



Rizzetta & Company

Venetian Community Development District

**Board of Supervisors' Meeting
February 8, 2021**

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

www.venetiancdd.org

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Rich Bracco	Chairman
	Steve Kleinglass	Vice Chairman
	Carl Chorba	Assistant Secretary
	Rick McCafferty	Assistant Secretary
	Ernest Booker	Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Andy Cohen	Persson, Cohen & Mooney, P.A.
District Engineer	Rick Schappacher	Schappacher Engineering

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

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

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

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

VENETIAN COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9530 MARKETPLACE ROAD • SUITE 206 • FORT MYERS, FLORIDA 33912
www.venetiancdd.org

February 1, 2021

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, February 8, 2021 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. Review of January 8, 2021 Field Inspection Report Tab 1
 - B. Consideration of Pinestraw Bids..... Tab 2
 - C. Consideration of Tennis Fence Repair Tab 3
 - D. Consideration of Pool Heating Proposals Tab 4
 1. Geothermal
 2. Gas
 - E. Consideration of Purchase of Budgeted Storage Shed Tab 5
 - F. Consideration of Committee Appointments
 - G. Discussion Regarding Recreation Pool Attendant
 - H. Update/Discussion Regarding Tiki Bar
 - I. Discussion Regarding Resident Comments and Responses
 - J. Discussion Regarding Scheduled River Club Events
 - K. Discussion Regarding Amenity Management Liaison
 - L. Discussion Regarding Possible Workshop
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on December 14, 2020..... Tab 6
 - B. Consideration of the Minutes of the Board of Supervisors' Meeting held on January 11, 2021 Tab 7
 - C. Consideration of the Operations and Maintenance Expenditures for the Month of December 2020 Tab 8
- 6. CONSENT ITEMS**
 - A. Acceptance of Advisory Committee Meeting Minutes..... Tab 9
 1. Landscaping Advisory Committee Meeting Minutes of November 02, 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



January 8, 2021
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 February, all St. Augustine & Celebration Bermudagrass shall receive an application of 25-0-11 fertilizer with a pre-emergent herbicide. Additionally, all Ornamentals and Palms shall receive applications of 10-0-12 & 8-0-12+4Mg fertilizers, respectively.
- ❑ **The ornamental grasses on the pond banks are scheduled to be trimmed (cut to a low mound and all weeds eradicated) just before April.**
- ❑ Make sure all fire ant mounds are treated. Once mound is dead, return to mound and rake out soil to re-expose turf or mulch.
- ❑ Make sure property-wide de-mossing is occurring. Time is running out.

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. The event lawn has improved dramatically since the last visit including color and soil condition.
2. All Palms at the River Club, especially on the pool decks and including this Areca palm, must always be kept in "resort" condition, including trimming and health. In the past I have recommended fertilizing these palms more frequently with less product due to their limited bed space. Is that being performed? Has the decline of this Areca Palm been diagnosed, and a treatment plan put together? (Pic 2)
3. Lightly tip the Tree Ligustrum on the River Club pool deck.
4. **Make sure all drip tubing is placed below either the mulch or the lava rock. There is also a spray head adjacent to the new paver area that needs to be re-set and straightened in the new ferns and palm bed.**
5. **Inspect the River Club roundabout turf for fungus. Treat accordingly. This was initially noted in November. Also new tire tracks may have cracked an irrigation pipe as there is standing water in the tracks. (Pic 5)**



River Club, Cappello, Treviso, Tiziano, Mestre Ct.

6. We will monitor another Washington Palm between the tennis courts and Cappello. I believe it will need to be removed soon.
(Pic 6)



7. In the same area as the palm above, maintain the Awabuki Viburnum at a uniform height. Lift the Tree Ligustrum in the same area to help separate the understory from the tree crowns.
8. By what date will all palms on the property be trimmed?
9. The Oleander surrounding the tennis courts is overgrown and needs to be kept more manicured.
10. There is slight yellowing in the turf on the outbound side of Treviso – often the earliest onset of fungus. Inspect and treat accordingly. (Pic 10>)
11. From November and before that, I have always questioned why several areas of turf were replaced by LMP while other (more severely stressed) areas were not. The turf across from Treviso is one of these areas. The last response from LMP in November was they would submit a proposal. Several emails have been sent, but no proposals have been received. This turf needs to be replaced. (Pic 11>)

12. The Loropetalum in the inner ring of the Tiziano cul-de-sac still needs to be pruned.

13. Remove the lodge poles at the two trees near the Palermo monument.

14. LMP needs to replace the dead Bougainvillea in the decorative pot on the short column at Palermo.

15. Originally asked in November if any tissue samples were ever tested to detect what is causing the Schillings Holly on the Mestre Ct. cul-de-sac to die, the response only said, "Already has been checked". They have continued to fail. Is LMP doing anything to curtail this decline? **I feel this cul-de-sac should be one of the first to be re-done with the new designs. (Pic 15>)**



Martellago South, Burano

16. Rake mulch out of the turf back into the mulch beds on all cul-de-sacs.
17. Inspect the turf on the south side of the Martellago south cul-de-sac and treat accordingly. There is a patch app. 18" x 5' where no turf exists.
18. LMP needs to make sure they are not allowing the Awabuki Viburnum throughout the property to grow too tall. We've agreed in the past to maintain this plant at an 8' maximum. Some of it is much taller than that causing it to look extremely woody and unappealing when it IS cut to that height.

21. First reported in November, the damaged Schillings is still in place on the Martellago south cul-de-sac. These were to have been trimmed out. (Pic 21)



19. The Otello wall, particularly east of the Burano cul-de-sac (Pic 19a), looks much better than it did previously. Also, to the west (Pic 19b), the lifting of the trees helped the aesthetics of this area tremendously. However, we must establish and maintain a straight bed edge, especially prior to the next mulch event. **LMP to provide the most recent months' wet checks for the Otello wall area. The Simpson's Stoppers NOT adjacent to residential irrigation seem to be suffering.**
20. There is also some struggling turf on the Burano cul-de-sac. Exposed stolons, etc. Diagnose and treat accordingly.



Cipriani Way South, River Club/Stivali, Savona Way South

22. Another reminder to LMP – when the palm trimming takes place, volunteer Arboricola, Brazilian Pepper and excessive amounts of ferns must also be removed from the palm trunks.

23. LMP to re-set a dislodged irrigation valve box on the Cipriani Way south cul-de-sac. (Pic 23)



24. This has been brought up in three past reports, July – No. 44, September – No. 27 & November – No. 40. July's response was that the transplants didn't take. No response was received for September and the November response was "dead plant material is to be removed." These Schillings Holly plants were removed to perform an irrigation repair early summer 2020 and LMP was directed to replace them. They are still missing. (Pic 24)



25. Clean up the palm on the back side of the Stivali monument and tip the Tree Ligustrum.

26. As mentioned earlier, the Awabuki Viburnum separating the River Club and the first home on the left inside Stivali is extremely too tall. This needs to be brought down slowly as this hedge cannot be reduced to woody stems.

27. Remove Bitter Melon Vine from the plants on Terra Bella cul-de-sac.

28. Trim the plants around the Lift Station north of Golf Maintenance.

29. The trees on the north side of Pesaro at Ciltadella still need to be lifted.

30. LMP needs to reduce the Jatropha on both sides of Ciltadella at the gates by app. 1/3 to 1/2. These need to be maintained as full shrubs.

31. Remove dead India Hawthorn on the east end of the east buffer leading into Savona Way north.

32. LMP to inspect the types of weeds in the east ROW turf leading into Savona Way north and apply a target specific herbicide. This turf is not that old and should not be this weedy.

33. Trim the Tree Ligustrum on the outbound side of Savona Way south.

34. Treat dollar weed in front of the Artisti monument.

35. The Viburnum hedge along Laurel Road fence at the south end of Avalini Way needs to be brought down in height and maintained at a consistent height. Remove Virginia Creeper from the hedge and lift trees in this area. This bed line also needs to be defined and weeded. (Pic 35>)



Pesaro at Welcome Center, Ciltadella, Rialto, Lerida

36. Clean up the Hawthorn on the south ROW of Pesaro at the Welcome Center. It is being overrun with Torpedograss.

37. Has LMP been able to determine what is causing the turf along Laurel Road to decline east of Jacaranda? Is irrigation 100% in this location? Are there fungal or insect issues present?

38. Cut to the ground all Petite Salmon Oleander along the Laurel Road east buffer. Most is leafless and leaning outward. We now have some good Viburnum behind it to provide a good buffer.

39. A proposal was supposed to have been submitted to remove 2-3 remaining Washington Palm stumps along Laurel Road. None has been received.

40. I've been reporting problem turf areas in the Ciltadella west ROW outside the gates for many months when the spots were small. The turf in this entire ROW is largely gone now. LMP is now citing grubs as the cause of death. I feel LMP needs to replace this turf at their expense. (Pic 40>)

41. Medici Berm is still in need of maintenance. LMP has informed me that the week after this inspection will be dedicated to getting this entire area back in shape.

42. At the double buffer east of Rialto, there is significant wilting in the Awabuki Viburnum. Is there an irrigation issue here? This buffer also needs shaped. (Pic 42)



43. Trim a dead limb out of a Tree Ligustrum on the outbound side of Lerida. Trim two feet back into healthy wood and apply a fungicide.

44. LMP needs to diagnose and treat (or remove and replace) some very rough turf on the south side of the Veneto roundabout near the crosswalk intersection. (Pic 44>)



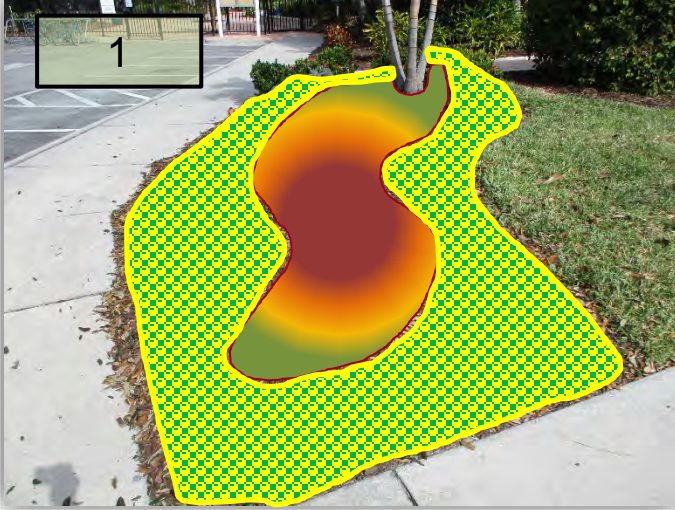
River Club, Stivali, Laurel Road West

- 45. Remove all water shoots on the Tree Ligustrum in the buffer between the River Club and Stivali.
- 46. Lift low hanging Oak limbs along Laurel Road to the required spec and remove Spanish Moss.
- 47. LMP to address and treat the yellowing turf and other spotty turf westbound along the Laurel Road ROW. Report back findings. It was reported by LMP that grubs were also suspected in these areas.



Proposals

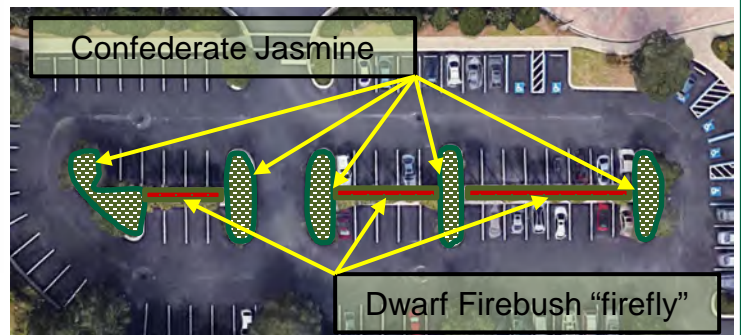
1. LMP to provide a proposal to remove the Ixora in a bed outside the gym area and replace with an interior drift of 3 Gal., FULL Mammy Crotons on 24" centers surrounded all around with 3 Gal., FULL Gold Dust Crotons also planted on 24" centers. Proposal must include any required irrigation additions, i.e., additional drip tubing, micro-jet sprays, etc.(Pic 1)



2. LMP to provide a proposal to remove the failing Oleander on the south side of the River Club parking lot. The existing Oaks, Sabal Palms and Tree Ligustrum may remain. The proposal shall include the installation of 3 Gal., FULL Sweet Viburnum, *Viburnum odoratissimum* on 36" centers in a straight line from where the parking spaces begin to the Oak in the parking island and then repeat the pattern to the west. The middle Sabal is on the back side of a triangular pattern and the Sweet Viburnum line can go between the front two Sabals and the rear single Sabal. (see below and Pic 2>)



3. LMP to provide a proposal to remove the non-performing Arboricola & Juniper in the River Club parking lot islands as well as the eradication and removal of all turf. Proposal shall include the installation of 3 Gal., FULL Confederate Jasmine in the five (5) parking lot islands on 24" centers and the installation of 3 Gal., FULL Dwarf Firebush "firefly", *Hamelia patens* "firefly", also on 24" centers in the medians between the cars. Proposal must include any required irrigation additions, i.e., additional drip tubing, micro-jet sprays, etc. Another option for the medians would be 3 Gal., FULL Dwarf Bougainvillea "Helen Johnson" planted 30" o.c. (see below)



Tab 2

Florida Mulch Inc.

11-06-2020

P.O. BOX 110189

Palm Bay, FL 32911

Venetian CDD

502 Veneto Blvd

Venice, FL 34275

941-485-8500 - fieldmanager@vcdd.org

ESTIMATED COST

\$22,082.50

Scope of Work

Deliver and custom hand install 3650 bales of pine straw in the common areas pre-determined by Keith Livermore. Rob Kuhn and/or crew foreman will be present on all install dates to supervise and instruct crews, all necessary equipment required to complete the job will be provided by Florida Mulch, staging area where the pallets can be delivered (up to 24 hrs in advance of an installation date) will be predetermined by Keith Livermore and Rob Kuhn and Rob will notify the driver of any changes no less than 3 days prior to a delivery date. Our crews will keep the grounds clean and tidy and will leave the area exactly the way it was prior to their arrival.

Item Description Quantity		Rate	Estimated Cost
Pinestraw Bales	3650	\$3.90	\$14,235.00
Delivery & Installation	3650	\$2.15	\$7,847.50
tax exempt		0.00%	0.00

	Subtotal	\$22,082.50
**Licensed, bonded, and insured with a \$10 million liability umbrella policy	Discount - 0%	\$0.00
	TOTAL	\$22,082.50

Terms & Conditions

Payment Terms: 50% due upon delivery, remaining balance due when job is complete

Signatures

Your Name

Date

Client's Name

Date

LMP

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 7,500.00 / Yr

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount)

PART 4

Irrigation (All labor and materials)

\$31,200.00 /Yr

"Per zone inspection cost" will be \$13.00. Should the quantities provided differ from those actually in the field

Freeze Protection (description of ability) We can cover sensitive parts and will ensure the system is shut down in a potential freeze.

\$ 750.00/application (do not include in Irrigation Total or Grand Total)

After hours emergency service hourly rate \$ 125.00 /hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid. This should be provided on a separate spreadsheet.

PART 5

Based on quantities determined by District, Contractor shall install:

1,703 CY Shredded Cypress Mulch (Coco Brown) per specs at:

\$ 33.00 /CY (Material Only (1X) - October Application)

\$ 15.00 /CY (Labor Only (1X) - October Application)

\$ 81,744.00 /Annual Total Material & Labor Cost

AND ..

Based on quantities determined by District, Contractor shall install:

1,900 Bales Pine Straw Mulch per specs at:

\$ 3.00 /Bale (Material Only-Feb/March Application)

\$ 6.00 /Bale (Labor Only-Feb/March Application)

\$ 35,100.00 /Annual Total Material & Labor Cost for Pine Straw Mulch



M&W Supply Co.

Wholesale Landscape Supplies

Serving Contractors Since 2002

7750 FRUITVILLE ROAD
SARASOTA, FL 34240
USA

Voice: 941-343-9954

Fax: 941-343-9964

QUOTATION

Quote Number: 110320-1

Quote Date: Nov 3, 2020

Page: 1

Quoted To:

VENETIAN CDD
102 PESARO DRIVE
NORTH VENICE, FL 34275-6626

Customer ID	Good Thru	Payment Terms	Sales Rep
VENETIAN COMMUNITY	12/3/20	Net 30 Days	A/HOCHSTETLER
Quantity	Description	Unit Price	Amount
3,900.00	BALES PINE STRAW MULCH INSTALLED WITH MATERIAL INCLUDED.	5.83	22,737.00
		Subtotal	22,737.00
		Sales Tax	
		TOTAL	22,737.00

Tab 3



ASAP Fence & Gates, LLC

2219 63rd Ave E | Unit C | Bradenton, Florida 34203
941-417-8992 | info@asapfenceandgate.com | asapfenceandgate.com

RECIPIENT:

Venetian River Club CDB

502 Veneto Boulevard
Nokomis, Florida 34275

Quote #2219

Sent on

Jan 04, 2021

Total

\$13,000.00

SERVICE ADDRESS:

502 Veneto Boulevard
Nokomis, Florida 34275

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT COST	TOTAL
Tennis Court Repair - 1	Install: 16 linear feet of 3' high Black Vinyl Chain Link 9 Gauge 2 - 3' x 4' walk gate Cut in 1 - 6' x 5' walk gate on court 3 Install: 1488' of Bottom Tension Wire on existing wire Fix Existing Fittings as Needed THIS QUOTE NOT RECOMMENDED, WILL NOT RESOLVE ISSUE	1	\$13,000.00	\$13,000.00

Total

\$13,000.00

Satellite estimates are subject to on-site confirmation of measurements and sitework such as roots which may require extra labor. If changes to your estimate are required you are not obligated to any increase in price. A change order will be presented which you can either approve or request a refund of your deposit. Our customers have overwhelming preferred the speed and convenience of this two step process.

Visit ASAPFenceandgate.com or call to change your estimate or request modification or clarification. We are available to install immediately. Due to material shortages on certain products all estimates are subject to material price increases at time of material delivery.

**Broken sprinkler lines are customers responsibility



Ritzman Courts

July 10, 2020

To: Denise, Venetian CDD

From: Carlos A Guapacha, Ritzman Courts, LLC

Quote for fence work

Remove all fence around and between the tennis courts and properly disposal.

Supply and Install 1,200ft of bottom rail, rial ends brace bands aluminum fence ties will be use on the six tennis courts.

Supply and install all fence around and between of the six (6) tennis courts.

New Material Specifications: 8 -gauge (thicker that the existing wire) vinyl coated chain link fence; SS 20 weight 1 5/8 powder coated top rail, powder coated brace bands and tension bands, aluminum powder coated rail ends, fiberglass tension bars. Color to be black.

The Owner agrees to pay the contract price of **\$35,700.00**.

Insurance: The Contractor shall maintain reasonable insurance coverage including Workers' Compensation, comprehensive liability, and property damage insurance. The Contractor shall supply certificates of insurance upon the request of the Owner.

Ritzman Courts, LLC to supply all materials, equipment and labor for the project stated.

The Contractor will do any repairs to the court surfaces damaged during the installation.

The Owner to provide adequate access to the courts where the bottom rail will be installed.

The Owner shall provide adequate access to the job site.

Upon acceptance and returned to us, this proposal becomes our entire contract.

ACCEPTED:

By: _____

Title: _____

E-mail _____

Carlos A Guapacha
Ritzman Courts, LLC



July 10, 2020

To: Denise, Venetian CDD

From: Carlos A Guapacha, Ritzman Courts, LLC

Quote for fence work

Supply and Install 1000ft of bottom rail, rial ends brace bands aluminum fence ties will be use on the six tennis courts on the north end of each tennis court.

Supply and install six sections of 40' by 10'high on the north side of each tennis court.

New Material Specifications: 8 -gauge (thicker that the existing wire) vinyl coated chain link fence; SS 20 weight 1 5/8 powder coated top rail, powder coated brace bands and tension bands, aluminum powder coated rail ends, fiberglass tension bars. Color to be black.

The Owner agrees to pay the contract price of **\$11,600.00**.

Insurance: The Contractor shall maintain reasonable insurance coverage including Workers' Compensation, comprehensive liability, and property damage insurance. The Contractor shall supply certificates of insurance upon the request of the Owner.

Ritzman Courts, LLC to supply all materials, equipment and labor for the project stated.

The Contractor will do any repairs to the court surfaces damaged during the installation.

The Owner to provide adequate access to the courts where the bottom rail will be installed.
The Owner shall provide adequate access to the job site.

Upon acceptance and returned to us, this proposal becomes our entire contract.

ACCEPTED:

By: _____

Title: _____

E-mail _____

Carlos A Guapacha
Ritzman Courts, LLC

Tab 4

J & L GEO-THERMAL

CONSTRUCTION * RENOVATIONS * REPAIRS * HEATING * COOLING
FAMILY OWNED AND OPERATED SINCE 1982

P.O. BOX 0548

ALVA, FL 33920-0548

OFFICE: 239-591-2828 FAX: 239-591-0309

EMAIL: jandlgeothermal@comcast.net

CAC 1819435

*

CPC 1458082

*

0408LP32543

JANUARY 20TH, 2021

VENETIAN C.D.D.- RIVER CLUB
502 VENETO
VENICE, FL 34275

ATTN: MANAGER- DENISE P.
PHONE: 941-412-9550
EMAIL: DENISEPAYTON@venetianriverclub.com

CLUBHOUSE RESORT POOL: GEO-THERMAL HEATER REPLACEMENT PROPOSAL

IN RESPONSE TO A RECENT VISIT TO YOUR ASSOCIATIONS PROPERTY, WE RECOMMEND REPLACING THE RESORT POOL #6 GEO-THERMAL UNIT WITH A NEW GEO-THERMAL POOL HEATING UNIT, WE, AT J & L INC., WE WILL CUSTOM DESIGN AND MANUFACTURE EQUIPMENT TO MAINTAIN THE POOL TEMPERATURE AT 86°F (BASED ON AVERAGE FLORIDA TEMPERATURE 50°F - LOW & 75°F - HIGH) USING SCROLL COMPRESSOR(S), HYBRID CUPRO NICKEL/TITANIUM HEAT EXCHANGER(S), EXISTING WELLS, EXISTING WELL PUMP, EXISTING PRIMARY POWER, EXISTING STAT, AND NEW UNIT CONTROLS.

**UNIT IS CONTAMINATED WITH WATER INTERNALLY AND WILL NO LONGER OPERATE

**POOL TEMPERATURES ARE ONLY ACHIEVEABLE WITH GEO-THERMAL AND GAS BACK-UP HEATING.
(BASED ON AVERAGE FLORIDA TEMPERATURE 50°F - LOW & 75°F - HIGH)

POOL PROPOSAL INCLUDES:

GEO-THERMAL POOL HEATING EQUIPMENT WILL BE MODEL AQ-140TC (1 - 6 H.P. UNITS) PRODUCING 140,000 BTU/H, W/6° RECOVERY W/O BLANKET, W/24 HRS. RUN. WITH COOLING OPTION.

WE PROPOSE, HEREBY, TO FURNISH MATERIAL AND LABOR- COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS FOR THE SUM OF: \$6,700.00

(SIX THOUSAND SEVEN HUNDRED DOLLARS)

PAYMENT SCHEDULE:

\$6,700.00 - DUE UPON COMPLETION OF INSTALLATION

WARRANTY: THREE (3) YEARS ON ALL NEW PARTS
FIVE (5) COMPRESSORS AND HEAT EXCHANGERS.

PROVISION: ALL SERVICE CALLS CAUSED BY ACTS OF GOD OR SUB-SURFACE WATER MOVEMENT WILL BE BILLED TO THE OWNER AT CURRENT HOURLY RATE PLUS MATERIALS. ANY AND ALL SERVICE ADJUSTMENTS, TURNING OF VALVES ETC BY ANYONE OTHER THAN J&L, INC. PERSONNEL WILL VOID ALL WARRANTIES. ALL POOL AND SPA CHEMICALS OR ADDITIVES WILL BE ADDED ON DISCHARGE SIDE OF HEAT EXCHANGERS. IF A HEAT EXCHANGER SHOULD DEVELOP A LEAK, IT WILL BE SENT TO THE FACTORY FOR ANALYSIS BEFORE BEING REPLACED. ALL GEO-THERMAL WELLS WILL BE DRILLED TO THE NORMAL DEPTHS, FOR THE PROPOSED AMOUNT, BUT IF UNFORSEEN CONDITIONS OCCUR AND THE WELL DOESN'T YIELD THE PROPER AMOUNT OF WATER. THE WELLS WILL BE DRILLED TO THE ADEQUATE DEPTH SO THAT THE GEO-THERMAL HEATERS OPERATE AT MAXIMUM EFFICIENCY. ADDITIONAL CHARGE WILL BE BASED ON TIME, MATERIAL, AND ACTUAL COST. IN THE EVENT SUIT IS BROUGHT AGAINST CUSTOMER FOR COLLECTION OF ANY OUTSTANDING SUMS DUE TO J&L, INC., OR HAS TO BE COLLECTED BY AN ATTORNEY, CUSTOMER SHALL PAY ATTORNEY FEES AND COSTS INCURRED BY J&L, INC. FOR MAKING SUCH COLLECTION.

AUTHORIZED SIGNATURE: _____ JEFF PUTERBAUGH

ACCEPTANCE OF PROPOSAL: SIGNATURE & DATE: _____

PRICES ARE IN EFFECT FOR THIRTY (30) DAYS

J & L GEO-THERMAL

CONSTRUCTION * RENOVATIONS * REPAIRS * HEATING * COOLING
FAMILY OWNED AND OPERATED SINCE 1982

P.O. BOX 0548

ALVA, FL 33920-0548

OFFICE: 239-591-2828 FAX: 239-591-0309

EMAIL: jandlgeothermal@comcast.net

CAC 1819435

*

CPC 1458082

*

0408LP32543

JANUARY 20TH, 2021

VENETIAN C.D.D.- RIVER CLUB
502 VENETO
VENICE, FL 34275

ATTN: MANAGER- DENISE P.
PHONE: 941-412-9550
EMAIL: DENISEPAYTON@venetianriverclub.com

CLUBHOUSE RESORT POOL: UPGRADED GEO-THERMAL HEATER PROPOSAL

IN RESPONSE TO A RECENT VISIT TO YOUR ASSOCIATIONS PROPERTY, WE RECOMMEND REPLACING THE RESORT POOL #6 GEO-THERMAL UNIT WITH A NEW GEO-THERMAL POOL HEATING UNIT, WE, AT J & L INC., WE WILL CUSTOM DESIGN AND MANUFACTURE EQUIPMENT TO MAINTAIN THE POOL TEMPERATURE AT 86°F (BASED ON AVERAGE FLORIDA TEMPERATURE 50°F - LOW & 75°F - HIGH) USING SCROLL COMPRESSOR(S), HYBRID CUPRO NICKEL/TITANIUM HEAT EXCHANGER(S), EXISTING WELLS, EXISTING WELL PUMP, EXISTING PRIMARY POWER, EXISTING STAT, AND NEW UNIT CONTROLS.

**UNIT IS CONTAMINATED WITH WATER INTERNALLY AND WILL NO LONGER OPERATE

**POOL TEMPERATURES ARE ONLY ACHIEVEABLE WITH GEO-THERMAL AND GAS BACK-UP HEATING.
(BASED ON AVERAGE FLORIDA TEMPERATURE 50°F - LOW & 75°F - HIGH)

POOL PROPOSAL INCLUDES:

GEO-THERMAL POOL HEATING EQUIPMENT WILL BE MODEL AQ-140TC (1 - 9 H.P. UNITS) PRODUCING 228,000 BTU/H, W/6° RECOVERY W/O BLANKET, W/24 HRS. RUN. WITH COOLING OPTION.

WE PROPOSE, HEREBY, TO FURNISH MATERIAL AND LABOR- COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS FOR THE SUM OF: \$8,400.00

(EIGHT THOUSAND FOUR HUNDRED DOLLARS)

PAYMENT SCHEDULE:

\$8,400.00 - DUE UPON COMPLETION OF INSTALLATION

WARRANTY: THREE (3) YEARS ON ALL NEW PARTS
FIVE (5) COMPRESSORS AND HEAT EXCHANGERS.

PROVISION: ALL SERVICE CALLS CAUSED BY ACTS OF GOD OR SUB-SURFACE WATER MOVEMENT WILL BE BILLED TO THE OWNER AT CURRENT HOURLY RATE PLUS MATERIALS. ANY AND ALL SERVICE ADJUSTMENTS, TURNING OF VALVES ETC BY ANYONE OTHER THAN J&L, INC. PERSONNEL WILL VOID ALL WARRANTIES. ALL POOL AND SPA CHEMICALS OR ADDITIVES WILL BE ADDED ON DISCHARGE SIDE OF HEAT EXCHANGERS. IF A HEAT EXCHANGER SHOULD DEVELOP A LEAK, IT WILL BE SENT TO THE FACTORY FOR ANALYSIS BEFORE BEING REPLACED. ALL GEO-THERMAL WELLS WILL BE DRILLED TO THE NORMAL DEPTHS, FOR THE PROPOSED AMOUNT, BUT IF UNFORSEEN CONDITIONS OCCUR AND THE WELL DOESN'T YIELD THE PROPER AMOUNT OF WATER. THE WELLS WILL BE DRILLED TO THE ADEQUATE DEPTH SO THAT THE GEO-THERMAL HEATERS OPERATE AT MAXIMUM EFFICIENCY. ADDITIONAL CHARGE WILL BE BASED ON TIME, MATERIAL, AND ACTUAL COST. IN THE EVENT SUIT IS BROUGHT AGAINST CUSTOMER FOR COLLECTION OF ANY OUTSTANDING SUMS DUE TO J&L, INC., OR HAS TO BE COLLECTED BY AN ATTORNEY, CUSTOMER SHALL PAY ATTORNEY FEES AND COSTS INCURRED BY J&L, INC. FOR MAKING SUCH COLLECTION.

AUTHORIZED SIGNATURE: _____ JEFF PUTERBAUGH

ACCEPTANCE OF PROPOSAL: SIGNATURE & DATE: _____

PRICES ARE IN EFFECT FOR THIRTY (30) DAYS

A1 Gas & Pool Controls Inc.
1240 Lemon Bay Dr
Venice Fl. 34293
Phone 941-416-7665
Lic CPC1458162 Gas Lic 26047

492316

☒ ESTIMATE (VALID FOR 30 DAYS)

DATE 1-21-21	<input type="checkbox"/> SERVICE <input type="checkbox"/> INSTALL	<input type="checkbox"/> WILL CALL <input type="checkbox"/> DELIVER	PHONE
NAME Venetian @ DD			MAKE
ADDRESS 502 Veneto Blvd			MODEL
Venice Fl			SERIAL
ITEM TO BE SERVICED		NATURE OF SERVICE REQUEST	

QTY.	PART #	DESCRIPTION OF PARTS OR MATERIALS	PRICE	AMOUNT
		Install @ Starite		6800.00
		333 NG		
		Haul away old units		
		Pool		
LABOR PERFORMED			TOTAL MATERIALS	
			TAX	
			TOTAL LABOR	
			TOTAL AMOUNT	6800.00

GAS HEATERS

DATE WANTED	DEPOSIT	RECEIVED BY
ESTIMATES ARE FOR LABOR ONLY, MATERIAL ADDITIONAL. WE WILL NOT BE RESPONSIBLE FOR LOSS OR DAMAGE CAUSED BY FIRE, THEFT, TESTING, OR ANY OTHER CAUSES BEYOND OUR CONTROL.		
AUTHORIZED BY:		Repair Order ORIGINAL

Tab 5

GULF BREEZE – ENGLEWOOD

10X20 GARAGE STYLE UNAVAILABLE

12X20 GARAGE STYLE	\$6355
6' ROLL UP DOOR	\$525
TWO 3X3 WINDOW	\$250
SIDE DOOR	\$300
PERMIT	<u>\$200</u>
TOTAL	\$7630

SUPERIOR SHEDS – SARASOTA

10X20 RIDGE VENT	\$5615
6' ROLL DOOR	\$ 545
WINDOW	\$ 90
PERMA TILE ROOF	\$898
PERMIT	<u>\$200</u>
TOTAL	\$7,348

12X20 RIDGE VENT	\$6345
6' ROLL DOOR	\$545
WINDOW	\$90
PERMA TILE ROOF	\$1015
PERMIT	<u>\$200</u>
TOTAL	\$8,195

ROBIN BUILDERS – PORT CHARLOTTE

10X20 CLASSIC STUCCO	
6' ROLL DOOR	
2 WINDOWS	
2 VENTS	
OUTLET/SWITCH/LIGHT	
PERMA TILE ROOF	
TOTAL	<u>\$9,300</u>

11X20 CLASSIC STUCCO	
	<u>\$10,620</u>

GULF BREEZE – ENGLEWOOD

10X20 GARAGE	UNAVAILABLE
--------------	-------------

12X20 GARAGE	\$6355
---------------------	---------------

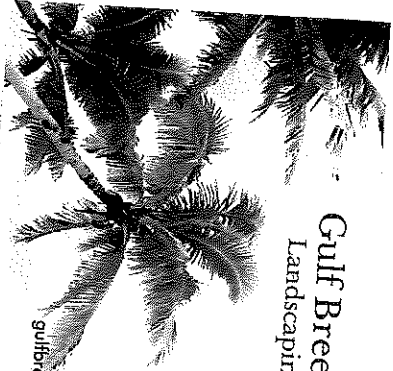
6'ROLL UP DOOR	\$525
----------------	-------

TWO 3X3 WINDOW	\$250
----------------	-------

SIDE DOOR	\$300
-----------	-------

<u>PERMIT</u>	<u>\$200</u>
---------------	--------------

TOTAL	\$7630
--------------	---------------



Gulf Breeze Garden Center
Landscaping, Designs & Installation

Mike Mullins
Owner

1200 N. Indiana Ave
Englewood, FL 34223

Cell 941-376-8662
941-474-9177

gulfbreezegardencenter.srq@gmail.com

What is the Warranty on WeatherKing Portable Buildings?

4x6 Skids/Runners: Lifetime from rot and decay. Treated Floor Joists, and Leveling Blocks: 20yrs from Rot and Decay. 5 years Craftsmanship Warranty (Covers Labor and Materials). PerformMax500 Flooring has a 25yr Limited Warranty, against Rot, Decay & Termites. LP Smartsiding Wall Panels come with a 5yr Free Replacement / 50yr Pro-Rated Warranty against Rot, Decay & Termites. Shingled Roofs has 30Year Limited Warranty. Metal Roof has 40Year Limited Warranty.

It's **NOT** Particle Board. It's **NOT** Waferboard. It's **NOT** Chipboard.

It's Simply A Better Choice For Your Outdoor Building!

Treated For Everyday Durability

LP® SmartSide® products are not made of wafer, chip or particle board. In fact, our engineered wood products are made with our Treated Wood Strand Technology so you can rest assured your structure will provide years of beautiful service!

Extra Protection, Tested Tough

All LP SmartSide products are treated with our proprietary SmartGuard® process to resist fungal decay and termites in harsh environments. Tested in Hilo, Hawaii, LP SmartSide products continue to resist structural damage, even after years of exposure to thriving termite colonies and excessive moisture!



Beauty That's Worth A Second Look

It takes only one look to notice the rich cedar grain texture and undeniable beauty of LP SmartSide products when compared to typical pine siding. It's a premium choice that gives your outdoor structure an attractive custom-built look!



Ask a Sales Associate about outdoor building solutions built with innovative LP SmartSide products. For more information, visit LPShed.com

©2018 Louisiana-Pacific Corporation. All rights reserved. SmartGuard® is a registered trademark of Louisiana-Pacific Corporation and S-T-N Holdings, Inc. All other trademarks are owned by Louisiana-Pacific Corporation.

A Warranty That Protects Your Peace Of Mind

All LP SmartSide products feature a 5/50 year limited warranty, one of the best warranties in the industry. You can feel confident that you have made a better choice for lasting durability and beauty.



- 5-year, 100% labor and replacement feature*
- 50-year prorated, limited warranty on substrate*

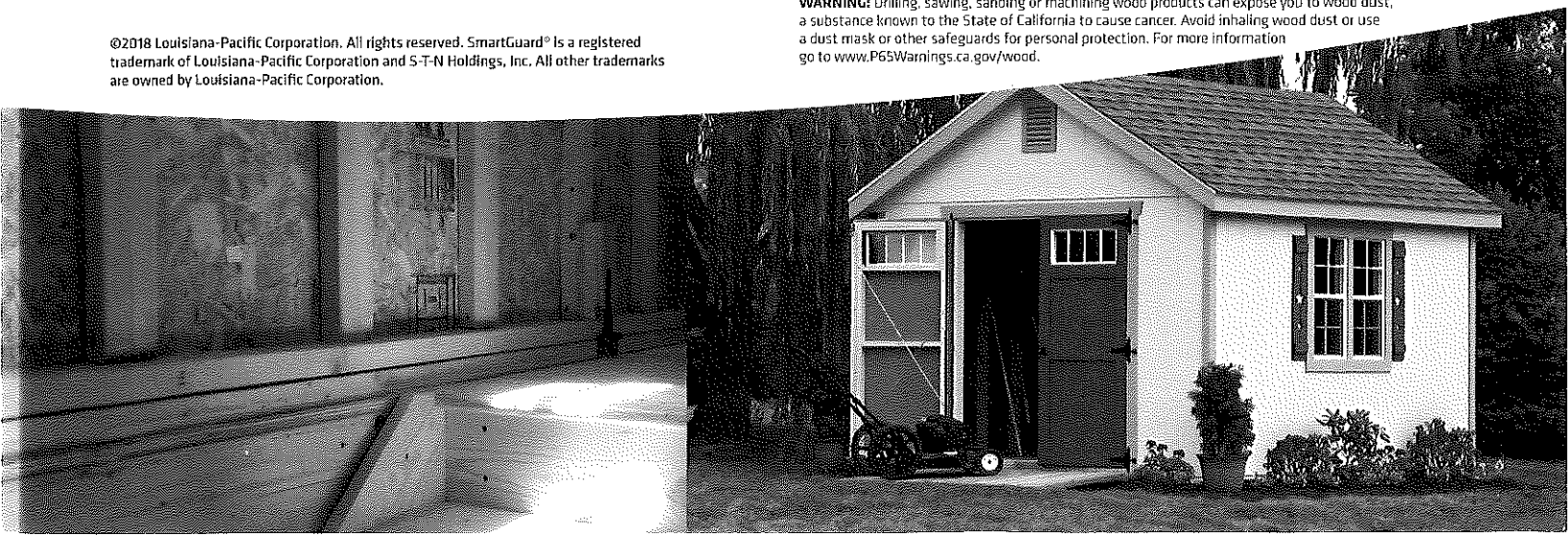
	LP SmartSide Panel	Untreated Particle Board Waferboard Chipboard
TREATED ORIENTED STRAND TECHNOLOGY	✓	NO
COMPREHENSIVE 5/50-YEAR LIMITED WARRANTY*	✓	NO
RESISTS FUNGAL ROT AND DECAY	✓	NO
RESISTS TERMITES	✓	NO
RESISTS DELAMINATION	✓	NO
RESIST SPLITTING AND CRACKING	✓	NO
RESISTS WARPING	✓	NO
RICH CEDAR GRAIN TEXTURE	✓	NO

*See LPShed.com for complete warranty details.

BE SHED SMART. BUY LP.®

LP OUTDOOR BUILDING SOLUTIONS®

WARNING: Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.



ROBIN BUILDERS, INC. WORKSHEET

"We make room for your imagination"



Name Venetian C.D.D. Date 1/25/21

Address _____

Phone _____ Wk _____ Hm _____ Presented by Dave

Model Classic stucco

Dimensions 10 x 20

Options _____

Notes _____

6x6 Roll up Door -

36" side

2 windows

2 Vents

outlet Light switch

Perma tile roof

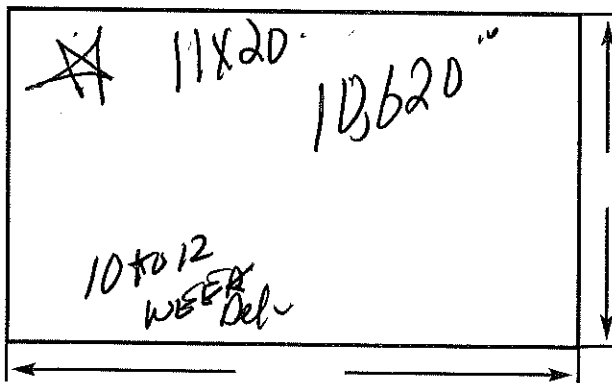
RESIDENTIAL - COMMERCIAL

• ALUMINUM

• PT T-III

• VINYL

• STUCCO



This is only an Estimate, not a sales Agreement. Final quote must include construction fabric, color, all options, and Florida State Sales Tax.

**Estimate \$*

**(includes delivery and normal setup)*

Factory Outlets

☐ Port Charlotte ■ 17298 Toledo Blade Blvd.

941-629-3335

☐ Lakeland ■ Corner US 92 & Old Dixie Hwy

863-665-7600

☐ Sarasota ■ 301 And Whitfield Ave.

941-752-4343

☐ Lake Wales ■ 21875 Hwy 27 N.

863-679-8726

☐ Lake Wales ■ 14915 US 27 South (Factory and Main Office)

863-638-1294

Robin Builders, Inc. ■ US 27 South ■ Lake Wales, Florida ■ 863-638-1294
www.robinbuilders.com

Robin Builders, Inc.

Storage Sheds

"We make room for your imagination"

17298 Toledo Blade Blvd.
Murdoch, FL 33954

Dave Mattos

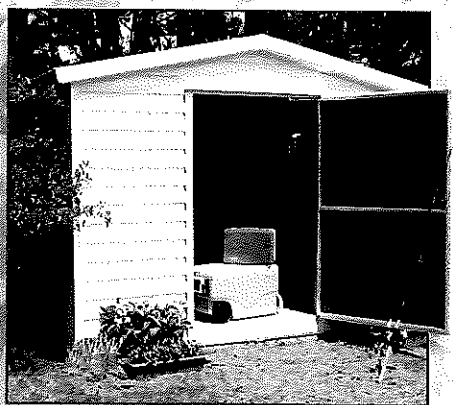
(941) 629-3335 Office

(941) 661-1386 Cell



ROBIN

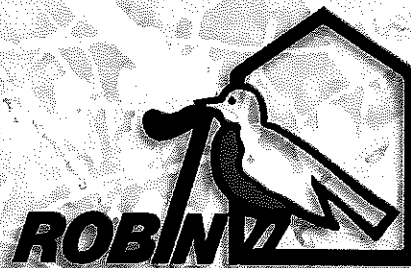
*America's Standard of
Excellence in Pre-Constructed
Utility Buildings*



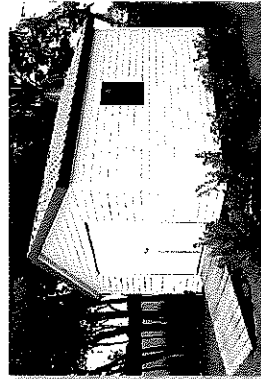
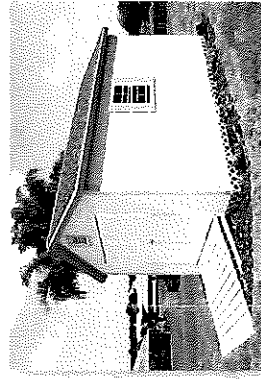
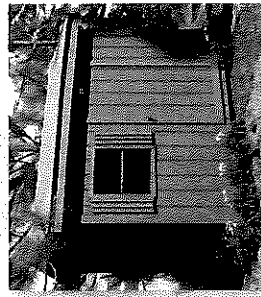
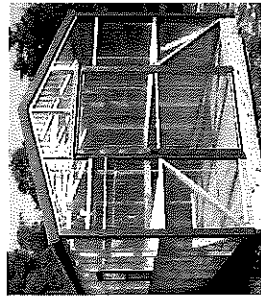
www.robinbuilders.com



*We Make
Room For...*



America's Standard of Excellence in Pre-Constructed Utility Buildings



GREENHOUSE

- Clear polycarbonate walls & roof
- Solid steel frame and no floor
- Sturdy wire shelves
- Standard window(s) and wiring
- Additional Options: laundry tub w/ faucet, misting system, exhaust fan with thermostat, potting island, and a pressure-treated deck flooring (shown)

PINEYWOOD

- Rugged pressure treated 5/8" T-111 premium grade pine siding
- Fiberglass shingle roof over 5/8" plywood sub-roof and felt
- 36" Pineywood Door with heavy duty hinges & keyed lock
- 22"x27" Dark Frame VS window(s)
- Wired with light(s) and outlet(s)
- Also available with a Classic Frame

STUCCO

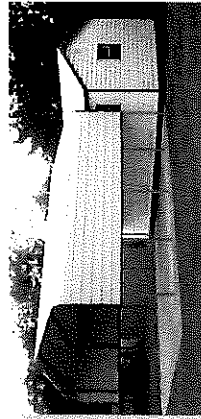
- Special PLEKO finish offers elasticity, prevents cracking, weatherproof, very low maintenance
- 36" mobile home door, 22"x27" VS window(s)
- Fiberglass shingles over 5/8" plywood sub-roof
- Wired with light(s) and outlet(s)
- Also available with a Classic Frame
- Pictured with Classic Frame, 12"x12" wall vent, 22"x27" White Frame VS windows, and double mobile home door

VINYL SUBURBAN

- 45" Tube door, keyed lock and spring chain
- Vinyl w/Energy Shield structural grade backer
- Also available with the Classic Frame
- Wired with light(s) and outlet(s)
- 18"x27" VS window(s) come standard
- Color Choices: Colonial, Grey, Polar, Blue
- Pictured with a Classic Frame, pressure-treated ramp, double mobile home doors, and Terracotta Permatile Roof

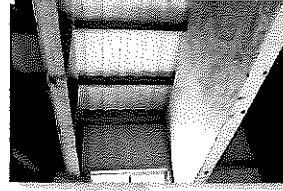
STURDIPORT

- 2 1/4" square, galvanized tube posts and trusses
- 2' x 3' hot dip galv. base rail
- Self sealing screws throughout
- Erected by our experienced installers: can be anchored to concrete slab or soil
- Pictured with a Robin Classic, anchored to a concrete slab, and (2) additional panels



GUARDHOUSE

- 36"x80" steel door, fixed pane
- 90" interior height
- Double strength horizontal slide windows & vinyl floor covering
- Wired lights, outlets, switches
- Aluminum exterior over plywood green Permatile Roof, Sliding Glass Door, 36" vertical slide window, & PLEKO stucco exterior

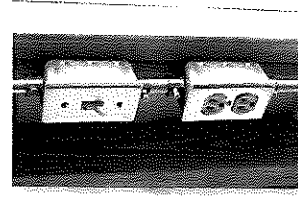


Custom Shelving

- Shingle Roof
- Deadbolt on Mobile Home Door
- Permatile Roof (Terracotta or Evergreen)
- Pegboard
- Painted Aluminum Roof
- Custom Shelving
- Service Ramp
- 220 Dryer & Air Conditioning Outlets
- Double Swivel Floodlight
- Fluorescent Lights in a variety of sizes
- Exterior Outlet w/ Cover
- GFI Outlet
- 100 Amp Breaker Box
- OSB or Plywood Lined Walls
- Burglar Bars
- Handicap Bathroom

ADDITIONAL OPTIONS

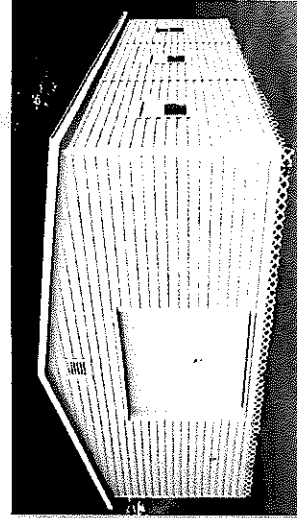
- Skylight
- Wind Turbine
- Louvered vent w/ screen
- Ridge Vent
- Concession Door
- Air Conditioner Hole
- Pressure Treated Frame
- Extra Floor Joists for heavy loads
- Steel Stud Frame
- Higher Ceiling
- Insulated Floors, Walls, & Ceilings
- Partition Wall



Switches & Outlets

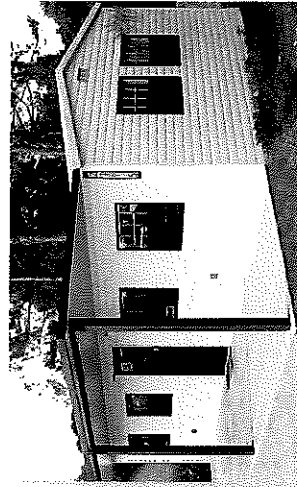
TRANSVERSE MULTI-MODULE

- Floridian styling without overhang
- 7' inside 2'x4" stud walls (Also available with 8' 2'x6" stud walls)
- 45" tube door
- (4) 22"x27" VS windows
- Wired for (2) lights, (2) outlets, & (1) switch
- 7/16" OSB & felt under heat reflective corrugated roof
- Additional features shown: insulated garage door, windows, louvered vent, and 6" overhang



FLORIDA DCA APPROVED OFFICE

- Heat reflective aluminum over 1/2" plywood sub roof
- 2' x 4' studs, 16" OC, and a 90" interior ceiling height
- 3/4" plywood floor with choice of vinyl flooring or indoor/outdoor carpeting
- Paneled and insulated interior walls and ceiling
- Aluminum exterior in a variety of colors
- 36"x80" blank steel door and (4) 36"x36" vertical slide windows
- Wired with switch, outlets, and a 4' fluorescent light
- Shown with additional windows, burglar bars, glass door & front porch



Superior Sheds of Sarasota

818A S Cattlemen Rd, Sarasota, FL 34232

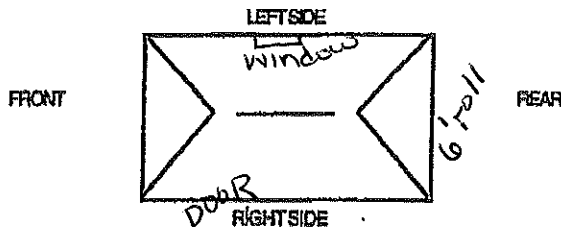
Office: 941-371-6014

Email: superiorshedsgreg@gmail.com

SPECIALIZING IN ACCESSORY STRUCTURES

Sold By	Date	Stock	F.O.	Move	F.O. Date	Serial No.
	1-25-21		1			
Name					Date Delivered:	
Venetian CDD					Ordered By:	
Address					Home Phone	
502 Veneto Blvd					Work Phone	
City:					Placement/Set Up Approved By:	
Venice					Deane	
Zip Code:					258 6356	
34275						

SHED DIAGRAM



SHED PLACEMENT

Style: Count-In	Size: 10 x 20	Color: (Siding) Cedar (Trim)	(Roof): Perma Tile
Floor Series:	Frame Series:		
Doors: 4 overcast 6' roll	Windows: 1-22-27 Bah	90.00	
Misc. Options:	Delivered set		
	Ridge Vent Shed		
	Perma tile roof		
	Escort fee		
	6' roll		
	545.00		

Delivery Date:

Directions:

METHOD OF PAYMENT

Cash

Check No.

Purchase Order No.

Other

Sub Total

Tax

Permit

Total

Deposit

Balance C.O.D.

7148.00

ex

200.00

7348.00

TERMS OF CONTRACT: 50% DEPOSIT REQUIRED; BALANCE DUE UPON DELIVERY UNLESS OTHERWISE NOTED. UNITS WILL BE HELD AT SALES LOT TWO WEEKS PENDING DELIVERY UNLESS PAID IN FULL. THERE WILL BE A 25% CHARGE FOR ALL CANCELLED ORDERS.

ALL BILLS ARE DUE AND PAYABLE UPON RECEIPT. A 1 1/2% FINANCE CHARGE (PER MONTH), WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%, WILL BE ASSESSED ON ALL OUTSTANDING BALANCES WHICH ARE DUE FOR 30 DAYS OR MORE. THE UNDERSIGNED CUSTOMER GRANTS TO ACE SHEDS AND CARPORT A PURCHASE MONEY SECURITY INTEREST IN THE SHED AND/OR EQUIPMENT DESCRIBED ABOVE, WHICH SHALL BE DEEMED PERSONAL PROPERTY. ACE SHEDS AND CARPORT SHALL BE ENTITLED TO RECOVER ALL THE COSTS OF COLLECTION FOR ANY AMOUNTS DUE AND OWING UNDER THIS AGREEMENT OR IN CONJUNCTION WITH THIS AGREEMENT, INCLUDING, BUT NOT LIMITED TO: ATTORNEY'S FEES, COURT COSTS AND ANY OTHER COSTS OF COLLECTION.

BUYER ACKNOWLEDGES THAT ELECTRICAL WIRING AND/OR FIXTURES INSTALLED BY MANUFACTURERS MIGHT NOT COMPLY WITH LOCAL ELECTRICAL CODES AND THAT BUYER ACCEPTS RESPONSIBILITY FOR SUCH CODES AND PERMIT REQUIREMENTS. ALL SIZES QUOTED ARE NOMINAL INCLUDING BUT NOT LIMITED TO THE STRUCTURE, DOORS AND WINDOWS.

WHEN A SPECIFIC PLACEMENT OF A UNIT IS REQUESTED, THE BUYER ACCEPTS FULL RESPONSIBILITY FOR DAMAGE INCURRED BY OBSTACLES THAT HAVE NOT BEEN REMOVED AND FOR UNDERGROUND UTILITIES WHICH INTERFERE WITH ANCHOR INSTALLATION. IT IS ALSO THE BUYER'S RESPONSIBILITY TO CHECK ON AND COMPLY WITH ZONING AND BUILDING PERMIT REQUIREMENTS AND ANY DEED RESTRICTIONS FILED OF RECORD.

AUTHORIZED BY:

CUSTOMER:

Superior Sheds of Sarasota

818A S Cattlemen Rd, Sarasota, FL 34232

Office: 941-371-6014

Email: superiorshedsgreg@gmail.com

SPECIALIZING IN ACCESSORY STRUCTURES

Sold By	Date 1-25-21	Stock	FO.	Move	F.O. Date	Serial No.
Name Venetian CDD					Date Delivered:	Ordered By:
Address 502 Venetia Blvd					Home Phone	Work Phone
City: Venice					Zip Code: 34275	Placemen/Set Up Approved By:
					258	6356

SHED DIAGRAM 	SHED PLACEMENT
-------------------------	-----------------------

Style: Country Lane	Size: 12x20	Color: (Siding) Cedar (Trim)	(Roof): Perma Tile
Floor Series:	Frame Series:		
Doors: 4 overcast 6 roll	Windows: 12x20 2nd Row	90.00	
Misc. Options:	Deluxe set		6345.00
	Perma tile roof		1015.00
	Escort fee		2%
	6' roll		545.00

Delivery Date:	METHOD OF PAYMENT Cash Check No. Purchase Order No. Other	Sub Total	7995.00
Directions:		Tax	ex
		Permit	200.00
		Total	8195.00
		Deposit	
		Balance C.O.D.	

TERMS OF CONTRACT: 50% DEPOSIT REQUIRED; BALANCE DUE UPON DELIVERY UNLESS OTHERWISE NOTED. UNITS WILL BE HELD AT SALES LOT TWO WEEKS PENDING DELIVERY UNLESS PAID IN FULL. THERE WILL BE A 25% CHARGE FOR ALL CANCELLED ORDERS.

ALL BILLS ARE DUE AND PAYABLE UPON RECEIPT. A 1 1/2% FINANCE CHARGE (PER MONTH), WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%, WILL BE ASSESSED ON ALL OUTSTANDING BALANCES WHICH ARE DUE FOR 30 DAYS OR MORE. THE UNDERSIGNED CUSTOMER GRANTS TO ACE SHEDS AND CARPORT A PURCHASE MONEY SECURITY INTEREST IN THE SHED AND/OR EQUIPMENT DESCRIBED ABOVE, WHICH SHALL BE DEEMED PERSONAL PROPERTY. ACE SHEDS AND CARPORT SHALL BE ENTITLED TO RECOVER ALL THE COSTS OF COLLECTION FOR ANY AMOUNTS DUE AND OWING UNDER THIS AGREEMENT OR IN CONJUNCTION WITH THIS AGREEMENT, INCLUDING, BUT NOT LIMITED TO: ATTORNEY'S FEES, COURT COSTS AND ANY OTHER COSTS OF COLLECTION.

BUYER ACKNOWLEDGES THAT ELECTRICAL WIRING AND/OR FIXTURES INSTALLED BY MANUFACTURERS MIGHT NOT COMPLY WITH LOCAL ELECTRICAL CODES AND THAT BUYER ACCEPTS RESPONSIBILITY FOR SUCH CODES AND PERMIT REQUIREMENTS. ALL SIZES QUOTED ARE NOMINAL, INCLUDING BUT NOT LIMITED TO THE STRUCTURE, DOORS AND WINDOWS.

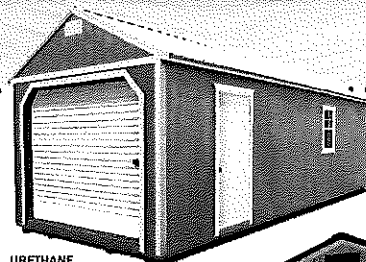
WHEN A SPECIFIC PLACEMENT OF A UNIT IS REQUESTED, THE BUYER ACCEPTS FULL RESPONSIBILITY FOR DAMAGE INCURRED BY OBSTACLES THAT HAVE NOT BEEN REMOVED AND FOR UNDERGROUND UTILITIES WHICH INTERFERE WITH ANCHOR INSTALLATION. IT IS ALSO THE BUYER'S RESPONSIBILITY TO CHECK ON AND COMPLY WITH ZONING AND BUILDING PERMIT REQUIREMENTS AND ANY DEED RESTRICTIONS FILED OF RECORD.

AUTHORIZED BY: Sharon A. Kelly CUSTOMER: _____

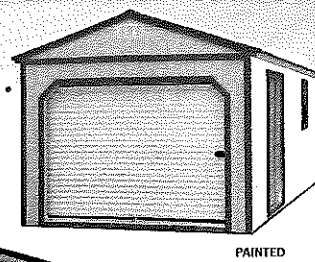
WEATHER KING
PORTABLE BUILDINGS

BUILT WITH OUTSTANDING

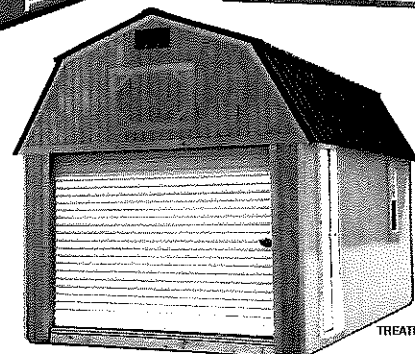
PORTABLE GARAGE



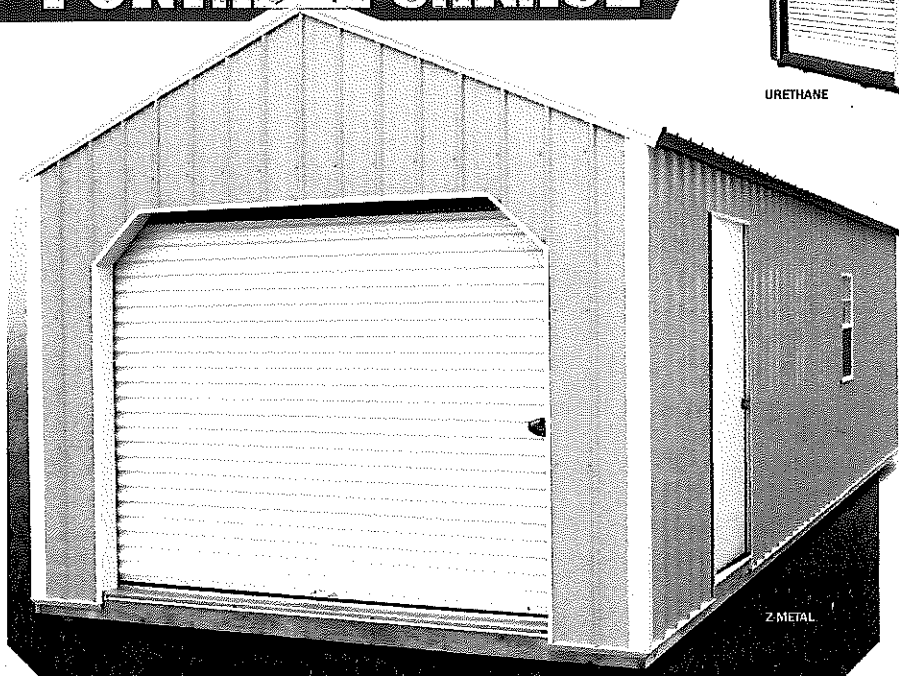
URETHANE



PAINTED



TREATED



Z-METAL

One 9 ft. Roll Up Door, One 2x3 Window and 36" Solid Door Standard

Lofted Garage Also Available!

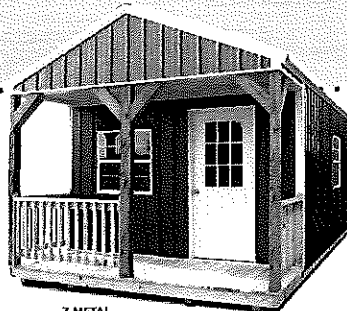
GARAGE (G) or LOFTED GARAGE (LG)

- Floor joist spaced at 12" on center
- One 9'x6' roll up door
- One 6 panel door 36"x80"
- One 2'x3' window

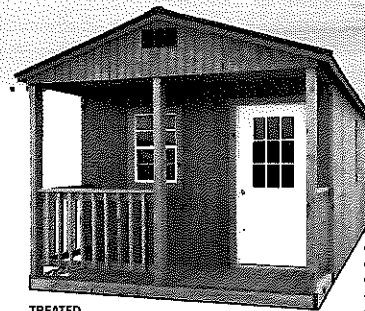
CABIN



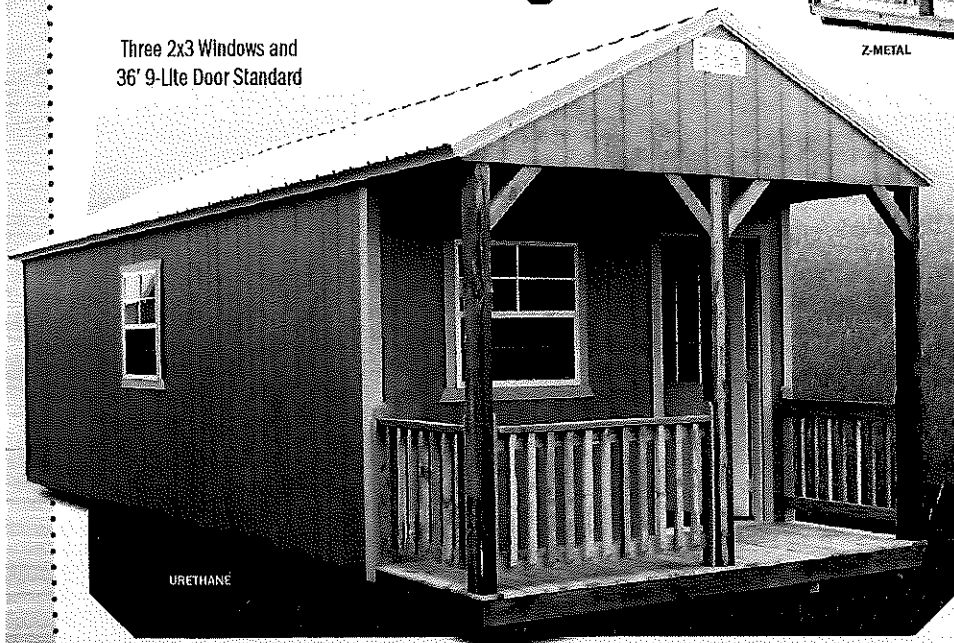
Three 2x3 Windows and
36" 9-Lite Door Standard



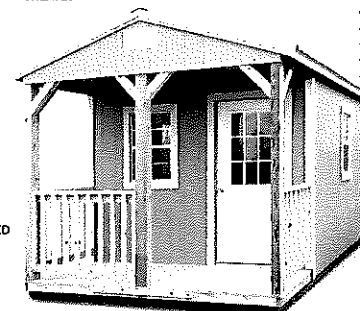
Z-METAL



TREATED



URETHANE



PAINTED

CABIN (C)

- Three 2x3 windows
- 36"x80" 9-Lite door
- 4' Deep porch the full width of the building
- All Cabins include hand rails and spindles *(no deduction for deleting this feature)*

CUSTOMIZE YOUR BUILDING!

CHOOSE YOUR ROOFING MATERIAL!

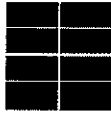
Standard Metal or Shingle Roof... SAME PRICE!

AVAILABLE OPTIONS

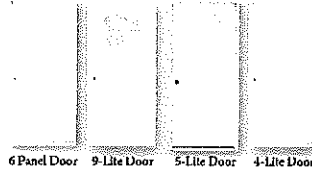
- 36" Solid Door
- 36" 9-Lite Door
- 11, 9, 5 or 4-Lite French Doors (set)
- Extra 70" Pair of Wooden Doors
- Extra 46" Wooden Door
- 6'w. Roll-up Garage Door
- 8'w. Roll-up Garage Door
- 9'w. Roll-up Garage Door
- 2'x3' Window
- 3'x3' Window



2x3 Window



3x3 Window



6 Panel Door

9-Lite Door

5-Lite Door

4-Lite Door



Roll Up Garage Door

11-Lite French Doors

Urethane Colors*

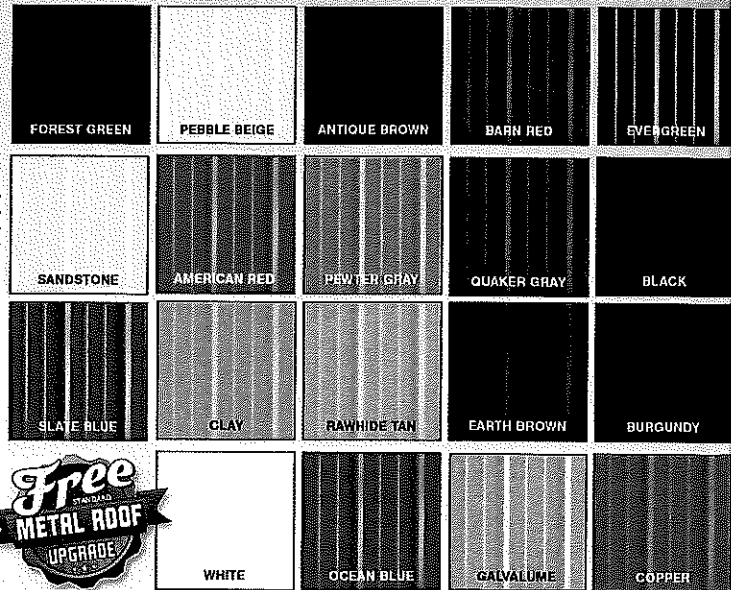


Exterior Paint Colors*

*Actual colors may vary. See your dealer for color swatches. We are **not** responsible for color matching brochure



29 GAUGE METAL ROOFING STANDARD METAL COLORS



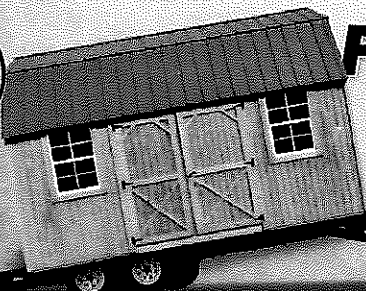
*Actual colors may vary. See your dealer for color swatches. We are **not** responsible for color matching brochure. Additional metal colors may be available. Ask your dealer!

SHINGLE COLORS*



*Actual colors may vary. See your dealer for color samples. We are **not** responsible for color matching brochure. Color names may vary. Additional colors may be available. Ask your dealer!

Colors or Materials are Subject to Change Due to Availability. Ask your dealer.



FREE DELIVERY & FREE SETUP!

*Within a 50 mile radius of dealer



DESIGN YOUR CUSTOM BUILDING ONLINE WITH OUR 3D SHED BUILDER! ADD WINDOWS AND DOORS, CUSTOMIZE MATERIALS, CHANGE COLORS AND MORE AT WEATHERKING.BIZ!

Customers are responsible for attaining all permits and ensuring buildings are placed according to code.

Weather King is not responsible for permits or code restraints.

Prices and information subject to change. Not all features available in all areas. Weather King reserves the right to change prices and specifications without notice. ©1997-2016 Weather King Buildings. All rights reserved. All photos, icons and images Copyright 2016.



What is the Warranty on WeatherKing Portable Buildings?

4x6 Skids/Runners: Lifetime from rot and decay. Treated Floor Joists, and Leveling Blocks: 20yrs from Rot and Decay. 5 years Craftsmanship Warranty (Covers Labor and Materials). PerformMax500 Flooring has a 25yr Limited Warranty, against Rot, Decay & Termites. LP Smartsiding Wall Panels come with a 5yr Free Replacement / 50yr Pro-Rated Warranty against Rot, Decay & Termites. Shingled Roofs has 30Year Limited Warranty. Metal Roof has 40Year Limited Warranty.

Tab 6

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 14, 2020 at 9:30 a.m.** held at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

Richard Bracco	Board Supervisor, Chairman
Steve Kleinglass	Board Supervisor, Vice Chairman
Ernest Booker	Board Supervisor, Assistant Secretary
Richard McCafferty	Board Supervisor, Assistant Secretary
Carl Chorba	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
John Toborg	Manager, Field Services, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson, Cohen & Mooney, P.A.
Rick Schappacher	District Engineer, Schappacher Engineering (via speaker phone)
Denise Payton	General Manager, River Club
Keith Livermore	Field Manager, Venetian CDD
Bill Bower	ICON Management
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

Mr. Cohen provided a detailed overview of the Sunshine Laws, ethics requirements, and public records laws and responded to questions from the Board.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Moy advised that his term on the Social and Dining Advisory Committee is set to expire in January; he thanked Staff and provided feedback related to the RFP process.

Mr. Duncan spoke regarding one club concept.

Mr. Switzer asked for an update related to the dog park. Mr. Bracco provided an update.

Ms. Pozarek read an email from Mr. Lusty into the record related to the RFP for Amenity Management: Dear Supervisors: After careful review of the full proposals by ICON, Pope and Vesta I strongly recommend the VCDD board of supervisors select Vesta Property Services as the management company for The River Club. I base my recommendation on the following: 1. Vesta's superior track record spanning over 25 years. With a nearly 100% client satisfaction and retention rate, which includes the fact they still managing the property of their first client, their track record is a testament to their consistent high levels of service. Their client testimonials and references are excellent. 2. A coveted A+ rating from the Better Business Bureau. 3. Their professional in-house management team including CPA's on staff – which ICON does not offer. 4. Their comprehensive menu of services including onsite management, association governance, maintenance services, financial services (an area of consistent problems with ICON), portfolio management and sorely needed strategic and long-term planning. 5. Full transparency of their financial information, which ICON flatly refuses to provide. 6. Competitive pricing. Having served on the VCDD board of supervisors the past four years there are many deficiencies with ICON's service and performance. Suffice it to say we can do much better. I urge the board to select Vesta Property Services as our River Club property management company. Regards, David Lusty. Ms. Pozarek advised that she shares the same sentiment as Mr. Lusty.

THIRD ORDER OF BUSINESS

District Engineer Staff Report

Mr. Schappacher provided an overview on irrigation line issue and advised that the speed cushion replacements will be completed by December 23rd. He advised of a minor erosion issue at 133 Martellago that will be addressed in the next bank repair project. Mr. Schappacher advised that the asphalt at Treviso and Bolanza is down about half an inch although the base is holding up well; he recommended phasing the asphalt rejuvenation.

Mr. Schappacher advised that regarding the pickleball courts and dog park, he received minor comments from the City and there are FPL requirements and mandates to be addressed. He advised that he is working on the PUD text for the planning commission meeting and then it will go to City Council for vote. Mr. Bracco spoke regarding the City planning department.

Mr. Schappacher spoke regarding the cover for the irrigation pumps; he advised that Metro PSI has submitted a proposal in the amount of \$17,600 to provide the cover. Mr. Schappacher advised that the pumps should be covered.

On a Motion by Mr. Kleinglass, seconded by Mr. Bracco, with four in favor and one opposed, the Board Approved the Metro PSI Proposal, Not to Exceed \$17,600.00, Subject to Preparation of an Addendum by Counsel, for the Venetian Community Development District.

Mr. Schappacher spoke regarding the tennis fencing; he advised that there is a tension wire that can be installed to prevent the curling of the fence. He advised that there is currently minor curling, and the fence is repairable. Mr. Schappacher advised that there is some small concern related to safety although he does not consider it a liability. Discussion ensued.

FOURTH ORDER OF BUSINESS

Sunshine Law Overview

Mr. Cohen provided the Sunshine Law Overview at the onset of the meeting.

FIFTH ORDER OF BUSINESS

**Review of November 18, 2020 Field
Inspection Report**

Mr. Toborg provided an overview of the field inspection report for November 2020; he spoke regarding the Otello wall. He spoke regarding the cul-de-sacs outer perimeter turf advising that there have been turf issues for a few months, some areas have gotten worse although LMP is doing much better.

SIXTH ORDER OF BUSINESS

**Review and Consideration of
Proposals Received in Response to the
RFP for Amenity Management**

Ms. Kathleen Gagg, President of Pope Properties, provided an introduction to Pope Properties and introduced Mr. Patrick Scully, the Corporate Food and Beverage Director. Mr. Scully provided an overview of his background and spoke to the resort style food and beverage approach as well as bringing in additional revenue through outside events. He spoke regarding community events and financial acumen that Pope can provide.

Mr. Ryan Henderson, Vice President of Pope Properties, spoke regarding working for Taylor Morrison at their Esplanade properties; he advised that at Lakewood Ranch, Pope left due to developer turn over. He advised that there are Lifestyle Managers on property. Mr. Bracco inquired as to whether Staff would be retained should Pope be selected. Ms. Gagg advised that Pope would work with the Board to determine what is best for the community; she spoke regarding evaluation of the community, training of employees and working as a combination of all amenities. Ms. Gagg responded to questions from the Board.

Mr. Cohen advised that each proposer has provided a presentation and now it would be appropriate to score each proposer based on the evaluation criteria provided in the RFP package although the Board can discuss the point values to appoint to each proposer.

The Board took a recess at 10:47 a.m. and was back on the record at 10:57 a.m.

Mr. Cohen guided the Board discussion regarding the scoring of the proposals based on the evaluation criteria contained within the RFP package. Mr. Chorba inquired as to whether the members of the management companies should leave the meeting for the discussions. Mr. Cohen reminded the Board that it is a public meeting and so everyone has the right to stay although they can ask for the proposers to wait outside. The Board decided to not ask the proposers to leave the meeting room. Mr. Bracco advised that he would like to see the current staff retained; he reviewed the things the Board has done to support the current staff. Mr. Kleinglass advised that he is of the opinion that this decision needs to be made today; he advised that three proposals have been received from three companies, and he has spent considerable time in reviewing them all. Mr. Kleinglass advised that the Board and community need to determine if the lifestyle is what they are looking for. He advised that he is very indebted to the current staff and he publicly acknowledged the staff. Mr. Kleinglass spoke regarding the River Club renovation that was done and the support

received from ICON during that process.

Mr. Cohen interjected and advised that the current contract does have a 60-day termination clause for convenience.

Mr. Chorba advised that the Board is selecting management company and not individual personnel; he advised that he recognizes the community input received. Mr. Chorba spoke regarding concerns related to not receiving actual responses and comments to questions on the recent survey from residents related to staff performance more specifically as it relates to the tennis function of the River Club. Mr. Chorba provided input related to the references that he contacted for each of the proposing firms. He advised that Vesta has the background experience and proven results and a proposal with enough reasons to consider them for the RFP bid.

Mr. Booker advised that he has concerns related to the delivery of quality services to the residents at a reasonable price as well as the essential employees, as he considers each employee within Venetian to be essential. Mr. Booker advised that the tennis survey supports the current Tennis Professional. He spoke regarding the quality of food at the River Club diminishing and ICON has advised that the quality of food has been improved and has addressed the issues. Mr. Booker advised that everyone has had a heck of a year related to providing service with the pandemic and ICON has done their best and he knows that Vesta would like to get its foot in the door, and their proposal seems to be too good, which makes him weary as it may not be all that it appears.

Mr. Chorba advised that change isn't necessarily a bad issue; especially when there are issues with a Management Company and the support of its staff.

Mr. McCafferty advised that Mr. Bower and Ms. Payton have really stepped up this year in the budget process; he advised that during the worst of times they showed their best and it should not go unnoticed during this process.

Mr. Bracco spoke regarding critique items related to his experience with ICON and he stands behind what Mr. McCafferty said; in the worst of times, ICON did the best that they could.

The Board turned their score sheets into Ms. Bandon and took a five-minute recess to allow Ms. Bandon to tally the score sheets. She announced the results of the scoring: Vesta scored highest with 466 points, ICON scored second with 459 points, and Pope scored third with 342 points.

Mr. Cohen advised that it would be appropriate to move forward with a motion to move forward with the highest ranked firm or the Board could choose to move forward with another firm with a good reason voiced to make a change.

Mr. Chorba made a motion to proceed with a contract with Vesta and provide notice to ICON upon completion of a contract with Vesta. Mr. Bracco inquired as to how to have the contract read to retain existing staff; he advised that he feels very strongly in maintaining the exiting staff. Mr. Cohen advised that there is an unknown related to any possible non-competes with their current employer. Mr. Bracco seconded the motion. Mr. McCafferty

inquired as with Mr. Bower as to whether there is a non-compete with any of the staff. Mr. Bower advised that he does not believe so. Mr. Kleinglass advised that pricing has not been reviewed although there is a significant difference in pricing from the highest ranked firm to the second highest ranked firm. Mr. Cohen advised that pricing was worth 25 points in the RFP spreadsheet and so that should have been taken into consideration when scoring each firm. Mr. Chorba advised that efficiency in operations also needs to be reviewed and the cost difference is not much different over the three years of the contract. Ms. Bandon called for a vote, with 2 in favor and 3 opposed, the motion failed.

Mr. Chorba voiced his concern with regard to Vesta scoring highest and then the Board not accepting that outcome.

Mr. Booker made a motion to accept ICON to continue as the Management Company for the next three years. Mr. McCafferty seconded the motion. Mr. Cohen recommended discussing why the Board is looking at a different avenue other than the result of the ranking. Mr. Booker advised that the main issue is legality, and he feels that legally the Board can do this. Mr. Chorba advised that they are selecting a company and not an individual or individual personnel with enough background and experience with proven results and Vesta came and made the best presentation, they manage over 700 Associations, and have an A+ rating with the Better Business Bureau; and the reason that people are wanting to retain ICON is due to the concern of individual. He agrees this is not an individual person issue; it is a delivery of goods and service issue; he spoke to the lack of support from ICON of the people on the ground, he further discussed his concern regarding a lack of processes and evaluation of personnel for the required duties within Venetian. Mr. Kleinglass spoke regarding the 7-point spread, out of 500 points, between the first and second ranked firms and there is a large price difference between first and second. Mr. Kleinglass advised that he is also concerned about the outcome for the current employees; he advised that if the Board doesn't like the way things are going then it is up to the Board to have that discussion with the management company. He advised that he is willing to make a compromise that if the Board wants to go with the firm that scored the highest that there be an absolute commitment that the current employees be retained. Mr. Booker advised that statement is not consistent with the motion on the table. Ms. Bandon called for a vote, with two in favor and three opposed, the motion failed.

Mr. Chorba made a motion to accept the ranking to award the Amenity Management contract to Vesta. Discussion ensued regarding retaining the existing employees and having that become a part of the contract.

On a Motion by Mr. Chorba, seconded by Mr. Bracco, with three in favor and two opposed, the Board Accepted the Ranking to Award the Amenity Management Contract to Vesta, Subject to Successful Contract Negotiations Related to Staff Retainage, Subject to Preparation of an Agreement by Counsel, for the Venetian Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Tennis Fence

Ms. Bandon advised that Staff needs to be provided with direction; she inquired as to whether this item should go back to one of the Committees. Mr. Bracco advised that he would like to see proposals for repair to bring the fence back to the quality it was before. Mr.

Cohen advised that there is not a signed contract in place. Ms. Payton provided background to the issue: Ritzman provided a proposal for \$13,000.00 to make necessary repairs and ASAP provided a proposal for \$20,000.00 for replacement and then the Board asked for an apples-to-apples comparison for replacement of the fence. Mr. Chorba advised that the Facilities Advisory Committee should get the two bidders onto the same page. Mr. Bracco advised that he spoke with Mr. Schappacher and his comments were that there are a couple of ways to strengthen the fencing; the fence itself is in fine condition, the posts are repairable. Mr. Cohen advised that the concerns that Mr. Booker has is related to safety concerns that would need to be remedied as soon as possible.

On a Motion by Mr. Booker, seconded by Mr. Chorba, with all in favor, the Board Rescinded the Previous Motion to Award the Fence Replacement Contract to ASAP Fence, for the Venetian Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion Regarding River Club Roof

Mr. Bracco advised that this roofing issue has already been dealt with.

NINTH ORDER OF BUSINESS

Discussion Regarding Action Taken by Security Assistants

Mr. Kleinglass advised that he asked that this be placed on the agenda due to a concern received related to inaction of the privacy attendants. Mr. McCafferty advised that the officers are Privacy Officers or Courtesy Officers and not Security personnel; and in this incident security was called and security told them to call the police. He advised that they are not trained to handle these situations and the officers should have offered to call the police for the residents. Mr. McCafferty reiterated that the officers are Privacy or Courtesy but not Security. Mr. Chorba advised that the expectation of the Privacy officers needs to be communicated to Victory Security.

TENTH ORDER OF BUSINESS

Discussion Regarding Landscape Architect Cul De Sac Plan

Mr. McCafferty advised that at the last Landscape Advisory Committee Meeting; the Committee recommended that the Board place the cul-de-sacs as the next project for the Landscape Architect; he advised that there is money in the budget for this item.

On a Motion by Mr. McCafferty, seconded by Mr. Chorba, with all in favor, the Board Approved a Contract with the Landscape Architect to Create a Cul-de-sac Plan, in the Amount of \$1,750.00, for the Venetian Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Architect for Tiki Bar Renovation

Mr. Kleinglass advised that he spoke with Mr. Humphrey and he is willing to take on this project and he has proposed a contract amount of \$7,500.00 for the necessary planning in an effort to get a final construction contract amount of \$400,000.00. Discussion ensued.

On a Motion by Mr. Chorba, seconded by Mr. Booker, with all in favor, the Board Approved a Contract with Architect Mr. Humphrey, in an Amount Not to Exceed \$7,500.00, for the Tiki Project, for the Venetian Community Development District.

TWELFTH ORDER OF BUSINESS

**Discussion Regarding Reserve Study
and Reserve Study Advisory
Committee**

Mr. McCafferty recommended combining items I and J, Discussion Regarding Reserve Study and Reserve Study Advisory Committee and Discussion Regarding Finance Committee. Mr. Bracco recommended advertising the Committee to the community in order to gauge community interest. Ms. Bandon advised that a Charter is needed in order to advertise and only two Board members provided input related to the Charter. She recommended that the Board needs to make a determination as to what the purpose of the Committee will be. Mr. Bracco asked that Ms. Bandon create a charter to present at the next meeting. Mr. Kleinglass advised that it is clear that a Reserve Committee is necessary although he does not believe that a Financial Committee is needed. Mr. Chorba advised that he placed Financial in the Committee because there are financial statements to look at monthly and the Committee can review the expenditures to determine if money is being spent wisely. Mr. Bracco advised that when Ms. Bandon recommended that finance questions be sent to her for review prior to the meeting it has worked well, and he does not believe that a Finance Committee is necessary although a Reserve Study Committee is necessary. Ms. Bandon advised that she would work on a charter for review.

THIRTEENTH ORDER OF BUSINESS

**Discussion Regarding Finance
Advisory Committee**

This item was combined with the Twelfth Order of Business, above.

FOURTEENTH ORDER OF BUSINESS

**Discussion Regarding Advisory
Committees and Upcoming Vacancies**

Mr. Kleinglass asked that an announcement be sent out advising the Community of the upcoming vacancies on each of the Committees. Ms. Bandon advised that she would send the list to Mr. Livermore.

FIFTEENTH ORDER OF BUSINESS

**Appointment of Advisory Committee
Liaisons**

Mr. Bracco advised that there is concern within the community related to the Recreational Advisory Committee; he recommended reestablishing a Racquet Advisory Committee and a Fitness Advisory Committee. Discussion ensued regarding the majority of the focus of the current Advisory Committee being on Tennis.

On a Motion by Mr. Bracco, seconded by Mr. Booker, with all in favor, the Board Disbanded the Recreational Advisory Committee and Established the Racquet Advisory Committee and a Fitness Advisory Committee, Each to be a Five Member Committee, to be Effective December 31, 2020, for the Venetian Community Development District.

321
322 Mr. Bracco advised that he would like to be the liaison to the Reserve Committee as
323 well as hardscapes and management and vendor issues; he advised that he would like to
324 see Mr. Kleinglass continue with the Facilities Advisory Committee, he would like to see Mr.
325 McCafferty continue with Privacy Personnel and the Landscaping Advisory Committee, he
326 would like to see Mr. Booker become involved in Racquet and Fitness Advisory Committees
327 as well as the ponds, and he would like to see Mr. Chorba assume the Social and Dining
328 Committee and the Newsletter. Discussion ensued. Mr. McCafferty inquired as to coverage
329 of the POA meetings. Mr. Bracco advised that he will attend the January meeting and the
330 Board can revisit once the POA puts out its schedule.

331
On a Motion by Mr. Chorba, seconded by Mr. Booker, with all in favor, the Board Accepted the Recommendations of Mr. Bracco's Liaison Appointments, for the Venetian Community Development District.

332
333 **SIXTEENTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
334 **Board of Supervisors Meeting held on**
335 **October 19, 2020**

336
337 Ms. Blandon provided an overview of the minutes of the Board of Supervisors'
338 meeting held on October 19, 2020 and asked if there were any questions. There were none.

339
On a Motion by Mr. McCafferty, seconded by Mr. Bracco, with four in favor and Mr. Booker opposed, the Board Approved the Minutes of the Board of Supervisors' Meeting held on October 19, 2020, for the Venetian Community Development District.

340
341 **SEVENTEENTH ORDER OF BUSINESS** **Consent Items**

342
343 Ms. Blandon advised that the Consent items consist of the Recreational Advisory
344 Committee meeting minutes of October 19, 2020. Mr. Cohen advised that this will not affect
345 accepting the minutes; however, he advised that he had an email exchange with Ms. Payton
346 related to the quorum requirements of the Committee and he feels that this is seven-member
347 committee, and a quorum is four people regardless of how many people are still on the
348 committee.

349
350 Ms. Blandon advised that she would notify the Recreational Advisory Committee of
351 the dissolution as of December 31, 2020.

352
353 Ms. Blandon asked if there were any questions related to the minutes.
354

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

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen advised that with regards to the member who was placed on temporary suspension from the River Club; he advised that a letter was sent advising of the temporary suspension and that letter was received, then the Board met on November 23rd and the Board asked that he send a follow up letter inviting the resident to the December 14th meeting and that letter was also received, and in that letter he invited the member to attend today's meeting to present to the Board and so the Board needs to decide as to how they would like to proceed. Mr. Bracco advised that from his understanding this was a physical situation between a member and an employee, and he does not take that lightly and so he is in favor of suspending the member, he advised that he is also aware that there were previous issues as well. Ms. Payton advised that her initial recommendation was a one-year suspension although a Board member recommended a six-month suspension, and she agrees with that. Mr. Chorba advised that he is in favor of a six-month suspension. Mr. McCafferty advised that he agrees. Mr. Booker advised that mitigating circumstances need to be taken into consideration; he recommended limiting access to only the pool. Ms. Payton advised that the issues are more than only the reported instances and there have been other issues.

On a Motion by Mr. Bracco, seconded by Mr. Booker, with all in favor, the Board Suspended the Member for a Period of Six Months, Retroactive to October 26, 2020, for the Venetian Community Development District.

B. River Club

Ms. Payton advised that Mr. Vignolini did a YouTube live stream while she was away, and the volume was not great, but she is doing it again today with a microphone and someone up North is monitoring the recording and the sound is great today. She advised that she would like the Board to approve her to livestream the meetings; she advised that she has looked into necessary equipment to handle the broadcasting of the meetings and it was \$5,000.00 to \$25,000.00 to do so. She advised that the YouTube livestreaming is \$500.00 Mr. Bracco thanked Ms. Payton for looking into this and stated that this is a fine example of why the current employees need to be maintained. Mr. Chorba asked for information for this to be placed in the Newsletter; he further asked that Ms. Blandon include the link in the agenda emails.

Ms. Payton advised that the paver patio has been extended and tables and chairs have been ordered. She advised that the pool entry way will begin in the next week or so.

Ms. Payton advised that the Holiday Fund will be shared with Rizzetta employees.

Ms. Payton advised that she is obtaining pricing for the pool lighting and will have that ready for the next Board meeting; she advised the cost is \$25,000.00 to \$80,000.00.

Ms. Payton advised that regarding the Survey on the website; it has been placed on the website. She advised that the Committee asked that it also be mailed out to everyone, there are over two thousand emails and two hundred forty tennis players and so the other two thousand residents are probably not interested. She further advised that she did not include the comments as some were very derogatory toward staff however, if someone wants the comments sent to them, they can be requested.

Mr. Chorba inquired as to whether regular cleaning is still being done of the pool tables and chairs. Ms. Payton advised that she will check to ensure that regular cleaning is being done. Mr. Chorba spoke regarding the Member who has contracted COVID and the River Club response. Discussion ensued regarding mandating masks within the River Club. Mr. Chorba advised that masks need to be mandatory for all visitors to the River Club.

On a Motion by Mr. Booker, seconded by Mr. Chorba, with all in favor, the Board Mandated Masks to be Worn Within the River Club, for the Venetian Community Development District.

Mr. Kleinglass asked for clarification related to the Tiki Bar and the distribution of the Holiday fund. He advised that Ms. Payton can use her best judgement.

C. Field Manager

Mr. Livermore advised that the mailbox project is complete.

Mr. Livermore advised that it was brought to his attention that something needs to be done with the stop signs on the gate arms and so he has a Venetian sign that he would like to place on the gate arms to get the attention of the drivers. He further advised that the Community Association will pay for the new signage on the gate arms. Mr. McCafferty recommended holding onto the stop signs in case they are needed in the future. Mr. Bracco thanked the Community Association for the signage. Mr. McCafferty asked that the signage be permanently attached rather than using plastic ties.

Mr. Livermore advised that Amazon has called him regarding wanting to put in a device at the front gate to open the gates automatically and to provide a mechanism to track their trucks. Mr. Livermore advised that he advised the Amazon person that their trucks are speeding within the community and they have asked that Mr. Livermore provide the truck number of the

speeders so that it can be addressed. Mr. Chorba recommended trying this to see if it works. Mr. Bracco recommended allowing a trial period provided that the trucks stop speeding and parking on the wrong side of the road. Mr. Cohen advised that he would like to review the proposed agreement.

D. District Manager

Ms. Blandon advised that the next regular meeting of the Board of Supervisors' is scheduled for Monday, January 11, 2021 at 9:30 a.m.

Ms. Blandon advised that the website company has provided a proposal for excessive documents being uploaded to the website in agendas; she advised that the Board will need to have a conversation regarding items to not include in agenda packages.

NINETEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. McCafferty asked that Ms. Blandon ensure that the Landscape Architect payment be billed to last year rather than this year. Ms. Blandon advised that if the payment was made in the current year then the payment has to show in the current year. Ms. Blandon advised that the budget can be amended.

Mr. Bracco advised that he has been in touch with Fidelity and has taken over that responsibility. He advised that he will be adding Mr. Kleinglass as a signatory on the Fidelity accounts and Mr. Brizendine is already a signatory and has offered assistance with the Fidelity accounts.

Mr. Bracco advised that the Community Association's generosity extends beyond the Venetian signs that have been donated; he advised that the Community Association has also engaged Solitude to conduct the additional testing of the ponds.

Mr. Bracco advised that the lawsuit related to the hydraulic spills has been filed.

Mr. Kleinglass advised that he hopes that the prospective new River Club management company has heard the Board related to retaining the current River Club employees.

TWENTIETH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. McCafferty, seconded by Mr. Booker, with all in favor, the Board adjourned the meeting at 1:14 p.m., for the Venetian Community Development District.

Tab 7

MINUTES OF MEETING

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

**VENETIAN
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Venetian Community Development District was held on **Monday, January 11, 2021, 2020 at 9:30 a.m.** held at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

Richard Bracco	Board Supervisor, Chairman
Steve Kleinglass	Board Supervisor, Vice Chairman
Ernest Booker	Board Supervisor, Assistant Secretary
Richard McCafferty	Board Supervisor, Assistant Secretary
Carl Chorba	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson, Cohen & Mooney, P.A.
Rick Schappacher	District Engineer, Schappacher Engineering (via speaker phone)
Denise Payton	General Manager, River Club
Keith Livermore	Field Manager, Venetian CDD
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. Pozarek spoke regarding the lighting proposals for swimming at night; she advised that the estimates are high and then there will be a cost associated with upkeep, she further advised that night swimming may not be utilized, and the District could be inviting trouble with offering night swimming. Ms. Pozarek inquired as to the status of the Vesta contract and whether ICON has received notice. Mr. Cohen advised that he will address that.

Mr. Perry concurred with Ms. Pozarek's statements related to night swimming. He spoke regarding the tennis fencing and recommended making repairs as necessary rather than replacement. Mr. Bracco advised that the Board had previously determined that repairs rather than replacement is the way to go and proposals have been received for the repairs.

48
49 Ms. Schaid inquired as to the pool monitor who was cleaning on a regular basis but
50 has not seen cleaning since her return and so she asked for clarification as to the policy for
51 cleaning around the pool. Ms. Payton advised that cleaning is conducted first thing in the
52 morning and again throughout the day although she will ensure that the cleaning is done on
53 a regular basis. Board discussion ensued regarding having a visible presence of the pool
54 monitor at the pool area with additional cleaning and having a better plan in place for holiday
55 weekends. Mr. Kleinglass advised that he will sit down with Ms. Payton to come up with a
56 plan.

57
58 Ms. Shaffer spoke regarding a concern with a security guard who has called and
59 yelled at her. She asked that the Board address the individual. Mr. Chorba discussed
60 pursuing a computerized option for notifying the guard house of visitors.

61
62 **THIRD ORDER OF BUSINESS**

District Engineer Staff Report

63
64 Mr. Schappacher advised that the speed cushion replacement on Pesaro will be
65 completed this week. He advised that the asphalt bids for Treviso and Bolanza are due this
66 Friday; he advised that the bids look to be under \$60,000.00. Mr. Schappacher advised that
67 the contract for the irrigation pump cover has been signed and so he will follow up with the
68 vendor on scheduling. He advised that regarding the dog park/pickleball courts, the tentative
69 date for the planning commission meeting is February 2nd at 1:30 p.m. and these items are
70 numbers three and four on the agenda; he advised that he would like to have people in
71 support of the amenities attend the meeting to voice that support.

72
73 Mr. Chorba inquired as to whether the preserve at Capello II is part of the CDD. Mr.
74 Schappacher advised that it is owned by the CDD but is not maintained. The Board asked
75 that Mr. Schappacher determine the responsibilities of the preserve area. Ms. Blandon
76 advised that she will obtain a proposal from Solitude for maintenance.

77
78 **FOURTH ORDER OF BUSINESS**

**Consideration of Pool Lighting to Allow
for Night Swimming**

79
80
81 Ms. Payton provided background as to the purpose for obtaining proposals for pool
82 lighting in order to allow for night swimming; she advised that a previous Board member had
83 asked for the proposals. Mr. Cohen advised that there is a code and requirements to be met
84 in order to allow for night swimming.

85
86 Mr. Booker made a motion to table consideration of this item. Mr. Bracco seconded
87 the motion.

88
89 Mr. Booker advised that it is clear to him that it is an issue that is a carry over from a
90 previous Board member and there is no budget for the item, it can cause liability issues in
91 order to serve the need or want of a very few people. Mr. Bracco advised that should the
92 Board choose, this item can be reviewed at budget time. Discussion ensued regarding
93 tabling the item versus voting it down.

94
95 Mr. Booker withdrew his motion to table this item.
96

On a Motion by Mr. Kleinglass, seconded by Mr. Bracco, with all in favor, the Board Did Not Approve the Proposals for Pool Lighting to Allow for Night Swimming, for the Venetian Community Development District.

97
98 **FIFTH ORDER OF BUSINESS**

**Consideration of Tennis Light Pole
Maintenance/Resurfacing**

99
100
101 Ms. Payton advised that the quotes provided are for tennis courts lights only and the
102 proposals are for the same scope. She advised that all lights are in the process of being
103 switched to LED.
104

On a Motion by Mr. Chorba, seconded by Mr. Bracco, with all in favor, the Board Approved the Ritzman Tennis Proposal for Tennis Light Pole Maintenance/Resurfacing, Subject to Clarification of Warranty, Determining Whether a Sub Contractor is Being Used, Clarification of Painting Process and Materials, Determining a Schedule, and Not to Exceed \$14,000.00, Subject to Preparation of a Contract by Counsel, for the Venetian Community Development District.

105
106 **SIXTH ORDER OF BUSINESS**

**Consideration of Reserve Study
Advisory Committee Charter**

107
108
109 Ms. Bandon advised that the Charter was emailed to the Board prior to the meeting.
110

111 Mr. Kleinglass advised that due to the nature of the Committee and what is being
112 asked of them, he would like to see a Committee of seven. The Board agreed to making the
113 Committee composition be up to seven Committee members. Mr. Kleinglass inquired as to
114 the budget workshop noted. Mr. McCafferty advised that the Committee would attend the
115 budget workshop with the Board of Supervisors' and provide a presentation to the Board of
116 Supervisors'. Mr. Kleinglass asked if this is a time limited Committee and should a
117 completion date be added to the Charter. Ms. Bandon advised that she is under the
118 impression that this is an ongoing Committee, with two-year terms.
119

120 Mr. Chorba advised that the Committee may want to fine tune the Charter after
121 creation. He further requested that the background experience be expanded.
122

123 Mr. McCafferty inquired as to whether the budget item should be more detailed.
124

125 Mr. Booker advised that Risk Management and Insurance are not included in the
126 Charter.
127

On a Motion by Mr. Bracco, seconded by Mr. McCafferty, with all in favor, the Board Approved the Reserve Advisory Committee Charter, in Substantial Form, as Amended, for the Venetian Community Development District.

The Board took a brief recess at 10:33 a.m. and was back on the record at 10:47 a.m.

SEVENTH ORDER OF BUSINESS

**Appointment of Committee Members
to Fill Vacancies**

Mr. McCafferty recommended Julia Salerno for the vacancy on the Landscape Advisory Committee.

Mr. Chorba recommended Livvy Faford and Sarah Quinn for the Social and Dining Advisory Committee.

Mr. Kleinglass recommended Lewis Perry, Ken Smaha, Bert Wepfer and Jill Pozarek for the Facilities Advisory Committee.

Mr. Booker recommended Alan Lands, Mark Faford, Pam Perry, Jack Challener, and Pat Hinsch for the Racquet Advisory Committee. Mr. McCafferty asked if Mr. Booker had talked to these people and inquired if any of them are pickleball players. Mr. Booker confirmed that he spoke with all of those he is recommending and Mr. Faford and Mr. Challener are pickleball players. Mr. McCafferty advised that he is of the opinion that with this new Committee there should be players from both tennis and pickleball.

Mr. Booker recommended Livvy Faford and Nancy Spokowski for the Fitness Advisory Committee.

Mr. Bracco advised that there is a need to advertise for three more Fitness Advisory Committee members and one more Social and Dining Advisory Committee member.

Ms. Blandon advised that there are no charters in place for the Fitness Advisory Committee nor the Racquet Advisory Committee and so those will need to be created.

On a Motion by Mr. Bracco, seconded by Mr. Chorba, with all in favor, the Board Appointed the Board Recommendations to the Advisory Committees, for the Venetian Community Development District.

Mr. Kleinglass asked that Staff send a letter to outgoing Committee members thanking them for their service. He further inquired as to creating email addresses for the new Committee members. Mr. Kleinglass asked that a Sunshine Workshop be set up for the new Committee members.

Mr. Booker recommended adopting a resolution or proclamation thanking the

outgoing Committee members for their service. Mr. Bracco recommended sending a letter thanking them for their time spent on the Committees. Mr. Booker recommended that a Certificate be sent to the Committee members.

EIGHTH ORDER OF BUSINESS

Update Regarding Tiki Bar Renovation

Mr. Kleinglass advised that a workshop was held as there was no quorum and so the members met and had a telephone call with Mr. Humphrey and a tentative schedule was laid out which the project could go out to bid during the Summer months. He asked for guidance from the Board as one Committee member feels that the renovation is not going in the right direction. Mr. Bracco advised that the currently proposed site is the correct location as it is near the pool. Mr. Booker inquired as to whether Mr. Ruffato has spoken with Mr. Kleinglass. Mr. Kleinglass advised that he has spoken with Mr. Ruffato. Mr. Kleinglass advised that the new project would put new equipment out there, expand the seating area, provide a cover, electrical upgrades, possibly cooling mechanism, and a grill station is now getting review due to the health department. He advised that the Architect has been advised that the monetary ceiling for the project is \$400,000.00 as that is what the Board has approved. Mr. Bracco advised that he is under the same impression related to price and Mr. Ruffato has reached out to many Supervisors with interest in a free-standing tiki bar which is not the direction he thought the project was going. Mr. Kleinglass advised that he has heard the Board in keeping the project costs as low as possible, and get something that is tastefully appealing, that does what it needs to do and is considerate of everything. He advised that Fishman is on Board. Mr. Bracco advised that a community meeting will be held when the time is appropriate. Ms. Blandon reminded Mr. Kleinglass that in May there is only one meeting and the proposed budget must be approved prior to June 15th and once adopted it cannot be increased.

NINTH ORDER OF BUSINESS

Consideration of Possible Island Enhancements

Mr. McCafferty advised that at the last Landscaping Advisory Committee meeting, discussion was held regarding enhancements although no conclusions were reached, and he hopes that after the next meeting there will be something to talk about.

Mr. Kleinglass inquired as to whether the Committee has discussed feedback from the third island enhancements. Mr. McCafferty advised that all feedback received has been positive with the exception of one comment and he reached out to that person but has not heard back. Mr. Kleinglass inquired as to whether the River Club island is in the queue. Mr. McCafferty advised that it is in the long term and at this time the Architect is looking at the cul-de-sacs. Mr. Kleinglass advised that things are starting to move and the community is looking good. Mr. McCafferty advised that he is concerned about the costs of irrigation repairs.

Mr. Bracco advised that he thinks the third island looks great; he commended the Committee and LMP for what was done as it was done efficiently.

TENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
November 23, 2020**

Ms. Bandon provided an overview of the minutes of the Board of Supervisors' meeting held on November 23, 2020 and asked if there were any questions. Mr. Chorba inquired regarding a discussion related to the greeter team being trained. Mr. Bracco advised that was December 14th meeting.

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 23, 2020, for the Venetian Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of October and November 2020**

Ms. Bandon provided an overview of the operations and maintenance expenditures for the period of October 1-31, 2020 totaling \$136,836.00 and the period of November 1-30, 2020 totaling \$117,669.87. She asked if there were any questions. Mr. Bracco inquired as to whether the repair to the concrete wall was for the Otello wall. Ms. Bandon confirmed. Mr. Bracco inquired as to LMP invoice for pest control. Ms. Bandon advised that pest control is part of the contract but is billed separately. Mr. McCafferty spoke regarding his concern related to irrigation repair expenses.

On a Motion by Mr. McCafferty, seconded by Mr. Bracco, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of October 2020, totaling \$136,836.00 and the Month of November 2020 totaling \$117,669.87, for the Venetian Community Development District.

TWELFTH ORDER OF BUSINESS

Consent Items

Ms. Bandon advised that the Consent items consist of the Social and Dining Advisory Committee meeting minutes of October 14, 2020 and the Recreational Advisory Committee meeting minutes of November 9, 2020. She asked if there were any questions related to the minutes.

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

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen advised that regarding the River Club management agreement; after the Board made its determination, together with Rizzetta staff, letters were sent to the proposers advising of the decision and of their protest rights and after waiting the requisite time no protests were received and so he has moved forward with the contract with Vesta and the termination to ICON was sent on December 30th and with the 60-day period, the beginning of March will begin the new contract. He reviewed comments received from Vesta to the contract and advised there were no comments of concern and he anticipates the contract will be completed soon.

Mr. Cohen advised that as of January 1st, there is a new law regarding e-verification; the District is considered a public employer and must be registered with the E-Verification system and in turn any contracts that the District is preparing, there is a provision that requires that the vendors must e-verify their employees.

Mr. McCafferty inquired as to when the sixty days begins related to the ICON notice. Mr. Cohen advised that notice was mailed December 30th.

B. River Club

Ms. Payton reported that twenty-one people were on the live stream today of the CDD meeting.

Ms. Payton advised that the maintenance tech power washed the guardhouse and has noticed that the guardhouse is in disrepair and is in need of being painted. The Board advised that the maintenance tech can paint the building. Ms. Payton advised that it was noticed that the gutters had been painted previously. She advised that she will review the gutters and possibly obtain proposals for replacement.

Ms. Payton advised that the bushes between the sidewalk and pond are looking bad and she had SWFWMD take a look at the area and they have determined that area is not part of the permit and recommended cleaning up the area. Ms. Payton advised that the area needs to be cleaned up. Mr. Kleinglass recommended contacting the homeowner to advise of the work to be done. Mr. Bracco advised that if the work is conducted on CDD property and during normal hours then notice is not necessary.

Mr. McCafferty advised that repainting of the interior and exterior of the guardhouse is in the Reserve Study for this year and so that is a Reserve expenditure item.

Ms. Payton advised that she has been in contact with Mr. Deary of Vesta and their HR team will be coming out to meet with employees in an effort to have a smooth transition.

Ms. Payton advised that regarding the tennis fencing; the Reserve Study shows that the tennis fence has quite a few years left and with the comments related to the fencing not lasting too long; the posts last much longer than the fencing of itself. She advised that the cost of the repair is \$11,000 to \$13,000 and replacement is \$30,000 she is recommending replacement. Mr. Bracco advised that he would like to rely on the expertise of the engineer who stated that the fence is in good condition and can be pulled back into shape. Mr. Chorba advised that at the last meeting this item was supposed to go back to the Facilities Committee.

Mr. Kleinglass inquired as to the pavers at the River Club and pool entrance. Ms. Payton advised that the pavers at the River Club have been completed and the area has become a very popular location for dinner and lunch. She advised that the area at the pool entrance has also been completed although there is more clean up to be done in the area.

Mr. Chorba spoke to the mask requirement and notice not being posted on the back doors to the facility and people entering without a mask. He asked that additional signage be placed so that those that enter the River Club through back doors are aware of the mask requirement.

Mr. Kleinglass inquired as to whether masks are required at the pool area. Ms. Payton advised that it has not been a requirement although it may need to be implemented.

Mr. Booker inquired as to whether Ms. Payton is looking into vaccinations being given at Venetian. Ms. Payton advised that they would have to be open to the public and it would be eight hours per day seven days per week. Mr. Bracco advised that vaccinations will be rolling out better shortly and so he does not think it should be pursued.

C. Field Manager

Mr. Livermore advised that the gate signs out front are being replaced as the borders are missing and so if the determination is that they look good then they will proceed, with borders added, and the Community Association is paying for the signage. Mr. McCafferty asked that Mr. Livermore keep the stop signs on the chance they need to be reinstalled. The Board asked that Mr. Livermore proceed with the new signage.

Mr. Livermore advised that the back gate arm is up and lit with the gate closed and he recently received a complaint regarding the lighted arm being on all night and so he reached out to the gate specialist and they have suggested turning off the arm and installing a light low enough that the bushes will cover it. Mr. Bracco asked that Mr. Livermore obtain pricing.

Mr. Livermore advised that John is out due to medical concerns and a

temporary job posting has been put out on indeed and interviews will begin soon.

Mr. Livermore advised that more direction is needed on people who refuse to wear masks. Mr. Bracco advised that the Board passed a resolution making masks mandatory. Mr. Cohen advised that there may need to be accommodations made; however, you can ask to have them put a mask on, then make accommodations, and go from there. Mr. Kleinglass advised that unless someone advises of a medical condition prohibiting them from wearing a mask they should be asked to leave. Mr. Chorba advised that if someone won't leave then their membership should be suspended.

Mr. Chorba inquired as to the status of the trial with Amazon and the RFID access. Mr. Livermore advised that Amazon has been notified of the approval and nothing further has taken place.

D. District Manager

Ms. Blandon advised that the next regular meeting of the Board of Supervisors' is scheduled for Monday, January 25, 2021 at 9:30 a.m.

Mr. Chorba asked that Ms. Blandon provide him with the names of the new Committee members.

Mr. Kleinglass advised that the Facilities Advisory Committee may want to change the dates and times of the meetings.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. Bracco advised that there may be a misrepresentation of tennis fees in the rules; May 1st through September 30th there should be no charge and as of October 1st there should be a charge. He asked that Ms. Payton double check this as it may be incorrectly stated on the River Club website.

Mr. Bracco advised that he has the dates for the POA meetings, and he missed the first meeting, but he will be attending the February and March meetings. He passed around the meeting dates and asked that each Supervisor sign up for two meetings.

Mr. Bracco advised that regarding CDD meetings, it has been a month since the last meeting and today's agenda is a good one, he is suggesting possibly cancelling the January 25th meeting and cutting back on meetings as a meeting every two weeks may not be necessary. Discussion ensued.

On a Motion by Mr. Bracco, seconded by Mr. Chorba, with all in favor, the Board Cancelled the January 25, 2021 BOS Meeting, for the Venetian Community Development District.
--

Mr. Chorba advised that he has received newsletter changes and asked for any additional input. Mr. McCafferty provided input to the newsletter. Mr. Booker advised that he had no further changes.

Mr. Kleinglass advised that it was nice that during the Committee appointments there were some new names and interest.

Mr. Booker advised that there has recently been an influx of young residents to the community and he has received requests to erect a basketball goal for the kids to play. He further advised that the Christmas decorations at the entrance to the community were beautiful and was a job well done. Mr. Booker advised that he would like the Board to consider reciting the Pledge of Allegiance at the onset to meetings. The Board concurred.

Mr. Kleinglass advised he likes the idea of the basketball goal and he would like that to be looked into. Mr. Bracco recommended that he would like the Facilities Committee to take on the basketball goal request as he thinks it is a great idea. Mr. Booker advised that the original request came from a father with two teenage sons.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 8

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures December 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2020 through December 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$216,827.95**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Venetian Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AMF Mark Mobile Welding, LLC	003927	2157	Weld Mail Box- 249 Pessarro 11/20	\$ 75.00
AMF Mark Mobile Welding, LLC	003927	2161	Weld Mail Box- 122 Portafino 11/20	\$ 75.00
AMF Mark Mobile Welding, LLC	003904	2167	Weld Mail Box- 351 Padova & 158 Savona 11/20	\$ 75.00
AMF Mark Mobile Welding, LLC	003904	2171	Weld Mail Box- 205 Portafino 12/20	\$ 75.00
Blalock Walters, P.A.	003896	3	City of Venice & Venetian - Mediation Services 10/20	\$ 65.00
Carl W Chorba	003930	CC121420	Board of Supervisors Meeting 12/14/20	\$ 100.00
Charlotte County Painting & Resurfacing Inc.	003921	000168	Remove, Clean, Paint, & Reinstall 971 Mailbox Flags 12/20	\$ 7,768.00
City of Venice	003931	44300-59516 11/20	Guardhouse Water-101 Veneto BV 11/20	\$ 77.68
Clean Sweep Parking Lot Maintenance Inc	003905	44423	Street Sweeping 11/20	\$ 395.00
Comcast Communications	003906	8535-10-050-0435487-12/20	Internet Service - 102 Citadella Drive 12/20	\$ 108.35
Comcast Communications	003932	8535100500439604 12/20	Guardhouse Phone & Internet 12/20	\$ 254.80
David Lusty	003936	DL093020	Board of Supervisors Meeting 09/30/20	\$ 100.00
David Lusty	003936	DL101920	Board of Supervisors Meeting 10/19/20	\$ 100.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ernest R Booker	003928	EB121420	Board of Supervisors Meeting 12/14/20	\$ 100.00
Florida Power & Light	003907	Electric Summary 11/20	Electric Summary 11/20	\$ 2,565.68
Frontier Florida LLC	003934	94148585001205135 12/20	Guardhouse Phone & Internet 12/20	\$ 286.98
Frontier Lighting, Inc.	003908	S2019807.001	Lighting Repair 11/20	\$ 902.40
Halifax Media Holdings, LLC	003914	SC52G0S6DU 11/14/20	Account #10014211 Legal Advertising 11/20	\$ 151.25
Invision Communications	003897	AAAI2058	(250) Side View Awid Tags & (100) Clamshell Cards 11/20	\$ 2,900.00
Invision Communications	003909	AAAI2073	Replace Rear Arm Gate 11/20	\$ 380.00
Jeff Pfohler Electric, Inc.	003898	14581	Repair Mailbox Light-316 Padova Way 11/20	\$ 160.00
Landscape Maintenance Professionals, Inc.	003899	155911	Monthly Ground Maintenance & Irrigation 11/20	\$ 27,737.08
Landscape Maintenance Professionals, Inc.	003899	156031	Irrigation Repair 10/20	\$ 32.00
Landscape Maintenance Professionals, Inc.	003899	156053	Irrigation Repair 10/20	\$ 294.00
Landscape Maintenance Professionals, Inc.	003899	156091	Baha, Ornamental & Palm Fertilizer 10/20	\$ 8,400.00
Landscape Maintenance Professionals, Inc.	003899	156092	Pest Control 10/20	\$ 740.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	003899	156168	Irrigation Repair 10/20	\$ 425.00
Landscape Maintenance Professionals, Inc.	003899	156235	Irrigation Repair 11/20	\$ 235.00
Landscape Maintenance Professionals, Inc.	003899	156313	Annuals 10/20	\$ 5,400.00
Landscape Maintenance Professionals, Inc.	003935	156562	Monthly Ground Maintenance & Irrigation 12/20	\$ 27,737.08
Landscape Maintenance Professionals, Inc.	003935	156728	Pest Control 11/20	\$ 735.00
Landscape Maintenance Professionals, Inc.	003935	156798	Irrigation Repair 12/20	\$ 425.00
Landscape Maintenance Professionals, Inc.	003935	156861	Remove 15ft Wax Myrtle 12/10	\$ 99.00
Landscape Maintenance Professionals, Inc.	003935	156895	Irrigation Repair 11/20	\$ 30.00
Landscape Maintenance Professionals, Inc.	003935	156958	Install (8) Oleander Plants 12/20	\$ 1,378.00
Landscape Maintenance Professionals, Inc.	003935	156959	Install Various Palms & Ferns 12/20	\$ 3,259.75
Landscape Maintenance Professionals, Inc.	003935	156961	Install Various Plants 12/20	\$ 24,019.21
Lisa Ross Inc	003945	13427	(1000) 2 Sided Resident Registration Sheets 06/20	\$ 124.00
Persson, Cohen & Mooney, P.A.	003901	25327	Legal Services 10/20	\$ 6,334.20

Venetian Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Persson, Cohen & Mooney, P.A.	003922	25421	Legal Services 11/20	\$ 7,225.00
Richard Bracco	003929	RB093020	Board of Supervisors Meeting 09/30/20	\$ 100.00
Richard Bracco	003929	RB101920	Board of Supervisors Meeting 10/19/20	\$ 100.00
Richard Bracco	003929	RB112320	Board of Supervisors Meeting 11/23/20	\$ 100.00
Richard Bracco	003929	RB121420	Board of Supervisors Meeting 12/14/20	\$ 100.00
Richard P. McCafferty	003937	RM093020	Board of Supervisors Meeting 09/30/20	\$ 100.00
Richard P. McCafferty	003937	RM101920	Board of Supervisors Meeting 10/19/20	\$ 100.00
Richard P. McCafferty	003937	RM112320	Board of Supervisors Meeting 11/23/20	\$ 100.00
Richard P. McCafferty	003937	RM121420	Board of Supervisors Meeting 12/14/20	\$ 100.00
Rizzetta & Company, Inc.	003911	INV0000054669	District Management Fees 12/20	\$ 5,574.65
Rizzetta Amenity Services, Inc.	003912	INV00000000008179	Amenity Service BI-Weekly Payroll 11/27/20	\$ 5,883.13
Rizzetta Amenity Services, Inc.	003938	INV00000000008311	Mileage & Cell Phone 11/20	\$ 115.79
Rizzetta Amenity Services, Inc.	003938	INV00000000008338	Amenity Service BI-Weekly Payroll 12/11/20	\$ 6,602.01

Venetian Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Technology Services, LLC	003913	INV0000006655	Website Hosting & Email Services 12/20	\$ 530.00
Schappacher Engineering LLC	003902	1737	Engineering Services 10/20	\$ 5,797.50
Schappacher Engineering LLC	003923	1772	Engineering Services 11/20	\$ 2,092.50
Solitude Lake Management, LLC	003903	PI-A00504034	Lake & Pond Management Services 11/20	\$ 3,635.90
Solitude Lake Management, LLC	003903	PI-A00504035	Preserves Management Services 11/01/20-01/31/21	\$ 8,743.67
Solitude Lake Management, LLC	003939	PI-A00518965	Lake & Pond Management Services 12/20	\$ 3,635.90
Solitude Lake Management, LLC	003939	PI-A00523351	Lake & Pond Management Services 12/20	\$ 100.00
Southworth Solutions, LLC	003924	1220	Software License Fee 12/20	\$ 224.00
Staples Advantage	003915	3463171745	Clubhouse Supplies 11/20	\$ 120.87
Staples Advantage	003915	3463171747	Clubhouse Supplies 11/20	\$ 29.35
Staples Advantage	003925	3463929863	Office Supplies 12/20	\$ 40.85
Staples Advantage	003940	3464423636	Ceramic Heater w/ Thermostat 12/20	\$ 43.99
Steven P. Kleinglass	003941	SK093020	Board of Supervisors Meeting 09/30/20	\$ 100.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Steven P. Kleinglass	003941	SK101920	Board of Supervisors Meeting 10/19/20	\$ 100.00
Steven P. Kleinglass	003941	SK112320	Board of Supervisors Meeting 11/23/20	\$ 100.00
Steven P. Kleinglass	003941	SK121420	Board of Supervisors Meeting 12/14/20	\$ 100.00
Susie E Dunn-Lentile	003933	SD093020	Board of Supervisors Meeting 09/30/20	\$ 100.00
Susie E Dunn-Lentile	003933	SD101920	Board of Supervisors Meeting 10/19/20	\$ 100.00
The Law Offices of Lobeck & Hanson, P.A.	003900	118843	Legal Services 09/20	\$ 1,323.00
The Law Offices of Lobeck & Hanson, P.A.	003900	118967	Legal Services 10/20	\$ 1,663.69
The Law Offices of Lobeck & Hanson, P.A.	003910	118968	Legal Services 10/20	\$ 1,663.69
The Law Offices of Lobeck & Hanson, P.A.	003910	119090	Legal Services 11/20	\$ 5,827.50
The Law Offices of Lobeck & Hanson, P.A.	003910	120120-Lobeck	Legal Services 12/20	\$ 500.00
Verizon Wireless	003920	9867332422	Wireless Telephone Services 11/20	\$ 45.54
Victory Security Agency II, LLC	003918	10059	Security Services 11/08/20-11/14/20	\$ 5,324.60
Victory Security Agency II, LLC	003918	10097	Security Services 11/15/20-11/21/20	\$ 5,324.60

Venetian Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Victory Security Agency II, LLC	003926	10145	Security Services 11/22/20-11/28/20	\$ 5,503.96
Victory Security Agency II, LLC	003926	10158	Security Services 11/29/20-12/05/20	\$ 5,675.00
Victory Security Agency II, LLC	003943	10228	Security Services 12/06/20-12/12/20	\$ 5,675.00
Voila Decorating Inc. dba Trimmers Holiday Decor	003916	668	Holiday Decorations 11/20	\$ 2,200.00
Water Boy Inc	003944	21050725	Water Delivery Account #011845 12/20	\$ 36.80
Water Equipment Technologies of Southwest Florida LLC	003919	17116	Weekly Entrance Fountain Maintenance 11/20	\$ <u>150.00</u>
Report Total				<u>\$ 216,827.95</u>

Tab 9

Venetian Community Development District
502 Veneto Blvd., North Venice, FL 34275
Landscape Advisory Committee Meeting Protocol

Agenda Topic	Meeting Notes
Call to Order / Roll Call	Committee Members attending: Joe Spallina, Harry Wildman, Werner Gutmann Field Manager : Keith Livermore Board Liaison : Rick McCafferty
Establish a Quorum	Quorum established: Joe Spallina, Harry Wildman, Werner Gutmann in attendance
Public Comments	None
Addition or Deletions to the Agenda	None
Approval of Prior Meeting Minutes	Approved
Old Business: Third Island Design	The discussion was about the pros/cons of the quotes presented by Brightview, Hazeltine, LMP and MRT with the objective to determine the best suited Landscaping company to execute the work per 3 rd Island design. Motion voted for: Committee to recommend to the Board that the landscaping contract be awarded to LMP
Old business: other	None
New Business:	Committee Member initiatives
Joe Spallina: Veneto	Ilex Shilling along Veneto should be kept at about 2-foot height. An estimate for rejuvenating hard prune of Ilex shilling along Veneto has been put before the committee and was discussed. It was mentioned that the Oleander along Veneto should not be hard pruned at the same time period the Ilex Shilling is. Motion voted for: Recommend to Board the rejuvenating hard prune of Ilex Shilling as laid out in the estimate from LMP. Recommendation should be submitted to the NEW Board in January 2021.
Harry Wildman: Entrance Area	<ul style="list-style-type: none"> - Entrance Area still lacks “wow”-factor. It lacks pizzazz - Utilities should be screened - Bougainvillea on isle 2 are struggling. - No motion proposed
Marie Thompson	n/a

Venetian Community Development District
502 Veneto Blvd., North Venice, FL 34275
Landscape Advisory Committee Meeting Protocol

Werner Gutmann: 3 islands between River Club and traffic circle	<ul style="list-style-type: none">- Circle in front of RiverClub: Great plant choices (Alamanda & Ixora) is great!- The Ixora there are grown out and cut in a rectangular (unnatural) pattern. Recommendation is to take out evry 2nd-4th Ixora to establish room for plants to grow and be maintained as individual plants (see as well Florida Friendly guidelines)- 2 oblong shaped islands: both have the landscaping design that the VGRC entrance area used to have. Recommendation is to start the redesign of those 2 islands when the landscape redesign of the islands in the entrance area are finished.- No motion proposed
Manager 's Report: Keith Livermore	None
Liaison Report: Rick McCafferty	Still need to get 3 rd island rendering from Architect
Next Meeting	Dec 17, 11am @ River Club