



Rizzetta & Company

# **Venetian Community Development District**

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## **Board of Supervisors' Meeting June 7, 2021**

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

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

## **VENETIAN COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

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

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

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

**VENETIAN COMMUNITY DEVELOPMENT DISTRICT**  
District Office · Ft. Myers, Florida · (239) 936-0913  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
  
www.venetiancdd.org

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June 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, June 7, 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 and Discussion of April 22, 2021 Field Inspection Report..... Tab 1
  - B. Review and Discussion of May 24, 2021 Field Inspection Report (under separate cover)
  - C. Discussion Regarding Issuing an RFP for Financial Advisor Services
  - D. Discussion Regarding Tennis Rule Modification
  - E. Presentation of the Registered Voter Count ..... Tab 2
  - F. Presentation of and Discussion Regarding the Proposed Budget for Fiscal Year 2021/2022 ..... Tab 3
    1. Consideration of Resolution 2021-04, Approving Proposed Budgets for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon ..... Tab 4
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on April 12, 2021 ..... Tab 5
  - B. Consideration of the Minutes of the Board of Supervisors' Meeting held on April 26, 2021 ..... Tab 6
  - C. Consideration of the Minutes of the Board of Supervisors' Meeting held on May 10, 2021 ..... Tab 7
  - D. Consideration of the Operations and Maintenance Expenditures for the Month of April 2021 ..... Tab 8
  - E. Review of April 2021 Financials ..... Tab 9
- 6. CONSENT ITEMS**
  - A. Acceptance of Advisory Committee Meeting Minutes..... Tab 10
    1. Fitness and Pool Advisory Committee Minutes of March 17 and April 21, 2021
    2. Racquet Sports Advisory Committee Minutes of April 6, April 26, and May 10, 2021

3. Social & Dining Advisory Committee Minutes of April 14, 2021
4. Reserve Advisory Committee Minutes of April 19, 2021
5. Facilities Advisory Committee Minutes of May 3, 2021
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 & Mooney, P.A.

# Tab 1



# VENETIAN

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## FIELD INSPECTION REPORT



April 22, 2021  
Rizzetta & Company  
John R Toborg – Manager, Field Services



Rizzetta & Company  
Professionals in Community Management

# Summary, River Club, Veneto, Palermo

## General Updates, Recent & Upcoming Maintenance Events

- During the month of May, all Augustine turf shall receive an application of 2,500 lbs. (50 – 50 lb. bags) of 25-0-11 fertilizer. All Celebration Bermudagrass shall receive an application of 20 lbs. (partial 50 lb. bag) of 25-0-11 fertilizer. Also, during the month of May, all Ornamentals shall receive an application of 6,000 lbs. (120 – 50 lb. bags) of 10-0-12 fertilizer & all palms shall receive an application of 1,600 lbs. (32 – 50 lb. bags) of 8-0-12+4Mg fertilizer. I ask that LMP notify me and clubhouse staff at least five days prior to each application and check into the clubhouse so on-site staff can verify quantities and type.

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 Dw. Firebush still need to be evened out in a consistent height below the windowsill of the gym on the pool deck.**
2. Turf color and condition in the event lawn has dramatically improved over the last month.
3. Tip the Tree Ligustrum within the pool area.
4. Inspect the browning Juniper in the triangular island between the tennis court parking lots, treat if spider mites are present and trim out all brown.
5. Remove all palm saplings from the beds at the River Club.
6. Rejuve cut the scraggly Loropetalum adjacent to the triangular shaped tennis court parking lot and apply a foliar drench of 0.5 lbs. powdered copper sulfate pentahydrate and 0.25 lbs. fresh hydrated lime to 10 gallons of water.
7. Reduce height of Star Jasmine in the same area as above.
8. LMP needs to fertilize Ixora as a specialty plant and fertilize with a material to raise the acidity (ammonium nitrate/sulfate, etc.)
9. Hand pull winter kill from the Foxtail Ferns at the River Club signage.
10. Outstanding turf installs are scheduled for May 6<sup>th</sup>.
11. Detail the bed edge at Treviso cul-de-sac. Bermuda is creeping into the mulch.
12. As a reminder, when rain prevents LMP from being able to perform their duties on their scheduled day(s), all attempts to make up the rain date in the same week must be made. Do not skip services or areas.
13. Hand pull vines off all Schillings Holly along Veneto and remove Spanish Moss that has fallen onto them.
14. **San Marco's landscape maintenance vendor continues to mow a large section in front of the main entrance signage ... mostly on the inbound side. We need to notify their vendor or their board president.**
15. What is the date of the OTC inoculations?
16. Make sure all tree rings located within the emergency access area off Padova Way in Palermo are being mulched and maintained.





# Mestre Place South, Mestre Ct., Martellago North

17. When can we expect to have tissue/root samples from Schillings Hollies on cul-de-sacs where they are failing? As stated previously, I do not expect LMP to take samples of dead plants, but still living plants adjacent to the dead plants. There are several spots of Schillings like these on the Mestre Place south cul-de-sac as well as several other cul-de-sacs. (Pic 17)



18. Water is actively running off the Mestre Ct. cul-de-sac. LMP to determine cause. Recently, diseased Schillings were removed from here. Inspect for broken pipes or driplines. (Pic 18)



19. Most grasses have all been cut on pond banks, however, in many areas, large patches of weeds are proliferating. These must be eradicated now. Noted on Pond 36B between Montelluna and Mestre Ct., and others.

20. Remove dead fronds from all Paurotis Palms and hand pull vines from the ornamental grasses on the outbound side of Martellago north.

21. Cut out dead Schillings Holly on the Asti Ct. cul-de-sac and apply a preventative drench on surrounding Hollies.

22. Eradicate Knotroot Foxtail on the Portofino Dr. cul-de-sac. (Pic 22)



23. Determine the cause of the browning Juniper at the Portofino Lift Station and treat accordingly. Trim out all brown.

24. Eradicate sidewalk expansion joint weeds in the Medici Terrace bridge area. Also, the small strip between the sidewalk and wood fence in this same area is tall and weedy.

25. Treat all turf weeds in the Ciltadella west ROW between Pesaro and the gates. Remove Spanish Moss from these trees.

26. Replace/repair a rotor on the north side of Pesaro approaching Savona Way north from the east. We've also just recently approved a proposal for an irrigation valve in this location. Is this why the turf looks so rough? A lingering faulty valve? (Pic 26>)





# Savona Way North, Avalini Park, Laurel Road West

27. Turf weeds in Savona Way north cul-de-sac are a serious issue. (Pic 27)

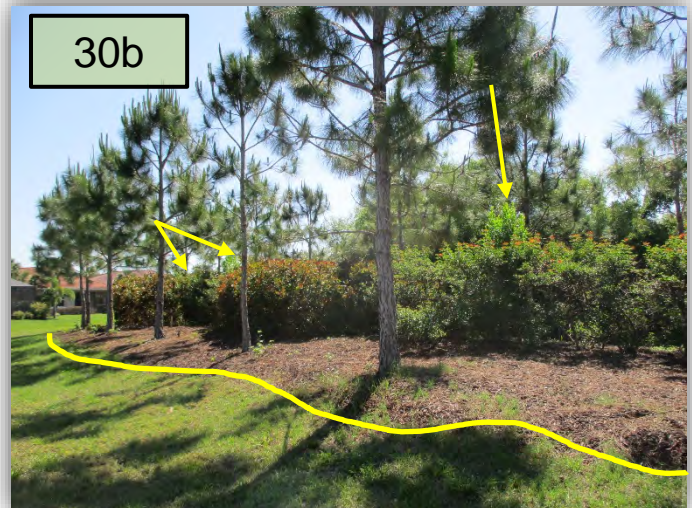


28. The Sweet Viburnum along Laurel Road on the Avalini Way south cul-de-sac is still way too tall, and the bed line is still not being maintained. (Pic 28)



29. Remove all Brazilian Peppers from the hedge mentioned in item 28.

30. There is still a dead Pine tree in Avalini Park that needs to be flush cut. This was first being reported in June/July 2020. Bed weeds are also still an issue. Remove several volunteer Saltbush. (Pic 30a & b)



31. Tip the Tree Ligustrums at Savona Way north and south entrances off Pesaro.

32. Make sure the rear side of the west Laurel Road buffer is being maintained. It is currently quite weedy and the bed is undefined. Remove and dispose of dead fonds.

33. Grass beds along Laurel Road are extremely full of weeds, Brazilian Pepper volunteers.





# Laurel Road

**34. We need to find a way to keep Utility company vehicles from parking on the Laurel Road ROW turf and causing damage. LMP needs to roll these out and replace turf where needed. Install & Invoice. (Pic 34)**



35. Make sure the entire area above our Laurel Road bedlines are being maintained. Many have a lot of weeds on the top parts adjacent to the fairways.

**36. There is still too much Spanish Moss hanging from the trees along Laurel Road.**

37. What is LMP doing to improve this turf on the west side of the main Laurel Road entrance? Has anything been diagnosed here? Awabuki Viburnum in this area are also too tall. Very similar to what the River Club's were. (Pic 37)



38. Turf directly in front of the outbound monument still has a yellowish tint. Is this the onset of fungus? Has this been inspected and treated? There were no LMP spray stakes. (Pic 38)



39. East of the main Laurel Road entrance, remove 3-4 single Juniper plants. There is also classis chinch bug damage symptoms on the back side of the sidewalk in this same area.

40. Browning Juniper continues eastward.

41. Hand pull the Oak suckers out of the newly planted beds of Ti Plants, Shell Ginger and Awabuki Viburnum approaching Jacaranda on Laurel Road.

42. Define the edge of the Juniper bed at Jacaranda and eradicate all weeds.

43. All beds east of the main Laurel Road entrance need weed eradication and bed definition.

44. Cut the remaining Thryallis between the main entrance and Ciltadella to the ground for a rejuve cut going into the growing season. Most have already been cu, but not low enough.





# Laurel Road East, Ciltadella, Veneto, Santa Maria

45. Farther east on the north side of Laurel Road just past the fire station, more beds need to be detailed and defined as well as a stressed area of turf that needs to be cut out and replaced. (Pics 45a & b)



46. Many of the Dw. Firebush eastbound on Laurel Road need to have vines and other weeds removed. There is also drip line lying everywhere.
47. Make sure the Chinese Fan Palms at Ciltadella & Laurel Road are getting adequate fertilizer – many are extremely yellow as well as those along the Laurel Road fence.
48. LMP needs to do better at keeping the Dw. Firebush completely off the sidewalk after turning onto Ciltadella off Laurel Road.

49. Remove Oak suckers form underneath the trees along Ciltadella outbound buffer.
50. Monitor some of the annuals on the southern tip of the median past the 3-point intersection of Veneto and Pesaro. Some are not thriving and will need to be replaced.
51. There is too much bare dirt on the back sides of many curbs on the medians where mulch is being blown away. This needs to be replaced by LMP.
52. There is a dead Ixora on the outbound side of the median north of the 3-point intersection near the southern-most Tree Ligustrum. This needs to be replaced under warranty.
53. Inspect a large section of stressed turf behind the sidewalk on the east side of Veneto approaching the pump house. Is this a hot spot or is something else at play? Diagnose and treat accordingly.

54. As mentioned more than once, weeds need to be eradicated in the ornamental grass beds on most pond banks. This photo is on Pond 35. (Pic 54)



55. The area (including turf replacement) surrounding this recent irrigation repair between Santa Maria and San Marco needs to be put back into its original condition. (Pic 55>)





# San Marco, Lerida, Cipriani South

56. There are still a lot of (larger weeds now) in the recently cut back Oleander along Veneto. These still need to be eradicated.

57. Just beyond the San Marco sign wall, 6-7 singular, scraggly Dw. India Hawthorn need to be removed. I've asked that plants in this condition be removed previously.

58. Approaching Murano, from San Marco, turf is suddenly drying out. Has this irrigation been checked?

59. Replace all missing or damaged irrigation valve boxes at Martellago north.

60. We need to make sure the first house on the right entering Lerida is not driving on the CDD-owned and maintained landscape buffer berm adjacent to their home during their construction project. (Pic 60>)

61. Approaching Cipriani Way north, there is another stressed area of turf right at the crosswalk. LMP needs to ALWAYS have these in their site and addressed immediately before the condition worsen and linger on. What is being done to revive this area? There is more stressed turf on the inbound side of the Lerida entrance in the middle of the open lawn. (Pic 61>)

62. There are a couple Loropetalum on the eastern end of the Lerida east buffer that need to be rejuve cut to the ground.

63. LMP needs to cut all ornamental grasses to a consistent low mound. Some are being left too high and we have to look at haystacks of dead material.



64. There are too many brown perimeters of tree rings and bed edges. Be more careful with herbicide application.

65. LMP needs to remove and replace some bare turf areas near the back side of the Cipriani south sign monument. There are too many of these areas developing under LMP's watch and lingering for too long. Also replace the missing Bougainvillea in the urn on the short column.





# Cipriani South, Rialto, Treviso & Veneto

66. The turf in the open area on the inbound side of Cipriani south needs to have weeds of all sorts eradicated.

67. The Lift Station west of Cipriani Way south needs to be completely cleaned up including moderate trimming of surrounding plant material, weed removal and removal of dead growth. Remove very tall volunteer Brazilian Peppers.

68. The ornamental grasses in front of the Dw. Firebush west of the lift station need to be drenched and cut to a low mound.

69. Inspect the turf on the south side of Veneto across from Lerida. This is another chronically bad area of turf. Diagnose and treat accordingly.

70. Trim the Awabuki Viburnum in the buffers on the east side of Martellago south.

71. Inspect the turf in front of the Rialto sign wall. Diagnose and treat accordingly, but I feel this should also be replaced at LMP's expense. (Pic 71)



72. Remove all dead material on the back side of the buffer between Veneto and the sidewalk directly across from Padova. Eradicate weeds in the bed.

73. Prune the dead out of the Thryallis and Schillings in the buffer across Veneto from Treviso.

74. As mentioned in Item 53, there is a large "dry looking" spot of turf on the east side of Veneto south of the pump house driveway. Diagnose and treat accordingly. (Pic 74)





# Proposals

1. LMP to provide a proposal to fill in the background closest to the gym with more 3 Gal., FULL Gold Dust Croton and then create a border along the sidewalk with 3 Gal., FULL Variegated Confederate Jasmine on 24" centers to assist with holding in the mulch. (Pic 1)



2. LMP to provide a proposal to install 3 Gal., FULL Variegated Confederate Jasmine on 24" centers around two sides of the turf island with Bougainvillea outside the gym entrance. This will not only assist in holding in mulch but will also provide a groundcover to replace the St. Augustine that suffers from clay being washed into it along the edges of the sidewalk as well as create an enclosed walkway with groundcover on both sides. (Pic 2)



3. LMP to provide a proposal to remove the compact Allamanda in the roundabout directly in front of the River Club and replace with Bush Allamanda, 3 Gal., FULL plants, 30" – 36" o.c. Currently, the two types of Allamanda do not match and never will. If LMP feels we can use this Compact Allamanda elsewhere, it can be transplanted. (Pic 3)



4. This turf in the ROW between the tennis courts and Cappello needs to be replaced. It has gone through a few episodes of down irrigation as well as construction access. LMP can determine the square footage based on turf in the area that resembles this in the photo. LMP to ensure irrigation coverage is 100% prior to eradication and installation of new St. Augustine "Floritam" turf. Turf to be "cut in" ~ 4" at the sidewalk and curb so it is flush. (Pic 4)





# Proposals

5. LMP to cut out a section of failed turf around 3 o'clock on the Mestre Place north cul-de-sac and replace with new St. Augustine "Floritam". Turf must be cut in at curb line. Ensure irrigation is 100% prior to installation and that all diseases and /or insects have been eradicated.
6. LMP to cut out bare areas on the Martellago Dr. south cul-de-sac and replace with St. Augustine "Floritam" turf. Ensure 100% irrigation and that all diseases and insects have been eradicated. "Cut in" turf at curb line.
7. LMP to provide a proposal to completely eradicate a large patch of bare turf a couple hundred feet east of the western limit of Laurel Road and replace with new St. Augustine "Floritam" turf. Turf must be cut in at curb and sidewalk so as to be flush. Ensure 100% irrigation operation as well as the eradication of any disease or insects. It is adjacent to a large curb inlet. (Pic 7)



8. LMP to provide a proposal to completely eradicate existing St. Augustine turf and weeds behind the sidewalk in the vicinity of a fire hydrant west of the Laurel Road entrance. Proposal to include a new, straight sod line app. 3' wide separating the landscape bed from the sidewalk. Turf must be "cut in" at the sidewalk and irrigation must be 100% operable with full coverage. (Pic 8>)

9. LMP to provide a proposal to completely eradicate existing St. Augustine turf and weeds behind the sidewalk at the last semi-circular section of turf behind the sidewalk prior to getting to the large lawn area due west of the main entrance at Laurel Road. Proposal to include new St. Augustine "Floritam" turf to follow the bedline of the existing bed. Turf must be "cut in" at the sidewalk and irrigation must be 100% operable with full coverage. (Pic 9)





# Venetian

## RIZZETTA FIELD INSPECTION REPORT RESPONSE

Date Inspection Report Performed

**April 22, 2021**

Date LMP Received Report

**May 3, 2021**

LMP Response Date

**May 10, 2021**

- - Carry Overs
- - Completed
- - LMP Response

1. The Dw. Firebush still needs to be evened out in a consistent height below the windowsill of the gym on the pool deck. [Will be completed by 5-24-2021.](#)
2. [Turf color and condition in the event lawn has dramatically improved over the last month. Thank you!](#)
3. Tip the Tree Ligustrum within the pool area. [Will be completed by 5-24-2021.](#)
4. Inspect the browning Juniper in the triangular island between the tennis court parking lots, treat if spider mites are present and trim out all brown. [Will be completed by 5-24-2021](#)
5. Remove all palm saplings from the beds at the River Club. [Will be completed by 5-24-2021](#)
6. Rejuve cut the scraggly Loropetalum adjacent to the triangular shaped tennis court parking lot and apply a foliar drench of 0.5 lbs. powered copper sulfate pentahydrate and 0.25 lbs. fresh hydrated lime to 10 gallons of water. [Will be completed by 5-24-2021. If you would like us to order that product we can send an estimate to get it approved.](#)





7. Reduce height of Star Jasmine in the same area as above. Will be completed by 5-24-2021.
8. LMP needs to fertilize Ixora as a specialty plant and fertilize with a material to raise the acidity (ammonium nitrate/sulfate, etc.) Mark has already fertilized.
9. Hand pull winter kill from the Foxtail ferns at the River Club signage. Will be completed by 5-24-2021
10. Outstanding turf installs are scheduled for May 6<sup>th</sup>. Date has been pushed to the 13<sup>th</sup> of this month. Install date 5-13-2021.
11. Detail the bed edge at Treviso cul-de-sac. Bermuda is creeping into the mulch. Ongoing.
12. As a reminder, when rain prevents LMP from being able to perform their duties on their scheduled day(s), all attempts to make up the rain date in the same week must be made. Do not skip services or areas. Saturday is open for us to make up anything that was pushed due to the rain.
13. Hand pull vines off all Schillings Holly along Veneto and remove Spanish Moss that has fallen onto them. Complete.
14. San Marco's landscape maintenance vendor continues to mow a large section in front of the main entrance signage ... mostly on the inbound side. We need to notify their vendor or their board president. Every week it is cut by the other vendor and seems to be cutting too low.
15. What is the date of the OTC injections? Supplies have already been ordered and waiting on UPS to deliver the OTC tree injection formula. Once it is received I will send an e-mail to Keith, Belinda, and you as well and I will show Keith which ones were treated.
16. Make sure all tree rings located within the emergency access area off Padova Way in Palermo are being mulched and maintained. Will be completed by 5-24-2021.
17. When can we expect to have tissue/root samples from Schillings Hollies on cul-de-sacs where they are failing? As stated previously, I do not expect LMP to take samples of dead plants, but still living plants adjacent to the dead plants. There are several spots of Schillings like these on the Mestre Place south cul-de-sac as well as several other cul-de-sacs. I do believe they are from irrigation issues but I will get a sample and send it to a lab nearest the shop. Will be completed by May 24, 2021.
18. Water is actively running off the Mestre Ct. Cul-de-sac. LMP to determine cause. Recently, diseased Schillings were removed from here. Inspect for broken pipes or driplines. Complete.
19. Most grasses have all been cut on pond banks, however, in many areas, large patches of weeds are proliferating. These must be eradicated now. Noted on Pond 36B between Montelluna and Mestre Ct., and others. Grasses are being sprayed monthly. Ongoing.



20. Remove dead fronds from all Paurotis Palms and hand pull vines from the ornamental grasses on the outbound side of Martellago north. Will be completed by 5-24-2021.
21. Cut out dead Schillings Holly on the Asti Ct. Cul-de-sac and apply a preventative drench on surrounding Hollies. Will be completed by 5-24-2021.
22. Eradicate Knot root Foxtail on the Portofino Dr. Cul-de-sac. I will notify and show Mark that area.
23. Determine the cause of the browning Juniper at the Portofino Lift station and treat accordingly. Trim out all brown. Will notify Mark and Ryan. Will be completed by 5-24-2021.
24. Eradicate sidewalk expansion joint weeds in the Medici Terrace bridge area. Also, the small strip between the sidewalk and the wood fence in this same area is tall and weedy. Area was weedeated and weeds eradicated.
25. Treat all turf weeds in the Ciltadella west Row between Pesaro and the gates. Remove Spanish Moss from these trees. Spanish moss will be removed and trees will be slightly lifted for better aesthetics. Will be completed by 5-24-2021.
26. Replace/repair a rotor on the north side of Pesaro approaching Savona Way north from the east. We've also just recently approved a proposal for an irrigation valve in this location. Is this why the turf looks so rough? A lingering Faulty valve? I will notify Ryan.
27. Turf weeds in Savona Way north cul-de-sac are a serious issue. Cul-de-sac is pretty much just weeds. Maybe possible enhancement for the future?
28. The Sweet Viburnum along Laurel Road on the Avalini Way south cul-de-sac is still way too tall, and the bed line is still not being maintained. Currently the hedge is about 75% completed. Bed line will be done before 5-24-2021.
29. Remove all Brazilian Peppers from the hedge mentioned in item 28. Brazilian Peppers were removed but they will continue to pop up. Ongoing.
30. There is still a dead Pine tree in Avalini Park that needs to be flush cut. This was first being reported in June/July 2020. Bed weeds are also still an issue. Remove several volunteer Saltbush. Dead Pine will be removed and volunteer Saltbush. Bed will be sprayed and defined by 5-24-2021.
31. Tip the Tree Ligustrums at Savona Way north and south entrances off Pesaro. Crew is currently finishing Veneto Blvd and will be headed towards Pesaro. Will be completed by 5-24-2021.
32. Make sure the rear side of the west Laurel Road buffer is being maintained. It is currently quite weedy and the bed is undefined. Remove and dispose of dead frawns. Bed was sprayed for weeds and palm frawns will be removed by 5-24-2021.
33. Grass beds along Laurel Road are extremely full of weeds, Brazilian Pepper volunteers. Grass beds were sprayed and weedeated but weeds are an ongoing issue as well as Brazilian pepper volunteers.



34. We need to find a way to keep Utility company vehicles from parking on the Laurel Road ROW turf and causing damage. LMP needs to roll these out and replace turf where needed. Install and invoice. They continue to work out on Laurel Road and continue to damage the turf.
35. Make sure the entire area above our Laurel Road bed lines are being maintained. Many have a lot of weeds on the top parts adjacent to the fairways. Weeds will be sprayed by 5-24-2021. Bed lines were being soft edged during the inspection.
36. There is still too much Spanish moss hanging from the trees along Laurel Road. Will be completed by 5-24-2021.
37. What is LMP doing to improve the turf on the west side of the main Laurel Road entrance? Has anything been diagnosed here? Awabuki Viburnum in this area are also too tall. Very similar to what the River Clubs were. Ryan and Mark will be notified of this area and Awabuki will be trimmed by next month. Currently finishing Veneto Blvd then headed toward Pesaro. Once Pesaro is done then we will hit Ciltadella and then hit Laurel Road.
38. Turf directly in front of the outbound monument still has a yellowish tint. Is this the onset of fungus? Has this been inspected and treated? There were no LMP spray stakes. I will notify Mark of this area.
39. East of the main Laurel Road entrance, remove 3-4 single Juniper plants. There is also classic chinch bug damage symptoms on the back side of the sidewalk in this same area. Juniper will be removed by 5-24-2021. The area that you believe is chinch bug damage was full of turf weeds. Result is photo toxicity.
40. Browning Juniper continues eastward. Possible round-up damage. We will remove once crew is trimming at the front. Will be done next month.
41. Hand pull the Oak suckers out the newly planted beds of Ti Plants, Shell Ginger and Awabuki Viburnum approaching Jacaranda on Laurel Road. Oak suckers will be hit with line trimmers because pulling out the suckers are way too difficult.
42. Define the edge of the Juniper bed at Jacaranda and eradicate all weeds. Soft edge is being implemented more often and weeds were sprayed. Weeds are ongoing.
43. All beds east of the main Laurel Road entrance need weed eradication and bed definition. Bed was soft edged and weeds were sprayed. Weeds are ongoing.
44. Cut the remaining Thryallis between the main entrance and Ciltadella to the ground for a rejuve cut going into the growing season. Most have already been cut but not low enough. Will be done during next month when the crew is working on Laurel Road.
45. Farther east on the north side of Laurel Road just pass the fire station, more beds need to be detailed and defined as well as a stressed area of turf that needs to be cut out and replaced. Beds were sprayed and soft edged. Stressed area will be measured and I will send estimate by 5-24-2021.



46. Many of the Dw. Firebush eastbound on Laurel Road need to have vines and other weeds removed. There is also dripline lying everywhere. Weeds are ongoing and the mulching was not done by us. I can put in an estimate to lay down more mulch to cover the dripline.
47. Make sure the Chinese Fan Palms at Ciltadella & Laurel Road are getting adequate fertilizer- many are extremely yellow as well as those along the Laurel Road fence. Mark will be notified and fertilization will be applied.
48. LMP needs to do better at keeping the Dw. Firebush completely off the sidewalk after turning onto Ciltadella off Laurel Road. Once Pesaro is completed then Ciltadella will be detailed and Dw. Firebush will be trimmed back to not have any past the sidewalk.
49. Remove Oak suckers from underneath the trees along the Ciltadella outbound buffer. Oak suckers will be weedeated and this will be completed by 5-24-2021.
50. Monitor some of the annuals on the southern tip of the median past the 3-point intersection of Veneto and Pesaro. Some are not thriving and will need to be replaced. Water time has been jumped another 15 minutes and will get watered daily.
51. There is too much bare dirt on the back sides of many curbs on the medians where mulch is being blown away. This needs to be replaced by LMP. Mulch will be applied and completed by 5-24-2021
52. There is a dead Ixora on the outbound side of the median north of the 3-point intersection near the southern-most Tree Ligustrum. This needs to be replaced under warranty. Complete.
53. Inspect a large section of stressed turf behind the sidewalk on the east side of Veneto approaching the pump house. Is this a hot spot or is something else at play? Diagnose and treat accordingly. Just an irrigation problem and also no rain in weeks.
54. As mentioned more than once, weeds need to be eradicated in the ornamental grass beds on most pond banks. This photo is on Pond 35. Weeds are sprayed every month but the weeds keep growing back. Ongoing.
55. The area (including turf replacement) surrounding this recent irrigation repair between Santa Maria and San Marco needs to be put back into its original condition. A main line was ruptured and the grass is slowly coming back.
56. There are still a lot of (larger weeds now) in the recently cut back Oleander along Veneto. These still need to be eradicated. Area was recently sprayed and looks much better.
57. Just beyond the San Marco sign wall, 6-7 singular, scraggly Dw. Indian Hawthorn needs to be removed. I've asked that these plants be removed. Completed.
58. Approaching Murano, from San Marco, turf is suddenly drying out. Has this irrigation been checked? I will show Ryan this area during his wet check.
59. Replace all missing or damaged irrigation valve boxes at Martellago north. I will also show Ryan this area in particular.





60. We need to make sure the first house on the right entering Lerida is not driving on the CDD-owned and maintained landscape buffer berm adjacent to their home during their construction project.
61. Approaching Cipriani Way north, there is another stressed area of turf right at the crosswalk. LMP needs to ALWAYS have these in their site and addressed immediately before the condition worsen and linger on. What is being done to revive this area? There is more stressed turf on the inbound side of the Lerida entrance in the middle of the open lawn. I will show Ryan and Mark this area.
62. There are a couple of Loropetalum on the eastern end of the Lerida east buffer that need to be rejuve cut to the ground. Will be completed by May 24<sup>th</sup>.
63. LMP needs to cut all ornamental grasses to a consistent low mound. Some are being left too high and we have to look at haystacks of dead material. Will be discussed with the crews to trim even lower.
64. There are too many brown perimeters of tree rings and bed edges. Be more careful with herbicide application. I have discussed with Mark and the spray crew will be better trained when spraying near grass beds.
65. LMP needs to remove and replace some bare turf areas near the back side of the Cipriani south sign monument. There are too many of these areas developing under LMP's watch and lingering for too long. Also replace the missing Bougainvillea in the urn on the short column. Area is another hot spot.
66. The turf in the open area on the inbound side of Cipriani south needs to have weeds of all sorts eradicated. I will notify Mark of this area.
67. The lift station west of Cipriani Way south needs to be completely cleaned up including moderate trimming of surrounding plant material, weed removal and removal of dead growth. Remove very tall volunteer Brazilian Peppers. Scheduled for 5-12-2021.
68. The ornamental grasses in front of the Dw. Firebush west of the lift station need to be drenched out and cut to a low mound. Will be completed by May 24<sup>th</sup>.
69. Inspect the turf on the south side of Veneto across from Lerida. This is another chronically bad area of turf. Diagnose and treat accordingly. Area has been a continuous problem. I will notify Mark.
70. Trim the Awabuki Viburnum in the buffers on the east side of Martellago south. Complete.
71. Inspect the turf in front the Rialto sign wall. Diagnose and treat accordingly. I will notify Mark.
72. Remove all dead material on the back side of the buffer between Veneto and the sidewalk directly across from Padova. Eradicate weeds in the beds. Complete.
73. Prune the dead out of the Thryallis and Schillings in the buffer across Veneto from Treviso. Complete.



74. As mentioned in item 53, there is a large “dry looking” spot of turf on the east side of Veneto south of the pump house driveway. Diagnose and treat accordingly. Irrigation issue. Ryan is aware of area.

# Tab 2



**Ron Turner**  
**Supervisor of Elections**  
**Sarasota County: Our County. Our Vote.**

RECEIVED  
APR 22 2021

April 20, 2021

Belinda Blandon  
District Manager  
Venetian Community Development District  
3434 Colwell Ave, Suite 200  
Tampa FL 33614

Subject: Qualified Registered Electors for Venetian CDD

Dear Belinda:

Listed below is the total number of qualified registered electors for the Venetian Community Development District as of April 15, 2021.

Precinct: 435-1                      Voters: 1940

Sincerely,

Ron Turner  
Supervisor of Elections  
Sarasota County, Florida

RT/alp





# Tab 3



Rizzetta & Company

# Venetian Community Development District

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

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**Proposed Budget for Fiscal Year 2021-2022**

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

9530 Marketplace Road Suite 206  
Fort Myers, FL 33912  
Phone: 239-989-0303

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

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**Proposed Budget**  
**Venetian Community Development District**  
**General Fund**  
**Fiscal Year 2021/2022**

	Chart of Accounts Classification	Actual YTD through 04/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
1								
2	<b>REVENUES</b>							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 48	\$ 82	\$ 4,000	\$ (3,918)	\$ -	\$ (4,000)	
6	Special Assessments							
7	Tax Roll*	\$ 1,551,063	\$ 1,551,063	\$ 1,551,064	\$ (1)	\$ 1,638,527	\$ 87,463	
8	Other Miscellaneous Revenues							
9	Transponder Revenues	\$ 225	\$ 386	\$ 2,500	\$ (2,114)	\$ 500	\$ (2,000)	
10								
11	<b>TOTAL REVENUES</b>	<b>\$ 1,551,336</b>	<b>\$ 1,551,531</b>	<b>\$ 1,557,564</b>	<b>\$ (6,033)</b>	<b>\$ 1,639,027</b>	<b>\$ 81,463</b>	
12								
13	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 1,551,336</b>	<b>\$ 1,551,531</b>	<b>\$ 1,557,564</b>	<b>\$ (6,033)</b>	<b>\$ 1,639,027</b>	<b>\$ 81,463</b>	
14	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
15								
16	<b>EXPENDITURES - ADMINISTRATIVE</b>							
17								
18	Legislative							
19	Supervisor Fees	\$ 4,500	\$ 7,714	\$ 10,000	\$ 2,286	\$ 10,000	\$ -	\$ 100.00 per meeting per Supervisor
20	Financial & Administrative							
21	Administrative Services	\$ 3,605	\$ 6,180	\$ 6,180	\$ -	\$ 6,180	\$ -	
22	District Management	\$ 16,408	\$ 28,128	\$ 33,500	\$ 5,372	\$ 35,170	\$ 1,670	District Management Fees plus additional meetings at \$1,0450 for 4 hours. 10 meetings estimated
23	District Engineer	\$ 28,802	\$ 49,375	\$ 70,000	\$ 20,625	\$ 70,000	\$ -	Did not reduce due to ongoing litigation with the City of Venice
24	Disclosure Report	\$ -	\$ -	\$ 350	\$ 350	\$ 1,500	\$ 1,150	As per DAC Agreement
25	Trustees Fees	\$ 3,067	\$ 3,067	\$ 3,601	\$ 534	\$ 3,601	\$ -	
26	Assessment Roll	\$ 5,150	\$ 5,150	\$ 5,150	\$ -	\$ 5,150	\$ -	No Increase
27	Financial & Revenue Collections	\$ 3,004	\$ 5,150	\$ 5,150	\$ 0	\$ 5,150	\$ -	No Increase
28	Accounting Services	\$ 13,093	\$ 22,445	\$ 22,446	\$ 1	\$ 22,446	\$ 0	No Increase
29	Auditing Services	\$ -	\$ 6,000	\$ 6,000	\$ -	\$ 5,700	\$ (300)	Toombs Elam Gaines and Frank
30	Arbitrage Rebate Calculation	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	As per LLS Tax Solutions Agreement
31	Miscellaneous Mailings	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
32	Public Officials Liability Insurance	\$ 2,819	\$ 2,819	\$ 3,369	\$ 550	\$ 3,706	\$ 337	and \$ 605 for Crime.
33	Legal Advertising	\$ 1,829	\$ 3,135	\$ 3,000	\$ (135)	\$ 3,000	\$ -	
34	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	Opportunity Annual Filing Fee
35	Miscellaneous Fees	\$ 315	\$ 540	\$ 1,000	\$ 460	\$ 1,000	\$ -	purchases for supplies
36	Website Hosting, Maintenance, Backup (and Email)	\$ 4,863	\$ 8,337	\$ 9,872	\$ 1,535	\$ 9,872	\$ -	allowance for document remediation
37	Legal Counsel							
38	District Counsel	\$ 51,924	\$ 89,013	\$ 72,000	\$ (17,013)	\$ 72,000	\$ -	
39	Outside Counsel	\$ 25,504	\$ 43,721	\$ 10,000	\$ -	\$ 35,000	\$ 25,000	Outside Counsel Estimated Cost for Hydraulic Spills
40								
41	<b>Administrative Subtotal</b>	<b>\$ 165,058</b>	<b>\$ 237,728</b>	<b>\$ 263,293</b>	<b>\$ 15,565</b>	<b>\$ 291,150</b>	<b>\$ 27,857</b>	
42								
43	<b>EXPENDITURES - FIELD OPERATIONS</b>							
44								
45	Security Operations							
46	Security Services and Patrols	\$ 183,851	\$ 315,173	\$ 288,548	\$ (26,625)	\$ 288,548	\$ -	Security
47	Guard & Gate Facility Maintenance	\$ 10,095	\$ 17,306	\$ 12,600	\$ (4,706)	\$ 12,600	\$ -	Citadella Gate \$ 108.35, Guardhouse phone and internet \$ 225 per month Southworth License Fees \$ 224 per month, plus telephone service plus gate maintenance service agreement with Invision. Plus allowance for repairs
48	Gate Transponders - RFID	\$ 5,940	\$ 10,183	\$ 3,750	\$ (6,433)	\$ 6,000	\$ 2,250	
49	Electric Utility Services	\$ -						
50	Utility Services	\$ 17,925	\$ 30,729	\$ 30,100	\$ (629)	\$ 30,100	\$ -	Based on monthly average
51	Water-Sewer Combination Services							
52	Utility Services - Effluent and Guardhouse	\$ 6,156	\$ 10,553	\$ 12,000	\$ 1,447	\$ 12,000	\$ -	
53	Stormwater Control							
54	Aquatic Maintenance	\$ 25,951	\$ 44,487	\$ 44,940	\$ 453	\$ 44,940	\$ -	Aquatic Systems Contract
55	Fountain Service Repairs & Maintenance	\$ 13,107	\$ 4,800	\$ 4,800	\$ -	\$ 4,800	\$ -	Water Equipment Technologies agreement for service \$ 150.00 per month plus estimated repairs \$ 3,000.00.
56	Mitigation Area Monitoring & Maintenance	\$ 18,987	\$ 32,549	\$ 33,956	\$ 1,407	\$ 43,975	\$ 10,019	Quarterly Mitigation Area Maintenance as per existing agreement.
57	Stormwater System Maintenance	\$ 850	\$ 1,457	\$ 7,000	\$ 5,543	\$ 7,000	\$ -	
58	Other Physical Environment							
59	Office & Administration	\$ 2,965	\$ 5,083	\$ 6,200	\$ 1,117	\$ 6,200	\$ -	Office supplies, water, cleaning supplies
60	Staff Salaries/Payroll	\$ 98,895	\$ 169,534	\$ 172,057	\$ 2,523	\$ 175,057	\$ 3,000	Manager
61	Telephone fax/internet	\$ 1,713	\$ 2,937	\$ 4,740	\$ 1,803	\$ 4,740	\$ -	phone for maintenance employee.
62	General Liability Insurance	\$ 5,074	\$ 5,074	\$ 5,074	\$ -	\$ 5,581	\$ 507	As per Egis' Estimate
63	Property Insurance	\$ 4,970	\$ 4,970	\$ 3,958	\$ (1,012)	\$ 4,862	\$ 904	As per EGIS estimate



**Proposed Budget**  
**Venetian Community Development District**  
**General Fund**  
**Fiscal Year 2021/2022**

	Chart of Accounts Classification	Actual YTD through 04/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
64	Landscape Maintenance	\$ 218,290	\$ 374,211	\$ 382,445	\$ 8,234	\$ 382,445	\$ -	LMP Existing Agreement
65	Holiday Decorations	\$ 4,400	\$ 7,543	\$ 4,000	\$ (3,543)	\$ 4,400	\$ 400	
67	Irrigation Repairs	\$ 13,665	\$ 23,426	\$ 25,000	\$ 1,574	\$ 25,000	\$ -	
68	Landscape - Mulch	\$ 88,388	\$ 65,000	\$ 65,000	\$ -	\$ 65,000	\$ -	
69	Landscape - Pine Straw	\$ -	\$ -	\$ 25,623	\$ 25,623	\$ 24,000	\$ (1,623)	
70	Landscape - Flower Program	\$ 12,225	\$ 20,957	\$ 20,000	\$ (957)	\$ 20,000	\$ -	
71	Landscape Miscellaneous	\$ 539	\$ 924	\$ 6,000	\$ 5,076	\$ 6,000	\$ -	
72	Landscape Replacement Plants, Shrubs, Trees	\$ 8,279	\$ 14,193	\$ 20,000	\$ 5,807	\$ 80,000	\$ 60,000	As per committee rec.
73	Landscape - Pest Control/OTC Injections	\$ 4,845	\$ 8,306	\$ 22,140	\$ -	\$ 22,140	\$ -	OTC Injections for Palm Trees
74	Field Services	\$ 3,500	\$ 6,000	\$ 8,600	\$ 2,600	\$ 8,400	\$ (200)	No Increase
75	Landscape Architect Services	\$ 4,860	\$ 8,331	\$ 6,500	\$ -	\$ 6,500	\$ -	Landscape Architect Services
76	General Repairs and Maintenance	\$ 3,085	\$ 5,289	\$ 15,500	\$ 10,211	\$ 15,000	\$ (500)	Mailbox repairs est \$ 5, 000 and sidewalk pressure washing \$ 10,500.00
77	Road & Street Facilities							
78	Street/ Parking Lot Sweeping	\$ 2,765	\$ 4,740	\$ 4,740	\$ -	\$ 4,740	\$ -	Clean Sweep \$ 395.00 per month
79	Street Light Decorative Light Maintenance	\$ 2,205	\$ 3,780	\$ 4,000	\$ 220	\$ 2,850	\$ (1,150)	Mail box lights and fixtures
80	Street Sign Repair & Replacement	\$ 805	\$ 1,380	\$ 5,000	\$ 3,620	\$ 5,000	\$ -	
81	Roadway Repair & Maintenance	\$ 2,598	\$ 4,454	\$ 10,000	\$ 5,546	\$ 10,000	\$ -	Roadway Paving Costs and Repairs
82	Contingency							
83	Non Recurring Expenses	\$ 8,630	\$ 14,794	\$ 30,000	\$ 15,206	\$ 20,000	\$ (10,000)	
84								
85	<b>Field Operations Subtotal</b>	<b>\$ 775,558</b>	<b>\$ 1,218,162</b>	<b>\$ 1,284,271</b>	<b>\$ 54,106</b>	<b>\$ 1,347,877</b>	<b>\$ 63,606</b>	
86								
87	<b>Contingency for County TRIM Notice</b>							
88								
89	<b>TOTAL EXPENDITURES</b>	<b>\$ 940,616</b>	<b>\$ 1,455,890</b>	<b>\$ 1,547,564</b>	<b>\$ 69,671</b>	<b>\$ 1,639,027</b>	<b>\$ 91,463</b>	
90								
91	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 610,720</b>	<b>\$ 95,641</b>	<b>\$ 10,000</b>	<b>\$ 63,638</b>	<b>\$ (0)</b>	<b>\$ -</b>	

**Proposed Budget**  
**Venetian Community Development District**  
**General Fund Reserves**  
**Fiscal Year 2021/2022**

Chart of Accounts Classification	Actual YTD through 04/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
<b>REVENUES</b>							
Interest Earnings							
Interest Earnings	\$ 41	\$ 70	\$ -	\$ 70	\$ -	\$ -	
Special Assessments							
Tax Roll*	\$ 308,584	\$ 308,584	\$ 308,580	\$ 4	\$ 309,283	\$ 703	
Off Roll*	\$ -	\$ -	\$ -	\$ -		\$ -	
<b>TOTAL REVENUES</b>	<b>\$ 308,625</b>	<b>\$ 308,654</b>	<b>\$ 308,580</b>	<b>\$ 4</b>	<b>\$ 309,283</b>	<b>\$ 703</b>	
Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 308,625</b>	<b>\$ 308,654</b>	<b>\$ 308,580</b>	<b>\$ 4</b>	<b>\$ 309,283</b>	<b>\$ 703</b>	
<b>EXPENDITURES</b>							
Contingency							
Capital Reserves	\$ 256,163	\$ 308,584	\$ 308,580	\$ (4)	\$ 309,283	\$ 703	
<b>TOTAL EXPENDITURES</b>	<b>\$ 256,163</b>	<b>\$ 308,584</b>	<b>\$ 308,580</b>	<b>\$ (4)</b>	<b>\$ 309,283</b>	<b>\$ 703</b>	
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 52,462</b>	<b>\$ 70</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**Proposed Budget**  
**Venetian Community Development District**  
**River Club Fund**  
**Fiscal Year 2021/2022**

	Chart of Accounts Classification	Actual YTD through 03/31/2021	Projected Annual Totals 2020/2021	Annual Budget For 2020-2021	Projected Budget Variance for 2020-2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
1								
2	<b>REVENUES</b>							
3								
4	Special Assessments							
5	Tax Roll*	\$ 1,537,568	\$ 1,537,567.00	\$ 1,537,567	\$ -	\$ 1,537,567	\$ -	
8	Amenity Center Revenue		\$ -					
9	Administration	\$ 38,621	\$ 40,000.00	\$ 45,000	\$ (5,000)	\$ 40,000	\$ (5,000)	
10	Restaurant Revenue	\$ 267,044	\$ 600,000.00	\$ 632,898	\$ (32,898)	\$ 700,000	\$ 67,102	
11								
12	<b>TOTAL REVENUES</b>	<b>\$ 1,843,233</b>	<b>\$ 2,177,567</b>	<b>\$ 2,215,465</b>	<b>\$ (37,898)</b>	<b>\$ 2,277,567</b>	<b>\$ 62,102</b>	
13								
14	Balance Forward from Prior Year	\$ -	\$ -	\$ 175,000	\$ (175,000)	\$ -	\$ (175,000)	?? Pickleball?
15								
16	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 1,843,233</b>	<b>\$ 2,177,567</b>	<b>\$ 2,390,465</b>	<b>\$ (212,898)</b>	<b>\$ 2,277,567</b>	<b>\$ (112,898)</b>	
17								
20	<b>EXPENDITURES</b>							
21								
22	<b>Cost of Goods</b>							
23	Tennis Cost of Sales	\$ 3,604	\$ 4,350	\$ 4,575	\$ 225	\$ 4,350	\$ (225)	
24	Restaurant Cost of Sales	\$ 105,099	\$ 210,198	\$ 252,906	\$ 42,708	\$ 276,850	\$ 23,944	
25	<b>Salaries and Benefits CHRISTMAS BONUS?</b>		\$ -				\$ -	
26	Salaries and Wages	\$ 400,090	\$ 800,180	\$ 781,149	\$ (19,031)	\$ 886,692	\$ 105,543	housekpr added
27	Lessons-Fitness	\$ 3,311	\$ 6,622	\$ 8,064	\$ 1,442	\$ 8,348	\$ 284	
28	Employee Benefits	\$ 101,271	\$ 202,542	\$ 277,536	\$ 74,994	\$ 284,912	\$ 7,376	
29	Employee Education & Training	\$ 371	\$ 742	\$ 2,130	\$ 1,388	\$ 2,958	\$ 828	
30	Contract Services	\$ 11,660	\$ 49,892	\$ 49,892	\$ -	\$ 49,892	\$ -	
31	<b>Repairs and Maintenance</b>		\$ -				\$ -	
32	Chemicals	\$ 2,965	\$ 5,930	\$ 7,200	\$ 1,270	\$ 7,050	\$ (150)	
33	Shop & Hand Tools	\$ 164	\$ 328	\$ 500	\$ 172	\$ 800	\$ 300	
34	Landscape Materials	\$ 1,199	\$ 2,000	\$ 1,200	\$ (800)	\$ 2,000	\$ 800	
36	Repairs & Maintenance-Equipment	\$ 30,083	\$ 45,000	\$ 45,000	\$ -	\$ 45,200	\$ 200	
37	Maintenance Contracts	\$ 39,590	\$ 126,284	\$ 126,284	\$ -	\$ 79,075	\$ (47,209)	no housekeeping
38	Building Maintenance	\$ 2,728	\$ 15,000	\$ 21,400	\$ 6,400	\$ 21,100	\$ (300)	
39	<b>Office Expense</b>		\$ -				\$ -	
40	Printing	\$ 299	\$ 598	\$ 1,000	\$ 402	\$ 2,200	\$ 1,200	toner
41	Postage	\$ 269	\$ 538	\$ 700	\$ 162	\$ 950	\$ 250	
42	Telephone	\$ 8,247	\$ 16,494	\$ 16,560	\$ 66	\$ 17,100	\$ 540	
43	Office Supplies	\$ 2,106	\$ 4,212	\$ 7,380	\$ 3,168	\$ 6,810	\$ (570)	
44	<b>Operating Expense</b>		\$ -				\$ -	
45	Employee Meals	\$ 11,729	\$ 23,000	\$ 22,491	\$ (509)	\$ 23,000	\$ 509	
46	Meals & Entertainment	\$ 1,030	\$ 600	\$ 300	\$ (300)	\$ 600	\$ 300	\$700 miss coded
47	Equipment Replacement	\$ 6,230	\$ 12,460	\$ 14,980	\$ 2,520	\$ 20,130	\$ 5,150	
48	Licenses and Fees	\$ 2,218	\$ 14,515	\$ 14,515	\$ -	\$ 20,362	\$ 5,847	
49	Travel	\$ 725	\$ 1,450	\$ 3,000	\$ 1,550	\$ 4,200	\$ 1,200	
50	Electricity	\$ 35,391	\$ 70,782	\$ 82,000	\$ 11,218	\$ 81,600	\$ (400)	
51	Water/Sewer Effluent & Common	\$ 34,266	\$ 63,000	\$ 53,000	\$ (10,000)	\$ 63,300	\$ 10,300	
52	Sanitation Disposal	\$ 4,120	\$ 8,240	\$ 13,600	\$ 5,360	\$ 10,800	\$ (2,800)	
53	Gas, Diesel Fuel and Oil	\$ 6,446	\$ 12,892	\$ 13,237	\$ 345	\$ 13,824	\$ 587	
54	Equipment Rental	\$ 2,148	\$ 4,296	\$ 12,000	\$ 7,704	\$ 13,550	\$ 1,550	
55	Personnel Supplies	\$ 1,220	\$ 3,400	\$ 3,400	\$ -	\$ 4,200	\$ 800	
56	Laundry	\$ 9,520	\$ 19,040	\$ 30,500	\$ 11,460	\$ 26,400	\$ (4,100)	no towels
57	Music & Entertainment	\$ 14,894	\$ 25,000	\$ 26,460	\$ 1,460	\$ 24,724	\$ (1,736)	
58	China, Glass, Silver	\$ -	\$ 5,700	\$ 5,700	\$ -	\$ 4,250	\$ (1,450)	
59	Paper/Plastic	\$ 4,807	\$ 9,614	\$ 15,851	\$ 6,237	\$ 17,696	\$ 1,845	to-go/tiki service
60	Operating Supplies	\$ 17,927	\$ 35,854	\$ 29,850	\$ (6,004)	\$ 31,550	\$ 1,700	sanit supplies
61	Decorations	\$ 5,718	\$ 11,436	\$ 12,000	\$ 564	\$ 10,000	\$ (2,000)	
62	Legal & Professional		\$ -				\$ -	
63	Legal Fees	\$ -	\$ 1,200	\$ 1,200	\$ -	\$ -	\$ (1,200)	
64	Other Administrative Cost		\$ -				\$ -	
65	Com Related Promotion/Security	\$ 5,405	\$ 20,000	\$ 22,190	\$ 2,190	\$ 16,840	\$ (5,350)	
66	Bad Debt Expense	\$ 106	\$ 212	\$ 300	\$ 88	\$ 300	\$ -	
67	Management Fee	\$ 36,625	\$ 76,000	\$ 72,000	\$ (4,000)	\$ 80,200	\$ 8,200	
68	Employee Relations	\$ 1,516	\$ 3,032	\$ 2,000	\$ (1,032)	\$ 7,300	\$ 5,300	sign on bonuses
69	Temporary Help		\$ -				\$ -	
70	Insurance	\$ 25,320	\$ 25,320	\$ 25,320	\$ -	\$ 27,853	\$ 2,533	
71	Misc Expense/Credit Card Fees	\$ 9,211	\$ 18,422	\$ 27,000	\$ 8,578	\$ 24,400	\$ (2,600)	revenue down
72	Dues & Subscriptions	\$ 1,798	\$ 2,500	\$ 2,450	\$ (50)	\$ 2,768	\$ 318	
73	Amenities Marketing	\$ 5,971	\$ 20,355	\$ 20,355	\$ -	\$ 20,955	\$ 600	
74	Contingency		\$ -		\$ -		\$ -	
75	Non-Recurring Expenses	\$ 24,375	\$ 70,000	\$ 86,290	\$ 16,290	\$ 30,478	\$ (55,812)	shed \$12K/shade
76	Pickleball Courts Construction	\$ -	\$ -	\$ 175,000	\$ 175,000	\$ -	\$ (175,000)	

**Proposed Budget**  
**Venetian Community Development District**  
**River Club Fund**  
**Fiscal Year 2021/2022**

	Chart of Accounts Classification	Actual YTD through 03/31/2021	Projected Annual Totals 2020/2021	Annual Budget For 2020-2021	Projected Budget Variance for 2020-2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
77	Field Operations Subtotal	\$ 981,772	\$ 2,049,230	\$ 2,390,465	\$ 341,235	\$ 2,277,567	\$ (112,898)	
78								
81	TOTAL EXPENDITURES	\$ 981,772	\$ 2,049,230	\$ 2,390,465	\$ 341,235	\$ 2,277,567	\$ (112,898)	
82							\$ -	
83	EXCESS OF REVENUES OVER EXPENDITURES	\$ 861,461	\$ 128,337	\$ -	\$ 128,337	\$ -	\$ -	
84								



**Proposed Budget**  
**Venetian Community Development District**  
**Enterprise Fund Reserves**  
**Fiscal Year 2020/2021**

	Chart of Accounts Classification	Actual YTD through 04/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
1								
2	<b>REVENUES</b>							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 73.00	\$ 125	\$ -	\$ 125	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*							
8		\$ 290,679	\$ 290,679	\$ 290,690	\$ (11)	\$ 297,957	\$ 7,267	As per Reserve Study
9	<b>TOTAL REVENUES</b>	<b>\$ 290,752</b>	<b>\$ 290,804</b>	<b>\$ 290,690</b>	<b>\$ 114</b>	<b>\$ 297,957</b>	<b>\$ 7,267</b>	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 290,752</b>	<b>\$ 290,804</b>	<b>\$ 290,690</b>	<b>\$ 114</b>	<b>\$ 297,957</b>	<b>\$ 7,267</b>	
14								
15	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
16								
17	<b>EXPENDITURES</b>							
18								
19	Contingency							
20	Capital Reserves	\$ 247,784	\$ 247,784	\$ 283,400	\$ 35,616	\$ 297,957	\$ 14,557	
22								
23	<b>TOTAL EXPENDITURES</b>	<b>\$ 247,784</b>	<b>\$ 247,784</b>	<b>\$ 283,400</b>	<b>\$ 35,616</b>	<b>\$ 297,957</b>	<b>\$ 7,267</b>	
24								
25	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 42,968</b>	<b>\$ 43,020</b>	<b>\$ 7,290</b>	<b>\$ 35,730</b>	<b>\$ -</b>	<b>\$ -</b>	

**Budget Template**  
**Venetian Community Development District**  
**Debt Service**  
**Fiscal Year 2021/2022**

Chart of Accounts Classification	Series 2012A-1	Series 2012A-2	Budget for 2021/2022
<b>REVENUES</b>			
Special Assessments			
Net Special Assessments <sup>(1)</sup>	\$460,555.91	\$1,002,356.58	\$1,462,912.50
<b>TOTAL REVENUES</b>	<b>\$460,555.91</b>	<b>\$1,002,356.58</b>	<b>\$1,462,912.50</b>
<b>EXPENDITURES</b>			
<b>Administrative</b>			
Financial & Administrative			
Debt Service Obligation	\$460,555.91	\$1,002,356.58	\$1,462,912.50
<b>Administrative Subtotal</b>	<b>\$460,555.91</b>	<b>\$1,002,356.58</b>	<b>\$1,462,912.50</b>
<b>TOTAL EXPENDITURES</b>	<b>\$460,555.91</b>	<b>\$1,002,356.58</b>	<b>\$1,462,912.50</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

County Collection costs (2%) and Early payment Discounts (4%)

6.0%

**Gross assessments**

**\$1,556,289.89**

**Notes:**

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) is a total 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

(1) Maximum Annual Debt Service less Prepaid Assessments received

**Venetian Community Development District**

**FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

<b>2021/2022 O&amp;M and River Club Budget</b>		\$3,176,094.00
Collection Cost @	2%	\$67,576.47
Early Payment Discount @	4%	\$135,152.94
<b>2021/2022 Total:</b>		<b>\$3,378,823.40</b>

<b>2021/2022 CDD Reserve Budget</b>		\$309,283.00
Collection Cost @	2%	\$6,580.49
Early Payment Discount @	4%	\$13,160.98
<b>2021/2022 Total:</b>		<b>\$329,024.47</b>

<b>2021/2022 River Club Reserve Budget</b>		\$297,957.00
Collection Cost @	2%	\$6,339.51
Early Payment Discount @	4%	\$12,679.02
<b>2021/2022 Total:</b>		<b>\$316,975.53</b>

<b>2020/2021 O&amp;M/River Club/Reserve Budget</b>	\$3,687,901.00
<b>2021/2022 O&amp;M/River Club/Reserve Budget</b>	\$3,783,334.00

<b>Total Difference:</b>	<b>\$95,433.00</b>
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	<b>PER UNIT ANNUAL ASSESSMENT</b>		<b>Proposed Increase / Decrease</b>	
	<b>2020/2021</b>	<b>2021/2022</b>	<b>\$</b>	<b>%</b>
Series 2012A-1 Debt Service - Quad	\$357.63	\$357.63	\$0.00	0.00%
Series 2012A-2 Debt Service - Quad	\$892.25	\$892.25	\$0.00	0.00%
CDD O&M and River Club - Quad	\$2,369.03	\$2,435.64	\$66.61	2.81%
CDD Reserve - Quad	\$234.99	\$235.52	\$0.53	0.23%
River Club Reserve - Quad	\$224.57	\$230.19	\$5.62	2.50%
<b>Total</b>	<b>\$4,078.47</b>	<b>\$4,151.23</b>	<b>\$72.76</b>	<b>1.78%</b>

Series 2012A-1 Debt Service - Courtyard	\$357.63	\$357.63	\$0.00	0.00%
Series 2012A-2 Debt Service - Courtyard	\$515.72	\$515.72	\$0.00	0.00%
CDD O&M and River Club - Courtyard	\$2,369.03	\$2,435.64	\$66.61	2.81%
CDD Reserve - Courtyard	\$234.99	\$235.52	\$0.53	0.23%
River Club Reserve - Courtyard	\$224.57	\$230.19	\$5.62	2.50%
<b>Total</b>	<b>\$3,701.94</b>	<b>\$3,774.70</b>	<b>\$72.76</b>	<b>1.97%</b>

Series 2012A-1 Debt Service - Villa	\$357.63	\$357.63	\$0.00	0.00%
Series 2012A-2 Debt Service - Villa	\$687.61	\$687.61	\$0.00	0.00%
CDD O&M and River Club - Villa	\$2,369.03	\$2,435.64	\$66.61	2.81%
CDD Reserve - Villa	\$234.99	\$235.52	\$0.53	0.23%
River Club Reserve - Villa	\$224.57	\$230.19	\$5.62	2.50%
<b>Total</b>	<b>\$3,873.83</b>	<b>\$3,946.59</b>	<b>\$72.76</b>	<b>1.88%</b>

Series 2012A-1 Debt Service - Classic	\$357.63	\$357.63	\$0.00	0.00%
Series 2012A-2 Debt Service - Classic	\$859.52	\$859.52	\$0.00	0.00%
CDD O&M and River Club - Classic	\$2,369.03	\$2,435.64	\$66.61	2.81%



**Venetian Community Development District**

**FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

<b>2021/2022 O&amp;M and River Club Budget</b>		\$3,176,094.00
Collection Cost @	2%	\$67,576.47
Early Payment Discount @	4%	\$135,152.94
<b>2021/2022 Total:</b>		<b>\$3,378,823.40</b>

<b>2021/2022 CDD Reserve Budget</b>		\$309,283.00
Collection Cost @	2%	\$6,580.49
Early Payment Discount @	4%	\$13,160.98
<b>2021/2022 Total:</b>		<b>\$329,024.47</b>

<b>2021/2022 River Club Reserve Budget</b>		\$297,957.00
Collection Cost @	2%	\$6,339.51
Early Payment Discount @	4%	\$12,679.02
<b>2021/2022 Total:</b>		<b>\$316,975.53</b>

<b>2020/2021 O&amp;M/River Club/Reserve Budget</b>	\$3,687,901.00
<b>2021/2022 O&amp;M/River Club/Reserve Budget</b>	\$3,783,334.00

<b>Total Difference:</b>	<b>\$95,433.00</b>
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	<b>PER UNIT ANNUAL ASSESSMENT</b>		<b>Proposed Increase / Decrease</b>	
	<b>2020/2021</b>	<b>2021/2022</b>	<b>\$</b>	<b>%</b>
<b>CDD Reserve - Classic</b>	\$234.99	\$235.52	\$0.53	0.23%
<b>River Club Reserve - Classic</b>	\$224.57	\$230.19	\$5.62	2.50%
<b>Total</b>	<b>\$4,045.74</b>	<b>\$4,118.50</b>	<b>\$72.76</b>	<b>1.80%</b>

<b>Series 2012A-1 Debt Service - Estate</b>	\$357.63	\$357.63	\$0.00	0.00%
<b>Series 2012A-2 Debt Service - Estate</b>	\$1,031.43	\$1,031.43	\$0.00	0.00%
<b>CDD O&amp;M and River Club- Estate</b>	\$2,369.03	\$2,435.64	\$66.61	2.81%
<b>CDD Reserve - Estate</b>	\$234.99	\$235.52	\$0.53	0.23%
<b>River Club Reserve - Estate</b>	\$224.57	\$230.19	\$5.62	2.50%
<b>Total</b>	<b>\$4,217.65</b>	<b>\$4,290.41</b>	<b>\$72.76</b>	<b>1.73%</b>

<b>Series 2012A-2 Debt Service - Golf Club</b>	\$437.23	\$437.23	\$0.00	0.00%
<b>CDD O&amp;M - Golf Club</b>	\$1,181.15	\$1,247.76	\$66.61	5.64%
<b>CDD Reserve - Golf Club</b>	\$234.99	\$235.52	\$0.53	0.23%
<b>Total</b>	<b>\$1,853.37</b>	<b>\$1,920.51</b>	<b>\$67.14</b>	<b>3.62%</b>

<b>Series 2012A-2 Debt Service - Office</b>	\$856.91	\$856.91	\$0.00	0.00%
<b>CDD O&amp;M - Office</b>	\$1,181.15	\$1,247.76	\$66.61	5.64%
<b>CDD Reserve - Office</b>	\$234.99	\$235.52	\$0.53	0.23%
<b>Total</b>	<b>\$2,273.05</b>	<b>\$2,340.19</b>	<b>\$67.14</b>	<b>2.95%</b>

**VENETIAN**

**FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

<b>CDD O&amp;M BUDGET</b>		<b>\$1,638,527.00</b>	<b>CDD RESERVE BUDGET</b>		<b>\$309,283.00</b>	<b>RIVER CLUB BUDGET</b>		<b>\$1,537,567.00</b>	<b>RIVER CLUB RESERVE BUDGET</b>		<b>\$297,957.00</b>
COLLECTION COSTS @	2.0%	\$34,862.28	COLLECTION COSTS @	2.0%	\$6,589.49	COLLECTION COSTS @	2.0%	\$32,714.19	COLLECTION COSTS @	2.0%	\$6,339.51
EARLY PAYMENT DISCOUNT (	4.0%	\$69,724.55	EARLY PAYMENT DISCOUNT @	4.0%	\$13,160.38	EARLY PAYMENT DISCOUNT (	4.0%	\$65,428.38	EARLY PAYMENT DISCOUNT (	4.0%	\$12,679.92
<b>TOTAL CDD O&amp;M ASSESSME</b>		<b><u>\$1,743,113.83</u></b>	<b>TOTAL CDD RESERVE ASSESSA</b>		<b><u>\$329,024.47</u></b>	<b>TOTAL RIVER CLUB ASSESSM</b>		<b><u>\$1,635,709.57</u></b>	<b>TOTAL RIVER CLUB RESERVE ASSESSME</b>		<b><u>\$316,975.53</u></b>

**UNITS ASSESSED**

SERIES 2012A-SERIES 2012A-2				ALLOCATION OF CDD O&M ASSESSMENT								ALLOCATION OF CDD RESERVE ASSESSMENT								ALLOCATION OF RIVER CLUB ASSESSMENT								ALLOCATION OF RIVER CLUB RESERVE ASSESSMENT								PER LOT ANNUAL ASSESSMENT					
PRODUCT TYPE	O&M	DEBT		CDD O&M UNITS	TOTAL	% TOTAL	CDD O&M EAU's	CDD O&M PER PARCEL	CDD O&M PER LOT	CDD RESERVE UNITS	TOTAL	% TOTAL	CDD RESERVE EAU's	CDD RESERVE PER PARCEL	CDD RESERVE PER LOT	RIVER CLUB UNITS	TOTAL	% TOTAL	RIVER CLUB EAU's	RIVER CLUB PER PARCEL	RIVER CLUB PER LOT	RIVER CLUB RESERVE UNITS	TOTAL	% TOTAL	RIVER CLUB RESERVE EAU's	RIVER CLUB RESERVE PER PARCEL	RIVER CLUB RESERVE PER LOT	CDD O&M	CDD	RIVER CLUB	RESERVE	RESERVE	SERVICE (1)	SERVICE (2)	TOTAL (4)						
		SERIES (1) (2)	SERIES (1) (2)																																						
Quad	172			172	172	12.31%			\$214,613.87	172	172.00	12.31%			\$40,509.81	172	172	12.49%			\$204,315.21	172	172	12.49%			\$39,593.17	\$230.19	\$2,435.64	\$235.52	\$230.19	\$357.63	\$892.25	\$4,151.23							
Courtyard	254	254	254	254	254	18.18%			\$316,929.79	254	254.00	18.18%			\$59,822.63	254	254	18.45%			\$301,721.30	254	254	18.45%			\$58,468.98	\$230.19	\$2,435.64	\$235.52	\$230.19	\$357.63	\$515.72	\$3,774.70							
Villa	414			413	414	29.63%			\$516,570.60	414	414.00	29.63%			\$97,506.18	414	414	30.07%			\$491,781.96	414	414	30.07%			\$95,299.83	\$230.19	\$2,435.64	\$235.52	\$230.19	\$357.63	\$687.61	\$3,946.59							
Classic	372	369	369	372	372	26.63%			\$464,164.89	372	372.00	26.63%			\$87,614.25	372	372	27.02%			\$441,891.04	372	372	27.02%			\$85,631.73	\$230.19	\$2,435.64	\$235.52	\$230.19	\$357.63	\$859.52	\$4,118.50							
Estate	165	164	164	165	165	11.81%			\$205,879.59	165	165.00	11.81%			\$38,861.16	165	165	11.98%			\$196,000.06	165	165	11.98%			\$37,981.82	\$230.19	\$2,435.64	\$235.52	\$230.19	\$357.63	\$1,031.43	\$4,290.41							
Golf Club	9			9	9	0.64%			\$11,229.80	9	9.00	0.64%			\$2,119.70	0	0	0.00%			\$0.00	0	0	0.00%			\$0.00	\$0.00	\$1,247.76	\$235.52	\$0.00		\$437.23	\$1,920.51							
Office	11			11	11	0.79%			\$13,725.31	11	11.00	0.79%			\$2,590.74	0	0	0.00%			\$0.00	0	0	0.00%			\$0.00	\$1,247.76	\$235.52	\$0.00		\$866.91	\$2,340.19								
1367 1370 1390				1367.00 100.00% \$1,743,113.83								1367.00 100.00% \$329,024.47								1377.00 100.00% \$1,635,709.57								1377.00 100.00% \$316,975.53													

LESS: Sarasota County Collection Costs (2%)and Early Payment Discount Costs (4%)

**(\$104,586.83)**

**(\$19,741.47)**

**(\$98,142.57)**

**(\$19,018.53)**

**Net Revenue to be Collected**

**\$1,638,527.00**

**\$309,283.00**

**\$1,537,567.00**

**\$297,957.00**

(1) Reflects 7 (seven) Series 2012A-1 and 4 2012A-2 prepayments.

(2) Reflects the number of total lots with Series 2012A-1 and Series 2012A-2 debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Venetia Series 2012A-1 and Series 2012A-2 bond issues. Annual assessment includes principal, interest, Sarasota County collection costs and early payment discount costs.

(4) Annual assessment that will appear on November 2021 Sarasota County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

## **GENERAL FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

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### **EXPENDITURES – ADMINISTRATIVE:**

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



**Administrative Services:** The District will incur expenditures for the day to day operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

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## **EXPENDITURES - FIELD OPERATIONS:**

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Streetlights:** The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.



**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

---

### EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## **DEBT SERVICE FUND BUDGET**

### **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

---

### **EXPENDITURES – ADMINISTRATIVE:**

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

# Tab 4

## RESOLUTION 2021-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Venetian Community Development District ("**District**") prior to June 15, 2021, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 23, 2021
HOUR:	9:30 a.m.
LOCATION:	Venetian River Club 502 Veneto Boulevard North Venice, Florida 34275

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to The City of Venice at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.



5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 7<sup>TH</sup> DAY OF JUNE, 2021.**

ATTEST:

**VENETIAN COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Its: Chairman / Vice Chairman

Exhibit A: Fiscal Year 2021/2022 Proposed Budgets

**Exhibit A**  
**Fiscal Year 2021/2022 Proposed Budgets**

# Tab 5

## 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, April 12, 2021, 2020 at 9:37 a.m.** held at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

Richard Bracco	<b>Board Supervisor, Chairman</b>
Steve Kleinglass	<b>Board Supervisor, Vice Chairman</b>
Ernest Booker	<b>Board Supervisor, Assistant Secretary</b>
Carl Chorba	<b>Board Supervisor, Assistant Secretary</b>
Rick McCafferty	<b>Board Supervisor, Assistant Secretary (joined the meeting in progress)</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Toborg	<b>Manager, Field Services, Rizzetta &amp; Company, Inc. (via speaker phone)</b>
Andy Cohen	<b>District Counsel, Persson, Cohen &amp; Mooney, P.A.</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Denise Payton	<b>General Manager, River Club</b>
Keith Livermore	<b>Field Manager, Venetian CDD</b>
Roy Deary	<b>Vesta</b>
Audience	

### FIRST ORDER OF BUSINESS

#### Call to Order

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

Mr. Booker lead the Board and audience in reciting the pledge of allegiance.

### SECOND ORDER OF BUSINESS

#### Public Comment

Mr. Schaid stated that he appreciates the Board for providing the combined CDD/POA Workshop as it was helpful to all residents. He spoke regarding rules and questions related to traffic safety and responsibility.

Mr. Quinn recommended postponing voting on any tennis rules until at least August or September to allow the new management company time to become more familiar with



the concerns. Mr. Cohen advised that the April 26<sup>th</sup> public hearing has been advertised and scheduled; he further advised that a redline comparison will be provided in the agenda for that meeting.

Ms. Quinn spoke regarding the tennis rules; she recommended that all courts should be open to all residents.

Mr. Lachman advised that he is upset regarding a comment made by Ms. Payton last Tuesday that was quite rude. Ms. Payton apologized and said the comment was inappropriate.

Ms. Shaffer thanked the Board for its time and patience with all they do. She recommended having more transparency related to finances. She spoke regarding her concerns related to golf cart usage.

Ms. Pozarek read into the record an email that she sent to the Board and advised that she supports the rules contained in the discussion related to tennis. She spoke regarding the tiki bar survey results.

Ms. Appolonia spoke regarding communicating prime time tennis time to vendors so that work is not being conducted during prime time.

Ms. Rector advised that she was happy with the Easter celebration and Management.

Mr. Ruffatto spoke regarding the pool bar.

### **THIRD ORDER OF BUSINESS**

#### **Review and Consideration of Bid Tabulation Related to Striping**

Mr. Schappacher reviewed the bid tabulation for roadway striping repairs and recommended engaging JJ Pavement.

On a Motion by Mr. Chorba, seconded by Mr. Booker, with all in favor, the Board Approved the JJ Pavement Proposal for Striping Repairs, in the Amount of \$2,145.00, for the Venetian Community Development District.
---

### **FOURTH ORDER OF BUSINESS**

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

Mr. Schappacher advised that the District was planning to pave Treviso and Bolanza and the City wanted to take core samples prior to the paving and so that work has been completed and now he will be coordinating the start of the paving with Mr. Livermore. Mr. Schappacher advised that the swale repair to the east of the 14<sup>th</sup> tee and west of Bella Vista Terrace is done and signage repairs are done. Mr. Schappacher advised that Lennar has cleaned up everything that had been requested except for the vine. He advised that a swale

was needed from the pond 44 up into the preserve because it was holding at least 12 inches of water. Mr. Cohen advised that with Mr. Schappacher's approval, he will reach out to Lennar to get the final conveyance documents for common areas 6A and 6B. Discussion ensued regarding killing in place versus mulching and distributing items within the preserve.

**FIFTH ORDER OF BUSINESS**

**Review of March 22, 2021 Field  
Inspection Report**

Mr. Toborg provided an overview of the March 22, 2021 Field Inspection Report and responded to questions from the Board.

Mr. McCafferty joined the meeting in progress at 10:12 a.m.

**SIXTH ORDER OF BUSINESS**

**Consideration of LMP Proposals –  
Field Inspection Report Items**

Mr. McCafferty advised that lava rock has been added to the pool area. Mr. Toborg advised that there is stressed turf across from the entrance of Montelluna. Ms. Bandon advised the proposal totals \$600 and the proposal to fill in bare areas on the buffer near pond 58 on the west side of Citadella is \$2,645.50. Mr. Cohen advised those proposals are within the Chairman's spending authority. Ms. Bandon asked if there were any objections to the Chairman approving the proposals. There were none.

**SEVENTH ORDER OF BUSINESS**

**Consideration of LMP Proposal for  
Medjool Palm OTC Injections**

Ms. Bandon advised that the LMP proposal for Medjool Palm OTC injections totals \$3,050.00. Mr. Toborg advised the OTC injections are to keep a disease in check. Mr. Cohen advised that this is within the Chairman's spending authority if the Board does not have any problems with the proposal. There were none.

Mr. Bracco inquired as to putting a buffer around the River Club parking lot. Ms. Bandon advised that she will discuss the proposals with Mr. McCafferty.

Mr. Toborg left the meeting in progress.

Mr. McCafferty asked to move the tiki bar item to be the next item for discussion. The Board concurred.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding Tiki Bar Survey  
Results and Recommendations**

Mr. Kleinglass provided an overview of the results of the Tiki Bar survey as previously sent to the Board. He advised that the Facilities Advisory Committee made a recommendation that the Architect be directed to consider a renovation at the existing location, to include an add alternate item to put in a modest kitchen at the current location.

Mr. Kleinglass advised that the recommendation never came to the Board due to a cancelled meeting and the Committee has a new recommendation to consider having the architect to build something on the side of the existing bar. Discussion ensued.

Mr. McCafferty advised that sixty five percent of the community has said that if this renovation is done they will not come to the Tiki Bar. He advised that a renovation needs to be done but a kitchen is not necessary. Discussion ensued.

Mr. Chorba spoke regarding the process and estimates without installing a kitchen; he spoke regarding building a tiki bar at the bell tower location. He advised that he understands the need to move forward although he is wondering if the decision can be made for the 2022/2023 budget. Mr. Kleinglass advised that the three sites being talked about are at the existing tiki hut, just outside the arch by the bar, and something where the bicycle racks are.

Mr. Booker advised that shade is the number one issue and he thinks that from a revenue point of view, upgrading the bar is needed. He recommended scaling back the renovation and not having a kitchen but having a designated person to run food from the existing kitchen to the tiki bar.

Mr. Bracco recommended a scaled back renovation as that is what the community is asking for; he advised that he doesn't think a kitchen is necessary. Issues can be addressed in simple ways.

Ms. Payton addressed Mr. McCafferty's comment related to sixty five percent of the residents saying they won't use the tiki bar; and reminded everyone that not everyone uses the other amenities. She advised that dinner at the tiki bar cannot happen without a kitchen. Discussion ensued.

Mr. Kleinglass advised that he assumes the bike rack area is off the table. The Board concurred. He asked if the bell tower area is off the table. Mr. McCafferty advised that it can be reviewed in the future. Mr. Kleinglass asked if it is clear or not clear that the bell tower area is off the table. Discussion ensued.

Mr. Booker made a motion to move forward with a renovation of the existing tiki bar, without a kitchen. Mr. McCafferty seconded the motion.

Mr. Kleinglass advised that the Committee recommended a renovation at the existing location, to include an add alternate item to put in a modest kitchen and then made a recommendation to consider having the architect to build something on the side of the existing bar.

Mr. Chorba inquired as to whether there is time before April 26<sup>th</sup> to get pricing on a bell tower bar.

Discussion ensued.

182

On a Motion by Mr. Booker, seconded by Mr. McCafferty, with three in favor and Mr. Chorba and Mr. Kleinglass opposed, the Board Voted to Move Forward with a Renovation of the Existing Tiki Bar, with No Kitchen, for the Venetian Community Development District.

183

184 Mr. Kleinglass advised that he will direct Fishman and Humphrey to design a  
185 renovation of the existing tiki bar, to include new cabinets, new bar equipment, and shade.

186

187 Mr. McCafferty left the meeting in progress at 10:55 a.m.

188

189 Ms. Blandon advised that Mr. Craychee has asked that the Discussion related to the J&L  
190 Geo Thermal be next on the agenda.

191

192 **NINTH ORDER OF BUSINESS**

193

194

195

196 Mr. Craychee spoke regarding the evaluation of the coil; he advised that he sent an  
197 email to confirm the pricing of the evaluation of the coil on March 15<sup>th</sup> and to date has not  
198 heard back. Mr. Craychee advised that his initial recommendation is to proceed with the  
199 contract of \$8,400 for replacement and \$500 for the coil evaluation, the second  
200 recommendation was to move forward with the contract for \$8,400 and \$1,000 for the coil  
201 evaluation, and the third recommendation is to move forward with the contract at \$8,400 for  
202 replacement without the return of the coil. He advised that Mr. Cohen has recommended to  
203 go with option one. Mr. Bracco advised that the Board had previously agreed to move  
204 forward with the recommended option one. Mr. Cohen advised that he will move forward.

205

206 Mr. Craychee advised that he is still working to obtain the water test results from  
207 Sanders Labs.

208

209 Mr. Bracco thanked Mr. Craychee for his work on this project.

210

211 The Board took a recess at 11:00 a.m. and was back on the record at 11:11 a.m.

212

213 Mr. Bracco asked if the Tiki Survey results had been sent to the community. Mr.  
214 Kleinglass advised the results have not been sent. He asked that Ms. Payton send the  
215 Survey results.

216

217 **TENTH ORDER OF BUSINESS**

218

219

220 Mr. Lands spoke regarding the need to update the tennis court usage rules as soon  
221 as possible. He reviewed the recommended changes to the rules as contained within the  
222 agenda package. Mr. Lands advised that the Charter has not yet been approved by the  
223 Board and so he asked that the Board review and approve the Charter. He asked that the

**Review and Discussion Regarding the  
Tennis Rules**



Board make a motion to pass the four rules that have been recommended, #1, #3, #4, and #8. Mr. Bracco recommended holding any decision on rules until the public hearing at the next meeting. He further advised that all of the rules can be made but if the rules are not enforced then the rules are no good. Mr. Cohen recommended holding off on any decisions until the next meeting, April 26<sup>th</sup>, when the public hearing will be held and a redline version of the rules can be provided and reviewed.

Mr. Cohen advised that the Charter is not on the agenda but can be added.

Discussion ensued regarding the tennis rules and enforcement. Mr. Bracco advised that the General Manager and/or Tennis Pro can suspend privileges and should a resident contest the suspension they would have to bring that to the Board.

Mr. Lands distributed the Charter to the Board for review. The Board recommended changes to the section related to removal of members.

This item was opened to public comment. There were no comments from the public.

On a Motion by Mr. Chorba, seconded by Mr. Booker, with all in favor, the Board Approved the Racquet Sports Advisory Committee Charter, for the Venetian Community Development District.

Ms. Blandon advised that Mr. Cohen needs to leave the meeting and so he will provide his staff report at this time.

Mr. Cohen advised that there was an email sent regarding lights over the pool and his office has researched the question and the response is basically it is okay and he will forward a communication to the Board but further research is being performed.

Mr. Cohen recommended discussing the Budget Amendment prior to his departure.

## **ELEVENTH ORDER OF BUSINESS**

### **Consideration of Resolution 2021-02, Amending Fiscal Year 2020/2021 Budget**

Ms. Blandon advised that this amendment is being presented to increase the landscape architect fees.

On a Motion by Mr. Booker, seconded by Mr. Chorba, with all in favor, the Board adopted Resolution 2021-02, Amending the Fiscal Year 2020/2021 Budget, as Presented, for the Venetian Community Development District.

Ms. Payton advised that a member suspension is set to expire on the 26<sup>th</sup> and she inquired as to whether correspondence needs to be sent to the member. Mr. Cohen advised

that a letter is not required.

Mr. Cohen left the meeting in progress at 11:55 a.m.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Proposal for Gutters  
at the Guardhouse**

Ms. Blandon advised that the proposal, in the amount of \$1,350, does not require approval by the Board as it falls under the Chairman's spending authority. The Board concurred with the proposal for gutter replacement.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Invision  
Communications Proposal for Gate  
Operator Replacement Including  
Lighted Arms**

Ms. Blandon advised that only items 1 and 2 are currently on the Reserve Study for replacement with an allocation of \$8,612.00. She recommended allowing the Reserve Study Committee to review the proposal and the equipment and make a recommendation to the Board. Mr. Booker recommended obtaining two additional bids. Discussion ensued.

**FOURTEENTH ORDER OF BUSINESS**

**Review and Consideration of Reserve  
Advisory Committee Charter**

Mr. Bracco provided an overview of the Charter. Discussion ensued.

**FIFTEENTH ORDER OF BUSINESS**

**Discussion Regarding Courtesy Staff  
Training and Behavior**

Mr. Chorba reviewed a concern related to the manner in which a gatehouse staff member spoke to his family who was visiting; he advised that the situation was handled. He advised that gatehouse staff need to ensure residents and guests feel welcomed at the gate.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors Meeting held on  
February 22, 2021**

Ms. Blandon provided an overview of the minutes of the Board of Supervisors' meeting held on February 22, 2021 and asked if there were any questions. There were none.

On a Motion by Mr. Chorba, seconded by Mr. Booker, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on February 22, 2021, for the Venetian Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held on  
March 8, 2021**

Ms. Bandon provided an overview of the minutes of the Board of Supervisors' meeting held on March 8, 2021 and asked if there were any questions. There were none.

On a Motion by Mr. Chorba, seconded by Mr. Bracco, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on March 8, 2021, for the Venetian Community Development District.

**EIGHTEENTH ORDER OF BUSINESS**

**Consent Items**

Ms. Bandon advised that the consent items consist of the Social and Dining Advisory Committee Meeting Minutes of January 13 & February 10, 2021, the Facilities Advisory Committee Meeting Minutes of February 1, 2021, the Racquet Sports Advisory Committee Meeting Minutes of February 8 & 22, 2021, and the Fitness and Pool Advisory Committee Meeting Minutes of February 17, 2021. She asked if there were any questions related to the minutes. There were none.

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.

**NINETEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Cohen provided his staff report after the tenth order of business.

**B. River Club**

Ms. Payton advised that members have been sneaking in and using the showers and so an e-blast will be sent to all homeowners. She advised that some homeowners have been vaccinated and would prefer to not wear masks and so an e-blast, quoting the CDC, will be sent advising that masks are still required for everyone's safety and comfort. Ms. Payton asked the Board if the River Club can go up to sixty-five percent capacity. Discussion ensued.

On a Motion by Mr. Bracco, seconded by Mr. Chorba, with all in favor, the Board Increased the River Club Capacity to Seventy-Five Percent, for the Venetian Community Development District.

Ms. Payton discussed the capacity for outdoor events; she advised that she would like to have it limited at the General Manager's discretion. Discussion ensued. The Board concurred.

340  
341 Mr. Kleinglass inquired as to having a discussion related to the reservation  
342 system and ensuring that it is fair to all residents for the brunch events.  
343 Discussion ensued.  
344

345 Ms. Payton advised that she sent information related to directives received  
346 from Committees; public records requests and providing direction to staff.  
347 She advised that she is spending a lot of time for the Committees. Mr.  
348 Chorba advised that the Board indicated previously that directives from the  
349 Committee members are not appropriate. Mr. Bracco concurred that it is not  
350 appropriate; he advised that issues should go to the liaison.  
351

352 Mr. Kleinglass advised that he attended the Easter dinner; he asked that  
353 Ms. Payton review the sales for Easter. Ms. Payton reviewed the sales and  
354 take out dinners as well as dine in for Easter. Discussion ensued.  
355

356 C. Field Manager

357 Mr. Livermore reported on the Traffic Hawk as well as stop signs; he  
358 advised the Traffic Hawk will be set up at a stop sign as it can report who  
359 stops or not for the stop signs. Discussion ensued regarding possible golf  
360 cart registration.  
361

362 Mr. Chorba inquired as to the Amazon RFID entry system. Mr. Livermore  
363 advised that the gatehouse has indicated that it is not working and so he  
364 has reached out to Amazon but has not heard back.  
365

366 D. District Manager

367 Ms. Blandon advised that the next regular meeting of the Board of  
368 Supervisors' is scheduled for Monday, April 26, 2021 at 9:30 a.m.  
369

370 Ms. Blandon advised that she has been working on the document production  
371 related to the suit and are now working on responses to the interrogatories  
372 and she hopes to complete the process soon.  
373

374 Ms. Blandon advised that she is receiving several requests for public records  
375 and Committee minutes. She advised that she is hearing a lot inaccuracies.  
376

377 Ms. Blandon advised that she is working on the proposed budget and asked  
378 that the Board set a date for a budget workshop. She asked that the Board  
379 move the June 14<sup>th</sup> meeting to June 7<sup>th</sup> in due to the proposed budget  
380 requirements. Discussion ensued regarding a budget workshop date. The  
381 Board set the budget workshop for Wednesday, May 19, 2021 at 10:00 a.m.  
382

383 Mr. Bracco thanked Ms. Blandon for her hard work on the fluid spill issue and  
384 the pickleball issue.  
385



**TWENTIETH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

Mr. Bracco advised that May 11<sup>th</sup> the City Council will take on the appeal related to the Pickleball and Dog Park denial. He advised there has been some mis-interpretation of comments made by the Chair of the planning commission; he advised that the Planning Commission Chair did not say that the Venetian has too many amenities. He advised that the appeal is moving forward.

Mr. Chorba advised that he is receiving complaints on the basketball hoop taking up parking spaces and creating noise near the tennis players. He advised in the past Mr. Lusty would send Fidelity statements to the Board and he asked that Mr. Bracco do the same. Mr. Chorba advised that he is receiving cancer treatments; he reviewed his concerns with responsibilities that may not be met.

Mr. Booker spoke regarding basketball; he advised that most tennis participants are involved with the Committee and they were in support of the basketball hoop. He advised that the hours of the basketball hoop were specifically set to avoid prime time at the tennis courts. Mr. Booker advised that regarding the dog park, the dog park can be build there but the CDD made the mistake of presenting it as a package deal. Mr. Booker welcomed back Ms. Payton. He advised that he is also happy to see employees working; the tennis issues will work themselves out. Mr. Booker welcomed the Vesta employees to Venetian.

**TWENTY-FIRST 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. Bracco, seconded by Mr. Chorba, with all in favor, the Board adjourned the meeting at 12:57 p.m., for the Venetian Community Development District.

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

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

# 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, April 26, 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	<b>Board Supervisor, Chairman</b>
Steve Kleinglass	<b>Board Supervisor, Vice Chairman</b>
Rick McCafferty	<b>Board Supervisor, Assistant Secretary</b>
Ernest Booker	<b>Board Supervisor, Assistant Secretary</b>
Carl Chorba	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andy Cohen	<b>District Counsel, Persson, Cohen &amp; Mooney, P.A.</b>
Regina Kardash	<b>Persson, Cohen &amp; Mooney, P.A.</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Denise Payton	<b>General Manager, River Club</b>
Keith Livermore	<b>Field Manager, Venetian CDD</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

Mr. Booker lead the Board and audience in reciting the pledge of allegiance.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Ms. Pozarek addressed the Board regarding the budget workshop; she asked if materials would be available to the public in advance of that meeting. Ms. Blandon advised that a formal agenda will not be done for the workshop although any documents will be available at the meeting. Ms. Pozarek discussed the optics of not having financial statements in the agenda packages.

Mr. Ruffatto spoke regarding Board approval of the pool bar and whether the money is available for the renovation. He spoke regarding reserves and utilizing reserves for capital

improvements as well as budgeting for projects.

### **THIRD ORDER OF BUSINESS**

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

Mr. Schappacher spoke regarding the paving work that was done on Bolanza and Treviso and spoke regarding two other locations in need of repaving. He spoke regarding sidewalk work that has been completed with more to be done this week.

Mr. Cohen advised that regarding the acceptance of common areas 6A and 6B; the Board has already authorized the acceptance of the deed and related documents but was waiting on completed punch list items. He advised that the punch list has been completed and so he is finalizing the conveyance documents.

### **FOURTH ORDER OF BUSINESS**

#### **Public Hearing on River Club Rules**

Mr. Cohen provided an overview of the public hearing process and asked for a motion to open the public hearing.

On a Motion by Mr. Chorba, seconded by Mr. Bracco, with all in favor, the Board Opened the Public Hearing on River Club Rules, for the Venetian Community Development District.
---

Ms. Hinsch spoke in favor of tennis rule number one being proposed; she provided an overview of tennis leagues.

Mr. Quinn spoke regarding rules one and two; he advised that there are no problems, and the rules are being made for a problem that does not exist.

Ms. Perry spoke in support of proposed rule number one, blocking time for social tennis for Venetian residents.

Ms. Quinn spoke regarding rule number one, she advised that all courts should be open to all Venetian residents.

Ms. Peabody advised that she is opposed to the new rule proposed by the recreational committee.

Ms. Pearlman commented on proposed rule number one, she advised that the Monday mixer program participants are unhappy with the proposed rule as they do not play on teams.

Ms. Perry clarified discussion on the mix and match; she advised that the issue was that they only wanted to play who they wanted to play and were not including everyone.

Ms. Pearlman advised there has never been a complaint on Monday mix and match.

91 Ms. Pozarek advised that she thinks the Board needs to consider root cause analysis  
92 to determine why there is so much passion around this issue.

93  
94 Ms. Wiggins spoke regarding interclub versus intraclub.  
95

96 Mr. Perry advised that the distinction between the Monday and all other groups is that  
97 Mr. Sandomenico reserves for one social group and it is the only social group that he books  
98 for, it is not open to other social groups or to the entire community.  
99

100 Ms. Jerry spoke regarding the difficulty in making online court appointments.  
101

102 Mr. Quinn advised that the Monday group has been disbanded due to the controversy  
103 created.  
104

105 Mr. Lands made a presentation of the rules being recommended by Racquet Sports  
106 Advisory Committee.  
107

108 Discussion ensued.  
109

110 Mr. Cohen spoke regarding the potential to continuing the public hearing in progress  
111 and the requirements to do so.  
112

113 Ms. Payton advised that she does not take issue with rules 5, 7, and 10 as proposed  
114 by the Racquet Sports Advisory Committee.  
115

116 Mr. Kleinglass suggested that the Racquet Sports Advisory Committee work with  
117 River Club Staff to come to an amenable decision on the rules.  
118

119 Mr. Lands advised that the Committee has tried to come to an agreement with the  
120 River Club Staff but that has not happened.  
121

122 Mr. Bracco advised that he would like to see compromise between the Committee  
123 and Staff; he further advised that he does not want to see inequities.  
124

125 Mr. Lands continued with his presentation. Back and forth discussion ensued.  
126

127 Mr. Cohen asked the Board if they would like to have Mr. Lands complete his  
128 presentation before hearing from staff. The Board concurred.  
129

130 Mr. Lands continued with his presentation of the recommended rules.  
131

132 Mr. Cohen left the meeting in progress at 10:58 a.m.  
133

134 Mr. Lands responded to questions from the Board.  
135

136 The Board took a brief recess at 11:05 a.m. and was back on the record at 11:17 a.m.



137

On a Motion by Mr. Bracco, seconded by Mr. Chorba, with all in favor, the Board Closed the Public Hearing on River Club Rules, for the Venetian Community Development District.

138

139 **FIFTH ORDER OF BUSINESS**

**Review of Proposed Amendments to  
the River Club Rules**

140

141

142

143 Ms. Payton deferred to Mr. Sandomenico to speak first.

144

145 Mr. Sandomenico spoke regarding the confusion and misinformation. He spoke  
146 regarding Mix & Match set up as requested by a previous Committee. Mr. Sandomenico  
147 responded to questions from the Board. Discussion ensued.

148

149 Mr. Bracco asked if everyone is in agreement with rules 4,5, and 7. Mr. McCafferty  
150 advised that a decision has not been made regarding whether 11:00 a.m. is prime time.  
151 Discussion ensued regarding prime time hours during season.

152

153 Mr. Bracco discussed uniform enforcement of the rules. Mr. Sandomenico discussed  
154 the day guest rule.

155

156 Ms. Blandon advised that Ms. Payton had concerns related to rules 1, 2, 3, 4 and 9.  
157 She discussed continuing the public hearing to another meeting date as the meeting has  
158 been almost three hours with only one rule discussed; she advised that the other agenda  
159 items can also be moved.

160

161 Mr. Bracco recommended that the Racquet Sports Advisory Committee and  
162 Management take a look at the rules and see where there may be room for agreement. The  
163 Board supported the Chairman's recommendation.

164

On a Motion by Mr. Bracco, seconded by Mr. Chorba, with all in favor, the Board Continued the Public Hearing to Monday, May 10, 2021 at 9:30 a.m. at the Venetian River Club, to Provide for the Racquet Sports Advisory Committee and Management to Review and Agree on Rules, for the Venetian Community Development District.

165

166 Mr. Booker advised that the Racquet Sports Advisory Committee has a meeting today  
167 at 2:00 p.m. and invited all interested parties to that meeting.

168

169 Mr. Lands recommended cancelling all Racquet Sports Advisory Committee meetings  
170 until the rules are decided.

171

172 Ms. Blandon recommended that the Board review the proposed rules and forward any  
173 concerns to her so that she can compile an email and obtain responses prior to the next  
174 meeting. She asked that all questions be submitted to her by April 30<sup>th</sup>.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-03,  
Adopting Amendments to the River  
Club Rules**

This item was tabled to the May 10, 2021 meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of LMP Proposals**

Ms. Blandon reviewed the LMP proposals received for installation of sweet viburnum at the River Cub parking lot, installation of jasmine and firebush at the River Club parking lot islands, installation of triple fox tail palm, and installation of turn on the exit side of the Citadella gates. She advised that the Board previously agreed to these proposals.

On a Motion by Mr. Bracco, seconded by Mr. McCafferty, with all in favor, the Board Approved the LMP Proposals as Presented, for the Venetian Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Review and Acceptance of Revised  
Reserve and Finance Advisory  
Committee Charter**

Ms. Blandon recommended tabling this item until such time as the Board has had an opportunity to review. Mr. Bracco reviewed the changes to the Charter.

On a Motion by Mr. Bracco, seconded by Mr. Chorba, with all in favor, the Board Accepted the Revised Reserve and Finance Advisory Committee Charter, Pending Legal Review, for the Venetian Community Development District.

**NINTH ORDER OF BUSINESS**

**Discussion Regarding the Tiki Bar**

Mr. Kleinglass advised that as a result of the last Board meeting; he has told the vendors that the Board would like to move forward with a tasteful, reasonably modest redesign, extending the tiki bar out approximately eighteen feet with a gable roof and bar equipment. He advised that in addition he asked that they include a better design for shade and to look at the exterior lighting. Mr. Booker inquired as to removing plantings on the left of the tiki bar. Discussion ensued.

**TENTH ORDER OF BUSINESS**

**Consideration of the Operations and  
Maintenance Expenditures for the  
Month of March 2021**

Ms. Blandon advised that the operations and maintenance expenditures for the period of March 1-31, 2021 total \$143,380.07 and asked if there were any questions. She responded to questions from the Board.

On a Motion by Mr. Bracco, seconded by Mr. Chorba, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of March 2021, totaling \$143,380,07, for the Venetian Community Development District.

214

215 Mr. McCafferty left the meeting in progress at 12:44 p.m.

216

217 **ELEVENTH ORDER OF BUSINESS**

**Consent Items**

218

219 Ms. Bandon advised that the consent items consist of the Facilities Advisory  
220 Committee Meeting Minutes of March 1 and March 17, 2021, the Racquet Sports Advisory  
221 Committee Meeting Minutes of March 8, 2021, and the Social and Dining Advisory  
222 Committee Meeting Minutes of March 10, 2021. She asked if there were any questions  
223 related to the minutes. There were none.

224

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.

225

226 Mr. Chorba inquired as to the Reserve Committee meeting schedule. Mr. Bracco  
227 advised meetings are the third Monday of each month at 2:00 p.m.

228

229 **TWELFTH ORDER OF BUSINESS**

**Staff Reports**

230

231 A. District Counsel

232 Ms. Kardash advised that she had no report.

233

234 Mr. Chorba inquired as to the pool area lighting. Mr. Livermore advised that  
235 the lights were raised above the required height. Mr. Kleinglass advised that  
236 he has asked the architect to review the pool area lighting.

237

238 B. River Club

239 Ms. Payton inquired as to whether transfer of membership from an owner  
240 to a tenant is required. Mr. Bracco recommended deactivating a card of the  
241 owner who has not transferred their membership to a tenant. Ms. Kardash  
242 advised that she will investigate and report back.

243

244 Ms. Payton inquired as to Board opinion related to opening the River Club  
245 showers. Mr. Bracco recommended opening. Discussion ensued. Ms.  
246 Bandon advised of following CDC guidelines. Mr. Bracco recommended  
247 having users bring their own towels. Ms. Payton recommended having fifty  
248 percent capacity for indoor fitness. Mr. Bracco advised that is Ms. Payton's  
249 call. She spoke regarding the Yacht Club inquiring as to reciprocal dining  
250 between Yacht Club members and the River Club members, May 1<sup>st</sup>  
251 through September 30<sup>th</sup>. The Board concurred. Discussion ensued.

252

Mr. Bracco inquired as to the pool monitor leaving to walk a dog. Ms. Payton advised that the pool monitor is walking the dog when off the clock. Mr. Bracco asked that Ms. Payton address the concerns.

Mr. Chorba inquired as to the seventy five percent capacity. Ms. Payton advised it is going well. Mr. Chorba inquired as to whether masks are an issue. Ms. Payton advised that most are complying. Mr. Chorba inquired as to the tennis light project. Ms. Payton advised that she is waiting until tennis dies down a bit and she is hoping to complete the project in a month or so.

Mr. Kleinglass inquired as to a resident upset regarding spraying round up. He advised that the resident was delayed in the reporting although he asked if anyone has gotten back to the resident. Mr. Livermore advised that the vendor is spraying for weeds and he will ask that in the future the vendor wait until the courts are empty prior to spraying, he further advised that he will respond to the resident.

C. Field Manager

Mr. Livermore advised he had no report.

D. District Manager

Ms. Blandon advised that the next regular meeting of the Board of Supervisors' is scheduled for Monday, May 10, 2021 at 9:30 a.m.

Mr. Bracco advised that the Reserve Advisory Committee will be attending the meeting on May 10<sup>th</sup>.

Ms. Blandon advised of concerns related to late financial documents from Vesta as well as concerns related to responses to the Auditor questions that Vesta needs to respond to. She recommended a meeting with Vesta, Mr. Bracco, Ms. Payton, and Mr. Cohen.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

Mr. Bracco advised that he provided a handout related to the Fidelity accounts. He further advised that Mr. Kleinglass will attend the Social & Dining Advisory Committee meeting on the 12<sup>th</sup>, and he has asked that other Supervisors help as well.

Mr. Booker advised of concerns related to rentals and the visitors causing issues at the pool. Mr. Bracco recommended advising the POA of the issue. Discussion ensued. Mr. Booker recommended that the CDD Board advise the POA of the issue and express the gravity of the concern.

Mr. Booker advised of concerns related to the new management company; he advised that Vesta is not performing as he expects that they should. Mr. Bracco recommended inviting Vesta to the next meeting in addition to a conference call. Discussion

ensued regarding the concerns.

**FOURTEENTH 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. Chorba, seconded by Mr. Booker, with all in favor, the Board adjourned the meeting at 1:24 p.m., for the Venetian Community Development District.

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

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

# 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, May 10, 2021, 2020 at 9:31 a.m.** held at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

Richard Bracco	<b>Board Supervisor, Chairman</b>
Steve Kleinglass	<b>Board Supervisor, Vice Chairman</b>
Rick McCafferty	<b>Board Supervisor, Assistant Secretary</b>
Ernest Booker	<b>Board Supervisor, Assistant Secretary</b>
Carl Chorba	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Toborg	<b>Manager, Field Services, Rizzetta &amp; Company, Inc.</b>
Andy Cohen	<b>District Counsel, Persson, Cohen &amp; Mooney, P.A.</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Denise Payton	<b>General Manager, River Club</b>
Keith Livermore	<b>Field Manager, Venetian CDD</b>
Roy Deary	<b>Vesta</b>
Sara Zare	<b>MBS Capital Markets</b>
Audience	

### FIRST ORDER OF BUSINESS

#### Call to Order

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

Mr. Booker lead the Board and audience in reciting the pledge of allegiance.

### SECOND ORDER OF BUSINESS

#### Public Comment

Mr. Cassell spoke regarding the tiki bar, he asked that the Board keep the community concerns in mind.

Mr. Schaid spoke regarding the pool temperature and inquired as to the basis for the temperature change. He spoke regarding an unconfirmed golf cart accident; he advised that the POA and Traffic Committee will be reviewing. Discussion ensued.

48 Ms. Pozarek spoke regarding a possible bond issue and asked that the Board not  
49 increase the bond debt. She advised that residents who have paid off their debt are curious  
50 as to whether they will incur more debt.  
51  
52

53 Mr. Lands spoke regarding a resident violating the tennis reservation rule and the  
54 penalty associated with the violation. He advised that the second and/or third violation of the  
55 rule resulted in being suspended from tennis for two weeks although that particular penalty  
56 is not set forth in writing. Mr. Lands advised that he received calls that tennis courts one and  
57 three were flooded. Mr. Bracco and Mr. Sandomenico responded to Mr. Lands.  
58

### 59 **THIRD ORDER OF BUSINESS**

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

60  
61 Mr. Schappacher advised that the striping repairs throughout the community have  
62 been completed. He spoke regarding concerns related to the paving at Bolanza and Treviso;  
63 he advised there are roller marks although those are beginning to blend in. Mr. Schappacher  
64 advised of a paint spill on Martellago; he advised that some cars drove through it and when  
65 it was pressure washed it ate up some of the asphalt and so he has a vendor coming out to  
66 review the area. Mr. Kleinglass asked if anyone knows who created the paint spill. Mr.  
67 Livermore advised that nobody knows. Mr. Schappacher spoke regarding emails  
68 exchanged related to pool pavers and Ms. Payton has confirmed that the pool vendor has  
69 been on site and determined that there are loose backfill areas and the repairs are  
70 underway.  
71

### 72 **FOURTH ORDER OF BUSINESS**

#### **Consideration of MBS Capital Markets Underwriting Agreement**

73  
74  
75 Mr. Jasper spoke regarding the Reserve Advisory Committee having questions  
76 related to a possible refinance of the current bonds; he advised that the bonds are callable  
77 next year, and the Committee is exploring a refinance to reduce the debt amount. Mr. Jasper  
78 advised that the Committee has also explored whether there is a possibility to add additional  
79 funds to the bond to cover expected expenses. Mr. Bracco inquired as to the bond reserve  
80 fund. Mr. Jasper advised there is a bond reserve account with approximately eight to nine  
81 months of principal and interest and so one of the questions is whether or not that reserve  
82 can be reduced or used to bring down the total assessment of the bond.  
83

84 Mr. Booker inquired as to how MBS was brought to the meeting. Mr. Jasper advised  
85 that Rizzetta was asked to provide a presentation and so Rizzetta recommended having  
86 MBS provide a presentation. Mr. Jasper provided an overview of the players involved in the  
87 bond process and in his opinion before selection of an underwriter is made it may be best  
88 to hire a financial advisor.  
89

90 Mr. Cohen advised that Ms. Zare may not be able to provide too much of a  
91 presentation without being engaged.  
92

93 Ms. Zare introduced herself and advised that in order to comply with MSRB

regulations and prior to providing any advisory services, they are required to be engaged as underwriter. She advised that no fee is paid until such time as a closing occurs. Ms. Zare responded to questions from the Committee and the Board. Mr. Cohen provided an overview of the possibilities of the bond refinance. Mr. Cohen asked Ms. Zare if she would be willing to decrease the termination provision in order to provide a presentation to the Board. Ms. Zare advised that she would be amenable. Discussion ensued. Mr. Jasper recommended engaging a financial advisor to assist in selecting an Underwriter. Ms. Harmon requested that this process go back to the Committee for vetting.

Mr. McCafferty inquired as to when a decision needs to be made as to whether money will go back to the Community members or be used for additional projects. Ms. Harmon advised that she anticipates the Committee providing a recommendation to the Board which would include that information.

Mr. Chorba inquired as to whether the Committee is looking at extending the maturity date of the current bonds. Ms. Zare advised that extending the maturity is not within the law and so in a refunding the maturity date would not be extended.

Mr. Kleinglass inquired as to the current value of the bonds. Mr. Bracco advised it is approximately \$15,000,000.00.

#### **FIFTH ORDER OF BUSINESS**

#### **Continued Public Hearing on River Club Rules**

Mr. Cohen provided an overview of the public hearing process and asked for a motion to open the public hearing.

On a Motion by Mr. Kleinglass, seconded by Mr. Chorba, with all in favor, the Board Re-opened the Continued Public Hearing on River Club Rules, for the Venetian Community Development District.
--

Mr. Bracco advised that he had asked that the Racquet Sports Advisory Committee and River Club Management meet to hash out the tennis rules. He thanked them for agreeing to do so and making progress.

Mr. Cohen recommended taking care of the Tennis Rules first and then the remaining River Club Rules.

Ms. Payton advised that the rules were renumbered to 11, 12 and 13 because rules 1, 2 and 3 already exist. She advised that there has been an agreement to rules 11, 12 and 13; however, related to number 14 there is already a rule related to the guest fee. She advised that related to the fee; she would like to add "...if the guest does not pay by 5:00 p.m.". Discussion ensued regarding the various rules.

Mr. Cohen asked if there were any questions related to any rules prior to closing the public hearing.

137

On a Motion by Mr. McCafferty, seconded by Mr. Bracco, with all in favor, the Board Closed the Continued Public Hearing on River Club Rules, for the Venetian Community Development District.

138

139 Mr. Cohen advised that the Public Hearing is now closed, and the Board can bifurcate  
140 the Tennis Rules from the Regular Rules should they choose to do so.

141

On a Motion by Mr. Chorba, seconded by Mr. Bracco, with all in favor, the Board Adopted the Tennis Rules, as Amended, for the Venetian Community Development District.

142

143 Ms. Payton advised that the \$10.00 fee needs to be added to the fee schedule. Ms.  
144 Payton reviewed her recommended changes to the River Club Rules. Discussion ensued.

145

146 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-03,  
Adopting Amendments to the River  
Club Rules**

147

148

149

150 Mr. Cohen provided an overview of the resolution.

151

On a Motion by Mr. Bracco, seconded by Mr. McCafferty, with all in favor, the Board Adopted Resolution 2021-03, Adopting Amendments to the Tennis Rules as well as the Revisions to the River Club Rules, as Discussed on the Record, for the Venetian Community Development District.

152

153 Mr. Chorba inquired as to the process for providing the new rules to the Community.  
154 Ms. Payton advised that she will e-blast the updated rules as well as placing them on the  
155 River Club website.

156

157 **SEVENTH ORDER OF BUSINESS**

**Discussion Regarding Veneto  
Landscaping**

158

159

160 Mr. McCafferty spoke regarding moving forward with hiring the Landscape Architect  
161 to design Veneto Boulevard at a cost of \$8,500.00 which has already been approved. He  
162 advised that the Landscaping Advisory Committee has recommended including the  
163 roundabout which would be an additional \$4,950 to the Landscape Architect contract as well  
164 as adding to the overall cost of the Veneto Boulevard project. Discussion ensued. Mr.  
165 McCafferty reviewed the three-phase project for Veneto recommended by the Landscaping  
166 Advisory Committee. Further discussion ensued.

167

On a Motion by Mr. Kleinglass, seconded by Mr. Chorba, with all in favor, the Board Approved Adding the Roundabout to the Veneto Boulevard Project, and Further Authorized Mr. McCafferty to Execute the Landscape Architect Agreement, for the Venetian Community Development District.

168

The Board took a recess at 11:13 a.m. and was back on the record at 11:21 a.m.

**EIGHTH ORDER OF BUSINESS**

**Review of March 2021 Financials**

Ms. Bandon asked if there were any questions regarding the financial statements. Ms. Payton advised that the River Club financial statements need to be updated. Ms. Bandon and Ms. Payton responded to questions from the Board.

On a Motion by Mr. McCafferty, seconded by Mr. Chorba, with all in favor, the Board Accepted the March 2021 Financials, for the Venetian Community Development District.

**NINTH ORDER OF BUSINESS**

**Consent Items**

Ms. Bandon advised that the consent items consist of the Landscaping Advisory Committee Meeting Minutes of March 1, 2021, the Facilities Advisory Committee Meeting Minutes of April 5, 2021, and the Racquet Sports Advisory Committee Meeting Minutes of April 12, 2021. She asked if there were any questions related to the minutes. Mr. Chorba asked that in the future, the Landscaping Advisory Committee meeting minutes state that a quorum was present. Mr. McCafferty inquired as to Racquet Sports Advisory Committee minutes referring to a league playing at night. Ms. Payton provided an explanation.

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.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Cohen advised he had no report but would be happy to answer any questions. There were no questions.

B. River Club

Ms. Payton reported that the pool paver issue is being fixed today. She advised that the tiki bar will not be serving during summer as they are short staffed and to keep staff members out of the heat, they will be serving out of the bar window. Ms. Payton advised that in that area, pavers are needed to place the tables and to not have the tables sink in the mud. Discussion ensued. Ms. Payton advised that the gutters at the gatehouse have been completed, the tennis lights and fencing is being scheduled for June, she advised that she is in process of working on the storage shed. Ms. Payton advised that regarding the building pressurization; since the new air conditioning unit was installed, the pressurization is out of whack again and so she is making contact with the vendor to review the issue. She advised that regarding the Tennis Rules, there was one more small change that was requested. Mr. Cohen advised that it is too late to make any further

209 changes.

210  
211 Ms. Payton responded to questions from the Board.

212  
213 C. Field Manager

214 Mr. Livermore advised that he had no report.

215  
216 D. District Manager

217 Ms. Blandon advised that the budget workshop is scheduled for Wednesday,  
218 May 19, 2021 at 10:00 a.m. and the next regular meeting of the Board of  
219 Supervisors' is scheduled for Monday, June 7, 2021 at 9:30 a.m.

220  
221 Ms. Blandon advised that most of the interrogatories from the paving litigation  
222 with the City of Venice are complete and she will be meeting with Mr. Bracco  
223 after the Board meeting to answer the remainder of those.

224  
225 Mr. Cohen provided an overview of the public records laws and the District's  
226 responsibility in fulfilling public records requests.

227  
228 **ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

229  
230 Mr. Bracco advised that the transition with Vesta has not been smooth; he provided  
231 information related to issues and a meeting that was held with Vesta, himself, District  
232 Management, and District Counsel. Board discussion ensued. Mr. Booker recommended  
233 sending a letter, to be on record. The Board asked that Mr. Booker work with Counsel to  
234 send a letter to Vesta.

235  
236 Mr. Bracco advised that the City Council meeting is tomorrow at 9:00 a.m.

237  
238 Mr. Kleinglass inquired as to the tiki bar renovation being a part of the budget  
239 workshop. Ms. Blandon advised that can be a part of the review. He advised that the  
240 Committee met and had Mr. Humphrey on the phone. He advised that Mr. Humphrey is  
241 working on sketches for the Committee to review. Discussion ensued.

242  
243 Mr. McCafferty inquired as to the next steps with the Landscape Architect. Mr. Cohen  
244 advised that he would prepare a contract and send to Mr. McCafferty to send to the vendor.  
245 Mr. McCafferty advised that he will work on obtaining proposals for plant removal.

246  
247 Mr. Chorba advised that he attended the May 7<sup>th</sup> POA meeting which was a sub  
248 committee meeting related to the current Comcast contract and he has asked Melissa to  
249 notify him of the next POA meeting. Mr. Bracco advised that Mr. Kleinglass is attending the  
250 June 2<sup>nd</sup> meeting.

251  
252 Mr. Booker stated that Mother's Day brunch was great; he advised that staff rose to  
253 the occasion serving, cleaning, and handling the Mother's Day brunch. He thanked Ms.  
254 Payton for a job well done. Discussion ensued regarding the River Club being short staffed.



**TWELFTH 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 12:42 p.m., for the Venetian Community Development District.

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

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

# Tab 8

# VENETIAN COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · FT. MYERS, FLORIDA 33912 - (831) 933-5571  
MAILING ADDRESS · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614  
[venetiancdd.org](http://venetiancdd.org)

## **Operation and Maintenance Expenditures April 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2021 through April 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$127,236.50**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

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

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

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
A N J Excavation, LLC	004077	Invoice#21	Replace Street Signs 04/21	\$ 755.00
AMF Mark Mobile Welding, LLC	004098	2238	Weld Mail Box- 289 Marte Largo 04/21	\$ 100.00
City of Venice	004099	44300-59516 03/21	Guardhouse Water-101 Veneto BV 03/21	\$ 77.21
Clean Sweep Parking Lot Maintenance Inc	004069	45158	Street Sweeping 03/21	\$ 395.00
Comcast Communications	004070	8535-10-050-0435487 04/21	Internet Service - 102 Citadella Drive 04/21	\$ 108.35
Comcast Communications	004070	8535100500439604 04/21	Guardhouse Phone & Internet 03/21	\$ 289.61
Comcast Communications	004100	8535100500439604 04/21B	Guardhouse Phone & Internet 04/21	\$ 324.74
Florida Power & Light	004078	Electric Summary 03/21	Electric Summary 03/21	\$ 2,715.91
Frontier Florida LLC	004101	94148585001205135 04/21	Guardhouse Phone & Internet 04/21	\$ 316.05
Frontier Lighting, Inc.	004089	S2033440.001	Lighting Repair-(60) Electronic Photocontrol LEDs 04/21	\$ 902.40
Frontier Lighting, Inc.	004071	S2034187.001	Lighting Repair-Photo Cell 03/21	\$ 311.40
Halifax Media Holdings, LLC	004074	SC52G0S9DR 03/09/21	Account #10014211 Legal Advertising 03/21	\$ 94.25

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Halifax Media Holdings, LLC	004074	SC52G0S9PQ 03/05/21	Account #10014211 Legal Advertising 03/21	\$ 94.25
Halifax Media Holdings, LLC	004074	SC52G0S9VX 03/13/21	Account #10014211 Legal Advertising 03/21	\$ 84.10
Halifax Media Holdings, LLC	004084	SC52G0SA34 03/26/21	Account #10014211 Legal Advertising 03/21	\$ 65.25
Halifax Media Holdings, LLC	004084	SC52G0SA35 03/27/21	Account #10014211 Legal Advertising 03/21	\$ 121.80
Halifax Media Holdings, LLC	004093	SC52G0SAKM 03/30/21	Account #10014211 Legal Advertising 03/21	\$ 82.65
Halifax Media Holdings, LLC	004093	SC52G0SAKN 04/02/21	Account #10014211 Legal Advertising 04/21	\$ 79.75
Halifax Media Holdings, LLC	004104	SC52G0SB3Z 04/17/21	Account #10014211 Legal Advertising 04/21	\$ 81.20
Innersync Studio, Ltd.	004079	19308	Website Hosting Support And Training Qtrly 04/21	\$ 384.38
Invision Communications	004090	AAAI2244	Gate Repair-Light Kit and Switches 04/21	\$ 572.57
Landscape Maintenance Professionals, Inc.	004103	159152	Monthly Ground Maintenance & Irrigation 04/21	\$ 27,737.08
Landscape Maintenance Professionals, Inc.	004080	159322	Irrigation Repair 03/21	\$ 214.00
Landscape Maintenance Professionals, Inc.	004080	159383	Fertilizer-St Augustine, Bermuda, & Palms 03/21	\$ 8,225.00

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	004080	159384	Pest Control 03/21	\$ 750.00
Landscape Maintenance Professionals, Inc.	004103	159455	Gravel & Red Lava Rock Added to Pool Area 04/21	\$ 3,294.00
Landscape Maintenance Professionals, Inc.	004103	159481	Irrigation Repair 04/21	\$ 425.00
Landscape Maintenance Professionals, Inc.	004103	159482	Irrigation Repair 04/21	\$ 425.00
Landscape Maintenance Professionals, Inc.	004103	159483	Irrigation Repair 04/21	\$ 290.00
Landscape Maintenance Professionals, Inc.	004103	159484	Irrigation Repair 04/21	\$ 310.00
Landscape Maintenance Professionals, Inc.	004103	159557	Irrigation Repair 04/21	\$ 107.68
Landscape Maintenance Professionals, Inc.	004103	159561	Irrigation Repair 04/21	\$ 214.25
Landscape Maintenance Professionals, Inc.	004103	159593	Irrigation Repair 04/21	\$ 350.00
Landscape Maintenance Professionals, Inc.	004103	159594	Irrigation Repair 04/21	\$ 285.00
Landscape Maintenance Professionals, Inc.	004103	159595	Irrigation Repair 04/21	\$ 47.00
Landscape Maintenance Professionals, Inc.	004103	159596	Irrigation Repair 04/21	\$ 104.26

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	004103	159659	Irrigation Repair 04/21	\$ 155.00
Landscape Maintenance Professionals, Inc.	004103	159660	Irrigation Repair 04/21	\$ 214.00
Metro PSI Corp	004091	46877	Quarterly Preventative Maintenance 03/21	\$ 475.00
Persson, Cohen & Mooney, P.A.	004082	492	Legal Services 03/21	\$ 5,502.00
Rizzetta & Company, Inc.	004072	INV0000057573	District Management Fees 04/21	\$ 5,574.65
Rizzetta Amenity Services, Inc.	004083	INV00000000008667	Amenity Services/Bi-Weekly Payroll 04/02/21	\$ 6,708.05
Rizzetta Amenity Services, Inc.	004083	INV00000000008694	Cell Phone 03/21	\$ 50.00
Rizzetta Amenity Services, Inc.	004092	INV00000000008719	Amenity Services/Bi-Weekly Payroll 04/16/21	\$ 5,908.91
Rizzetta Technology Services, LLC	004073	INV0000007436	Website Hosting & Email Services 04/21	\$ 530.00
Schappacher Engineering LLC	004094	1871	Engineering Services 03/21	\$ 4,113.75
Solitude Lake Management, LLC	004075	PI-A00568295	Lake & Pond Aerator Maintenance 03/01/21-08/31/21	\$ 518.00
Solitude Lake Management, LLC	004105	PI-A00577917	Lake & Pond Management Services 04/21	\$ 3,735.90



## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southworth Solutions, LLC	004085	1246	Software License Fee 04/21	\$ 224.00
Staples Advantage	004086	3474006272	Office Supplies 04/21	\$ 48.48
The Law Offices of Lobeck & Hanson, P.A.	004081	119684	Legal Services 03/21	\$ 2,016.00
Venetian CDD	CD186	CD186	Replenish Debit Card	\$ 337.24
Venetian CDD	CD187	CD187	Replenish Debit Card	\$ 389.80
Venetian Golf & River Club	004095	44256	Effluent Water Use 03/21	\$ 735.84
Verizon Wireless	004106	9877954759	Wireless Telephone Services 04/21	\$ 45.64
Victory Security Agency II, LLC	004087	10463	Security Services 01/17/21-01/23/21	\$ 5,631.20
Victory Security Agency II, LLC	004096	10714	Security Services 03/07/21-03/13/21	\$ 5,878.90
Victory Security Agency II, LLC	004096	10741	Security Services 03/14/21-03/20/21	\$ 5,529.00
Victory Security Agency II, LLC	004096	10761	Security Services 03/21/21-03/27/21	\$ 5,529.00
Victory Security Agency II, LLC	004096	10817	Security Services 03/28/21-04/03/21	\$ 5,529.00

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<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	004096	10833	Security Services 04/04/21-04/10/21	\$ 5,529.00
Victory Security Agency II, LLC	004107	10862	Security Services 04/11/21-04/17/21	\$ 5,324.60
Water Boy Inc	004088	00247858	Quarterly Cooler Rental 04/21-06/21	\$ 15.00
Water Boy Inc	004088	21056637	Water Delivery Account #011845 04/21	\$ 19.40
Water Equipment Technologies of Southwest Florida LLC	004076	17698	Weekly Entrance Fountain Maintenance 03/21	\$ 150.00
Water Equipment Technologies of Southwest Florida LLC	004097	17812	Qtrly Floating Fountain Maintenance 04/21	<u>\$ 85.00</u>
<b>Report Total</b>				<b><u>\$ 127,236.50</u></b>

# Tab 9



Rizzetta & Company

# **Venetian Community Development District**

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**Financial Statements  
(Unaudited)**

**April 30, 2021**

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

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

# Venetian Community Development District

Balance Sheet

As of 4/30/2021

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund S2012 A-1 &A-2	River Club Fund	River Club Reserve Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>								
Cash In Bank	578,845	66,902	0	256,162	0	901,909	0	0
Cash in Bank-Vesta Management	0	0	0	1,199,284	0	1,199,284	0	0
Investments	582,204	0	2,653,560	88,656	0	3,324,421	0	0
Investments - Reserves	0	168,275	0	0	580,895	749,170	0	0
Accounts Receivable	28,400	0	19,321	20,307	0	68,029	0	0
Accounts Receivable - Other	0	0	0	15,122	0	15,122	0	0
Interest & Dividends Receivable	0	0	0	0	0	0	0	0
Advances to Vesta Management	0	0	0	0	0	0	0	0
Prepaid Expenses and Inventory	0	0	0	43,804	0	43,804	0	0
Deposits	22,729	0	0	14,876	0	37,605	0	0
Due From Other Funds	51,780	166,672	30,857	32,431	0	281,740	0	0
Due from Others	0	0	0	100,000	0	100,000	0	0
Amount Available for Debt Service	0	0	0	0	0	0	0	2,703,738
Amount To Be Provided Debt Service	0	0	0	0	0	0	0	12,661,262
Fixed Assets	0	0	0	0	0	0	24,662,317	0
Total Assets	1,263,958	401,849	2,703,738	1,770,642	580,895	6,721,082	24,662,317	15,365,000
<b>Liabilities</b>								
Accounts Payable	92,731	0	0	28,946	0	121,676	0	0
Accrued Expenses Payable	0	0	0	207,697	0	207,697	0	0
Other Current Liabilities	11,693	0	0	2,516	0	14,209	0	0
Deposits	0	0	0	110,260	0	110,260	0	0
Due To Other Funds	63,288	51,780	0	0	166,672	281,740	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	0	15,365,000
Total Liabilities	167,711	51,780	0	349,419	166,672	735,582	0	15,365,000
<b>Fund Equity &amp; Other Credits</b>								
Beginning Fund Balance	485,526	349,387	1,667,491	692,128	166,377	3,360,909	24,662,317	0
Net Change in Fund Balance	610,721	682	1,036,247	729,096	247,846	2,624,591	0	0
Total Fund Equity & Other Credits	1,096,247	350,069	2,703,738	1,421,223	414,223	5,985,500	24,662,317	0
Total Liabilities & Fund Equity	1,263,958	401,849	2,703,738	1,770,642	580,895	6,721,082	24,662,317	15,365,000

See Notes to Unaudited Financial Statements

# Venetian Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 4/30/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	4,000	2,333	48	(2,285)	98.79%
Special Assessments					
Tax Roll	1,551,064	1,551,064	1,551,063	(1)	0.00%
Miscellaneous Revenues					
Transponder Revenue	2,500	1,458	225	(1,233)	91.00%
Total Revenues	<u>1,557,564</u>	<u>1,554,856</u>	<u>1,551,336</u>	<u>(3,520)</u>	<u>0.40%</u>
Expenditures					
Legislative					
Supervisor Fees	10,000	5,833	4,500	1,333	55.00%
Financial & Administrative					
Administrative Services	6,180	3,605	3,605	0	41.66%
District Management	33,500	19,542	16,408	3,134	51.02%
District Engineer	70,000	40,833	28,802	12,032	58.85%
Disclosure Report	350	0	0	0	100.00%
Trustees Fees	3,601	3,067	3,067	0	14.83%
Assessment Roll	5,150	5,150	5,150	0	0.00%
Financial & Revenue Collections	5,150	3,004	3,004	0	41.66%
Accounting Services	22,446	13,094	13,093	0	41.66%
Auditing Services	6,000	0	0	0	100.00%
Arbitrage Rebate Calculation	500	0	0	0	100.00%
Public Officials Liability Insurance	3,369	3,369	2,819	550	16.32%
Legal Advertising	3,000	1,750	1,829	(79)	39.02%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	1,000	583	315	268	68.50%
Website Hosting, Maintenance, Backup (and Email)	9,872	5,759	4,863	896	50.73%
Miscellaneous Mailings	1,000	583	0	583	100.00%
Legal Counsel					
District Counsel	72,000	42,000	51,924	(9,924)	27.88%
Outside Counsel	20,000	11,667	25,504	(13,838)	(27.52)%
Security Operations					
Security Services & Patrols	288,548	168,320	183,851	(15,531)	36.28%
Guard & Gate Facility Maintenance	12,600	7,350	10,095	(2,745)	19.87%
Gate Transponders-RFID	3,750	2,188	5,940	(3,753)	(58.40)%
Electric Utility Services					
Utility Services	30,100	17,558	17,925	(367)	40.44%
Water-Sewer Combination Services					

# Venetian Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 4/30/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility Services-Effluent & Guardhouse	12,000	7,000	6,156	844	48.70%
Stormwater Control					
Aquatic Maintenance	44,940	26,215	25,951	264	42.25%
Fountain Service Repairs & Maintenance	4,800	2,800	13,107	(10,307)	(173.05)%
Mitigation Area Monitoring & Maintenance	33,956	19,808	18,987	820	44.08%
Stormwater System Maintenance	7,000	4,083	850	3,233	87.85%
Other Physical Environment					
Office & Administration	6,200	3,617	2,965	651	52.17%
Staff Salaries/Payroll	172,057	100,367	98,895	1,472	42.52%
Telephone, Fax, Internet	4,740	2,765	1,713	1,052	63.86%
General Liability Insurance	5,074	5,074	5,074	0	0.00%
Property Insurance	3,958	3,958	4,970	(1,012)	(25.56)%
Landscape Maintenance	382,445	223,093	218,290	4,803	42.92%
Irrigation Repairs	25,000	14,583	13,665	919	45.34%
Holiday Decorations	4,000	4,000	4,400	(400)	(10.00)%
Landscape Replacement Plants, Shrubs & Trees	20,000	11,667	8,279	3,387	58.60%
Landscape-Pest Control/OTC Injections	22,140	12,915	4,845	8,070	78.11%
Landscape - Pinestraw	25,623	14,947	0	14,947	100.00%
Landscape - Flower Program	20,000	11,667	12,225	(558)	38.87%
Landscape - Miscellaneous	6,000	3,500	539	2,961	91.01%
Landscape - Mulch	65,000	65,000	88,388	(23,388)	(35.98)%
Field Services	8,600	5,017	3,500	1,517	59.30%
Landscape - Architect Services	6,500	3,792	4,860	(1,068)	25.23%
General Repairs & Maintenance	15,500	9,042	3,085	5,956	80.09%
Road & Street Facilities					
Street/Parking Lot Sweeping	4,740	2,765	2,765	0	41.66%
Street Light Decorative Light Maintenance	4,000	2,333	2,205	128	44.87%
Roadway Repair & Maintenance	10,000	5,833	2,598	3,236	74.02%
Street Sign Repair & Replacement	5,000	2,917	805	2,112	83.90%
Contingency					
Non-Recurring Expenses	30,000	17,500	8,630	8,870	71.23%
Total Expenditures	1,557,564	941,686	940,615	1,070	39.61%
Excess of Revenues Over (Under) Expenditures	0	613,170	610,721	(2,450)	0.00%



**Venetian Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 4/30/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	613,170	610,721	(2,450)	0.00%
Fund Balance, Beginning of Period	0	0	485,526	485,526	0.00%
Fund Balance, End of Period	0	613,170	1,096,247	483,077	0.00%

**Venetian Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2020 Through 4/30/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	41	41	0.00%
Special Assessments				
Tax Roll	308,580	308,584	4	0.00%
Total Revenues	308,580	308,625	45	0.01%
Expenditures				
Contingency				
Capital Reserve	308,580	307,943	637	0.20%
Total Expenditures	308,580	307,943	637	0.21%
Excess of Revenues Over (Under) Expenditures	0	682	682	0.00%
Exc. of Rev./Other Sources Over (Under) Expend./Other Uses	0	682	682	0.00%
Fund Balance, Beginning of Period	0	349,387	349,387	0.00%
Fund Balance, End of Period	0	350,069	350,069	0.00%

**Venetian Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund S2012 A-1 & A-2

From 10/1/2020 Through 4/30/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	72	72	0.00%
Special Assessments				
Tax Roll	1,462,912	1,462,912	0	0.00%
Total Revenues	1,462,912	1,462,985	72	0.00%
Expenditures				
Debt Service Payments				
Interest	842,912	426,738	416,175	49.37%
Principal	620,000	0	620,000	100.00%
Total Expenditures	1,462,912	426,738	1,036,175	70.83%
Excess of Revenues Over (Under) Expenditures	0	1,036,247	1,036,247	0.00%
Exc. of Rev./Other Sources Over (Under) Expend./Other Uses	0	1,036,247	1,036,247	0.00%
Fund Balance, Beginning of Period	0	1,667,491	1,667,491	0.00%
Fund Balance, End of Period	0	2,703,738	2,703,738	0.00%

# Venetian Community Development District

## Statement of Revenues and Expenditures

400 - River Club Fund

From 10/1/2020 Through 4/30/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	6	6	0.00%
Special Assessments					
Tax Roll	1,537,567	1,537,567	1,537,568	1	0.00%
Amenity Center Revenue					
Administration	45,000	26,250	43,253	17,003	3.88%
Restaurant Revenue	632,898	369,191	342,420	(26,771)	45.89%
Total Revenues	2,215,465	1,933,008	1,923,248	(9,760)	13.19%
Expenditures					
Cost of Goods					
Tennis Cost of Sales	4,575	2,669	3,803	(1,134)	16.87%
Restaurant Cost of Sales	252,906	147,529	144,695	2,834	42.78%
Salaries and Benefits					
Salaries and Wages	781,149	455,670	471,549	(15,879)	39.63%
Lessons-Fitness	8,064	4,704	3,311	1,393	58.94%
Employee Benefits	277,536	161,896	113,380	48,516	59.14%
Employee Education & Training	2,130	1,243	803	440	62.30%
Contract Services	49,892	29,104	17,380	11,724	65.16%
Christmas Bonus	0	0	18,285	(18,285)	0.00%
Repairs and Maintenance					
Chemicals	7,200	4,200	3,489	711	51.54%
Shop & Hand Tools	500	292	184	108	63.20%
Landscape Materials	1,200	700	1,301	(601)	(8.41)%
Repairs & Maintenance-Equipment	45,000	26,250	37,334	(11,084)	17.03%
Maintenance Contracts	126,284	73,666	45,235	28,431	64.17%
Building Maintenance	21,400	12,483	2,902	9,581	86.43%
Office Expense					
Printing	1,000	583	299	284	70.10%
Postage	700	408	269	139	61.57%
Telephone	16,560	9,660	9,400	260	43.23%
Office Supplies	7,380	4,305	2,418	1,887	67.23%
Operating Expense					
Employee Meals	22,491	13,120	13,214	(94)	41.24%
Meals & Entertainment	300	175	1,030	(855)	(243.33)%
Equipment Replacement	14,980	8,738	8,078	660	46.07%
Licenses and Fees	14,515	8,467	4,088	4,379	71.83%
Travel	3,000	1,750	849	901	71.70%
Sanitation Disposal	13,600	7,933	4,120	3,813	69.70%

# Venetian Community Development District

## Statement of Revenues and Expenditures

### 400 - River Club Fund

From 10/1/2020 Through 4/30/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility - Water & Sewer	53,000	30,917	41,047	(10,130)	22.55%
Electricity	82,000	47,833	41,981	5,852	48.80%
Gas, Diesel Fuel and Oil	13,237	7,722	8,573	(851)	35.23%
Equipment Rental	12,000	7,000	2,726	4,274	77.28%
Personnel Supplies	3,400	1,983	1,220	763	64.11%
Laundry	30,500	17,792	11,357	6,435	62.76%
Music & Entertainment	26,460	15,435	16,528	(1,093)	37.53%
China, Glass, Silver	5,700	3,325	108	3,217	98.10%
Paper/Plastic	15,851	9,246	6,284	2,962	60.35%
Operating Supplies	29,850	17,413	23,281	(5,869)	22.00%
Decorations	12,000	7,000	5,737	1,263	52.19%
Legal & Professional					
Legal Fees	1,200	700	0	700	100.00%
Other Administrative Cost					
Com Related Promotion/Security	22,190	12,944	5,748	7,196	74.09%
Bad Debt Expense	300	175	164	11	45.33%
Management Fee	72,000	42,000	49,875	(7,875)	30.72%
Employee Relations	2,000	1,167	1,561	(394)	21.95%
Insurance	25,320	25,320	25,320	0	0.00%
Misc Expense/Credit Card Fees	27,000	15,750	11,364	4,386	57.91%
Dues & Subscriptions	2,450	1,429	1,911	(482)	22.00%
Amenities Marketing	20,355	11,874	6,314	5,560	68.98%
Contingency					
Non-Recurring Expenses	86,290	50,336	25,637	24,699	70.28%
Pickleball Courts Construction	175,000	102,083	0	102,083	100.00%
Total Expenditures	2,390,465	1,404,988	1,194,152	210,836	50.05%
Excess of Revenues Over (Under) Expenditures	(175,000)	528,020	729,096	201,076	516.62%
Other Financing Sources (Uses)					
Carry Forward Fund Balance	175,000	175,000	0	(175,000)	100.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	703,020	729,096	26,076	0.00%
Fund Balance, Beginning of Period	0	0	692,128	692,128	0.00%
Fund Balance, End of Period	0	703,020	1,421,223	718,204	0.00%

**Venetian Community Development District**

Statement of Revenues and Expenditures

405 - River Club Reserve Fund

From 10/1/2020 Through 4/30/2021

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	73	73	0.00%
Special Assessments				
Tax Roll	290,690	290,679	(11)	0.00%
Total Revenues	<u>290,690</u>	<u>290,752</u>	<u>62</u>	<u>0.02%</u>
Expenditures				
Contingency				
Capital Reserve	290,690	42,906	247,784	85.23%
Total Expenditures	<u>290,690</u>	<u>42,906</u>	<u>247,784</u>	<u>85.24%</u>
Excess of Revenues Over (Under)	0	247,846	247,846	0.00%
Expenditures				
Exc. of Rev./Other Sources Over (Under)	0	247,846	247,846	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	166,377	166,377	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>414,223</u></u>	<u><u>414,223</u></u>	<u><u>0.00%</u></u>

**Venetian CDD**  
**Investment Summary**  
**April 30, 2021**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2021</u>
The Bank of Tampa	Money Market - 0.02% Interest	\$ 5,885
The Bank of Tampa ICS Program:	Money Market - 0.05% Interest	
First Horizon Bank	Money Market	248,352
Flushing Bank	Money Market	191,863
Merchants Bank of Indiana	Money Market	136,104
<b>Total General Fund Investments</b>		<b>\$ 582,204</b>
The Bank of Tampa ICS Program:	Money Market - 0.05% Interest	
Flushing Bank	Money Market	\$ 56,489
Bank of Tampa Subtotal		56,489
Fidelity Investments	Money Market - .01% Interest	111,786
Fidelity Subtotal		111,786
<b>Total Reserve Fund Investments</b>		<b>\$ 168,275</b>
US Bank Series 2012 Reserve	First American Government Obligation Fund Class Y - .01% Interest	\$ 956,143
US Bank Series 2012 Revenue	First American Government Obligation Fund Class Y - .01% Interest	1,690,898
US Bank Series 2012 Prepayment	First American Government Obligation Fund Class Y - .01% Interest	6,519
<b>Total Debt Service Fund Investments</b>		<b>\$ 2,653,560</b>
The Bank of Tampa ICS Program:	Money Market - 0.05% Interest	
Pinnacle Bank	Money Market	\$ 88,656
<b>Total River Club Fund Investments</b>		<b>\$ 88,656</b>
The Bank of Tampa ICS Program:	Money Market - 0.05% Interest	
Independent Bank	Money Market	\$ 20,322
Merchants Bank of Indiana	Money Market	112,247
Pinnacle Bank	Money Market	159,696
Bank of Tampa Subtotal		292,266
Fidelity Investments	Money Market - .01% Interest	288,629
Fidelity Subtotal		288,629
<b>Total River Club Reserve Fund Investments</b>		<b>\$ 580,895</b>



**Venetian Community Development District**

Summary A/R Ledger

001 - General Fund

From 4/1/2021 Through 4/30/2021

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2020	Sarasota County Tax Collector	FY20-21	<u>28,400.17</u>
		Total 001 - General Fund	28,400.17

**Venetian Community Development District**

Summary A/R Ledger

200 - Debt Service Fund S2012 A-1 &A-2

From 4/1/2021 Through 4/30/2021

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2020	Sarasota County Tax Collector	FY20-21	19,321.22
		Total 200 - Debt Service Fund S2012 A-1 &A-2	19,321.22

**Venetian Community Development District**

Summary A/R Ledger

400 - River Club Fund

From 4/1/2021 Through 4/30/2021

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2020	Sarasota County Tax Collector	FY20-21	20,307.23
		Total 400 - River Club Fund	20,307.23
Report Balance			68,028.62

# Venetian Community Development District

Aged Payables by Invoice Date

Aging Date - 2/1/2021

001 - General Fund

From 4/1/2021 Through 4/30/2021

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Venetian Golf & River Club	2/1/2021	44228	Effluent Water Use 02/21	707.42
Lisa Ross Inc	2/10/2021	14365	250 Venetian Day Passes 02/21	391.00
Venetian Golf & River Club	4/1/2021	44287	Effluent Water Use 04/21	847.85
Steven P. Kleinglass	4/12/2021	SK041221	Board of Supervisors Meeting 04/12/21	100.00
Richard P. McCafferty	4/12/2021	RM041221	Board of Supervisors Meeting 04/12/21	100.00
Richard Bracco	4/12/2021	RB041221	Board of Supervisors Meeting 04/12/21	100.00
Ernest R Booker	4/12/2021	EB041221	Board of Supervisors Meeting 04/12/21	100.00
Carl W Chorba	4/12/2021	CC041221	Board of Supervisors Meeting 04/12/21	100.00
Dye, Harrison, Kirkland, Petruff, Pratt & St. Paul, PLLC	4/20/2021	986311	Legal Services 03/21	907.50
Landscape Maintenance Professionals, Inc.	4/24/2021	159722	Irrigation Repair 04/21	125.00
Staples Advantage	4/24/2021	3475404315	Office Supplies 04/21	138.38
Staples Advantage	4/24/2021	3475404316	Black Office Chair 04/21	179.99
Victory Security Agency II, LLC	4/24/2021	10883	Security Services 04/18/21-04/24/21	5,324.60
Steven P. Kleinglass	4/26/2021	SK042621	Board of Supervisors Meeting 04/26/21	100.00
Richard Bracco	4/26/2021	RB042621	Board of Supervisors Meeting 04/26/21	100.00
Richard P. McCafferty	4/26/2021	RM042621	Board of Supervisors Meeting 04/26/21	100.00
Carl W Chorba	4/26/2021	CC042621	Board of Supervisors Meeting 04/26/21	100.00
Ernest R Booker	4/26/2021	EB042621	Board of Supervisors Meeting 04/26/21	100.00
Landscape Maintenance Professionals, Inc.	4/27/2021	159976	Irrigation Repair 04/21	775.00
Landscape Maintenance Professionals, Inc.	4/27/2021	159977	Irrigation Repair 04/21	1,065.22
Florida Power & Light	4/28/2021	Electric Summary 04/21	Electric Summary 04/21	2,901.59
Landscape Maintenance Professionals, Inc.	4/29/2021	160008	Irrigation Repair 04/21	95.00
Landscape Maintenance Professionals, Inc.	4/29/2021	160009	Irrigation Repair 04/21	235.00

# Venetian Community Development District

Aged Payables by Invoice Date

Aging Date - 2/1/2021

001 - General Fund

From 4/1/2021 Through 4/30/2021

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Landscape Maintenance Professionals, Inc.	4/30/2021	160024	Irrigation Repair 04/21	500.00
Landscape Maintenance Professionals, Inc.	4/30/2021	160025	Irrigation Repair 04/21	155.00
Landscape Maintenance Professionals, Inc.	4/30/2021	160026	Irrigation Repair 04/21	59.00
Landscape Maintenance Professionals, Inc.	4/30/2021	160027	Irrigation Repair 04/21	745.00
Landscape Maintenance Professionals, Inc.	4/30/2021	160094	Fertilizer-St Augustine, Bermuda, & Palms 04/21	2,235.00
Landscape Maintenance Professionals, Inc.	4/30/2021	160095	Pest Control 04/21	750.00
Clean Sweep Parking Lot Maintenance Inc	4/30/2021	45331	Street Sweeping 04/21	395.00
Rizzetta & Company, Inc.	4/30/2021	INV0000058401	Excess Meeting Time for Meeting 04/26/21	950.00
Rizzetta Amenity Services, Inc.	4/30/2021	INV0000000008746	Amenity Services/Bi-Weekly Payroll 04/30/21	6,076.95
Rizzetta Amenity Services, Inc.	4/30/2021	INV0000000008772	Cell Phone 04/21	50.00
Superior Asphalt, Inc.	4/30/2021	468520-1	Asphalt Repairs 04/20	51,780.00
Water Equipment Technologies of Southwest Florida LLC	4/30/2021	17894	Weekly Entrance Fountain Maintenance 04/21	150.00
Victory Security Agency II, LLC	5/1/2021	10948	Security Services 04/25/21-05/01/21	5,324.60
Persson, Cohen & Mooney, P.A.	5/4/2021	576	Legal Services 04/21	6,405.90
Schappacher Engineering LLC	5/5/2021	1895	Engineering Services 04/21	2,390.00
City of Venice	5/13/2021	44300-59516 04/21	Guardhouse Water-101 Veneto BV 04/21	70.67
Total 001 - General Fund				92,730.67
Report Total				92,730.67

**Venetian Community Development District**  
**Notes to Unaudited Financial Statements**  
**April 30, 2021**

**Balance Sheet**

1. Trust statement activity has been recorded through 04/30/21.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

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

4. Payment terms for landowner assessments are (a) defined in the FY20-21 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

# Tab 10

**Venetian Community Development District**

**Fitness/Pool Committee**

**Advisory Committee**

**Minutes-March 17, 2021**

**Meeting was called to order at 10:00**

**Members Present: Nancy Spokowski, Livvy Faford, Bill Hahn, Steve Mylott, Gary Miller**

**Also Present: Ernest Booker, CDD liaison; Chris Vignolini; Charles (Charlie) Sandomenico**

**Minutes of 2/17/21 approved**

**No public present**

**Discussion items:**

**Old Business:**

**Nancy passed a sign-up sheet for recording minutes.**

**Nancy reported there was a final approved charter for the Fitness/Pool Advisory Committee and a copy would be forth coming.**

**Review of Action Items:**

**Charlie reported:**

**Elliptical parts are on order.**

**Thermostat in the Fitness Room is repaired and LOCKED.**

**Cleaning wipes changed.**

**Contract for routine maintenance of equipment not done.**

**At this time there is only the ability to retrieve the number of people using the fitness room at times but not “who”**

**It was moved, seconded, and passed that a quarterly inspection and maintenance should be done.**



**Discussion took place about the need for specific job descriptions for the RC personnel to facilitate their evaluations.**

**It was moved, seconded, and passed that Ernest Booker would request Vesta establish specific job descriptions for River Club personnel.**

**Steve Mylott presented a “Gym Usage Survey” form. With minor changes, this will be instituted.**

**Gary Miller reported that Jim Seikman had investigated and thought ceiling fans in the Fitness Center were feasible. Charlie said an electrician, in the past, said it was not feasible. Charlie was asked to contact another electrician and have this investigated, with Jim Seikman present. If it is not feasible, ask “WHY.” At the same time, get the “sensor light” at the pool entrance area repaired so that it can either be deactivated or not go “on” during the day.**

**Livvy Faford proposed signage changes in the pool area. Specifically, to include “No Ball Tossing” & “No Smoking or Vaping.” There are also signs that are either faded or broken that need to be replaced. She also expressed concern about the use of glass top tables in the pool area.**

**There is to be a future meeting to discuss revision of the River Club Rules and Regulations. Nancy Spokowski was asked to suggest eliminating access to the fitness center for people living outside the VGRC. Access to the pool area should be allowed on a limited basis to people living outside the VGRC.**

**There was a general discussion about the need to improve the cleanliness of the fitness center and pool area. This will be addressed by the RC Staff.**

**Several Committee Members needed to depart for another engagement and the remaining Members continued the meeting and then continued further by taking a brief walk around the fitness and pool area to point out and discuss various items with Charlie and Chris.**

**Next Meeting to be held: April 21, 2021 10:00 AM**

**Meeting adjourned at 12:15 PM**

**Respectfully Submitted: Gary Miller**

Venetian Community Development District  
Fitness/Pool  
Advisory Committee  
Minutes-April 21, 2021

Meeting called to order at 10:00 am

Members Present: Nancy Spokowski, Livvy Faford, Steve Mylott, Bill Hahn

Members Absent: Gary Miller

Also Present: Ernest Booker, CDD liaison; Charles (Charlie) Sandomenico, Denise Payton

No Public Present

Minutes of 3/17/21 approved

Discussion items:

Denise Reviewed the Budget. The Fitness Center is subsidized at an annual basis of \$134,558. This does not include Tennis or Pool expenses.

August 15 – 21<sup>st</sup> Fitness Center closed for deep cleaning

Job Descriptions were discussed and GM stated these do not fall within the Advisory Committee responsibility.

Discussed the need for more manpower for Pool area during weekends

Steve Presented survey on Fitness Center usage. Survey will be extended another month hoping to get more responses. We have had 27 responses to date.

Charlie Reported sensor lights are working

Fans in Fitness room discussed and it was recommended to obtain bids

Discussion of how Aerobics room/Fitness classroom could be better utilized when no classes. Denise and Charlie will see what can be done.

Charlie will be starting an email list for Fitness users

Denise asked for the Committee input regarding Guest and usage of Pool and Fitness Center

The following was made and seconded.

- A) Fitness Classes – No guests....either Day Guest or Household be allowed.
- B) Fitness Center – only Household guest. No outside or day guest allowed
- C) Pool – Household and Day Guests allowed unlimited
- D) Lap Pool – Household guests allowed. Can call 1 day in advance to make reservations. No Day Guest allowed.

Next meeting to be held: May 19, 2021 10:00 am

Meeting adjourned at 12:28 pm

Respectfully submitted: Bill Hahn

**Venetian Community Development District**  
**502 Veneto Boulevard**  
**North Venice, FL 34275**  
**Racquet Sports Advisory Committee**  
**Meeting Minutes - April 6, 2021**

**Attending Members:**

Jack Challener, Mark Faford, Pam Fox, Pat Hinsch, Alan Lands, Sandy Nick, Pam Perry

**Management Present**

Ernest Booker, VCCD Board Liaison, Charles Sandomenico, Denise Peyton

**1. Call to Order:**

Meeting was called to order at 2 P.M.

**2. Establish as Quorum:**

A quorum was established with all seven members present.

**3. Liaison Statement:**

Ernest Booker suggested that the minutes of the RSAC possibly be posted on the board at the tennis courts.

**4. Approval of Minutes:**

A motion was made and seconded and the minutes of the meeting of March 8 were unanimously approved.

**5. Public Comment:**

- A.** Billy Lachman, 205 Vincenza Way, questioned how his name could appear on the website twice on the same day.

- B.** Roger Quinn, 101 Mestre Court, gave a brief synopsis of an email sent to Allen Land objecting to some of the rule changes being recommended by the committee. Roger also recommended that the residents of the Venetian have to show support for the pickleball court.
- C.** Rossana Lachman, 205 Vincenza Way, wanted to know why she was given exclusive rights when making a tennis reservation on line but then was unable to reserve it.
- D.** Jill Pozarek, 161 Portofino Drive, expressed her support for imposing a fee for guests year-round.
- E.** Barbara Jasper, 130 Burano Court, during the course of the meeting asked for any changes the committee could enact to allow for more social tennis during prime-time hours.

Management and Alan Land responded to the issues raised at the Public Comment.

## **6. Old Business**

- A.** Amendment to Rule 1. No amendment was necessary.
- B.** Pat Hinsch expressed her concern that the steps agreed upon by Charlie for the cleaning and maintenance of the courts appeared to have improved shortly after the last meeting, but have fallen off dramatically since then.
- C.** Pickleball Discussion. It was agreed upon by the committee members that it is important that residents display support for the approval of pickleball courts.
- D.** Tennis Correlation. This topic was tabled and is to be added to the next meeting agenda.
- E.** Action Report. Pam Perry covered various items on the action report including: cleanliness of the courts, some appropriate action for players not complying with the rules, making sure that Charles Sandomenia is monitoring the reservations being made. Allan requested that Pat Hinsch work with Charles to work towards improving court cleanliness. A motion was made to include 11 A.M. as prime time in season. The motion was approved. Charles agreed to submit a guest report for the month of March at the next scheduled meeting.
- F.** Tennis Machine Usage. At this time management does not feel it's possible to support ball machine usage Inter Club Teams.

## **7. New Business**

- A.** Inter Club Teams. Various topics involving the makeup of inter club teams were discussed.
- B.** Charles agreed to schedule men's and women's captains meeting and discuss various topics including moving team practice to the afternoon and limiting the number of teams a person can play on and other ways of freeing up court time for social tennis during prime time.
- C.** Scheduling of interclub matches in the early afternoon to allow for more social tennis during prime hours when permitted by league regulations.
- D.** Cardio Tennis. Charlie was asked to schedule cardio tennis for a fee. Charlie suggested \$15.00 for an hour.
- E.** Weekly Beginner Free Tennis. Charles was asked to schedule more beginner free clinics.
- F.** Fee[1c1] For Guests. Pam Perry handed out a survey of other tennis clubs and their guest fees. The committee agreed that there should be a \$10.00 fee in season and off season for guests.

## **8. Adjournment**

The meeting adjourned at approximately 4 P.M. The next meeting is scheduled for April 12, 2021.

The minutes are submitted by Jack Challenger.

**The following amendments to 6F, 7D, and 7F to the minutes of April 6, 2021 were made and approved unanimously at the April 20, 2021 RSAC meeting:**

**6F Ball machine usage after 5 p.m. was denied despite suggestions by Alan Lands that Keith have security lock the garage. Denise states that the possibility of rain damaging the machine between 5 and 9 p.m. and the resident not returning the machine to the garage made extended hours not an option.**

**7D Charlie was asked to implement a cardio tennis clinic at not charge to the residents and he declined. Charlie stated that for such a clinic he would charge the residents \$15 each.**

**7F     Motion was made and seconded to implement a \$10 guest fee all year. Motion passed unanimously.**

Please do not reply or reply all to this email.

Venetian Community Development District  
502 Veneto Boulevard  
North Venice, FL 34275  
Racquet Sports Advisory Committee  
Meeting Minutes April 26, 2021

**Attending Members:** Jack Challener(JC), Mark Faford(MF), Pat Hinsch(PH), Alan Lands (AL), Pam Perry(PP), Sandy Nick(SN)

**Liaison:** Ernest Booker VCDD Board

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

**1.Call to Order: 2:00 p.m.**

**2. Establish a Quorum:** 6 members present

**3. Approval of Minutes:** Minutes of meeting 4/12/21 were approved by all with changes to #6F (Ball Machine) & Cardio Tennis (Charlie stating \$15.00).

**4. Liaison Statement:** The CDD meeting adjourned with a continuation to 5/10/21 of RSAC submitting acceptable Rules Changes.

**5. Public Comments:**

- a. Barb Jasper - took offense from a comment by AL at the CDD meeting. She did not agree or appreciate a statement that the M&M players were not qualified to play league.
- b. AL – quoted Jill Pozarek from a comment made @ the CDD meeting in a.m. stating someone complained about not being included on the M&M team.
- c. Pat Appolonia - Complaints on court booking & gave examples to committee to be addressed with Charlie.
- d. Roger Quinn – disagreed with AL's version of captains meeting & Charlie's involvement & discussion during meeting including letter read by Roger.
- e. Renee Pearlman – Described why & how Barb Jasper put together 3.0 & 3.5 players. Feels definitely well done & planned by Barb. PH to work with Renee to establish league on Monday for 3.0 & 3.5 players. Charlie to monitor who plays M&M.

**6. Old Business:**

- a. Noted that captain meeting was held.
- b. AL read "Definition of League" to committee.  
Charlie stated the way of play this year was affected by COVID. He discussed adding new venues for guest & questioned adding league fees. He will give heads up from Craig about starting Monday night play.  
Motion made by AL & seconded by PP to accept "Definition of League" as our standard. Motion passed 6-0



- c. Action Items: #5 to clarify if 11:00 am is prime time in season & voted on by committee to accept Prime time will be 8:00 a.m., 9:30 a.m. & 11:00 a.m. in season. Off season will remain 8:00 a.m. & 9:30 a.m. as prime time. Motion passed.
- d. Ongoing: #2 & 7 completed. #9 & 10 open.
- e. Weekly Prime Time Limits: Denise questioned weekly limits of Prime Time & software limitations. AL asking to get data on how many times players play a week.
- f. Tennis Website: MF made progress on Tennis Information Website but has concern with “exclusive rights”, issue is misleading. System allows names to show up multiple times (glitch). Booker cannot change Booker name. Question as to whether to allow resident to book prime & then again in afternoon.

## **7. New Business:**

- a. Teams without venues tabled.
- b. Charlie will send email to Suncoast & Tri Cities & follow-up to push start times back. AL encouraged Charlie to contact leagues regarding scheduling.
- c. No available incentives for team afternoon practices.
- PH authorized to prepare explanation to CDD on how playing tennis for Venetian residents works & per Ernest Booker should have input from committee to be all inclusive.
- RSAC authorized AL to compile tennis concerns (most important subject matters) per request from Richard Bracco (VCDD). To be discussed at next meeting.

## **RSAC/ and Management meeting to discuss “Tennis Rules Recommendations” per request by CDD.**

Discussion on all rules & changes made & agreed upon will be attached to minutes & are pending CDD approval.

**Meeting Adjourned 4:37 p.m.**  
**Minutes by Sandra Nick**

Venetian Community Development District  
502 Veneto Boulevard  
North Venice, FL 34275  
Racquet Sports Advisory Committee ("RSAC")  
Meeting Minutes – May 10, 2021

**Attending Members:** Jack Challener (JC), Mark Faford (MF), Pat Hinsch (PH), Alan Lands (AL), Sandy Nick (SN); Via Zoom: Pam Fox (PF), Pam Perry (PP)

**VCDD Board Liaison:** Ernest Booker (EB)

**Staff:** Denise Payton (DP); Charles Sandomenico (CS)

1. **Call to Order:** Meeting was called to order by Chairperson, AL, at 2:00pm.
2. **Establish Quorum:** Quorum was established; 5 members were present.
3. **Approval of Minutes of April 26, 2021:** Minutes were approved 6 to 0 with one abstention (PF) with the following revisions:
  - a. Clarification of 5b
  - b. Definition of "League"
  - c. Confirmation that "Prime Time" in season includes the 11:00am time slot
  - d. Clarification of 7c that PH was authorized to prepare letter for the benefit of CDD Supervisors on how playing tennis at the Venetian works for residents.
  - e. Addition to 7c stating the RSAC authorized AL to compile summary of tennis concerns in response to Supervisor Bracco's request.
  - f. "RAC" was corrected to "RSAC".
4. **Liaison Statement** – included in agenda item discussions
5. **Public Comments:**
  - a. Renee Pearlman – AL confirmed that "singles" play is permitted during prime time
  - b. Carol Bishko - mentioned that "singles" play is not permitted at some clubs; also suggested that summer interclub play, which started in May, should start at 11:00am instead of 9:30am in May as courts are still busy and then move to 9:30am in June.
  - c. Pat Appolonia – asked if tennis rule #1 was finalized this morning - AL replied "No" and this subject will be discussed later in the meeting.
6. **Old Business:**
  - A. **Weekly Prime Time Limits in Season:**
    - Committee agreed to table vote until future meeting when data is available to CS
  - B. **CS Report on 3.0-3.5 and 2.5 ladies intraclub play:**
    - CS to coordinate times and dates; CS to reserve courts with play starting in November and advertise that programs are open to all residents.

### **C. Free Tennis Clinics to Residents:**

- On a motion approved 7 to 0, Committee members recommended that Management/Tennis Staff provide the following free tennis clinics in season (April 1 – October 31) to Venetian residents as these were the top 4 tennis clinics that the residents requested in the 2020 Tennis Survey:
  - i. Cardio tennis – once a week
  - ii. Beginner, Intermediate and Doubles tennis clinics – one per week on a rotating basis

### **New Business**

#### **A. Summer Venetian Interclub update (not on agenda):**

- CS provided summary of all summer interclub teams
  - i. Men's Mixed Doubles: Wednesdays at Venetian and Mondays and Fridays at Plantation
  - ii. Men's 3.5 – 4.0: every other Friday at Venetian; rotates with Plantation
  - iii. Ladies 3.0-3.5: in process of being organized with multiple venues
- CS reserves these courts; any interested person should contact CS
- CS agreed to advertise all interclub teams and to add info to tennis website

#### **B. Rule 1 clarification:**

- Agreement reached with DP that the interpretation of the language in Tennis Rule 1 stating "Open courts not reserved are available on a first come first served basis" is that a Venetian resident can walk onto a vacant court without first having made a reservation.
- On a motion approved 6 to 0 with one abstention (PP) and with DP agreement, Committee recommended updating Rule 1 as follows: "The names of all players, including Members, Renters, and Guests must be provided when reserving court time, no later than the day prior to the date of the reservation, except under extraordinary circumstances a player may be substituted on the day of the reservation". Since this rule has not yet been adopted by the VCDD, DP stated it is not yet in effect. Therefore, all correct names of persons intending to play tennis on a reserved date must be entered at the time the reservation is made.

#### **B. Summer RSAC Meetings:**

- Committee agreed to June 14, July 12, August 9 and September 13
- Platform for meetings to be determined e.g. Zoom, FaceTime, mobile phones

#### **C. Vacant Court Rule:**

- Agreement reached with DP that the interpretation of New Rule 13, stating, "No reservation is required at any time, if a court is vacant for (15) minutes after the start of any session," is that a Venetian resident can walk onto a vacant court without first having made a reservation.
- Tennis staff agreed to update the Tennis Reservation website (Club Essential) to reflect this agreement.

**D. Outside Tennis Pros:**

- Discussion ensued to address Tennis Survey question whether the Committee should recommend to VCDD to allow outside tennis pros to teach at The Venetian. Possible issue: liability insurance is required.
- EB does not support this initiative.
- Committee decided not to pursue this agenda item.

**E. Consequences for Reservation Violations:**

- DP agreed to promptly publish the consequences of non-compliance with the approved Tennis Rules this week and e-blast same to Venetian residents.

**F. Comments to AL's draft email of summary of tennis concerns in response to Supervisor Bracco's request:**

- MF suggested minor corrections to paragraphs #1 and #4.
- EB requested copy of AL's draft summary of tennis concerns requested by Supervisor Bracco and PH's draft response to the email sent to Roy Deary of Vesta by tennis consultant Scott Miller on March 18, 2021.

**G. Suggested Agenda Items for May 24, 2021 RSAC meeting:**

- Potential future tennis social events e.g. yearend league luncheon
- Update from CS on Tennis Reservation System (Club Essential) upgrades discussed at April 26, 2021 RSAC meeting
- Update of May 11, 2021 Venice City Council meeting appealing the Planning Commission's Denial of Petition for Pickleball and Dog Park at the Venetian
  - i. Game plan for next steps

The meeting was adjourned at 3:50pm

The next meeting is to be held on May 24, 2021 at 2:00pm

Minutes submitted by Mark Faford

Venetian Community Development District  
502 Veneto Boulevard  
North Venice, FL 34272  
Social & Dining Advisory Committee Meeting Minutes  
April 14, 2021

**Attending Members:** Linda Cautero, Pat Jones, Sarah Quinn, Joe Browne, John Ballard, Kathy Thomasten. Also present were the River Club staff members: Tim Hall, Paul Grothouse, and Denise Payton.

**Absent:** Livvy Faford, Chris Vignolini and CDD liaison Carl Chorba

Call to order: Linda Cautero, Chairperson, called the meeting to order at 10:05 am. Quorum established. Minutes of the March 10, 2021 meeting were approved as written.

**Discussion Items:**

**Old Business**

Past Events:

- St Patricks night had 62 people with a DJ for music.
- Had low attendance for Hawaii night. It will be the last of the state dinners
- March 20 Barbecue on lawn with live band was successful and well attended
- Twig luncheon was successful with 100 attendees.
- We had about 100 people at Wacky Wednesday
- Easter we served 186 with 70 to-go meals
- Pool has been really busy.
- Wine dinner had 38 people. Joe Browne commented that the wine dinner was terrific and that Paul did a wonderful job with the wines. He said we should figure a way to publicize the dinners with testimonials.

**New Business**

- A. We have had several successful weddings and we have an additional 14 weddings on the books. Outside events are filling the calendar. We are receiving about 6 inquiries for events every day.
- B. Committee member mentioned club service has been spotty. Several members had received those comments. Management is having difficulties hiring staff. The rules with the new management company are cumbersome and it takes 14 days to hire anyone. Therefore, the applicants usually go for another job because of the delay. We are short: 2 people in the kitchen and 4 people in service staff. Therefore, these shortages are causing issues with service and food quality. COVID closings and COVID absences of staff are causing additional shortages. The staff is exhausted and CDD needs to be aware of day-to-day issues being faced by the staff. In addition, management is under pressure to meet certain revenue goals but with the COVID closings and only operating at 50% capacity, this is a nearly impossible task.
- C. Upcoming events:
  - Ian Maksin, cellist on the weekend
  - Gilligan's Island pool party we already have 120 people
  - 2 dinners for \$40 on April 29
  - Lots of private parties in May

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Social & Dining Advisory Committee Meeting Minutes  
April 14, 2021

- We have one Sat in May open for an event
- D. Committee was asked for ideas for possibilities for summer activities.
  - Perhaps offer a wine tasting during happy hour and attendees might stay for dinner
  - Cheeseburger in Paradise
  - Suggested to look back at past events for successes
  - Perhaps start a wine club that would start with membership fee and offer tastings and discounted prices on purchase of wine
  - Perhaps summer tastings to local craft beers and spirits
- E. Committee suggested looking at items to improve ambiance, i.e. live piano/harp music or other background music during dinner. Ms. Payton said they were already looking into improved sound system which would accommodate this.

**Club Manager's Report**

- Reviewed results to tiki bar survey: 733 people indicated they would use the tiki bar with improvements.
- Board voted to refurbish tiki bar. Extended discussion of possibilities and requirements for an expanded tiki bar. There are certain limits of what can be done serving food outside.
- Board agreed to go to 75% capacity. Masks will still be required.
- Board is appealing the decision at city hall about pickleball courts. Hearing will be May 11.

Next Meeting to be held on May 12.

Meeting adjourned at 11:30pm.  
Minutes submitted by Sarah Quinn

Venetian Community Development District  
502 Veneto Boulevard  
North Venice, FL 34275  
Reserve Advisory Committee  
Meeting Minutes. 04/19/2021

Attending Members: Cheryl Harmon Terrana, Jerry Jasper, David Moy, Don Regier, Ken Smaha, Rich Bracco - VCDD Liaison, Denise Payton - General Manager, Keith Livermore - Field Manager

Call to order: Cheryl @ 2:00 pm

Minutes of 03/15/21 meeting approved by Ken Smaha, 2nd David Moy

Discussion items:  
Old Business:

- A. The Reserve Study Charter was approved by the BOS with two minor modifications re: residency and qualifications. Cheryl will update the Charter and email to Belinda for forwarding to Rich Bracco and committee members.
- B. Discussion re: Denise Payton's list of 'Items to Add to Reserve Study'. Importance of a clear definition of what is a Reserve item vs. Capital or Operating Cost. Jerry highlighted some recent expenses that do not appear to be expensed correctly. Additionally, the Accounting for monies spent by 'line item' is necessary to ensure monies not spent in current Budget are properly accrued to following year(s). Cheryl will prepare a document defining the three categories of expenses - Reserve, Capital and Operating for Committee to review. Also, Cheryl will contact Belinda regarding our 'line item' accounting request to check compatibility with existing Accounting systems. Importance of ability to see this accumulative, monthly and annually
- C. Jerry led discussion on combining Reserve Account balances for both CDD and River Club. Doing so would present a clear picture of overall % funded level for community and avoid need of one fund having to borrow from the other to cover shortfalls. Concern re: combining of funds may have on optics of trying to hide something. Agreed that Cheryl should also discuss with Belinda the combining of Reserve Account revenues in discussion with 'line item' accounting question and report back to Committee.
- D. Jerry advised that proposed meeting with Underwriters will be held on May 10 and presented to CDD BOS with Reserve Advisory members in attendance. Issue is merits of refinancing current Bonds with lower Interest rates and associated costs.

New Business:

- A. Denise responded to questions regarding Feb 2021 ending Financial Statements. YTD Restaurant Revenue shortfall is expected to be covered or even increased vs. Budget given current March and April sales increases / trend. Challenge of not being able to find new staff resulting in OT pay, but savings in Contract cleaning vs. Staff doing most of that work.

Adjourn: Moved by David Moy, 2nd Ken Smaha. Meeting adjourned 4:10 pm

Next meeting May 17, 2021 @ 2pm River Club.

Copy minutes to Rich, Denise, Keith and Belinda.



Venetian Community Development District  
502 Veneto Boulevard  
North Venice, Florida 34275  
Facilities Advisory Committee  
Meeting Minutes Date: May 3, 2021

**Attending Members:**

Eric Switzer, Chairman

Bert Wepfer

Bob Ruffatto, (via phone)

Jill Pozarek

Nancy Germani, Secretary

Lewis Perry

Ken Smaha

**Absent: all present**

**Management Present:** Denise Payton, River Club Manager

**VCDD Liaison:** Steve Kleinglass

**1) Call to Order:** Meeting was called to order at 2:00 pm

**2) Establish Quorum:** Eric Switzer declared quorum was present.

**3) Public Comments**

There was a question as to whether the recommendations of the board were presented to Supervisors in total and before the vote. *Steve Kleinglass addressed the concern & would go into more detail under Old Business.*

**4) Additions / deletions to agenda**

**Addition:** Jill - Exact role of the Facilities Com. in the Tiki Renovations project

**5) Approval of prior meeting(s) minutes:** Minutes were read & next meeting date was amended. Motion was made & accepted to approve the 4/5/21 minutes.

**DISCUSSION ITEMS**

**6) Old Business: Pool Pavilion Renovation**

**A. Supervisors decision**

Steve Kleinglass relayed that the Supervisors voted (3/2) in favor of a modest renovation at the present sight with no kitchen. Renovation should include shade and enhanced lighting.

**B. Equipment:** Fishmen & Assoc, (Marissa) will still be in touch with Denise concerning bar & equipment needs at Tiki Bar.

### **C. Dave Humphries (via phone)**

Discussion

“Glorified Bar”: shape, placement, # of people to accommodate;

“Shutters”: purpose, type, materials, placement;

“Lockable Covers”: (require storage);

“Cabinets”: Material, durability, layout;

“Roof”: size, location, materials, reroof entire or piecemeal;

Dave Humphries will send 3 ways that the bar could be designed and send to SteveK/Committee by 5/12/21.

To think about: When Tiki Hut not in use - what is the “visual affect” & what shaded space can still be used by pool goers.

## **7) New Business**

### **A. Manager’s report: Denise Payton**

#### **1. Budget v. Actual Revenues & Expenses**

Denise had sales reports for 2019, 2020, & thus far in 2021 for Food & Beverage Service.

#### **2. Lunch, Dinner, Member Events, Pool Pavilion, Outside Events**

Denise reported on recent events, Weddings, employment challenges, use of Lounge Window for drink & food service.

### **B. Liaison Report: Steve Kleinglass**

Information under Old Business

**C. Pool Lighting:** The Pool Pavilion Project will include enhancing the pool lighting.

### **D. Reserve Study/Major Equipment Study**

**Ken S:** He relayed information on what the Reserve Study Com. is doing

### **E. Facilities Liaison Responsibilities**

**Eric S:** Suggested to enhance communication between Committees that involve equipment that the Facility Committee oversees, we should assign a member to open communication with that committee & attend a meeting occassionally.

### **F. Exact role of the Facilities Com. in the Tiki Renovations project**

The Committee decided to have a comm. member involved in any future discussions with 3rd parties that occur outside the scheduled Facilities Committee Meeting concerning Pavilion Renovations as we move forward. As

Chairperson, Eric (whenever possible) or his assignee, should be the designated Committee Member.

#### **G. Discussion at Tiki Bar/Pool Pavilion**

Committee went outside to the current Tiki Bar to get an idea of the layout and to visualize the space & suggestions.

Discussion suggested expanding the roof out on both sides. This would allow for additional seating.

#### **8) Next Meeting & Adjournment**

Next meeting to held on Tuesday, May 18th at 1 pm

Meeting adjourned at 4:10 pm

**Minutes submitted by Nancy Germani, Secretary.**