals for Irrigation Repairs, Not to Exceed \$16,000.00, for the Venetian Community Development District.

238  
239 Mr. McCafferty asked to move the appointment of Committee members up. The  
240 Board concurred.

241  
242 **FIFTH ORDER OF BUSINESS** **Appointment of Committee Members**

243  
244 Ms. Blandon advised that intents were sent to the Board. Mr. McCafferty advised that  
245 there is only one opening on the Landscape Advisory Committee and that is due to a  
246 resignation. He asked that the three interested parties meet with the Committee and then a  
247 recommendation can be brought to the Board in January.

248  
249 Mr. Kleinglass advised there are four intents for the three openings on the Facilities  
250 Advisory Committee. He advised that he spoke with the four parties interested.

251  
On a Motion by Mr. Kleinglass, seconded by Mr. Lusty, with all in favor, the Board Appointed Ms. Nancy Germani, Mr. Eric Switzer, and Mr. Bob Ruffatto to the Facilities Advisory Committee, for the Venetian Community Development District.

252  
253 Mr. Kleinglass inquired as to a presentation related to Sunshine requirements. Mr.  
254 Cohen advised that he will provide a presentation. The Board set January 13, 2020 at 8:30  
255 a.m. for a Sunshine Workshop.

256  
257 Ms. Lentile confirmed the recommendation by Ms. Perry and further recommended  
258 Mr. Didier Van Den Berghe as well as a pool or fitness person.

259  
On a Motion by Ms. Lentile, seconded by Mr. McCafferty, with all in favor, the Board Appointed Mr. Alan Lands, Ms. Brenda Mike, Mr. Didier Van Den Berghe, and Mr. Peter Lisowski to the Recreational Advisory Committee, for the Venetian Community Development District.

260  
261 Mr. Bracco advised that there are four openings on the Social and Dining Advisory  
262 Committee.

263  
On a Motion by Mr. Bracco, seconded by Mr. McCafferty, with all in favor, the Board Appointed Ms. Linda Cautero, Mr. John Ballard, Ms. Sue Ecker, and Ms. Pat Jones to the Social and Dining Advisory Committee, for the Venetian Community Development District.

264  
265 **SIXTH ORDER OF BUSINESS** **Review and Discussion of Revised**  
266 **Committee Charters**

267  
268 Ms. Blandon advised that she sent the Board the proposed language; she advised  
269 that the Facilities Advisory Committee does not have a charter and Mr. Kleinglass advised  
270 they are working on one. She advised that the charter for the Social and Dining Advisory

271 Committee needs some work as it was created more as a mission statement. Ms. Blandon  
272 advised that the other charters were modified to include language related to meeting  
273 attendance although Mr. Cohen had some concerns related to the language. Mr. Cohen  
274 advised that he does have questions related to attending via speaker phone; you must  
275 have a majority physically present for quorum but does the Board want calling in count  
276 toward the four absences. Mr. Lusty advised that it should not. The Board concurred. Ms.  
277 Lentile inquired as to concentrating more on people who are full time residents. Mr. Lusty  
278 suggested adding language related to having a quorum of members be full time residents.  
279 Discussion ensued. Ms. Blandon recommended that each liaison review the charters with  
280 the Committees so that the charters can be adopted by the Board.

281  
282 **SEVENTH ORDER OF BUSINESS** **Discussion Regarding Mailbox Project**

283  
284 Ms. Blandon advised that the mock area of mailboxes has been completed, she  
285 advised that the sign posts have been sandblasted and area ready for paint. She advised  
286 that the painting company has had a lot of problems related to equipment and the product.  
287 Ms. Blandon advised that the painting contractor has backed out of the contract as they  
288 cannot complete the project in a timely fashion. Mr. Lusty asked that the numbers be  
289 replaced prior to the vendor backing out. Ms. Blandon advised that the numbers will be  
290 replaced this week and that work is not done by painting vendor. Mr. Lusty advised that they  
291 worked on the mock area for two months. Ms. Blandon advised that Burnett has been asked  
292 to quantify the work completed to date so that the District can move forward with obtaining  
293 proposals for project completion. She advised that the sandblasting company has provided  
294 a proposal in the amount of \$19,890.00 to paint the signs; she advised that Kranenburg has  
295 provided a proposal in the amount of \$400,000.00 to complete the mailbox painting. Ms.  
296 Blandon asked if the Board would like to accept the Charlotte County Painting and  
297 Resurfacing proposal for completion of the signs. Mr. McCafferty inquired as to the Burnett  
298 cost for the sign posts. Ms. Blandon advised that the sign posts were not bid separately and  
299 so she does not have a price for comparison. Mr. Cohen advised that the total painting  
300 contract with Burnett is \$57,013.73. Mr. Lusty inquired as to a timeline for completion should  
301 the Board approve the proposal from Charlotte County Painting and Resurfacing.

302  
On a Motion by Mr. McCafferty, seconded by Mr. McCafferty, with all in favor, the Board Approved the Charlotte County Painting and Resurfacing Proposal, in an Amount Not to Exceed \$20,000.00, for Sign Post Painting, for the Venetian Community Development District.

303  
304 Mr. Cohen advised that Burnett has been paid \$11,492.73 and so they need to  
305 quantify work that has been completed. Ms. Blandon advised that Burnett is responsible for  
306 the warranty for the area they have completed. Mr. McCafferty inquired as to the power  
307 washing that has been completed and if it will need to be done again. Ms. Blandon advised  
308 that would be a question for the paint manufacturer. Ms. Blandon advised that she will obtain  
309 additional proposals for completion of the project. Mr. McCafferty recommended having Mr.  
310 Livermore send a communication to the community advising of the delay in the project. Mr.  
311 Kleinglass inquired as to whether or not a default penalty is contained within the contract.  
312 Mr. Cohen advised there is no liquidated damage provision.

313  
314 **EIGHTH ORDER OF BUSINESS** **Discussion Regarding 401k Retirement**  
315 **Plan**

316  
317 Mr. Lusty spoke regarding his research to the 401k plan; he advised that in his  
318 opinion the plan could be enhanced. He proposed that the plan be amended to include  
319 the following: allow employees to enter the plan immediately upon employment, make a  
320 fifty-cents on the dollar match up to six percent of compensation, and have immediate  
321 vesting. Mr. Lusty advised that upgrading the plan could attract and retain better  
322 employees and long-term people; he advised that it would be better for the employees  
323 and increase overhead cost by 2-3/4 percent, a minimal increase to payroll costs.  
324 Discussion ensued. Mr. Lusty recommended making the 401k available to all employees.  
325

On a Motion by Mr. Lusty, seconded by Mr. Bracco, with all in favor, the Board Recommended that  
ICON Amend the 401k Plan to Include the Following: allow employees to enter the plan  
immediately upon employment, make a fifty-cents on the dollar match up to six percent of  
compensation, and have immediate vesting, for the Venetian Community Development District.

326  
327 **NINTH ORDER OF BUSINESS** **Consideration of the Minutes of the**  
328 **Board of Supervisors' Meeting held on**  
329 **October 28, 2019**

330  
331 Ms. Bandon presented the minutes of the Board of Supervisors' meeting held on  
332 October 28, 2019 and asked if there were any additions, deletions, or corrections to the  
333 minutes. There were none.  
334

On a Motion by Mr. McCafferty, seconded by Mr. Lusty, with all in favor, the Board Approved the  
Minutes of the Board of Supervisors' Meeting held on October 28, 2019, for the Venetian  
Community Development District.

335  
336 **TENTH ORDER OF BUSINESS** **Consideration of the Minutes of the**  
337 **Board of Supervisors' Meeting held on**  
338 **November 11, 2019**

339  
340 Ms. Bandon presented the minutes of the Board of Supervisors' meeting held on  
341 November 11, 2019 and asked if there were any additions, deletions, or corrections to the  
342 minutes. There were none.  
343

On a Motion by Mr. McCafferty, seconded by Mr. Bracco, with all in favor, the Board Approved the  
Minutes of the Board of Supervisors' Meeting held on November 11, 2019, for the Venetian  
Community Development District.

344  
345 Ms. Bandon asked Ms. Lentile if there is a vacancy on the Pickleball Advisory  
346 Committee as Darlene Popper approached her to express her interest in serving. Ms.  
347 Lentile advised there is no vacancy at this time.  
348  
349 **ELEVENTH ORDER OF BUSINESS** **Consideration of the Operations and**  
350 **Maintenance Expenditures for the**  
351 **Month of October 2019**

352  
353 Ms. Bandon presented the Operations and Maintenance Expenditures for the  
354 period of October 1-31, 2019 advising that the expenditures totaled \$113,088.40. She  
355 asked if there were any questions regarding any item of expenditure. Ms. Bandon  
356 responded to questions related to various invoices.

357  
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 October 2019, totaling \$113,088.40, for the Venetian Community Development District.

358  
359 **TWELFTH ORDER OF BUSINESS** **Review of October 2019 Financials**

360  
361 Ms. Bandon asked if there were any questions related to the financials. Ms.  
362 Bandon and Ms. Payton responded to questions from Mr. Lusty related to the financials.

363  
364 **THIRTEENTH ORDER OF BUSINESS** **Acceptance of Consent Items**

365  
366 Ms. Bandon advised that the consent item on the agenda are minutes of the  
367 Facilities Advisory Committee meeting held on October 7, 2019, the Recreational  
368 Advisory Committee meeting held on October 7, 2019, and the Social and Dining Advisory  
369 Committee meeting held on October 9, 2019. She asked if there were any questions.  
370 There were none.

371  
On a Motion by Mr. Lusty, seconded by Mr. Bracco, with all in favor, the Board Accepted the Consent Items, for the Venetian Community Development District.

372  
373 **FOURTEENTH ORDER OF BUSINESS** **Staff Reports**

374  
375 A. District Counsel  
376 Mr. Cohen advised that final terms of the Alliance IT documents are being  
377 worked out.

378  
379 B. River Club  
380 Ms. Payton asked Mr. Bracco if he noticed if the light has been fixed. Mr.  
381 Bracco advised that he will check tonight. Ms. Payton advised that there is a  
382 full time and part time pool attendant. She advised that the balancing of the  
383 air conditioning is still under way; she advised that ten-inch air ducts are in  
384 place where they should be fourteen-inch ducts which causes an issue. Ms.  
385 Payton advised that a concern for the vendor is that expectations are high and  
386 may not be met; she advised that it is better than what it was. Mr. Lusty  
387 inquired as to the pull poundage to meet ADA. Mr. Cohen advised that he  
388 believes Mr. Schappacher has those numbers and recommended that Ms.  
389 Payton inquire with him before her meeting. Ms. Payton advised that she has  
390 been working on cutting back on the use of Styrofoam cups; she further  
391 advised that motion sensor lights are being installed to reduce electricity costs.  
392 She advised that she has purchased umbrellas for the tennis area and has  
393 purchased shade sails to provide shade in the staging area. Ms. Payton

394 advised that she is obtaining quotes for a storage shed and so far, she has  
395 received two proposals \$11,000.00 and \$4,500.00. She asked if the Board  
396 would like those to be placed on an agenda. Mr. Lusty advised of concerns  
397 related to storing the fabric covered chairs in a storage unit. Ms. Blandon  
398 advised that air conditioning units can be placed in the storage unit. Ms.  
399 Payton advised that she will look into the storage concerns. Mr. Lusty advised  
400 that he would like to see a storage plan at the time this item is placed on the  
401 agenda. Ms. Payton inquired as to putting Committee content on the Club  
402 Essentials website. The Board asked that she look into possible remediation  
403 costs. Ms. Payton advised that she has researched the requirement for calorie  
404 counts on the menu and it is not a requirement; she recommended having a  
405 "light fare" section on the menu as the calorie counts have to be provided by  
406 a nutritionist. Mr. Lusty advised that he believes there is a federal law requiring  
407 the calorie counts. Ms. Payton advised that it is a requirement for franchises  
408 and chains only. Mr. Lusty inquired about switching to paper straws. Ms.  
409 Payton advised that they have looked into it. Mr. Bracco inquired as to a rebate  
410 from the air conditioning company. Ms. Payton advised that she will look into  
411 it. Mr. Lusty asked that Ms. Payton create a policy related to no-shows for  
412 fitness classes.

413  
414 C. Field Manager  
415 Mr. Livermore advised he had no report. Mr. Lusty advised that related to  
416 the minutes not being posted on the website, he would like for Mr. Livermore  
417 to email them to the community. Mr. Bracco advised that was previously  
418 discussed and Mr. Livermore will be emailing the minutes through Constant  
419 Contact.

420  
421 D. District Manager  
422 Ms. Blandon advised that the next regular meeting of the Board of  
423 Supervisors' is scheduled for Monday, January 13, 2020.

424  
425 Ms. Lusty inquired as to lighting at the front entry. Mr. McCafferty advised that  
426 the Landscaping Advisory Committee has asked Mr. Livermore to look into  
427 the lighting.

428  
429 **FIFTEENTH ORDER OF BUSINESS**

**Supervisors Requests and Comments**

430  
431 Ms. Blandon opened the floor to Supervisor requests and comments.

432  
433 Ms. Lentile advised that the Recreational Advisory Committee has asked her to  
434 bring up the issue of personal trainer fees. Some Committee members have advised that  
435 there will be no posting of personal trainer fees. Ms. Lentile advised that she feels  
436 personal trainer fees should be consistent and available to residents who inquire. Mr.  
437 Lusty advised that the fee should be up to the personal trainer based on the services  
438 needed. Discussion ensued. Ms. Lentile advised that she has received a concern  
439 regarding in-season crowds at the gym and possibly requiring those with guests working  
440 out after 11:00 a.m. Mr. Bracco suggested having the Recreational Advisory Committee  
441 review the concern. Mr. Sandomenico advised that the Committee did vote that they  
442 would like to have the Board set a policy to only allow those with guests to work out after



443 12:00 p.m. Discussion ensued regarding enforcement of such a rule. Ms. Payton  
444 recommended sending out a communication asking that residents with guests come to  
445 work out after 12:00 p.m. The Board agreed.

446  
447 Mr. Lusty inquired as to the status of the new equipment and flooring. Mr.  
448 Sandomenico advised that it is looking like the end of January.

449  
450 Mr. Bracco advised that he would like to thank Mr. Lewis Perry for his years of  
451 service on the POA and wished him luck in his retirement. Mr. Perry asked for permission  
452 to use mailbox posts at residences, with homeowner consent, for the traffic hawk. Mr.  
453 Cohen advised that it should be possible if the Board has no objection. Mr. Lusty asked  
454 if any speeding citations have been issued. Mr. Perry advised that there have been over  
455 twenty letters sent out over the last month and he believes that speeds are slowing down.

456  
457 Mr. McCafferty spoke regarding the pavilion/tiki bar; he advised that he is  
458 concerned about extending seating over the pond, he advised that he is further concerned  
459 that the community may not want to move forward with a large-scale renovation. Mr.  
460 McCafferty asked if there is a plan B. Mr. Dabney advised that the current plan is plan B.  
461 Discussion ensued.

462  
463  
464

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. McCafferty, seconded by Mr. Bracco, with all in favor, the Board adjourned the meeting at 12:50 p.m., for the Venetian Community Development District.

465  
466  
467  
468

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

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

# Tab 3

Venetian Community Development District  
502 Veneto Boulevard  
North Venice, FL 34275  
Pickleball Advisory Committee  
Meeting Minutes 4-26-2019 (emergency meeting)

Attending Members: Jack Wilson (JW); Sandra Nick (SN); Didier VanDenBerghe (DV); Richard Diamond (RD); Don Brand (DB)

Staff: Denise Payton (DP); Charlie Sandomenico (CS)

Call to Order: 3:00 p.m.

Approval of Minutes: Minutes for meetings 3-25-2019 & 4-1-2019 were approved & sent to Belinda Blandon on 4-27-2019

Discussion items:

- A. JW read all the line items that are related to the budget that will be submitted to the VCDD. Budget for \$149,800.00 for all line items, motion approved by all; no nays. New **optional** line items were added; running electrical cable for lighting & overhead lights; access gate for security. The committee voted to approve the **optional** items totaling \$26,500.00, motion approved by all; no nays,

SL to submit Pickleball budget to the VCDD on 5-13-2019

City permitting will be submitted to the City of Venice by Rick Schappacher, P.E.

Next meeting and Adjournment:

- No next meeting scheduled
- Meeting adjourned at 4:20 p.m.

Minutes submitted by Sandra Nick, Secretary.

Venetian Community Development District  
502 Veneto Boulevard  
North Venice, Florida 34275  
Recreational Advisory Committee  
November 4, 2019 Minutes of Meeting

**Members Attending**

Joy Wolf, Chair  
Pam Perry, Co-Chair  
Jill Pozarek, Member  
Bettye Smith, Acting Secretary  
Mary Abbruzzese, Member

**Management Present**

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

**Members Absent**

Dick Foster, Secretary  
Sue Rector, Member

**1. Call to Order**

Meeting was called to order at 2:04 pm.

**2. Establish Quorum**

Quorum was established: 5 of 7 committee members were present.

**3. Public Comments**

One Resident was present. Mr. John Minder requested a Fitness Instructor from the Sarasota Fitness Center should be hired for a Balance and Stretch class. It was explained to Mr. Minder that hiring is done with the approval of the VCDD board. At this time, no hiring is anticipated.

**4. Additions and Adjustments to Agenda**

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

**5. Approval of Prior Meeting Minutes**

The October 7, 2019 committee meeting minutes were reviewed, corrections noted. Joy Wolf moved, and Pam Perry seconded to approve the minutes. Motion passed.

**6. Old Business**

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

Review of Action Items Spreadsheet – Pam Perry led the discussion on Items discussed in 2019.

Venetian Community Development District  
502 Veneto Boulevard  
North Venice, Florida 34275  
Recreational Advisory Committee  
November 4, 2019 Minutes of Meeting

Pam will update the completed items. **Action Item:** Pam to continue to update the list for discussion at the next Committee meeting.

**B. Tennis reservation system**

After much discussion, Mr. Sandomenico confirmed that we will continue to require four names when reserving tennis courts for doubles.

**C. Finding more social/mixer time on Tennis courts**

Mr. Sandomenico presented the available court Times during the week. There does appear to be time that a Social/Mixer could be held for those tennis players who do not want to play in Leagues. **Action Item:** Mr. Sandomenico and Ms. Jill Pozarek to work on a schedule to establish item mentioned above.

**7. New Business**

**A. Timing for installation of new flooring and weight equipment.**

The equipment and flooring costs have been approved by the VCDD Board. Depending on arrival, could be completed by end of 2019 or first week in January 2020; or wait until after Season is over.

After much discussion, Joy Wolf made a motion to request Life Fitness to provide a new schematic of the fitness center showing all new equipment and five pieces of existing equipment what were missing from the first schematic. Missing equipment included two benches, incline bench, stretching chair and roman chair. Motion was seconded by Jill Pozarek. Committee voted in favor of the motion.

**B. Review Schematic of fitness room with new equipment.**

Lot of concern about the drawing, lack of floor space, and that all equipment is not presented. **Action Item:** Mr. Sandomenico to contact representative from Life Fitness and have a new schematic of the room including all equipment and benches for the Committee to review.

**C. Tennis Survey**

The outline of the 2020 Tennis Survey was reviewed and with minor suggestions well received by the Committee. **Action Item:** Sandomenico and Ms. Mary Abbruzzese will review the survey and arrive at a completed form to send out to all residents in early 2020.

Venetian Community Development District  
502 Veneto Boulevard  
North Venice, Florida 34275  
Recreational Advisory Committee  
November 4, 2019 Minutes of Meeting

**8. Manager's Report**

Ms. Payton stated there has been a new person – Mr. Joe Senna – added to the Maintenance staff. Also, from a financial point the club is doing well. Sales on food are good and there will be a few more staff added in the near future.

**9. Liaison's Report**

Ms. Lentile gave an update about the approval for the Pickleball and Dog Park that the VCDD had recently approved.

**10. Next Meeting:** December 2, 2019 at 2:00 pm

**11. Adjournment:** Meeting was adjourned at 4:45 pm.

Respectively submitted, Bettye Smith, with committee approved edits by Dick Foster

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

**Attending Members:** Diane Bazlamit, Mary Ann McGee, David Moy, Janet Angerame, Livvy Faford and Sarah Quinn constituting a quorum. Also present were River Club staff members: Paul Grothouse and CDD liaison Rich Bracco.

Absent: Linda Causero, Denise Payton, Chris Vignolini, Timothy Hall

Call to order: Diane Bazlamit called meeting to order 10:00 a.m. Minutes of October 9, 2019 meeting were approved as written.

**Discussion Items:**

**OLD BUSINESS**

A. Review of past events with comments.

- Comments on Trivia Night was it was a lot of fun but there was too much time between questions causing it to run too long. Management agreed and had determined that as well for next time it is held.
- Pasta night was sold out and noted the new chafing dish items added which was a big success.
- Additional comment that at Sunday brunch there were no tent cards in front of the chafing dishes caused residents to have to open each chafing dish to see what was in them.
- A comment about a possibility of more sales, the bocci ball group is growing but the only place they could get a drink was at tiki bar. Would be helpful to have someone in the bar during that session to sell drinks.

B. Management shared club has had two successful weddings this month already with sales of \$30,000.

**NEW BUSINESS**

A. Discussion of upcoming events:

- Dueling Pianos is sold out with 146 reservations
- Next week is Mix and Mingle Wine Social with stations of appetizers from 5 countries. Wines served that night will also be for sale by the bottle.
- We have 460 reservations for Thanksgiving
- Going to two Birthday Bashes each month; we had 70 at the first one.
- We already have 14 tables for craft fair
- Yard sale coming up to be held in parking lot

B. Management Report:

- In anticipation of a busy season we have hired additional staff and Dave and Daniel have become supervisors to help train new staff and make sure dining room is running smoothly. We are pleased with the staff we have on board now.
- We have heard concerns from all of the card and mahjong players (17 groups) about use of the club and cost. We have asked the card groups who play in the evening during regular dining hours that they purchase dinner to offset the use of the space. We are also looking at opening on Tuesdays where people can

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

gather their game groups and come up to the club with reservation and each person pays \$2 gratuity. However, there will be no beverage service.

**C. Liaison Report:**

- Mr. Bracco reported funding for pickleball courts and dog park has been approved and we are in the permitting process now. By doing both project at the same time, there was great savings since they will share access road and other items. We're looking at a nominal annual fee for use of the dog park.
- New weight equipment has been ordered and looking to redoing the floor. We saved 20% by using ICON connections to complete purchase. The new floor is made from recycled tires, is more cushioned and easy to clean. When this floor replacement and equipment replacement occurs, the fitness area will need to be closed for a short time.
- The switch of our website to meet ADA requirements takes place on the 15th,
- There will be two hearings regarding the proposed renovations to the tiki areas. The first will be on January 20.
- Mr. Bracco reported on progress of mailbox painting in the community.

**Next meeting and Adjournment:**

Next meeting to be held on December 11, 2019

Meeting adjourned at 10:47.

Minutes submitted by Sarah Quinn, Secretary