



Rizzetta & Company

# Venetian Community Development District

---

**Board of Supervisors' Meeting  
December 14, 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 Steve Kleinglass Carl Chorba Rick McCafferty Ernest Booker	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.

December 8, 2020

Board of Supervisors  
**Venetian Community  
Development District**

**REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of Venetian Community Development District will be held on **Monday, December 14, 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. Sunshine Law Overview
  - B. Review of November 18, 2020 Field Inspection Report .... Tab 1**
  - C. Review and Consideration of Proposals Received in Response to the RFP for Amenity Management
  - D. Discussion Regarding Tennis Fence ..... Tab 2
  - E. Discussion Regarding River Club Roof
  - F. Discussion Regarding Action Taken by Security Assistants
  - G. Discussion Regarding Landscape Architect Cul de Sac Plan
  - H. Discussion Regarding Architect for Tiki Bar Renovation
  - I. Discussion Regarding Reserve Study and Reserve Study Advisory Committee
  - J. Discussion Regarding Finance Advisory Committee
  - K. Discussion Regarding Advisory Committees and Upcoming Vacancies
  - L. Appointment of Advisory Committee Liaisons
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on October 19, 2020 ..... Tab 3
- 6. CONSENT ITEMS**
  - A. Acceptance of Advisory Committee Meeting Minutes..... Tab 4
    1. Recreational Advisory Committee Meeting of October 19, 2020
- 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

# VENETIAN

## FIELD INSPECTION REPORT



November 18, 2020

Rizzetta & Company

John R Toborg – Manager, Field Services



Rizzetta & Company  
Professionals in Community Management

# Summary, River Club

## General Updates, Recent & Upcoming Maintenance Events

- ❑ During the month of December, all Palms shall receive an application of 8-2-12+4Mg fertilizer.
- ❑ Although not quite as bad as the previous inspection, community-wide, Bitter Melon vine remains on the rampage. What is being done to curtail this?
- ❑ Weeds in curblines/asphalt expansion joints also remain a problem community-wide.
- ❑ I did not receive a response from the previous report. By what dates will palm trimming commence and end?

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

1. LMP to provide a report showing the duration and frequency of irrigation on the event lawn. The turf and ground remain extremely soggy.
2. The color of the event lawn has improved from the previous inspection, however, Nutsedge and other weeds remain an issue.
3. Clean up the fence line as well as the beds on the back side of the sidewalk surrounding the event lawn.
4. LMP needs to alternately tip some of the Ti plants on the back side of the pool deck. Many are becoming topheavy and leaning over. Do not tip all at once. Remove weeds from beneath the Arboricola in the same area.
5. Any hanging fronds shall be immediately removed from any palm on the pool deck.
6. There remains way too much exposed drip tubing on the pool deck.
7. The Hibiscus needs to be maintained to the top of or slightly below the aluminum fencing on the back side of the pool deck.
8. Top the Podocarpus around the tennis fencing on the pool deck.
9. Remove water shoots from a Tree Ligustrum in the pool gate area leading to the parking lot.
10. Treat the dollar weed in the turf in the same area as above.
11. What is LMP doing to improve the turf in the triangular area between the gym entrance and the River Club roundabout? This turf has been on the decline or months and is highly visible. (Pic 11)
12. Inspect an ailing Ixora at the crosswalk leading from the golf cart parking to the roundabout. Diagnose and treat accordingly.



# River Club, Bolanza, Santa Maria & San Marco

13. Inspect turf on the RC roundabout for fungus. Treat accordingly. Eradicate weeds. There is also a lot of Bitter Melon vine on these plants. (Pic 13)



14. When will LMP be replacing this turf in front of one of the RC meeting rooms? (Pic 14)



15. Is LMP spot treating turf weeds? There seems to be a large amount of them throughout the CDD.

16. The Tree Ligustrum need to be kept back from the RC driveways both entering and exiting.

17. Remove low hanging and broken limbs from the trees in the RC parking lot.

18. More vines are on the Schillings Holly exiting the RC. (Pic 18>)

19. Remove Broom Sedges from the beds along the tennis courts and end buffer on the Cappello side.

20. Tip the Loropetalum on the Veneto roundabout as well as remove Bitter Melon on the Schillings Holly and hand pull Bahia seed heads and other vines from the Juniper.

21. LMP needs to continue to hand pull the dead growth out of the Walter's Viburnum throughout the property, specifically on Bolanza Ct. Apply a fungicide drench if necessary.

22. Bitter Melon Vine is extremely heavy on the Treviso cul-de-sac.

23. The landscape maintenance vendor for Santa Maria & San Marco needs to be notified NOT to mow the frontage along the sideyard buffers on both sides of the entrance. They currently are mowing a tract approximately 8'-10' wide the entire length of the buffer. (see below)



# Palermo, Mestre Place South, Martellago South

24. Has LMP initiated a fertilization program yet to improve the Bougainvillea?

25. Selectively tip the Sweet Viburnum around the Palermo monument.

26. Make sure the chain link fence on either side of the electrical gate at the Palermo emergency exit is kept clean and line trimmed at all times.

27. We need to maintain the height of the Cocoplum on the Padova Way cul-de-sac at a safe height so pedestrians and vehicles can be seen. Trim Gold Mound and remove Bitter Melon Vine.

28. In addition to sooty mold on the Walter's Viburnum that MAY be falling from the overhead Palm on Mestre Place south (aphids? scale?), there is also a lot of dieback as well as Bitter Melon Vine. (Pic 28)



29. Treat the Nutsedge in the turf on Montelluna Dr. south. There is also a lot of dayflower weed. Treat with herbicides containing Cloransulam-methyl and sulfentrazone, if available. This is a stubborn weed, but these two chemicals have the most affect. Also continue to include Pre-Emergent herbicide to the turf fertilizers in the spring as well as the fall. These weed seeds germinate all year long and can remain viable for years. (Pic 29>)

30. Is LMP taking any type of root or tissue samples to determine why so much of the Walter's Viburnum are failing? This bed on Mestre Ct. is nearly gone! There are more turf weeds here also. (Pic 30)



31. Arboricola on the inner circle of Martellago south cul-de-sac needs top be lowered. The same condition is here that is at all other cul-de-sacs – vines, turf weeds, etc.

32. Remove weedy vines from the ornamental grasses on the outbound lanes of Martellago north (Otello) as well as Bitter Melon from the TOPS of the Paurotis Palms. The Awabuki Viburnum here are getting quite tall. We have all agreed that these cannot reach taller than 8'.



# Otello Wall, Burano, Martellago Dr., Cipriani Ct., Stivali

33. The Otello wall landscape buffer still needs to have Spanish Moss removed, a landscape bed line maintained, and weeds eradicated from the mulch bed. This photo was taken in the vicinity of the Burano cul-de-sac. (Pic 33)



34. Although the Burano cul-de-sac was not a location recently suggested to supervisor McCafferty as a good candidate to remove turf and replace with Summer Sunset Jasmine, I feel it is a good candidate. (Pic 34)



35. Weeds are overtaking the St. Augustine on the Asti cul-de-sac. When was the last time any spot treating of weeds occurred?

36. It appears a vehicle has left the asphalt on Martellago Dr. north and damaged Walter's Viburnum. Trim out and check for irrigation damage. (Pic 36>)

37. Please anchor all flex tubing that waters the Bougainvillea in the ornamental pots at the village entrances on the back side of the pot and column.

38. Terracing is lacking on the Palazzo cul-de-sac. Gold Mound needs to be brought down to at least half-way between the Arboricola and the Walter's Viburnum.

39. When trimming palms, be sure to remove volunteer plants (Arboricola, Brazilian Pepper, etc.) from the trunks.

40. What is happening with the missing Walter's Viburnum in the front of the Cipriani Ct. cul-de-sac? No response has been received. In addition to these missing plants, the turf is full of weeds and the sides of the Walter's Viburnum are bare on the sides.

41. Lift the last tree on the south side of Veneto prior to getting to the Veneto roundabout.

42. Also, on the south side of Veneto, there is a rather long stretch of bad turf from approximately the eastern side of Pond 22 leading up to the entrance of Stivali. LMP to inspect, diagnose and treat accordingly. (Pic 42>)



# Stivali, Valenza Ct., Terra Bella, Medici Berm

43. The Awabuki Viburnum on the south side of the River Club entrance remain **WELL** above the maximum allowed height of 8'.

44. Level out the Walter's Viburnum on the Vicenza Way south cul-de-sac.

45. Trim the Gold Mound on Valenza Ct.

46. Treat broadleaf weeds on the Portofino cul-de-sac.

47. Bitter Melon Vine has taken over Terra Bella Ct.

48. Medici Berm is still being neglected. There doesn't appear to have been any activity here since the previous inspection. These were taken from the residential side, showing Brazilian Peppers, Washington Palms needing to be trimmed, Awabuki Viburnum 10'-12', Star Jasmine overgrown, 4'-5- tall Spanish Needle, etc. (Pics 48a, b & c>)



49. This phot is in the same vicinity of the Medici berm, however, on the Laurel Road side. (Pic 49>)



# Pesaro & Ciltadella, Savona, Avalini Way Park

## 50. The street trees on the north side of Pesaro at Ciltadella still need lifting.

51. The “newer” turf on the north ROW of Pesaro leading to Savona Way north form the east, is loaded with turf weeds. Also, in my opinion, both Bougainvilleas in the pots at Savona Way north should be replaced.

52. The southern half of the Savona Ct. cul-de-sac is extremely rough looking. LMP to inspect, diagnose and treat accordingly.

53. The Dw. Firebush on the east (exit) side of Savona Way south still needs to be lowered. It is approaching the eaves of the adjacent house.

54. Treat turf weeds in Savona Way south cul-de-sac.

55. Remove scraggly Hawthorn on the west side of Castello (Savona Way north). The trees in these buffers also need to be delineated.

56. Reduce the Dw. Firebush at the Artisti entrance. They are overtaking the Tree Ligustrum.

57. The Sweet Viburnum hedge at the south end of Avalini Way needs to be lowered and kept even. (Pic 57>)

58. There is no change to the condition of Avalini Park. Dead Pines are still there, large tree-sized Brazilian Peppers are still present, there is no delineation between the Cocoplum and Dw. Firebush and weeds are still everywhere. (Pics 58a & b)



# Cappello I, Brunello, Santa Maria, Guardhouse

59. The buffer on the south side of the Capello Townhomes remains very weedy and vine-covered.

60. Hand pull weeds from the Juniper but also remove dead Juniper on the Capello side of the Veneto roundabout.

61. All sideyard buffers on either side of each village entrance remain overgrown. There are Dw. Firebush growing into Tree Ligustrums which are growing into Oaks.

62. What is occurring with the plantings around the Lift Station west of Brunello. Most have been reduced to sticks.

63. On the south side of Veneto east of Martellago south (Rialto), the buffer closest to the sidewalk is overrun with weeds.

64. Crews still are not removing single, scraggly plants in landscape beds, particularly those in the entrance buffers.

65. On the inbound side of Otello (Martellago north), the Juniper are loaded with weeds. (Pic 65)



66. Treat weeds not only in the turf across Veneto from the entrance to San Marco (Padova), but also from the beds of Walter's Viburnum.

67. I don't know why this area of turf was never replaced when other areas (not as bad) were replaced. This is also across from Padova on Veneto. (Pic 67)



68. I also do not understand why the turf across from Santa Maria (Treviso) did not get replaced. I have pointed this area out for months. Several Thryallis in this area do not appear to be recovering from the rejuve cut. (Pic 68)



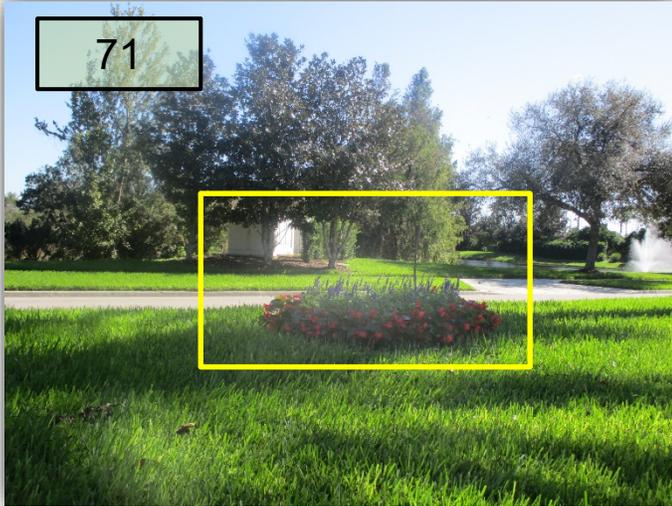
69. Keep the Firecracker Plant, Allamanda & Crinum Lily off the sidewalks at Karen Park near the 3-way intersection.

70. Tip the Confederate Jasmine in front of the guardhouse.



# Veneto, Laurel Road Eastward

71. LMP to replace the Standard Bougainvillea that snapped & removed on the Veneto median between the guardhouse and Laurel Road. When will this be completed? (Pic 71)



72. Carefully remove a Medjool pup volunteering just beyond where the Standard Bougainvillea blew over.

73. Establish now, and maintain throughout, a circular cutout from the Jasmine around all the Crinum Lilies so the Jasmine doesn't choke them out.

74. Remove dead Hawthorn under the Tree Ligustrum in the curved landscape buffer behind the outbound monument and fairway 9. Delineate all plants in this bed and remove an 8' Brazilian Pepper.

75. The Bougainvillea needs to be clipped tightly surrounding the front fountain. (Pic 75>)

76. In the second Tree Ligustrum from the main entrance on Laurel Road, properly prune out a completely brown limb and treat the tree with a preventative fungicide as required by label.

77. Delineate Star Jasmine from the Thryallis in the bed prior to the newly planted buffer on Laurel Road approaching Jacaranda.

78. Remove Oak suckers from the Ginger near the eastern end of this planted bed.

79. Remove leggy Thryallis on the berm near the Jacaranda crosswalk.

80. Identify the issue(s) with many areas of turf along Laurel Road from Veneto to Ciltadella. Diagnose and prescribe a treatment program. This turf has struggled for far too long. The bed behind is also full of weeds. (Pic 80)



81. I feel LMP needs to re-visit the entire hedge rows along Laurel Road. Several weeks ago, crews went in and literally side scalped most of the Dwarf Firebush and then left the rest. The entire run looked horrible and has not improved. (Pic 81>)



# Laurel Road Eastward, Ciltadella

82. These beds oh Dw. Firebush on Laurel Road between Avalini Way and Savona Way south are overrun with a large, heart-shaped vine as well as Bitter Melon Vine. (Pics 82a & b)



83. Dwarf Firebush need to be kept off the Ciltadella sidewalk.

84. As soon as you tun onto Ciltadella from Laurel Road, a Tree Ligustrum has been severely damaged. LMP to trim out what they can. These are just some of the Dw. Firebush that need to be cut back along Laurel Road. (Pic 84)



85. There is also no change to the ROW turf on Ciltadella leading up to the gates and no response has been provided. This has been ongoing for months. This needs to be replaced by LMP. (Pic 85)



86. There are still Washington Palm stumps along Laurel Road. I was informed these were all removed months ago. (Pic 86>)



# Laurel Road East To West

87. There are several trees overhanging the Laurel Road ROW turf from end to end. These need to be lifted.
88. Plantings from the main entrance westward on Laurel Road all need to be delineated and terraced.
89. When will LMP begin pencil tipping the Crape Myrtles as well as commence the Spanish Moss removal? This MUST be completed during the dormant months.
90. Ornamental Grasses on the north side of Laurel Road west of the main entrance need to have weeds and vines pulled and/or sprayed prior to the spring cutbacks.
91. There are several areas of stressed turf west of the main entrance as well. LP to diagnose and treat accordingly.
92. Make sure all Standard Bougainvillea are being kept as standards and suckers are being removed.



# Proposals

1. LMP to provide a proposal to install 3 Gal., FULL “Lime Sizzler” Dwarf Firebush from the intersection of Pesaro & Ciltadella southward to fill in the open view from Ciltadella to the backs of the homes on Savona Way south. Use 36” spacing.
2. LMP to diagnose what the cause of dying turf on the east side of Lerida. Diagnose and eradicate cause. Then LMP to provide a proposal to eradicate and remove old turf and bring in new St. Augustine. (Pic 2)



3. Is there interest in the BOS to have the ROW area of turf replaced in the vicinity of the 3-way intersection? I understand there is a lot of foot and Gold Cart traffic on this turf and it may not be worth the money if this traffic continues. It is at the crossing from 9 to 10. (Pic 3)



# Tab 2

**Tennis Fence Quotes Analysis**  
**Presented at the VCDD BoS Meeting**  
**November 23, 2020**

I have done further analysis of the quotes and information provided pursuant to discussions during the subject meeting on Item 4G of the agenda. I have several outstanding concerns on the presentation of the packet materials. They are:

1. The quotes of the two companies are different in key areas.
  - a. Was an RFP provided to the two bidders or were verbal requirements made to each?
  - b. If the answer to a RFP, then who spoke to each vendor and what requirements were provided?
  - c. If the information came from the Fitness Office or General Management why wasn't it routed through either the Recreation Advisory, or the Facilities Advisory Committee for research? It would seem necessary because of the scope of the project.
2. The supervisors were told there is no difference between 9- or 8-gauge. I believe the specific comment provided was there is no such thing as 8-gauge. In researching this on the internet I found this is an incorrect statement.
  - a. According to the information found on the internet Gauge is the measurement of the thickness, or diameter, of wire. Originally, the measurement was based on the number of times that steel would be pulled, or drawn, through a set of dies that gradually decreased in diameter. Nine gauge would be pulled through dies 9 times while 8 gauge would be pulled through dies 8 times.
    - i. We need to have explained core size of each gauge and their useful life. This was not done.
3. Differences in quotes:
  - a. ASAP indicated 1150 feet of 9-gauge fencing which is vinyl wrapped.
  - b. Ritzman quotes 1,200 feet of 8-gauge that is vinyl coated.
    - i. Why is there a difference in quantity and surface finish between the two quotes?
  - c. ASAP indicated 480 feet of bottom rails to prevent curling.
  - d. Ritzman quotes 1,200 feet of bottom rails.
    - i. Why is there a difference?
4. Finally, we were told there was no other option except full replacement of the tennis fencing. This is a reserve item with 6 years remaining in the charts. The supervisors voted 3-1 largely on the basis of safety concerns related to the curling the bottom edge of the fencing.
  - a. I have enquired on an interim option to extend the useful life of the fencing.
    - i. Bottom rail installation only, with a cost of approximately \$5K, would solve a significant issue of the fence curling and mitigate any safety concerns. Useful life may be extended nearly 6 years.

Considering the current state of our River Club Reserves (we just voted to purchase a 20-ton A/C unit at \$27.8K with six years remaining in the River Club reserve charts), I recommend we re-open this process and get one of the Advisory Committees involved to do the required homework.

Respectfully,  
Carl Chorba

# Tab 3

**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 special meeting of the Board of Supervisors of the Venetian Community Development District was held on **Monday, October 19, 2020 at 9:31 a.m.** held virtually via Zoom pursuant to Executive Orders 20-52, 20-69, as extended, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

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>
Chris Byrne	<b>Solitude Lake Management</b>
Liz Rocque	<b>Solitude Lake Management</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**

Mr. Chorba advised that water damage was noticed in the River Club; he asked for a status of the repair and asked if a structural engineer is needed for review. He further inquired as to the status of the repair to the spa.

Mr. Smaha asked for an update on the River Club roof situation as well as the estimated costs.

Ms. Spirer advised that a notice should be posted advising that people should not be using the spa. She further advised that she is looking forward to the discussion regarding opening of the showers. Mr. Lusty advised that he understands the convenience of the showers although there is still the issue of the shower needing to be cleaned between uses

50 and therefore opening the showers is not efficient as a designated employee would need to  
51 be there to provide for appropriate cleaning. Mr. Bracco advised that he intends to discuss  
52 this issue during his Supervisor comments.

53  
54 Mr. Kleinglass asked that those providing public comment identify themselves.

55  
56 Ms. Pozarek spoke regarding the RFP process for Amenity Management; she asked  
57 if residents would be able to view the interviews to be conducted. She further advised that  
58 she is confused and concerned about the timing of the contract as the fourteen days does  
59 not allow time for Board review and input.

60  
61 Mr. Saro spoke regarding the pickleball courts and dog park; he advised that the  
62 placement under the high-tension wires is ill-advised as there were two separate reports of  
63 an explosion in the area which prompted fire and police response. He further discussed his  
64 concerns with expenses related to the River Club when the Board is looking to spend  
65 \$175,000.00 on the pickleball courts and dog park. Mr. Saro asked that the Board obtain the  
66 incident reports of September 17<sup>th</sup> and October 17<sup>th</sup> from FPL. Mr. Lusty advised that he  
67 disagrees with Mr. Saro on this issue as there is no other location for the amenities and  
68 approval has been received from FPL. He further spoke regarding another dog park in a  
69 similar location; he advised that SWFWMD has signed off on the location and the only hold  
70 up is City approval which should be received soon. Mr. Lusty advised that funds have  
71 already been allocated, coming from carry over funds, and the funds Mr. Saro is speaking  
72 about is a separate fund; Capital Investment versus operating funds. Mr. Lusty advised that  
73 the River Club always operates on a deficit. He advised that waiting for something that the  
74 City has been talking about for ten years and without land could take another three years.

75  
76 Ms. Pirrotti asked that the CDD rescind their proposal for installing pickleball courts  
77 and dog park under the high-tension lines. She spoke regarding the explosions heard and  
78 responded to by the fire department and FPL and asked that the CDD Board obtain the  
79 reports from FPL as they have refused to provide them to residents. Ms. Pirrotti spoke  
80 regarding Mr. Cohen's firm not being negligence lawyers and that the CDD does not realize  
81 in spite of requiring players to agree to a hold harmless you cannot exculpate yourself from  
82 gross negligence. Ms. Pirrotti advised that she asked who would pay for injuries and Mr.  
83 Lusty advised that the District has insurance; she asked to see the policy. Ms. Pirrotti  
84 advised that Mr. Cohen clearly informed the CDD of the pitfalls of putting the pickleball courts  
85 under the high-tension wires and the CDD went ahead anyway. She asked that the CDD  
86 abandon the project or resign. Ms. Pirrotti added that although they were foolish enough to  
87 build the pickleball courts or dog park on Jacaranda, it does not exculpate us in our situation  
88 at the Venetian Golf and River Club from our legal responsibilities. Mr. Lusty advised that  
89 people have been walking under those power lines for seventeen years and there has not  
90 been an incident.

91  
92 Mr. Cassell advised that he lives around the corner from the proposed pickleball  
93 courts and dog park locations; he advised that he is against them as this is not the proper  
94 location. He advised that FPL has an easement there because it is an unsafe location. He  
95 further spoke regarding the lack of restroom facilities in that location. He further discussed  
96 the concerns with noise. Mr. Cassell spoke regarding the road being heavily traveled and  
97 having a blind corner and more traffic on that street is a hazard. He further spoke regarding  
98 the liability and the need for a hold harmless agreement which fully explains the possible life

99 and death consequences of using the recreation site; he advised the agreement would have  
100 to hold the VCDD harmless of any and all deaths and injuries which may occur there and  
101 without the agreement the VCDD is liable and the VCDD does not have the funds to pay the  
102 lawsuits that would arise without going bankrupt. Mr. Cassell stated that the perfect answer  
103 is the new park that is coming, there should be community input for more pickleball courts  
104 and a larger dog park. He advised the big money gamble on \$175,000.00, there is no need  
105 to do this right now. Mr. Cassell advised that his recommendation is to wait until the new  
106 Board is in and items that need to be fixed are fixed.

107  
108 Mr. Booker addressed the Board related to usage of the pickleball courts and dog  
109 parks as it relates to liability waivers; he advised that he is not in support of the location as  
110 he believes we could do better and find another location. He advised that the priority should  
111 be pickleball and as a luxury the dog park.

### 112 113 **THIRD ORDER OF BUSINESS**

### **District Engineer Staff Report**

114  
115 Mr. Schappacher advised that the status of the pickleball courts and dog park is that  
116 comments have been received from the City Planning Department; a few different reviewers  
117 there and he has gone back and forth with them a few times related to verbiage and  
118 landscaping along the access roadway. He advised that he has responded to all questions  
119 and made the resubmittal to both the PUD amendment and the site plans and he thinks they  
120 are now just waiting on the final approval by Staff and then set up to go before the planning  
121 commission. Mr. Schappacher advised that FPL does not allow any significant change in  
122 elevation within seventy-five foot of a pole and so wheel stops cannot be installed near the  
123 pickleball courts but they are okay on the dog park side; he advised that if that is an issue  
124 for the City then a grass strip may need to be left between the parking lot and sidewalk. Ms.  
125 Lentile inquired as to how long it would typically take to obtain City approval. Mr.  
126 Schappacher advised that the next step is to schedule the Planning Commission meeting  
127 and that is based upon how busy the Commission is. Mr. Kleinglass inquired as to whether  
128 there is an issue with not having restroom facilities. Mr. Schappacher advised there is not.

129  
130 Mr. Schappacher advised that a SWFWMD recertification was done for the lakes in  
131 phase two; he advised there was nothing that prevented the recertification and so that has  
132 been done. He advised that there were a couple of minor deficiencies although those were  
133 taken care of by the lake maintenance vendor and the landscape vendor. Mr. Schappacher  
134 advised that behind one residence; the plants that were installed are gone and he is not  
135 sure if they died or were removed and so Solitude is going to look at that. Mr. Bracco asked  
136 if that is on Valenza Loop. Mr. Schappacher advised that it is.

137  
138 Mr. Schappacher advised that regarding the speed cushion replacements; he has  
139 reached out to five asphalt vendors and has received pricing from four of them and the  
140 pricing is \$2,350.00, \$2,400.00, \$7,000.00, and \$4,000.00. He recommended using  
141 Anderson at a cost of \$2,350.00 to remove the rubber mats and build it back up to the same  
142 dimensions with asphalt and striping the asphalt. The Board provided direction to Mr.  
143 Schappacher to move forward with Anderson.

144  
145 Mr. Schappacher advised that the River Club parking lot repairs are to be conducted  
146 on October 20<sup>th</sup>.

147

148 Mr. Schappacher advised that the new irrigation pumps are in and he is trying to  
149 come up with a cover to protect them from the elements and a price was received from  
150 Metro, a car port type of structure with a hatch, at a cost of \$17,600.00. He advised that they  
151 are looking into other options; they have reached out to Absolute Aluminum and some shade  
152 structure companies and so far, two companies are interested. Mr. Schappacher advised  
153 that he should have all of the numbers for the next meeting. Mr. Cohen advised that the land  
154 where the pumps are is owned by WCI although in February of 2017 an agreement was  
155 negotiated for the District to have an easement for the irrigation equipment; so, while it is  
156 WCI's land there is an agreement memorializing everybody's rights and responsibilities in  
157 that area. Mr. Bracco inquired as to using a shade sail for protecting the equipment. Mr.  
158 Schappacher advised that is what they are looking into.

159  
160 Mr. Bracco asked if Mr. Schappacher had an opportunity to review the integrity of the  
161 tennis court light poles and arms. Mr. Schappacher advised that he reviewed the lights about  
162 five months ago or so and from what he saw it did not look like they were in danger of falling  
163 but he advised that he does recall the conversation at that time that there is a concern that  
164 the lights are outdated and are not efficient; but he did not see anything that would concern  
165 him that they are about to fall, he advised that there were isolated areas of rust.

166  
167 M. Bracco inquired as to whether Mr. Schappacher would be able to comment on the  
168 River Club roof. Mr. Schappacher advised that he is not a structural engineer and so he did  
169 review the photos and he recommends contacting a roofer who would have a structural  
170 engineer to conduct the inspection.

171  
172 Mr. McCafferty recommended moving up the aerator discussion so that Mr.  
173 Schappacher and Solitude don't have to hang around for the full meeting.

174  
175 **FOURTH ORDER OF BUSINESS** **Presentation by Chris Byrne and Liz**  
176 **Rocque of Solitude**  
177

178 Ms. Rocque provided an overview of the concerns related to ponds seven and forty-  
179 three related to midge flies; she advised that when she visited the site, she could see midge  
180 flies swarming on homeowner's lanai screens and so she conducted a survey and treated  
181 the ponds for midge flies. Ms. Rocque advised that both ponds are stratified and have no  
182 oxygen at the bottom of the pond. She advised that in order to rectify the midge fly concerns  
183 the underlying problem has to be addressed and the issue in these ponds is the lack of  
184 oxygen at the bottom of the pond and the only way to resolve this issue is to install aerators;  
185 she further advised that if the midge flies continue to be an issue after the aerators are  
186 installed then you would stock the ponds with fish to eat the larvae.

187  
188 Mr. Byrne advised that he visited both sites including easements and electric supply  
189 and he reviewed the area to place the cabinets as far away from homes as possible.

190  
191 Mr. Byrne and Ms. Rocque responded to questions from the Board. Mr. McCafferty  
192 asked if aerators would need to be installed in every pond. Ms. Rocque advised that every  
193 pond is different based on the depth of the pond and whether or not the remainder of the  
194 ponds become stratified. Mr. McCafferty expressed concerns related to the cost of the  
195 aerators and electrical work required, as this project is not in the budget, and how that could  
196 become an issue with other homeowners. Mr. Bracco inquired as to churning the ponds

197 rather than aerators. Ms. Rocque advised that Solitude has never done that and her initial  
198 thought is that it could work for a period of time but the issue would return. Mr. Lusty asked  
199 if there is a solar powered option that would be less expensive. Mr. Byrne advised that the  
200 solar powered units are not less expensive and present their own concerns. Mr. Lusty  
201 expressed his concerns related to this item not being in the budget. Ms. Blandon advised  
202 that the money would have to come from non-reoccurring expenses. Mr. Bracco inquired as  
203 to the scale of the problem. Mr. Lusty advised that the issue is the fish kill on top of the midge  
204 flies. Ms. Lentile advised that she has seen the midge flies and while it may only affect a few  
205 people it is a significant issue as people cannot be in their yards without being bothered by  
206 the swarms. Mr. Bracco inquired as to how long it will take to de-stratify the lakes. Mr. Byrne  
207 advised that initially, the aerators will be turned on slowly and is worked up until they are  
208 running at full capacity and so it will take approximately two weeks until the oxygen levels  
209 are balanced. Ms. Blandon advised that she has been dealing with midge fly concerns in  
210 other communities and the number of complaints in other communities has decreased after  
211 the installation of the aerators. Mr. McCafferty asked if the pond erosion project can be  
212 scaled back for this year in order to accommodate the aerators. Ms. Blandon advised that  
213 this project would need to come from non-reoccurring expenses. Mr. Kleinglass inquired as  
214 to the length of time the pumps run throughout the week. Mr. Byrne advised that the aerators  
215 are designed to run full time. Mr. Lusty inquired as to the lifespan of the systems. Mr. Byrne  
216 advised that the cabinets have a life time warranty, the tubing has a fifteen-year warranty,  
217 the diffusers have a five-year warranty and the compressors and equipment within the  
218 cabinet have a three-year warranty which is where the lifespan is shortened due to being  
219 wearable parts. Mr. Byrne advised that if the District pays for maintenance the compressors  
220 can be rebuilt in order to get decades of life out of the system. Mr. Byrne advised that due  
221 to monetary concerns, Solitude rolled out an end of year incentive program which could  
222 save the District \$700.00 per system for a total savings of \$1,400.00 if the project is done  
223 this year. Mr. Bracco asked if the compressors create a fountain like visual. Mr. Byrne  
224 advised they do not have a fountain appearance although bubbles will come to the surface.  
225 Mr. Lusty advised that Ms. Blandon has advised that the non-reoccurring expenses account  
226 is \$30,000.00 and the carry over balance will need to be used for initial expenses for the  
227 year although he does believe the project needs to be move forward. Mr. Schappacher  
228 advised that as far as the bank restoration, the last piece of work that was done, \$10,000.00  
229 is being held as retainage and that is the last of the restoration work to be done as of now.  
230 Mr. McCafferty asked if there is going to be \$189,000.00 spent on pond restoration in the  
231 next fiscal year. Mr. Schappacher advised that no work has been identified at this time. Mr.  
232 McCafferty inquired as to reallocating the money from pond erosion to the aerators. Mr.  
233 Schappacher advised that there are a few areas that need attention although nothing has  
234 been put out for bid. Mr. Lusty advised that it may be necessary to move funds from the  
235 pond restoration fund to cover this project. Mr. Kleinglass inquired as to obtaining additional  
236 opinions related to this item. Mr. Lusty advised that he would like to move forward in order  
237 to avoid a fish kill. Mr. Kleinglass advised that due to the amount of money being spent he  
238 would like to hear additional opinions. Ms. Blandon advised that any other lake management  
239 company will need to run additional testing and that will be an expense to the District that is  
240 not budgeted. Mr. Bracco inquired as to a timeline for completion of the project. Mr. Byrne  
241 advised that total time should be four to six weeks.

242  
243

On a Motion by Mr. Lusty, seconded by Mr. McCafferty, with all in favor, the Board Approved the Solitude Lake Management Aerator Proposals for Site 7 (\$15,382.00) and Site 43 (\$5,086.00), Contingent Upon Something In Writing Regarding the \$1,400.00 Discount, Including the Two Bellmore Electric Proposals, Reallocating Funds to Cover the Expense, total of \$28,958.00 for the Project, Subject to Preparation of a Contract by Counsel, for the Venetian Community Development District.

244

245 At 10:46 a.m. the Board took a recess and was back on the record at 10:56 a.m.

246

247 **FIFTH ORDER OF BUSINESS**

**Consideration of Refurbishment of  
Tennis Courts Lights**

248

249

250 Ms. Payton reviewed the proposals received from Charlotte County Painting, for  
251 sandblasting and refurbishment, and from Ritzman Tennis, for chemical scrubbing and  
252 refurbishment, of the light poles. She advised that she is having a difficult time obtaining  
253 proposals for replacement of the lights. Ms. Payton advised that she has reviewed the  
254 pictures of the light poles and it does seem like surface rust. She advised that the proposal  
255 from Charlotte County resurfacing includes lights in the parking lot that are also in need of  
256 refurbishment. Ms. Payton advised that she would also like to have the light head/fixture  
257 refurbished as well and will also continue changing the lights themselves to LED. Mr. Bracco  
258 recommended that Ms. Payton obtain updated quotes to include the light head/fixture. Ms.  
259 Payton asked which type of refurbishment the Board would like to see. Mr. Bracco asked  
260 that Mr. Schappacher weigh in. Mr. Schappacher advised that he would defer to the  
261 professionals. Mr. Lusty advised that he has heard that the chemical cleaning is a better  
262 process. He further advised that changing the light bulb to an LED is not the same as  
263 changing the fixture/housing to LED. Ms. Payton advised that the entire housing was  
264 changed. Mr. Bracco recommended making the change to all lights to have correct lighting  
265 at the tennis courts. Mr. Lusty recommended getting both proposals updated with all the  
266 lights and bring those back to the Board. Mr. Bracco also inquired as to the disruption to  
267 tennis play for this work to be done. Ms. Payton advised that the vendors have advised that  
268 they will work on two courts at a time. Mr. Bracco advised that he would like to see a  
269 schedule in advance of any work being done. Mr. McCafferty inquired as to where the funds  
270 for this item will come from. Mr. Lusty advised that it will come from reserves.

271

272 **SIXTH ORDER OF BUSINESS**

**Consideration of Tennis Court  
Resurfacing**

273

274

275 Ms. Payton advised that the proposal being presented is for resurfacing of courts five  
276 and six; she advised the other courts have already been completed by Mr. Sandomenico  
277 and his staff. Ms. Payton advised that both courts would be shut down for a full day. Mr.  
278 Bracco asked if the Facilities Committee is overseeing the tennis courts as their minutes  
279 seem to discuss tennis a lot. Ms. Payton advised that the Facilities Advisory Committee and  
280 the Recreational Advisory Committee are sharing the responsibilities for the tennis courts.  
281 Ms. Payton reviewed the maintenance schedule of the courts. Mr. Bracco asked that other  
282 Supervisors weigh in to help identify which Committee would be responsible for the courts.  
283 Ms. Lentile advised that practically speaking, the courts should fall under the purview of the  
284 Recreational Advisory Committee. Mr. Lusty advised that it doesn't matter which Committee  
285 it came from but rather whether or not the work needs to be conducted. Ms. Payton advised

286 that Mr. Sandomenico has recommended Ritzman tennis for this project. Mr. Bracco  
287 recommended conducting the work on the light poles prior to the work on the courts in order  
288 to avoid damage to the court. Mr. Lusty advised that it is his understanding that some of the  
289 Recreational Advisory Committee members went to a Facilities Advisory Committee  
290 meeting and asked that the work be conducted. Mr. Kleinglass advised that Committee  
291 members volunteer for the Committees and make recommendations to the Board and in  
292 this situation, he recommends listening to the tennis pro on this subject. Ms. Lusty asked  
293 that Mr. Sandomenico weigh in on the project. Mr. Sandomenico advised that it is time to  
294 conducting the resurfacing of courts five and six.

295

On a Motion by Mr. Bracco, seconded by Ms. Lentile, with all in favor, the Board Approved the Ritzman Courts Proposal for Tennis Court Resurfacing, in the Amount of \$13,500.00, Subject to Preparation of a Contract by Counsel, for the Venetian Community Development District.

296

297 **SEVENTH ORDER OF BUSINESS**

**Consideration of Cameras and  
Equipment for Recording and  
Streaming of Board of Supervisors'  
Meetings**

298

299

300

301

302 Ms. Payton advised that she contacted several companies who visited the site and it  
303 has become more difficult than she had anticipated with all of the options that are available;  
304 she advised that she has not yet received a quote from any of the companies. Mr. Bracco  
305 advised that live streaming may be a better option, especially with being able to offer that  
306 for catering events. Ms. Payton advised that the cost could be tens of thousands of dollars.

307

308 **EIGHTH ORDER OF BUSINESS**

**Review and Acceptance of Facilities  
Advisory Committee Charter**

309

310

311 Mr. Bracco advised that he questions removal of members with no reasons being  
312 listed, he recommended having attendance as a reason for dismissal. Mr. Cohen advised  
313 that the Committee cannot remove someone from a Committee, only the Board can do that,  
314 unless there is an established policy with grounds for removal. Mr. Cohen advised that the  
315 Committee can make a recommendation for removal but the Board would have the final  
316 decision. Mr. Lusty recommended moving the last sentence from Meetings to Removal of  
317 Members. The Board concurred. Mr. Kleinglass recommended adding the Guardhouse to  
318 the top portion where the facilities are identified. The Board concurred. Mr. Lusty inquired  
319 as to Tennis Courts being under the Facilities Committee. Mr. Kleinglass advised that the  
320 Tennis Courts are on there for the physical maintenance and upkeep of the tennis courts  
321 and not the programming. Ms. Lentile recommended making the tennis courts a  
322 responsibility of the Recreational Advisory Committee and not the Facilities Advisory  
323 Committee. Mr. Kleinglass recommended not passing the Charter today and allowing him  
324 time to discuss the concerns with the Facilities Advisory Committee.

325

326 **NINTH ORDER OF BUSINESS**

**Discussion Regarding Tiki Bar**

327

328 Mr. Kleinglass advised that he went back and there is now a more definitive scope of  
329 work related to the Tiki Bar renovations and it was developed in conjunction with the  
330 Facilities Advisory Committee and Ms. Payton. He advised that the issue is now whether or

331 not the scope of work will be sufficient enough to get the project where it needs to be or  
332 whether an architect needs to develop the scope of work and put out the scope in a  
333 professional manner. He advised that the Committee is satisfied with the companies they  
334 have been working with but they are concerned about putting the scope out in a written  
335 document. Ms. Payton advised that there is a scope but it needs to be defined. Mr. Bracco  
336 advised that a laundry list has been created of what is wanted is created and everyone is  
337 happy with the list. Mr. Cohen recommended having his office prepare an RFP for  
338 distribution. Mr. Kleinglass advised that he would be comfortable having Mr. Cohen take a  
339 look at what the Committee has. Mr. Cohen advised that the detail that Mr. Kleinglass is  
340 looking for needs to be a part of the RFP. Mr. Kleinglass advised that he is not capable of  
341 preparing the specifications. Mr. Lusty addressed the concerns regarding the Board not  
342 knowing what the Committee is looking for as well as the Committee vacancies. Mr. Bracco  
343 mentioned an article in the Venice News regarding a Tiki Bar done at the Venice Yacht Club  
344 and maybe he would reach out to a member of the Yacht Club who was intimately involved  
345 in the project. Mr. Kleinglass advised that he will send out the latest scope of work to the  
346 Board and will be in contact with Mr. Cohen.

347

348 **TENTH ORDER OF BUSINESS**

**Discussion Regarding Landscaping  
and Third Island**

349

350

351 Mr. McCafferty advised that last Landscaping Advisory Committee meeting, the  
352 Committee received the plan for the third island from the Landscape Architect and the  
353 Committee voted unanimously to send the plan out to bid and will receive bids prior to the  
354 next Landscaping Advisory Committee meeting; he advised the Committee will then  
355 prioritize those proposals and provide a recommendation to the Board. Mr. McCafferty  
356 advised that the Committee would like the Architect to work on the cul-de-sac islands next.

357

358 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Addendum to District  
Services Contract**

359

360

361 Ms. Bandon advised that this addendum amends the rates as proposed in the  
362 Budget that has been approved. She asked if there were any questions. Mr. Lusty asked  
363 what the percentage increase was. Ms. Bandon advised it was three percent. Mr. Lusty  
364 advised that inflation is one percent and this contract has been increasing by three percent.

365

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

366

367 **TWELFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held on  
September 14, 2020**

368

369

370

371 Ms. Bandon provided an overview of the minutes of the Board of Supervisors'  
372 meeting held on September 14, 2020 and asked if there were any questions. Mr. Lusty  
373 asked that his motion related to providing the Tiki Bar information now include the additional  
374 verbiage that he said on the record.

375

On a Motion by Mr. McCafferty, seconded by Ms. Lentile, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on September 14, 2020, Subject to Corrections Noted on the Record, for the Venetian Community Development District.

376  
377  
378  
379  
380  
381

**THIRTEENTH ORDER OF BUSINESS**                      **Consent Items**

Ms. Bandon advised that the Consent items consist of the Facilities Advisory Committee meeting minutes of September 8, 2020 and asked if there were any questions.

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

382

**FOURTEENTH ORDER OF BUSINESS**                      **Staff Reports**

383  
384  
385  
386  
387  
388  
389  
390  
391  
392  
393  
394  
395  
396  
397  
398  
399  
400  
401  
402  
403  
404  
405  
406  
407  
408  
409  
410  
411  
412  
413  
414  
415  
416  
417

A. District Counsel  
Mr. Cohen advised that regarding the ongoing discussion related to virtual meetings; the Governor has extended the order until November 1<sup>st</sup> and he will keep the Board informed of any decisions. Mr. McCafferty asked if the Board will be able to continue virtual should they choose to do so. Mr. Cohen advised that the Board may not make that decision; after the order expires then a physical quorum of three people in the room will be necessary for a meeting.

Mr. Cohen advised that regarding the River Club Management RFP; everything is moving forward and proposals are due October 26<sup>th</sup> and still aiming for a November 9<sup>th</sup> Board meeting for decision. He advised that questions were due by October 15<sup>th</sup> and he knows that Ms. Bandon did receive questions and so a response is being prepared to be sent to all proposers. Mr. Cohen addressed the concern with entering into a contract in fourteen days; he advised that is standard language however the Board may extend that should the need arise. Mr. Lusty asked if time would be available for interviews. Mr. Cohen advised that is the Board's decision. Mr. Lusty advised that he would like the vendors to attend the meeting on the 9<sup>th</sup>. Mr. Cohen recommended having the proposers attend on the 9<sup>th</sup>. The Board provided direction to invite the proposers to the November 9<sup>th</sup> meeting. Ms. Bandon advised that she has the direction necessary and inquired as to how much time would be allotted per proposer. Mr. Lusty recommended allowing ten minutes per proposer. Ms. Bandon recommended that each Board member provide their list of questions so that she can provide that list to the proposers. Ms. Bandon confirmed that she will compile one list and send an invitation to the meeting to all proposers and include the list. The Board discussed allowing ten to fifteen minutes per proposers for the interview.

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

418  
419  
420  
421  
422  
423  
424  
425  
426  
427  
428  
429  
430  
431  
432  
433  
434  
435  
436  
437  
438  
439  
440  
441  
442  
443  
444  
445  
446  
447  
448  
449  
450  
451  
452  
453  
454  
455  
456  
457  
458  
459  
460  
461  
462  
463  
464  
465  
466

B. River Club

Ms. Payton advised that the spa has been down for over a week; she advised that members turn the jets on and hit the emergency button to turn them off which shuts down the whole system and that has caused the system to crash, and so she has ordered a new emergency button with a cover and better verbiage. She advised that there are other electrical issues with the spa and she has the pool vendor coming out to make the necessary repairs.

Ms. Payton advised that she would like to discuss the use of showers as she has received two requests to be able to use them. She advised that she has surveyed a few clubs regarding use and fifty percent of local clubs do allow use of the showers. Mr. Bracco asked for confirmation that the showers are the only facility not open. Ms. Payton confirmed. Mr. Bracco advised that people will be coming back to Florida and he is in favor of opening the showers; be it at your own risk and having them cleaned at the necessary intervals. Mr. Cohen advised that the guidance received from EGIS is that they are okay with opening of facilities, stressing appropriate staffing and cleaning procedures. Mr. Bracco inquired as to the procedures being used by clubs who have opened the showers. Ms. Payton advised that they are cleaning more often throughout the day. Ms. Lentile asked how Ms. Payton feels about opening of the showers. Ms. Payton advised that people can clean like they do after using fitness equipment; she further advised that she is looking at a system that can be put in place to keep up with the cleaning of the showers. Mr. Bracco advised that the facilities are “use at your own risk” as there are no lifeguards at the pool, the gym is being used; he further advised that he sees no difference in opening the showers. Mr. Bracco advised that if Mr. Cohen feels that a sign on the door is enough, or a sanitizing spray is provided, and he thinks the shower should be open. Mr. Lusty advised that the COVID cases in the country are surpassing 40,000 per day, we are not over the pandemic, Europe is going back into lock down, it’s going to get worse over the winter, the risks have not changed, it is people’s mindset that has changed, people are fed up with it that they are letting their guard down and if you let people congregate inside the restrooms within six feet of one another we are inviting problems. He advised that the golf course just had an employee test positive for COVID and they are having to deal with that up there. Mr. Lusty urged everyone to use extreme caution. Mr. Kleinglass asked if the outside shower at the pool is closed. Ms. Payton advised it is not, and the water fountains outside at the tennis courts are also open. Mr. McCafferty recommended a vote. Mr. Bracco made a motion to open the full facility, including the men’s and women’s locker room showers; with no second, the motion failed. Mr. Kleinglass inquired as to the locker rooms being opened or closed. Ms. Payton advised that the locker rooms are open and about a month ago the lockers themselves were closed off. Mr. Kleinglass verified that he can go in the locker room to use the sinks and toilet. Ms. Payton confirmed. Mr. Bracco asked if it makes sense to use the sinks and toilet but not the shower. Mr. Lusty advised that showering is a more significant amount of time than use of the sinks and toilets; and in an enclosed space. He advised that he would like to err on the side of the health of the members, especially with

467 everyone coming back. Mr. Bracco advised that he does not think that  
468 congregating in the locker rooms is an issue with adults.

469  
470 Ms. Payton advised that regarding the roofs, there have been some issues  
471 and about a year ago some repairs were made and about a month or two ago  
472 during some heavy rains you could hear water dripping in the ceilings and so  
473 the maintenance guy went to check it out and sealed some venting around  
474 the air conditioners and then the next heavy rain it was realized that it did not  
475 help at all and the carpet was drenched. She advised that a roofing company  
476 came out and sealed some areas and there was a leak in the kitchen and one  
477 in the tennis office, minor leaks; he advised that another storm was coming  
478 and so she had the roofing company out to seal some areas but that did not  
479 help. Ms. Payton advised that the roofer came out and started removing tiles  
480 and the damage is extensive; she advised that the repairs have been  
481 completed although she has not received a final invoice. Mr. Bracco asked  
482 that Ms. Payton provide detailed information to all Supervisors when it is  
483 available. Mr. Lusty advised that the cost for these repairs should come from  
484 reserves and not billed to operating and maintenance expenses; he further  
485 advised that he is disappointed that several professionals have been on the  
486 roof and have not noted the issues. Mr. Lusty recommended an annual  
487 inspection of the roofs to ensure that this does not happen again; he asked  
488 that Ms. Payton create a schedule for roof inspections. Ms. Payton advised  
489 that she is obtaining proposals to have the archway rebuilt.

490  
491 Ms. Payton advised that she is still waiting on the updated proposals for the  
492 tennis court fencing.

493  
494 Mr. Lusty inquired as to the status of the pool area lighting proposals that was  
495 requested in September. Ms. Payton advised that she is still obtaining  
496 proposals. Mr. Lusty asked that Ms. Payton have the proposals available for  
497 the next meeting.

498  
499 Mr. Lusty inquired as to the status of the pavers on the back side of the River  
500 Club. Ms. Payton advised that the vendor has advised that the pavers could  
501 be in within a couple of weeks. She further advised that the areas by the lap  
502 pool that are getting pavers will begin next week; she advised that one lane of  
503 the lap pool will be closed for one day during the tear out.

504  
505 C. Field Manager

506 Mr. Livermore advised that mulch has been installed; he advised that  
507 Florida Mulch did a tremendous job and the quality of the mulch is superior  
508 to that previously used.

509  
510 Mr. Livermore advised that the mailbox flags should be done by October  
511 20th.

512  
513 Mr. Livermore advised a Facilities Committee member came in and spoke  
514 with him regarding the front gates, the Committee member would like a  
515 proposal for moving the sensors that make the gate open and so he has

516 requested that proposal. Mr. Livermore advised that he received an email  
517 concerning the stop signs on the gate arms; the resident is unhappy with  
518 the stop signs. Mr. Livermore advised that the gates have not been hit since  
519 the signs were put in. Mr. Lusty advised that the signs are a great thing. Mr.  
520 Bracco advised that he believes the concern from the resident is the use of  
521 zip ties for attaching the stop signs and not the stop signs themselves. Mr.  
522 Lusty recommended trimming the zip ties. Mr. Bracco recommended  
523 something that looks nicer.

524  
525 Mr. Lusty inquired as to the status of the mulch project. Mr. Livermore  
526 advised that it is complete. Mr. McCafferty inquired as to which year the  
527 billing would fall in. Ms. Blandon advised that the invoice is being paid in  
528 fiscal year 2020/2021.

529  
530 D. District Manager

531 Ms. Blandon asked that the Board address the status of the October 26, 2020  
532 meeting due to the lack of items on the agenda. Mr. Bracco recommended  
533 cancelling. Mr. McCafferty recommended cancelling. Mr. Lusty recommended  
534 cancelling as long as there is no business to be conducted related to the RFP.  
535 The Board cancelled the October 26<sup>th</sup> meeting. Mr. Lusty asked for  
536 confirmation that the November 9<sup>th</sup> meeting would be held at the River Club.  
537 Mr. Cohen confirmed, provided the current order is not extended.

538  
539 **FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

540  
541 Mr. McCafferty advised that the beginning of the meeting with public comments went  
542 well. He thanked the staff for looking into alternatives and making it work.

543  
544 Mr. Bracco advised that there will be a conference call this week with Special  
545 Counsel, Mr. Schappacher and Mr. Jasper regarding they hydraulic spills and he will update  
546 the Board as to those discussions.

547  
548 Mr. Lusty inquired as to whether Mr. Bracco has heard anything else related to the  
549 pending litigation with the City. Mr. Bracco advised that a conference call will be held this  
550 week as the City is delaying; he advised the vendor who does the work on the trucks is non  
551 responsive. Mr. Lusty inquired as to whether the vendor can be subpoenaed. Mr. Bracco  
552 advised that he will find out for Mr. Lusty.

553  
554 **SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

555  
556 Ms. Blandon advised there is no further business to be conducted and asked for a  
557 motion to adjourn.

558  

On a Motion by Mr. McCafferty, seconded by Ms. Lentile, with all in favor, the Board adjourned the meeting at 12:25 p.m., for the Venetian Community Development District.
--

562 Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

# Tab 4

Venetian Community Development District  
502 Veneto Boulevard  
North Venice, Florida, 34275

Recreational Advisory Committee  
Minutes of the meeting held on  
October 19, 2020 (River Club)

**Members Present**

Alan Lands, Chair  
Peter Lisowski, Vice Chair  
Brenda Mike, Member

**Management Present**

Denise Payton

**Liaison Present**

Susie Lentile, VCDD Board Liaison

**1. Call to Order**

Alan Lands called the meeting to order at 2:00PM

**2. Establish Quorum**

Quorum was established with 3 members present, none attending virtually. VCDD attorney's opinion was referenced in which, Andy Cohen, Esq., stated that with five (5) remaining members on the Committee, three (3) members constituted a quorum. Denise Payton dissented from Cohen's opinion, stating that the RAC should have seven (7) members and that four (4) should constitute a quorum. Denise Payton opined that the meeting without a quorum of four (4) was "illegal".

**3. Public Comment – None**

**4. New Business - A. Zoom Fitness Classes** - Alan Lands referenced Susan Rector's request that a Yoga and Pilates Fitness class be conducted via Zoom. Denise advised that Yoga Zoom had already started on 10/16/2020. The Committee members supported Ms. Rector's request that a Pilates class should also be transmitted on Zoom.

**5. B. Rule 2 of 2020** - Alan Lands distributed Rule 2 of 2020 and the Rationale for adopting Rule 2. Rule 2 required management to advertise every intra-club tennis event (Limited to Venetian Residents) in which the Tennis Staff reserves or blocks court time on a regular basis. The rationale is that

residents, particularly new residents, are often unaware of these activities. Mr. Lands made a motion to recommend Rule 2 to the VCDD and the motion was seconded by both Brenda Mike and Peter Lisowski. The vote to recommend Rule 2 was unanimous in favor, none opposed.

Susie Lentile asked whether there was already such a rule. Alan Lands advised that the RAC had requested on multiple occasions that the Tennis Pro, Charles Sandomenico supply a list of rules that were unpublished on the Venetian River Club website. No such rule appears on the River Club Rules on the website.

C. **Rule 3 of 2020** - Alan Lands distributed Rule 3 of 2020 and the Rationale for adopting Rule 3. Rule 3 prohibits tennis lessons or use of the ball machine at Prime Time Hours (8AM; 9:30AM; 11:00AM) during the “On Season”, October through April, except that if four (4) or more persons sign up for a clinic or ball machine the sign up may include 11:00AM. The rationale was the 2017 survey in which 85% of the 156 residents who answered this question favored this rule. Mr. Lands made a motion to recommend Rule 3 to the VCDD and the motion was seconded by Peter Lisowski. The vote to recommend Rule 3 was unanimous in favor, none opposed.

**D. Craig Tigrath and Susie Lentile’s Monday Nite 7.5 Program**

– Susie Lentile stated that there are several couples and others can join. She stated that the program needed outside people and that during in Season, October to April, they will need to pay \$10. Susie believed that Charlie has blocked court time for this program. Peter Lisowski referred to a resident complaint in which the resident believed that these new programs should first be presented to the RAC. Alan Lands asked Denise Payton to clarify what she thought the function of the RAC should be if not to discuss and recommend new activities. Denise Payton stated that during the Season, all guests must pay the \$10 fee. (There was no discussion distinguishing the Wednesdays mixed doubles league in which there are six (6) venues with the Tigrath/Lentile program in which there is one (1) venue)

6. **Old Business** – Alan Lands presented Rule 1 of 2020 and stated that there had been some discussion concerning this rule during the meeting of September 14, 2020. Mr. Lands reminded the Members that Bettye Smith expressed dissatisfaction with Rule 1 of 2020 at the September 14, meeting. Mr. Lands made a motion to recommend Rule 1 to the VCDD and the motion was seconded by Brenda Mike. The vote to recommend Rule 1 was unanimous in favor, none opposed.

7. **Delegation of Tasks in Chairman's Email** – Brenda Mike stated that while she did not object to the delegation of responsibilities, she would have preferred that the task be presented in a way that did not appear to require Committee Members to complete the tasks without discussion. Alan Lands stated that the tasks were not and could not be mandatory and that no-one could be forced to complete them. Brenda Mike stated that she had already completed the tasks that were delegated to her and would present the results at the next meeting.
8. **Vote to Reinstate Alan Lands as Chairperson** – Susie Lentile questioned whether the Committee could vote to reinstate a Chairperson who had previously resigned. The Committee voted to reinstate Alan Lands as Chairperson by a unanimous vote of confidence.
9. **Adjournment** – The meeting was adjourned by unanimous consent at 3:07PM.