



Rizzetta & Company

Venetian Community Development District

Board of Supervisors' Meeting September 13, 2021

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www.venetiancdd.org

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

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

www.venetiancdd.org

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

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

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

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

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

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September 7, 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, September 13, 2021 at 9:30 a.m.** at the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275. **Please note that masks are required at the River Club.** 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. Pickleball Public Workshop
 - B. Vesta - Workshop with Supervisors to Review River Club Evaluation..... Tab 1
 - C. Discussion Regarding Veneto and Roundabout Landscaping Plan and Replacements
 - D. Consideration of LMP Proposals Tab 2
 1. Renovation of Buffers and Roundabout
 2. Renovation of Community Buffers
 3. Renovation of Roundabout
 4. Sod Proposals
 - E. Consideration of Tennis Fencing Proposals Tab 3
 - F. Consideration of Light Pole Structure Maintenance
 - G. Consideration of Resolution 2021-07, Adopting a Meeting Schedule for Fiscal Year 2021/2022..... Tab 4
 - H. Consideration of Addendum to District Services Contract
 - I. Review and Consideration of Grant of Easement Between Venetian Golf & River Club Property Owners Association and Blue Stream Communications Tab 5
 - J. Consideration of Egis Insurance Proposal for Fiscal Year 2021/2022 Tab 6
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Operations and Maintenance Expenditures for the Month of July 2021 Tab 7
 - B. Review of July 2021 Financials Tab 8

6. CONSENT ITEMS

- A. Acceptance of Advisory Committee Meeting Minutes..... Tab 9
1. Social and Dining Advisory Committee Meeting
held on July 14, 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 Community Development District
Evaluation of *The River Club*

By: Vesta Property Services, Inc.
Management Company for The River Club
July 1, 2021



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I. Introduction

Vesta has conducted an evaluation of The River Club (VRC) at the request of the Venetian Community Development District's Board Chairman. This request coincided with Vesta's desire to submit our views on the key matters involved with the operation of the Club. While our observations are based upon a relatively short tenure (4 months) serving VRC, we have been engaged with a variety of stakeholders of the community, including each current Board Supervisor, a past Board Supervisor, the on-site VRC management associates, committee chairs, and other engaged residents, in addition to benefiting from our regular interaction with many of these individuals as a part of our day-to-day management responsibilities.

This evaluation is an effort to state where Vesta believes The River Club is today and then offer our recommendations on how to close the disparity between "what is" today and "what could be" in the future. Please note: This evaluation is not meant to undermine or be a critique of any individual or entity referenced in general or specifically within this report. Rather, it is our attempt to help establish a baseline of where things stand today and a "True North" for VRC that could serve as a type of aspirational aim for everyone involved, for the betterment of the community.

II. Executive Summary

Vesta has organized this evaluation of VRC by (1) segregating, (2) summarizing and (3) synthesizing the key components related to the state of the VRC operation today and where it could be in the future. These key, interrelated components are: (1) Vesta as the Club's contracted management company; (2) the Club's on-site management team and associates; (3) The Club's leadership/governance by the District's Board of Supervisors and appointed Committees; and (4) the Residents. We have also provided a brief narrative regarding the Club's Finances as a separate, fifth component within the body of this report.

While Vesta's in-depth look at VRC is viewed through a supportive, empathetic, and respectful lens, ultimately it has resulted in this *challenge* to ourselves, our on-site associates of the Club, and Venetian's leaders, stakeholders, and residents: to enact the very best VRC (and by extension, Venetian CDD) possible by resolving to lead, manage, engage with and serve each other as a caring, collaborative, and deeply-committed community. (To do less is to settle for mediocrity and condone dysfunctional relationships.)

A. The State of The River Club Today:

Based upon our first 6 months of involvement with Venetian Community Development District, including our first 4 months of officially serving as VRC's contracted management company, it is very clear to Vesta that the Club is a desirable and important asset to the community, with a multitude of features that enhance (a) hundreds of paid members' lifestyle and their enjoyment with living in Venetian as well as (b) the property values of everyone residing in Venetian. VRC's operation is marked overall by a large group of dedicated stakeholders and supporters: the District's Board of Supervisors, its various appointed Committees, many involved Residents (some of whom are fairly "vocal"), and the Club's on-site associates (AKA, "Team Venetian") and Vesta as the District's contracted Management Company.

Along with a general level of satisfaction (albeit in varying degrees, depending upon the evaluator), VRC has only been able to operate with the benefit of a significant financial subsidy by the District to cover ongoing operating losses (which is not unusual in the private club industry.) In addition, we have observed some divisiveness within the VRC that affects the day-to-day operation of the Club and the morale of its associates. This periodic in-fighting and negativity can also affect Management's need to accurately understand the directives and sentiments of the Board, various Committees, and the Residents in general.

B. Where The River Club Should Aim to Be in the Future:

Based upon our thirty years of experience managing planned communities including their amenities, clubs, finances, Homeowners Associations, common areas, and on-site employees, Vesta believes that the three-fold, aspirational aim for VRC should be as follows:

1. The River Club should be a means to ensure a more unified District/Community and a happier resident base. (How? Through the quality management of the Club, in the fullest sense of the term.)
2. The River Club's programs and services should be a direct catalyst for a majority of the residents being active and having meaningful, healthy social connections and relationships, all of which are keys to a thriving, "Active Adult" lifestyle.
3. Furthermore, the parties involved (the Board, certain committees, the more engaged Residents, and the Club's managers and management company) should be in clear agreement regarding the existing financial subsidy for the Club. Specifically, should the subsidy be significantly reduced through management's efforts to identify and generate either (a) revenue growth alone (without a corresponding, direct increase in costs) or (b) cost reductions alone (without a corresponding reduction in the quality of service). Vesta believes that (c) - a combination of (a) and (b) above - would be the most successful means of optimizing the Club's financial results each year.

If these aims listed above are achieved, VRC will then produce better Resident satisfaction and Venetian will be better differentiated and distinguished from other planned communities in the local marketplace, particularly ones that are highly "amenitized" (and feature an on-site Food & Beverage operation.)

C. Disparities between Today's Status vs. Potential Aspirations and Aims for the Future:

In Vesta's view, the main disparities or "gaps" that currently exist between where VRC's operation is today and where it should aim to be in the future are summarized below:

1. A lack of alignment and unity between VRC's on-site management and Vesta (which has improved as of late), within the District as a whole, and within and between the Board, its Committees, some of the more engaged and vocal Residents, and VRC's on-site management.
2. Insufficient levels of engagement, enjoyment and satisfaction with VRC by a large percentage of Venetian residents.
3. The continued need for the District to provide a substantial, financial subsidy for the Club, equal to approximately \$350,000 each year.

D. How to Close the Gaps?

In sum, these disparities can best be solved by a combination of:

1. The development of an overarching, clear mission statement by the Board of Supervisors on the driving purpose for why Venetian exists and to what purpose it serves its residents, which is then supported and carried out by all.



2. The cohesive integration of these three components: (a) strong, proactive leadership by the Board, (b) collaborative advice and support by the Board's Committees (with improved collaboration and cooperation between the Club's managers and Committee chairs), and (c) strong, day-to-day management performance by the on-site associates. Vesta feels that this is a critical element.
3. The appropriate and necessary engagement, oversight, and support for the Club's on-site management team by Vesta, the contracted VRC management company.

Many more specific details regarding how to address the disparities outlined above are provided in our Conclusions and Recommendations, beginning on Page 10.

III. Management Company (Vesta)'s Role

Vesta Property Services, Inc. has enjoyed 30 years of specializing in the turnkey operation, management, and financing of planned-community amenities throughout Florida. We also manage over 750 individual HOAs and condominium associations throughout Florida. Vesta employs over 1,400 associates, our corporate headquarters are in Jacksonville, and we operate staffed offices throughout the state.

Vesta began as Venetian Community Development District's contracted management company for The River Club on March 1, 2021. As a part of being awarded the contract, the Board of Supervisors expressed its desire that all of the on-site associates serving VRC be retained by Vesta during the transition of management companies. Therefore, Vesta successfully on-boarded every associate that desired to continue to work at the Club. Since then, individual Board Supervisors have communicated to Vesta that they expect the staff to be overseen and supported by Vesta, and that the staff should be evaluated just as any other group of associates would expect to be reviewed and assessed within their individual roles (which formally occurs in October of each year as a part of Vesta's year-round Performance Management process.)

Our overall management responsibilities include handling all accounting and financial reporting of VRC's operations. Regrettably, we acknowledge that Vesta did not perform satisfactorily when it came to the transition and start-up of these accounting responsibilities and duties. While the primary reason was a combination of inadequate senior management oversight and poor performance with the specific associate charged with handling these accounting functions, Vesta makes no excuses for this inadequate performance. Although the accounting manager has since left, this caused the on-site management team, the Board, and District Staff much consternation and dissatisfaction. We fully acknowledge our missteps and are resolved to perform to our own standard and that of the District and have been doing so as of late.

It should also be noted that Vesta continues to learn what level of support is needed by VRC and its associates, and in turn what level of support Vesta is able to deliver. As a part of this, we transitioned from an initial Regional Manager (Scott Smith) to another (Kyle Nelson), and we are continuing to evaluate what additional personnel and resources we can deliver to support the Club. For example, we have recently added Rudy Seurattan (Regional Vice President) and Matthew Permuth (both from a nearby West-Central Florida location) to provide additional evaluation and support.

This is in addition to our standard attendance at monthly Board of Supervisors Meetings; periodically attending certain Committee Meetings such as the RSAC (Racquet Sports Advisory Committee) and Facilities Committee Meetings; bringing in an informal/unofficial "tennis consultant" to help evaluate the tennis operation; and bringing in one of our other regional managers to evaluate the Club's storage needs.

As a part of our role, Vesta further supports the on-site staff with our Human Resources team, which includes a regional HR Business Partner. We have also made the effort to create a stronger relationship with the Club's General Manager, Denise Payton, by hosting her at our Jacksonville headquarters and a couple of prominent client-communities in Northeast Florida prior to the contract commencing. We will continue these types of "broader engagement" initiatives going forward.

So, Vesta's overall role related to The River Club is to manage its day-to-day operation through the on-site associates that we directly employ and assist them by providing the appropriate level of oversight, support, and occasional expertise by "subject-matter-experts" as we reasonably can provide, as well as fulfill the necessary monthly accounting and financial reporting responsibilities for the Club.

IV. On-site River Club Associates ("Team Venetian")

The Vesta team has jointly made an overarching observation. The Venetian CDD is our only account where a clear distinction is made by others between "Vesta" (as the management company/employer) and the "on-site associates" working at the Club. By contrast, all other Vesta-managed communities refer to "Vesta" as synonymous with the on-site staff and the management company. This is the case where Vesta has on-boarded dozens of existing on-site associates who had been in place at the community for several years, either from the District as former district employees or from the previous management company of the CDD, just as with Venetian CDD.

Vesta believes that the distinction between "Vesta" and the "Club staff" made by many people in Venetian is an indication of an element of division and a lack of unity. It could be symptomatic of a view that the Club staff are the District's or "our" employees" (meaning the Board's or the Residents' employees), which is true in a broad sense but is not technically accurate, of course. Perhaps another way to view this is that certain elements or individuals within the District may want to maintain control of the staff and have close work relations with the staff, but without the legal and HR responsibilities and issues typically associated with employment. Furthermore, the dynamic is somewhat amplified when residents communicate their concerns about staff performance directly to individual Board Supervisors, rather than to the relevant staff and/or Vesta's supervisor for the account. When the Club's associates are essentially viewed or treated as though he or she works for the Board or the Residents, and that the management company is separate from these associates, a chasm of sorts exists.



Vesta is acutely aware that this "disconnect" (between the Club staff and Vesta) and its underlying division hampers our ability and need to foster as much cohesion and alignment between our company, our associates at the Club, and the District as possible. In other words, we strongly prefer as little "daylight" between Vesta and our on-site associates, as well as between Vesta and the District, as possible; such "daylight" can become a wedge that separates people and limits everyone's success and satisfaction. We would note, however, that our recent meeting with the VRC team indicates to us that there is a strong, mutual desire for "Team Venetian" to be truly united with Vesta, as "Team Vesta Serving Venetian."

The key individual responsible for the day-to-day management of VRC is General Manager Denise Payton. Based upon our lengthy, widespread experience in this industry, Vesta cannot emphasize enough the crucial importance of the General Manager position relative to the Club's overall success and the residents' overall satisfaction. Inherent in this is our ability to achieve alignment and cohesion, as referenced above. Vesta's own success with our client-communities that we serve hinges primarily upon

the management talent, experience, and acumen of the individual in this role, and secondarily it is also benefitted by the levels of engagement, oversight, and support provided by Vesta to this individual.

The General Manager's role and work performance directly impact every aspect of the Club (including its finances, quality-of-service to the residents, upkeep, planning, etc.), as well as impacting the Board, each of its committees, the rest of the staff's own levels of engagement, work satisfaction, and tenure, and also Vesta's own levels of success and enjoyment in serving the District. *Clearly stated, the General Manager position is key and it plays a monumental role overall.*

Vesta's approach during our initial four months with the District has been to try to be supportive to the General Manager and her team, while we experience our own "learning curve" and gather relevant input and feedback regarding the team's day-to-day management performance. As referenced above, Vesta's Performance Management process will provide an opportunity to conduct more formal, in-depth individual reviews for all associates in October of each year.

Overall, we have initially observed that the associates of "Team Venetian" are marked by long-term tenure in Venetian, close collegiality with each other, good relationships with many individual residents and certain Board Supervisors, and a strong work ethic and sense of dedication to their jobs. Two cautionary notes: (1) "Close collegiality" can sometimes lead to an *insular*, overly protective dynamic by a team leader. (2) Long-term "tenure" can sometimes lead to an individual's unintended *complacency* and a lack of openness to new ideas, helpful input and feedback, and needed changes. Vesta will continue to try to monitor these possible or real dynamics and deal with them as we are able. (We also acknowledge that Vesta's prior missteps related to the initial transition of the accounting and financial tasks of the Club negatively affected the associates' view of Vesta. We certainly regret that and continue to work hard to fully restore our credibility and confidence by our on-site team.)

While Vesta is happy to leverage for VRC's benefit the positive traits noted above, it is perhaps too soon to determine with finality the extent to which the necessary management talent, business acumen, and overriding commitment to excellence of operations are present to the degree that is needed for Venetian. One further note is that we have sometimes observed indications that some managers may not completely embrace the reality that they are here primarily to serve the residents. *If* true, that is a "cultural" or "attitudinal" issue that Vesta always takes seriously and will work to realign with Vesta's cultural values. Perhaps another way to say this: *Vesta strongly believes that our on-site Team is most successful (and best rewarded, in a variety of ways) when the Board and Residents are most satisfied with our service.*

Next, an observation about VRC's management structure. The positions of a General Manager and multiple Department Heads (Tennis, Food & Beverage, Membership, etc.) conceptually enable a strong level of day-to-day, Club management performance. By comparison, Vesta also has client-communities that generate comparable F & B sales volumes with a "leaner," less "top heavy" management structure, although the desired standard for dining service and experience may not be the same as that for Venetian. One key performance issue to be evaluated is the extent to which a General Manager delegates to his or her Department Heads and truly leverages their full value on behalf of the Club operation. In contrast, and less effective, is the above structure of department management with a GM trying to keep too many detailed items within his/her direct grasp and control. This is a dynamic that Vesta will always monitor (at all of our client-communities) and if needed, try to improve for the benefit of the GM's overall performance and "work-life balance," the Department Heads' own work performance and professional development, and the success of the overall operation.

Finally, a note about the Team's current morale. There is a universal, strong, and recently-heightened feeling among the associates of being under siege and being "bashed" periodically, and a feeling of hostility from some elements of the community (although Vesta believes that the residents mean well and want the best for Venetian.) In Vesta's view, Team Venetian does have an overall desire to make the residents happy. Just as with all of our other client-communities, we would prefer that individual residents bring matters of concern to the Club GM or the appropriate Dept. Head first and then escalate it to Vesta's senior manager if necessary, before communicating with the Board (and this is often the case.)

In any event, in addition to the need for strong, day-to-day management performance and a resistance to taking a difference of opinion with a resident quite personally by Team Venetian, better awareness, communication, and a more collaborative spirit by everyone are needed to help achieve the very best for VRC. With (a) some continued patience, perseverance, courtesy and good will by everyone, (b) strong management performance by Team Venetian, and (c) further attention and intentionality in the development and support of Team Venetian by Vesta, the very best for Venetian can be achieved.

V. Leadership / Governance (Board and Committees)

As already noted, Venetian's overall operation of VRC includes the leadership by the CDD's Board of Supervisors and its designated Committees. While Vesta believes that these committees are usually viewed and deployed as a means of providing advice and recommendations to the Board, we also believe that it is the Venetian Board's desire to have these Committees (rather than the Board as a whole) more directly involved with week-to-week and/or month-to-month matters within such areas as Racquet Sports, Fitness and Pools, Food & Beverage, Finance/Reserves, etc. The Board has assigned each Board Supervisor to serve as an individual liaison to a respective Committee in an effort to inform the entire Board of various, specific issues. The objective seems to be to have the Board exercise some or much of its oversight and leadership responsibilities for the District and VRC by having the benefit of the information and advice generated by the proper functioning of its appointed Committees.

Whether individual Supervisors believe that this objective is being realized or not is a matter for each of them to decide. What Vesta can state is that Venetian appears to have a strong group of vested stakeholders who are willing to serve their community either on the Board or on a Committee, by lending some areas of personal expertise and/or matters of interest, in order to preserve or improve the community as a whole and/or individual components. This structure certainly affords an opportunity – at least in theory - to expand the overall levels of talent, experience, and acumen brought to bear on the operation of The River Club. However, it also creates a much greater burden upon management due to the need to spend time regularly attending Committee Meetings, as well as the interaction with Committee Chairs between meetings. By way of comparison, Vesta only sees the utilization of such Committees in client-communities with a strong "55+" component, with ample retired residents and a desire to give back some of that time to their community. We are noting this heavy Committee involvement as it tends to impact the efficiency of a management company to run the operation and especially if decision making ability is hindered.

On a different note, at this early stage in Vesta's work relationship with the District, one preliminary observation involves a question of whether the Board possesses the appropriate or necessary financial acumen to truly understand The River Club's annual budget and financial performance. While this may very well already be provided by a specific Committee and/or District Staff/District Management company, Vesta needs additional time to better gauge this dynamic from our viewpoint and experience.

Finally, the issue of Team Venetian's work relationship with the Board and the Committees bears noting. Vesta has been concerned that these relationships appear to be less than optimal – perhaps even “toxic” in certain instances - and likely the genesis for it pre-dates our arrival. Team Venetian feels that at times, Committee members overstep their boundaries by not just providing guidance to the Board but by providing direction to the staff regarding their day-to-day work performance. Regardless of how accurate this is (and it likely varies on a department-by-department and week-to-week basis), much work remains to be done to improve some of these relationships. Again, Vesta is committed to doing our part to try to achieve this in the coming weeks and months, for the benefit of everyone involved.

VI. Residents

Like all planned communities with amenities, residents utilize VRC to varying degrees; perhaps as many as 20 - 25% patronize the dining operation of the Club on a periodic basis, with somewhat lower percentages attached to other individual amenities and offerings such as tennis with about 15 - 20% participation levels. While Vesta has heard residents in other client-communities voice their opinion that they shouldn't have to pay for amenities that they do not personally utilize, in general most residents view the amenities as something that enhances everyone's property values and therefore, they benefit the entire community, in addition to an individual's personal enjoyment of them.



Within these “pockets” of resident-users of specific amenities within Venetian, we have individuals who are quite engaged and at times, vocal about their experience. This is to be expected within a planned-community and where the patrons are also the collective owners of The River Club through the District. This reality does create a dynamic where Team Venetian is serving not just their patrons or guests, but at the same time their quasi-employer, in a broad sense. Vesta has learned to embrace and thrive with this dynamic at our other client-communities, and the same needs to be said at Venetian. Again, our mindset truly always is, “We're here to serve and satisfy our residents.”



Residents generally desire and expect a “casual-but-nice,” reliable dining experience more than anything else. More specifically: consistency and timeliness of service, good food quality, and an “upscale but not ‘fine dining’” environment. While resident-surveys have been conducted for certain parts of VRC and are always useful and insightful, we need to try to consistently gauge our patrons' desires and satisfaction levels and recalibrate our service and operation accordingly. Vesta will seek to provide further assistance in support of the efforts to do so as we continue to move forward with our Team.



Finally, Vesta has heard from at least one Board Supervisor that in his view, there is room for improvement in terms of greater intentionality, creativity, and the volume of “lifestyle” programming. In Vesta's experience, such things as (a) popular communitywide events, (b) engaging, varied activities, and (c) targeted, well-rounded programs (satisfying various educational, health-and-wellness, social, and

recreational interests, etc.) all can combine to serve as a catalyst to help bring residents together and help create the most vibrant, dynamic, and unified community possible - and they are usually driven by on-site management rather than a Social Committee. All of this could be true even just within VRC's Tennis Program (to help create a more positive, happier environment) but also for the benefit of the VRC operation and Venetian as a whole.



VII. Budget / Finances

The predominant issue regarding The River Club and its Finances is the operating subsidy provided by the District in the annual amount of approximately \$350,000. At a minimum, this subject is brought up during the District's budget cycle, as was the case at the June 7, 2021 Board Meeting. Vesta believes that it is a matter of increasing concern by at least one or more Board Supervisors, and multiple residents. We would note that the existence of some type of operating "loss" or "subsidy" is not at all unusual for a Food & Beverage or dining operation within a planned community; in fact, it's the norm within the private club industry.



The reasons for such operating losses and the need for a community's subsidizing those losses are clear:

- (1) *Repetition / Boredom* - the dynamic of resident-patrons who may grow too familiar or somewhat tired of regularly patronizing their own establishment. (According to a 2017-18 survey by RSM, an independent consulting firm, entitled "Florida Trends in Private Clubs," only about 20% of club members eat at their club on more than 1 out of every 4 meals spent "dining out.")
- (2) *Quality and Quantity* - fairly high expectations for the quality of service as well as possibly food portion sizes and/or alcohol pour sizes. (Club members tend to be highly resistant to portion control, weaker drinks, cheaper ingredients, or lower-end consumables.)
- (3) *Expectations* - typically high expectation for relatively low pricing of menu items and special events.
- (4) *Limitations on Economies-of-Scale* - the ability to generate favorable pricing terms with suppliers due to relatively low sales volume is limited.
- (5) *Prestige / Need for Talent* - the deployment in private clubs of trained executive chefs and sous chefs rather than less-costly line cooks (yet possibly without the ability to price the menu accordingly.)
- (6) *Wage Expectations* - the need to compensate hourly staff with a higher hourly wage to compensate for relatively lower tip incomes due to sales volumes that are usually lower than the average restaurant.

These factors all combine to create some real financial hurdles for the operation. Despite these usual challenges, Vesta has had experience in recent years with turning around F & B operations from a perpetual financial drain to a reasonable revenue-generating service. This has occurred without sacrificing quality of service for the residents or adequate compensation for the staff. The key (among other things) to this turnaround was incentivizing and rewarding both Vesta and our on-site team to make this happen, so that we had "skin in the game." While it is too soon in our view to know exactly where the opportunities might lie within VRC to achieve similar success (or at least aim for something closer to break-even status, thus at least significantly reducing the several-hundred thousand dollar "subsidy" by the District), Vesta is willing to continue to have this discussion with the Board and our team.

On a separate note: At least one Board Supervisor has expressed to Vesta a need for better “equity” between the residents’ specific participation levels and the commitment of the District’s resources on behalf of its various amenities and departments.

And on a different note: While Vesta stubbed its toe with our initial accounting missteps (as previously acknowledged), we do believe that the existing combination of key assistance by Team Venetian along with Vesta’s “off-site” role (in conjunction with our communication and cooperation with District Management and others within Rizzetta & Co.) does currently enable the necessary and proper functioning of accounting systems and processes for the Club operation. Again, the long-term tenure, knowledge, and dedication of these individuals (within the Club and Rizzetta) provide valuable assistance in support of Vesta’s overall role as the management company for The River Club.

Finally, there is an apparent need for a more accurate and useful Reserve Study and better long-term capital planning for VRC. With any such long-range financial planning tool, there is a need not only for as-accurate-as-possible inflation assumptions built into it but also for the Study’s authors to spend adequate time interacting with the Club’s and District’s operations staff in order to gather accurate information about the various assets’ ongoing demands, include a realistic “expected useful life” for each asset, etc. (Vesta has extensive experience in assisting or even managing the Reserve Study process.)

VIII. Conclusion / Recommendations

In sum, Venetian Community Development District’s River Club (VRC) is designed and intended as a quality amenity and important lifestyle feature within a premium planned community. As such, the Club should be operated and actively programmed in a manner that is consistent with this positioning. Our observations of where Vesta believes The River Club is today are summarized as follows:

- A. The Club is utilized to varying degrees by a minority of the total number of residents (this is not unusual in the industry), with dining being the amenity or activity that generates the greatest overall level of participation and sales. (We are not certain how much of this is affected by some seasonality of the residents.) There is likely a “disconnect” between the desire and potential for broader community engagement with VRC and the facilitation of this need by Team Venetian and Vesta.
- B. The Club is staffed by a group of associates who are distinguished in our view by (a) their long-term tenure (overall) at Venetian and how they are quite collegial and supportive with each other; (b) their desire to satisfy or please the Residents; and (c) a disconnect of sorts, in varying degrees, between this desire and the actual “user experience” by certain Resident-groups (particularly Tennis.)
- C. The Club’s staff is employed by the District’s contracted management company, Vesta, who has the experience and ability to provide strong oversight and support to assist the staff’s day-to-day operation of the Club. (While Vesta stumbled out of the gate in terms of some notable accounting-related deficiencies, we remain fully committed to gaining everyone’s full confidence in our work.)
- D. The Club’s operation (like everything else within the District) is ultimately overseen and led by the Board of Supervisors. The Board’s fulfillment of this responsibility is intended to be augmented by input received from its various, appointed Committees.
- E. In general, today there is not the degree of alignment and cohesion necessary for optimum success between the Board, its Committees, the staff, Vesta, and the Residents. Of all the “gaps,” large and

small, that we have initially identified, this appears to us to be one of the most overarching and as a result, possibly the most significant at the moment.

More specifically, we have identified the following near-term opportunities or “gaps” between where Vesta believes The River Club is today and where Vesta believes The River Club should aim to be in the future, and some related action items:

1. In order to improve certain alignment and cohesion within an area of our “control” - i. e., amongst the Club staff (“Team Venetian”) and Vesta senior management - Vesta is now initiating more consistent and thoughtful engagement between the Club’s management team and Vesta’s management team, in the form of monthly or possibly bi-monthly, face-to-face meetings between the GM, her Department Heads, and at least one representative of Vesta’s senior management team.
2. There is a need to establish clearer operating standards and metrics for VRC, along with internal compliance and reporting mechanisms to help meet these standards on a consistent basis. We are now in the process of developing and implementing these. Team Venetian has also recently expressed a need for more data and relevant information by which they can better manage their departments, particularly Food & Beverage, and Vesta is working to better deliver the information and insights.
3. There is a clear need to improve the “operating synergy” between Club management and some of the Committees. At times, it appears that there is more of an adversarial dynamic than one of strong alignment between staff and one or more of the Committees.

As one possible means of improving this dynamic, Vesta recommends that the GM and each Department Head meet with the respective Committee chair prior to the Committee’s monthly meeting, to set the meeting agenda and discuss any other important or pressing matters. This behind-the-scenes collaboration or coordination should result in more productive and harmonious public meetings (and a reduction in the number of negative emails from Committee personnel and other residents to the Board.) Over time, the GM should be able to have her Department Heads periodically attend the Committee meetings on her behalf, to free up part of her schedule as well as help enable her Department Heads to further develop.

4. Related to #1 and #3 above, Vesta strongly believes that there is an overarching need for the District to move well beyond its past and current tendency to be divisive or divided and instead develop stronger unity and alignment amongst the Board, its appointed Committees, the Residents, District Staff, and The River Club’s associates and management company (Vesta).

As a backdrop to our view of this issue, we note the following maxims:

- If the organization (or community) is at war with itself, it can never be very effective on the real battlefield. Whether we realize it or not, there is a continual battle for people’s hard-earned dollars, time, talents, ideas, loyalties, etc. Hence, one Board Supervisor’s reference in a recent Board Meeting to “détente” may have been quite apt.
- Unity and clarity of direction throughout an organization (or community) can never be any greater than they are among its leaders.
- The way in which we disagree often is a clearer, louder, and truer depiction of who we are and what is most important to us than anything else.

While the steps outlined further above in our report would certainly help to achieve greater unity and satisfaction throughout the community and within The River Club operation, we also believe that the

crafting of a mission statement by the Board of Supervisors could help unify the District and benefit the Club operation by clarifying Venetian's identity, uniqueness, and reason for being or purpose. If done well, this would also provide a "compass" that points out the direction or "True North" that Venetian's leaders have chosen and in which we all are to head. Similarly, it sets guardrails in place to keep us all (the Board, Committee Chairs, Staff, Residents, Management, etc.) on the right track rather than swerving off in one wrong direction or another.

To be clear, the goal is not to craft a nice-sounding, flowery phrase or platitude. Rather, through a collaborative process of thinking and working hard on this issue, the Board can clearly establish the driving premise and focus for Venetian's ongoing success. Again, if the process is done well, such an effort and result will help to focus people's energy and the District's valuable resources by helping to establish goals and priorities and be more united as a community in saying "yes" to certain projects, initiatives, and desired outcomes, and "no" to others in any given period and situation.

While in Vesta's experience most community leaders (and other organizational leaders) and their staff have difficulty articulating the driving success premise of their community (or enterprise/organization), those that can do so tend to have greater unity and agreement about their goals and priorities at any given time. Here is one example from a large District that Vesta has been serving for the past several years:

"THE MISSION OF THE JULINGTON CREEK PLANTATION COMMUNITY DEVELOPMENT DISTRICT IS TO MANAGE DISTRICT RESOURCES WHILE STRIVING TO BALANCE THE EXPECTATION OF DISTRICT RESIDENTS AND OTHER PAID MEMBERS, IN ORDER TO ACHIEVE THE HIGHEST BENEFIT FOR THE LEAST POSSIBLE COST." (adopted 04/30/15)

While this statement may not help to definitively distinguish JCPCDD from other Districts as well as it could (and bear in mind that this is not a community with a "private club"), it does align everyone with the purpose of, in our words, value creation and preservation for its residents, by using such terms as "manage District resources," "highest benefit," and "least possible cost." It also tries to set some guardrails with the term, "balance."

Here is a well-known statement within the hospitality industry - that of Ritz-Carlton hotels - which conveys meaning and depth, as well as provides unity and direction, for all of its associates:

Who	<i>"We are ladies and gentlemen,</i>
What	<i>serving ladies and gentlemen.</i>
When	<i>We are always on stage.</i>
Our standard	<i>Uncompromising levels of cleanliness</i> <i>are the responsibility of everyone.</i>
How	<i>Be the ambassador for your hotel,</i>
Where	<i>both inside and outside the workplace."</i>

Finally, a mission (and/or vision) statement is not the "be-all, end-all" for organizational success; it sets part of the foundation for success but needs to be carried out through such interrelated tasks as an environmental scan ("What's going on out there?"), organizational scan ("Who are we?"), opportunity scan ("What are our possibilities?"), a strategic gap analysis ("What's the disparity between what is and what ought to be?"), strategy development and deployment, and action planning. All of these, by the way, are tasks well beyond Vesta's contracted scope of work as the VRC management company for the District, but worth noting as it is a dynamic and symbiotic process to lead and run a community.

5. Depending on how strong of a consensus exists amongst the Board and other, active residents, there could be a need (or at least a *desire*) to try to significantly reduce the District's operating subsidy for The River Club. Vesta believes that this is possible to an extent - and without reducing the overall level of service - but it will require further discussion, consideration, and "buy-in" by the involved parties (and there are many), and then very strong execution by the Club's on-site management team.
6. There has been some ongoing discussion and differences of opinion within the District regarding how to best deploy staff and fulfill specific Food & Beverage services (i. e., the Tiki Bar, the bar window of the Club, lunchtime service in the slower season, etc.) The aim should be to strike the necessary balance between:
 - Timeliness and reliability of Food & Beverage service-delivery
 - Optimization of Food & Beverage service personnel and costs (while affording them a reasonable expectation/reliability of hourly-pay compensation – especially in today's tight job market)
 - Maximization/efficiency of existing Club space and resources as well as resident-demand

Vesta has also heard from multiple Board Supervisors that the current seating at the indoor bar is quite inadequate with only 4 seats. These types of issues will require, once again, further deliberation and agreement between the involved parties and a receptivity to "change." Perhaps bringing together a couple of the most relevant Committees and VRC staff, in an intentional and collaborative manner, would help craft these solutions to the satisfaction and benefit of everyone involved.

7. Vesta strongly believes that there is a need and opportunity to more intentionally and comprehensively "drive Lifestyle" for the Residents (for the reasons cited on Pages 8 and 9.) In our experience, we typically achieve this by deploying a full-time, dedicated Lifestyle Director whose value is usually universally recognized and appreciated by the community's developer, the governing Board, the Residents, and the management team. It is possible to initially fund such a newly created position by achieving a corresponding reduction in the Club's operating subsidy by the District, augmented as well by some additional revenue being generated for the District by expanded events, activities, and programs, which Vesta would support and embrace. (The feasibility of an alternative possibility of combining this role within an existing, individual VRC role requires further examination by Vesta with our team.)
8. Finally, we have some comments and suggestions regarding the Board of Supervisors itself. First, we believe that the overall quality of a planned-community's leadership and governance affects every aspect of the community or District, including in the case of Venetian its River Club operation. Second, Vesta stated in November of 2021, during our presentation to the Board of Supervisors as a part of its RFP process, that we aimed to help make each Supervisor's experience as a member of the Board as enjoyable and satisfying as possible. While Vesta has observed the current Board to be quite collegial and able to work well together, *the following comments and practical suggestions presume that each Supervisor has a desire to have his experience in serving Venetian CDD be as compelling, productive, energizing, and successful as possible.*

Due to the general nature of Florida's Community Development Districts - specifically its governing "Sunshine Laws" - the real key to any Board of Supervisors' satisfaction and success, from a very practical standpoint, is the optimum functioning of its Board Meetings. With that in mind, here are some observations and specific suggestions based upon Vesta senior management's 24 years of serving CDDs, including attending over 800 CDD Board Meetings during this period:

- a. The Board of Supervisors should try to bear in mind its main responsibilities:

- i. Planning (including strategy, outcome objectives, a long-term timeframe, etc.)
 - ii. Policymaking
 - iii. Setting Annual Budgets (Operations & Maintenance and Capital)
- b. Good meetings can positively impact and uplift people's lives. (Bad or unproductive meetings can generate - at minimum - anger, apathy, and cynicism for everyone involved.)
- c. A Board should strive for an effective and efficient Board Meeting Structure. The key is to be quite purposeful in several, different respects:
 - i. The ideal purpose of most organizational meetings is to lead by effective decision-making. (Other reasons may seem equally valid but are often much less impactful.)
 - ii. Plan Meeting Agendas with a goal of Meetings lasting 2 – 3 hours each, and then be intentional and considerate of your overall purpose in moving through your Agenda topics. Have a clear understanding in mind for each topic: Is it for information/discussion only? Is a specific decision needed?
 - iii. Examine the number of Agenda items. Less is usually more.
 - iv. With #i. above in mind, it is crucial to have either the Chair or the District Manager run your meetings with the purpose of facilitating effective decision-making, and then everyone else needs to be mindful and fully supportive of this purpose.
 - v. Reflect on whether you as an individual Board Supervisor are also fulfilling part of your duties by coming to Board Meetings well-prepared and thoroughly familiar with the Agenda packet's contents or not. (All of these prescriptions essentially apply to your appointed Committees and their meetings, as well.)
- d. Hold each other accountable regarding this type of meeting discipline and commitment but do so in a courteous and respectful manner; encourage your District Manager to do the same for you.
- e. Trust your District Staff and VRC staff to do their jobs well; ensure you have clarity and “buy-in” (not just “head-nodding”) regarding specific policies and directives by the Board, then support the staff. If necessary, hold them accountable (primarily through their employer/Management Company) as you hold each other accountable, as suggested above. The same equally applies, of course, to your Management Companies' performance and that of other vendors of the District.



Tab 2



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

Estimate

Submitted To:

Venetian CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	8/20/2021
Estimate #	73521
LMP REPRESENTATIVE	
WG	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Renovate the community buffers and the large roundabout, adding much needed color.			
Sod install SF	12,360	0.61	7,539.60
Croton - Petra 3G	834	16.50	13,761.00
Croton - Mamy 3G	834	16.50	13,761.00
Ti - Red Sister 7G	6	68.75	412.50
Arboricola - Var. Dwarf Schefflera 3G	150	16.50	2,475.00
Silver Bismark Palm B&B	1	6,050.00	6,050.00
Bougainvillea H.J. 3G	90	16.50	1,485.00
Ti - Red Sister 3G	85	24.75	2,103.75
Loader	1	1,380.00	1,380.00

TERMS AND CONDITIONS:

TOTAL	\$48,967.85
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LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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

OWNER / AGENT

DATE



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

Estimate

Submitted To:

Venetian CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	8/20/2021
Estimate #	73522
LMP REPRESENTATIVE	
WG	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Install sod to all areas removed to increase golf course and water views along Veneto Blvd. Add color along the Blvd.			
Sod install SF	93,245	0.61	56,879.45
Arboricola - Var. Dwarf Schefflera 3G	150	16.50	2,475.00
Oleander - Petite Pink 3G	40	16.50	660.00
Oleander - Cardinal (Red) 15G	10	165.00	1,650.00
Ligustrum Tree - multi B&B	5	1,856.25	9,281.25
Bobcat	1	603.75	603.75
Irrigation modifications	1	150.00	150.00

TERMS AND CONDITIONS:

TOTAL	\$71,699.45
--------------	--------------------

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OWNER / AGENT

DATE

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

Estimate

Submitted To:

Venetian CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	8/26/2021
Estimate #	73593
LMP REPRESENTATIVE	
WG	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Renovate the community buffers only			
Croton - Petra 3G	834	16.50	13,761.00
Croton - Mamy 3G	834	16.50	13,761.00
Arboricola - Var. Dwarf Schefflera 3G	150	16.50	2,475.00
Ti - Red Sister 3G	85	24.75	2,103.75

TERMS AND CONDITIONS:

TOTAL

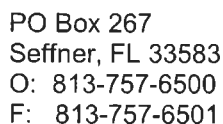
\$32,100.75

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OWNER / AGENT

DATE _____



Submitted To:

Venetian CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	8/26/2021
Estimate #	73586
LMP REPRESENTATIVE	
WG	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Large roundabout renovation			
Sod - St. Aug/ Floratam SF	12,360	0.61	7,539.60
Bougainvillea H.J. 3G	90	16.50	1,485.00
Ti - Red Sister 7G	6	68.75	412.50
Arboricola dazzle 3G	150	16.50	2,475.00
Silver Bismark Palm 12' CT B&B	1	6,050.00	6,050.00
Loader	1	1,650.00	1,650.00

TOTAL	\$19,612.10
--------------	--------------------

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DATE _____



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

Estimate

Submitted To:

Venetian CDD
Rizzetta & Co., Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	5/5/2021
Estimate #	71598
LMP REPRESENTATIVE	
SR	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Remove and install in the Intersection Area past the Guard shack to the left. Behind the sidewalk. Install St. Augustine (Floratam). Sod - St. Aug/ Floratam SF	2,875	1.50	4,312.50

TERMS AND CONDITIONS:

TOTAL	\$4,312.50
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OWNER / AGENT

DATE



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

Estimate

Submitted To:

Venetian CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	8/3/2021
Estimate #	73204
LMP REPRESENTATIVE	
SR	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Damaged turf area. Area is past Cipriani on the left side before reaching the big roundabout leading to the River Club. Sod - St. Aug/ Floratam SF	220	1.50	330.00

TERMS AND CONDITIONS:

TOTAL	\$330.00
--------------	-----------------

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OWNER / AGENT

DATE



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

Estimate

Submitted To:

Venetian CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	8/3/2021
Estimate #	73205
LMP REPRESENTATIVE	
SR	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Multiple bad spots near Veneto and Pesaro. Near Pond (448sq ft), near park (650 sq ft), and near intersection (540 sq ft). 1,638 sq ft total. Sod - St. Aug/ Floratam SF	1,638	1.50	2,457.00

TERMS AND CONDITIONS:

TOTAL	\$2,457.00
--------------	-------------------

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OWNER / AGENT

DATE



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

Estimate

Submitted To:

Venetian CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	8/3/2021
Estimate #	73206
LMP REPRESENTATIVE	
SR	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Damaged turf areas near Guardshack (Right side). 1085 total sq ft of turf that needs to be replaced. Sod - St. Aug/ Floratam SF	1,085	1.50	1,627.50

TERMS AND CONDITIONS:

TOTAL	\$1,627.50
--------------	-------------------

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OWNER / AGENT

DATE

Tab 3



July 26, 2021

To: Denise, Venetian CDD

From: Carlos A Guapacha, Ritzman Courts, LLC

Quote for fence Job

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

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

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

The Owner agrees to pay the contract price of **\$27,800.00.**

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

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

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

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

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

ACCEPTED:

By: _____

Title: _____

E-mail _____

Carlos A Guapacha
Ritzman Courts, LLC

USA FENCE™



CONTRACT

C

2880 Placida Road, Englewood, FL 334224

Ph. (941) 756-8727 • (800) 741-1711

www.myusafence.com

State License CRC 016172 • CCC 014577

CBC 1262677 AAA0010138

Customer Information:

Name: Venetian Golf and River Club

Billing Address: 502 Veneto Blvd

City: Nokomis State: FL Zip: 34275

Phone: (941) 416-1373 Cell: _____

Fax: _____ ☐ Installation Same As Billing

Email: denisepayton@venetianriverclub.com

Installation Address: 502 Veneto Blvd

City: Nokomis State: FL Zip: 34275

Property Owner: _____

County: Sarasota Prop Id #: _____

The Seller hereby sells and the Buyer(s) hereby purchases the goods and/or services herein under the conditions stated.

This is a cash contract. Buyer(s) agrees to pay Seller or Seller's agent immediately upon completion of the work as defined in this contract.

Buyer(s) is responsible as to the location of the fence. Buyer(s) holds Seller harmless from any liability caused by an error in the location of the installed fence. Under no circumstances does USA Fence Co. have any responsibility concerning property lines or in any way guarantee their accuracy.

Buyer(s) shall inform Seller of all UNDERGROUND OBSTRUCTIONS, whether natural or man made, in writing and also by physically marking them on the property. The Contract price is based upon only those underground obstructions disclosed by Buyer(s) as per above. Buyer(s) agrees to hold Seller harmless to any damage caused to any underground obstructions (examples: plumbing, wiring, sprinkler systems, septic systems, etc.) If Seller encounters underground obstructions which Buyer(s) have failed to inform Seller of, including rock, etc., (whether previously know or unknown by Buyer(s)), Seller shall have the option to terminate this contract and be paid by Buyer(s) for the installation of the fence up to the point of termination, or to continue the work after re-negotiation of the Contract Price with the Buyer(s).

All materials will remain the property of Seller until all invoices pertaining to this job are paid in full. Seller has the express consent of Buyer(s) to enter the property and remove any portion of the fence if not paid.

A cancellation fee based upon 20% of the Contract Price, or 40% in the event of special order materials, will be charged and will be deducted from the Down Payment upon notice to the Seller of the Buyer(s) intent to cancel this contract prior to commencement of work by Seller.

A late payment charge of 1-1/2% per month, (18% annum) will be added to any balance remaining unpaid 30 days after due date.

The Buyer(s) agrees they will pay all costs of collection, including (but not limited to) reasonable attorneys fees, in the event that payment(s) are not timely paid.

The Buyer(s) agrees that the venue for any legal action will be Manatee County Florida, or at a place of the Seller's choosing.

Buyer(s) is liable for all damages to materials delivered to the job site whether incorporated in the fence or not, unless damage is caused by Seller's negligence.

The duties and obligations of the Buyer(s) shall bind his heirs, personal representatives, successors, and assigns.

This contract may be assigned by the Seller, without notice to the Buyer(s), and when assigned shall be free from any defense, counterclaim, or cross claim by Buyer(s). The rights and privileges of the Seller under this contract shall inure to the benefits of its successors and assigns.

Water Line Assurance is sellers assurance to Buyer(s) that in the event of a waterline break, the waterline will be repaired at Sellers Expense.

Itemized Materials and/or Services

Remove 304ft 3ft chain link.
Remove 1142ft 10ft chain link.
Install 304ft 3ft black chain link.
Install 1142ft 10ft black chain link.
Install one 5ft 2 3/8 post with core drill.
Install one 20ft 1 5/8 top rail.
Install new 20ft 3ft chain link.
Galvanized tension wire along all areas of fence.

Proposal is good for 10 days till August 30, 2021.

Straight Top

Follow Grade



Cash Price: \$ 32314.00

Water Line Assurance: \$ _____

Permit: \$ _____

Total Sales Price: \$ 32,314.00

Payment Options

A) Cash/Check:

Pre-Construction Down Payment \$ 16,157.00

Completion Balance Due \$ 16,157.00

B) Credit Card, includes bank fee:

Pre-Construction Down Payment \$ 16,560.93

Completion Balance Due \$ 16,560.93

Credit Card Authorization:

I hereby authorize USA Fence Co to charge the following amount(s) to my credit card:

Deposit of \$ 16,560.93 Balance of \$ 16,560.93

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Number

--	--

Month

--	--

Year

--	--	--	--

Validation Digits



Cardholder Signature

Thank You for Choosing Us!

Approved and Accepted:

Buyer: _____ Date: _____

Seller: _____ Date: 8/2/21

Date Paid in Full	Date Completed	Crew

See back for additional terms & conditions

www.myusafence.com

Eric P. Hartfield
941-773-1505



CUSTOMER WARRANTY NOTICE

In order to maintain customer warranty the USA Fence logo sign(s) must be displayed on your fence at all times.

Number and Type of Sign Installed: _____ USA Fence
_____ NO TRESPASSING
_____ BAD DOG
_____ PRIVATE PROPERTY

The warranty for materials and workmanship stops if the installed sign(s) are removed. New signs may be obtained at no charge to replace missing ones.

Customer Name: _____ Venetian Golf and River Club

Installation Address: ☐ SAME AS BILLING _____ 502 Veneto Blvd

Nokomis FL 34275

USA Fence Contract Number: _____

Type of Fence: _____

Date Completed: _____

Customer's Signature: _____

Date Signed: _____

Sales Office:
Bradenton 941-756-8727; 1209 44th Avenue E, Bradenton, FL 34203-3629
Tampa 813-677-4411; 2001 N 40th Street, Tampa, FL 33605-4547
Lakeland 863-665-3312; 4936 Highway 92 E, Lakeland, FL 33801-9425
Englewood 941-697-3345; 2880 Placida Road, Englewood, FL 34224-5539
St. Petersburg 727-323-4364; 1142 34th Street S, St. Petersburg, FL 33711-2228

Original – Contract Records File.
First Copy – Attach to Fence Warranty Form.
Second Copy – Sales Commission Report.



Date: 8/2/21

From: Venetian Golf and River Club
502 Veneto Blvd
Nokomis FL 34275

To: **USA FENCE COMPANY** 941-756-8727
1209 44TH Avenue East 800-741-1711
Bradenton, FL 34203-3629 Fax 941-753-2109

Re: **UNDERGROUND OBSTRUCTONS**
CONTRACT#:

Gentlemen:

The undersigned hereby warrants and puts you on notice that there exists underground obstruction beneath the land upon which you are instructed to install a fence. The only obstruction beneath said land are listed herein and it shall be your responsibility to guard against damage to the listed obstructions.

If there shall be any obstructions not listed herein, you shall hear no responsibility for any damage done to any unlisted obstructions and I or we shall bear full responsibility for any such damage and hereby relieve you of all liability incurred by damaging any unspecified underground obstructions, including underground utility lines, pipes, tubes or any other underground obstructions.

List of Underground Obstructions Manmade and Natural	
Type of Obstructions	Area of Property

If no obstructions write in "NONE"

Property Owner Venetian Golf and River Club

Property Owner _____

NOTICE OF COMMENCEMENT

Permit Number _____ Tax Folio # _____

The undersigned hereby gives notice that improvement will be made to certain Real Property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. DESCRIPTION OF PROPERTY:

(Legal description of the property and street address, if available).

Venetian Golf and River Club
502 Veneto Blvd Nokomis, FL 34275

2. GENERAL DESCRIPTION OF IMPROVEMENT:

Remove and replace all black chain link fencing around all tennis courts.

This space reserved for recording

3. OWNER INFORMATION OR LESSEE INFORMATION IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT:

Name & Address: Venetian Golf and River Club. 502 Veneto Blvd Nokomis, FL 34275

Interest in Property: _____

Fee Simple Title Holder (if different from owner listed above): _____

4. CONTRACTOR: Name: USA FENCE COMPANY

Phone Number: 941-697-3345

Contractors Address: 2880 PLACIDA ROAD ENGLEWOOD, FL 34224

5. SURETY (If applicable, a copy of the payment bond is attached): Amount of bond: \$ _____

Name: _____

Phone Number: _____

Address: _____

6. LENDER'S NAME: _____

Phone Number: _____

Lender's address: _____

7. Persons within the State of Florida Designated by Owner upon whom notice or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes.

Name: _____

Phone Number: _____

Address: _____

8. In addition, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.

Phone number of person or entity designated by Owner: _____

9. Expiration of notice commencement (the expiration date will be 1 year from date of recording unless a different date is specified.
_____, 20____.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

(Signature of Owner or Lessee, or Owner's or Lessee's
Authorized Officer/Director/Partner/Manager)

(Print Name and Provide Signatory's Title/Office)

State of _____ County of _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day

of _____, 20____, by _____ for _____
(name of party on behalf of whom instrument was executed) (type of authority, ... e.g. officer, trustee, attorney in fact)

____ Personally Known or _____ Produced Identification _____
(type of identification produced)

(Signature of Notary Public – State of Florida)

NOTICE OF COMMENCEMENT

INSTRUCTIONS

- Complete the NOC, sign and have notarized. NOC's are not required from contracts less than \$2,500.00.
- NOCs are required for A/C replacement for contracts \$7,500.00 and over.
- Record original document at the Sarasota County Clerk of Circuit Court office:
 - 2000 Main Street, Sarasota
 - 4000 S. Tamiami Trail, Venice
- Submit a copy of the recorded NOC to Planning and Development Services:
 - Email: building@scgov.net
 - By Fax: 941-861-6471 (Sarasota) or 941-861-3282 (Venice)
 - In Person: 1001 Sarasota Center Blvd, Sarasota or 4000 S. Tamiami Trail, Venice
- Post the sealed original at the Job Site.

Tab 4

RESOLUTION 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VENETIAN COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Venetian Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Venice, Sarasota County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with the City of Venice, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13TH DAY OF SEPTEMBER 2021.

**VENETIAN COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY / ASST. SECRETARY

EXHIBIT "A"
BOARD OF SUPERVISORS MEETING DATES
VENETIAN COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022

October 11, 2021
October 25, 2021
November 8, 2021
December 13, 2021
January 10, 2022
January 24, 2022
February 14, 2022
February 28, 2022
March 14, 2022
March 28, 2022
April 11, 2022
April 25, 2022
May 9, 2022
May 23, 2022
June 13, 2022
June 27, 2022
July 11, 2022
July 25, 2022
August 8, 2022
August 22, 2022
September 12, 2022
September 19, 2022

All meetings will convene at 9:30 a.m., and will be held at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Tab 5

EXHIBIT A

GRANT OF EASEMENT

THIS **GRANT OF EASEMENT** is made and is effective as of September __, 2021, by and between **VENETIAN GOLF & RIVER CLUB PROPERTY OWNERS ASSOCIATION, INC.** (hereinafter, referred to as the “**Grantor**”) and **BLUE STREAM COMMUNICATIONS, LLC** (hereinafter, referred to as “**Grantee**”), and the Parties agree as follows:

1. **THE PROPERTY.** Grantor has authority to grant an easement for access to certain real property, known as Venetian Golf & River Club, including the improvements thereon (the “Property”), located at the street address of 102 Pesaro Drive, North Venice, FL 34275, in Sarasota County, FL, with a legal description attached hereto as Exhibit A.
2. Grantor desires to grant, and Grantee desires to obtain, an easement (the “Easement”) to have access to provide certain Services to the Property, as defined and in accordance with that certain Telecommunications Services Agreement dated _____ (hereafter “the Agreement”) entered between the Parties. Terms not defined herein shall have the meaning set forth in the Agreement. In the event of a conflict between the terms of this Easement and the Agreement, the Agreement shall control. Prior to commencing any activities on the Property, Grantee shall procure and maintain at its cost the insurance required in the Agreement.
3. Grantor does hereby grant and convey to Grantee, its successors and assigns, and subject to the provisions of the Agreement, the nonexclusive right, privilege, easement and authority to enter upon the Property from time to time, at such times as reasonably necessary for Grantee for the construction, installation, maintenance and operation of a telecommunications System as defined in the Agreement as reasonably needed by Grantee for providing Internet, telephone, cable television and other telecommunication services in, over, across and under the Property (the “Facilities”). All rights afforded by this Easement are subject to the provisions of the Agreement, including, but not limited to, the requirement for Grantee to obtain Grantor’s consent for the System design, limits to the area of the Easement, and the requirement that Grantee not unreasonably interfere with Unit residents’ and Grantor’s access to and use of the Property.
4. Grantor shall retain the right to move parts of Grantee’s Facilities in the case of an emergency, *provided, however*, Grantor shall have first attempted to notify Grantee of said emergency and Grantee cannot respond to said emergency within a reasonable time period as determined by the nature of the emergency. Neither Party shall be deemed to be in breach or default of the Agreement or of this Easement if the relocation of Grantee’s Facilities by Grantor results in Service or System disruptions or Outages, as defined in the Agreement.
5. This Easement shall commence upon the effective date and shall continue for so long as Grantee is lawfully providing Services to the Property as set forth in the Agreement. Grantor reserves the right to revoke the Easement at any time after the termination of the Agreement for default or in the event Grantee ceases to provide Services to the Property. Grantee agrees to execute a termination of easement in the event this Easement is terminated as set forth in the Agreement.
6. A failure or delay of either Party to enforce any provisions of this Easement, or any right

or remedy available under this Easement or at law or in equity, or to require performance of any of the provisions of this Easement, or to exercise any option which is provided under this Easement, shall in no way be construed to be a waiver of such provisions, rights, remedies or options.

7. Notices. All notices, demands, requests, or other communications required or permitted hereunder shall be provided as required in the Agreement.

8. This Easement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

9. This Easement shall be interpreted and enforced in accordance with the laws of the State of Florida.

10. If any provision of this Easement, or portion thereof, or the application thereof to any person or circumstance, be held invalid, inoperative or unenforceable, the remainder of this Easement, or the application of such provision or portion thereof to any other persons or circumstance, shall not be affected thereby. It shall not be deemed that any such invalid provision affects the consideration for this Easement and each provision of this Easement shall be valid and enforceable to the fullest extent permitted by law.

11. Grantee and Grantor hereby acknowledge, stipulate and agree that the Easement is subject and subordinate to all recorded liens, encumbrances, easements and other matters affecting the Property.

12. Grantee shall repair all damage to the Property caused by Grantee's installation, maintenance and other activities and Grantee shall return the Property to its original condition prior to any such work at Grantee's sole cost and expense.

13. This Easement may be executed simultaneously in multiple counterparts, each of which, taken together, shall be deemed an original.

Signatures Follow On Next Page

BLUE STREAM COMMUNICATIONS, LLC

**VENETIAN GOLF & RIVER CLUB
PROPERTY OWNERS ASSOCIATION,
INC.**

Print Name: Joseph Canavan
Title: CEO
Address: 12409 NW 35 Street,
Coral Springs, FL 33065
Telephone: (954) 753- 0100
Facsimile: (954) 345-8164

Print Name: Tom Jones
Title: Association President
Address: 102 Pesaro Drive
North Venice, Florida 34275
Telephone: _____
Facsimile: _____

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

This instrument was acknowledged before me on _____, 2021,
by Joseph Canavan as CEO of Blue Stream Communications, LLC

WITNESSES

Printed Name

Witness Signature

Printed Name

Witness Signature

Given under my hand and seal of office.

Notary Public
My commission expires:

[Seal] Title

STATE OF FLORIDA)
) ss.
COUNTY OF SARASOTA)

This instrument was acknowledged before me on _____, 2021,
by _____, President of the
Venetian Golf & River Club Property Owners Association, Inc.

WITNESSES

Printed Name

Witness Signature

Printed Name

Witness Signature

Given under my hand and seal of office.

Notary Public
My commission expires:

[Seal] Title

Tab 6



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Venetian Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 800 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Venetian Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2021 to October 1, 2022

Quote Number: 100121508

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$6,134,203
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$80,431

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery		Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$31,226

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

Venetian Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2021 to October 1, 2022

Quote Number: 100121508

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$31,226
Crime	\$578
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$5,328
Public Officials and Employment Practices Liability	\$2,960
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$40,092

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

General Liability includes Liquor Liability
Occurrence \$1,000,000; Aggregate \$2,000,000
Deductible \$0



PROPERTY VALUATION AUTHORIZATION

Venetian Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$6,134,203	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$80,431	As per schedule attached
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____



Property Schedule

Schedule Items Effective As of: 10/01/2021

Venetian Community Development District

Policy No.: 100121508

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
1	Gatehouse and Gates	2005	10/01/2021	\$42,400	\$42,400
	1 Mile East of I-75 on Laurel Road Venice FL 34275	Joisted masonry	10/01/2022		
	Gambrel				
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
2	Gate arms and controls	2005	10/01/2021	\$0	\$16,500
	1 Mile East of I-75 on Laurel Road Venice FL 34275	Joisted masonry	10/01/2022	\$16,500	
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
3	Camera, Audio Equipment and Computers	2005	10/01/2021	\$0	\$6,300
	1 Mile East of I-75 on Laurel Road Venice FL 34275	Property in the Open	10/01/2022	\$6,300	
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
4	Fencing	2005	10/01/2021	\$18,000	\$18,000
	502 Veneto Blvd. Venice FL 34275	Non combustible	10/01/2022	\$0	
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
5	Club House	2004	10/01/2021	\$4,164,640	\$4,480,040
	502 Veneto Blvd. Venice FL 34275	Joisted masonry	10/01/2022	\$315,400	
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
6	Pools	2004	10/01/2021	\$255,000	\$255,000
	502 Veneto Blvd. Venice FL 34275	Below ground liquid storage tank / pool	10/01/2022		
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
7	Tennis Courts, Bleachers, Fencing & Lighting	2004	10/01/2021	\$450,000	\$450,000
	502 Veneto Blvd. Venice FL 34275	Joisted masonry	10/01/2022		

Sign: _____

Print Name: _____

Date: _____

**Venetian Community Development District**

Policy No.: 100121508

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Roof Covering	Covering Replaced
8	Monument, Fountains, Mechanical Equipment @ Entrance		2004	10/01/2021	\$15,000		\$15,000	
	1 Mile East of I-75 on Laurel Road Venice FL 34275		Non combustible	10/01/2022	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Roof Covering	Covering Replaced
9	Direction Monument @ Main Entrance		2004	10/01/2021	\$12,000		\$12,000	
	1 Mile East of I-75 on Laurel Road Venice FL 34275		Non combustible	10/01/2022	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Roof Covering	Covering Replaced
10	Small Monument (west side of Laurel Rd)		2007	10/01/2021	\$12,000		\$12,000	
	Laurel Road Venice FL 34275		Non combustible	10/01/2022	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Roof Covering	Covering Replaced
11	Chain link Fence on Laurel Rd		2008	10/01/2021	\$13,864		\$13,864	
	Laurel Road Venice FL 34275		Non combustible	10/01/2022	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Roof Covering	Covering Replaced
12	Exit Only Gate on Ciltadella Drive and camera equipment		2008	10/01/2021	\$13,650		\$13,650	
	Ciltadella Drive Venice FL 34275		Non combustible	10/01/2022	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Roof Covering	Covering Replaced
13	Irrigation pumps and filters/controls in pump house		2004	10/01/2021	\$325,000		\$325,000	
	Veneto Blvd Venice FL 34275		Non combustible	10/01/2022	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Roof Covering	Covering Replaced
14	Santa Maria Monument		2004	10/01/2021	\$13,500		\$13,500	
	Veneto Blvd/Trevisco Ct Venice FL 34275		Non combustible	10/01/2022	\$0			

Sign: _____

Print Name: _____

Date: _____

**Venetian Community Development District**

Policy No.: 100121508

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
15	Movable Radar Sign		2014	10/01/2021	\$15,000			
	Veneto Blvd Venice FL 34275		Non combustible	10/01/2022	\$0		\$15,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
16	San Marco Monument		2004	10/01/2021	\$13,500			
	Veneto Blvd/Padova Way Venice FL 34275		Non combustible	10/01/2022	\$0		\$13,500	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
17	Murano Monument		2005	10/01/2021	\$13,500			
	Veneto Blvd Venice FL 34275		Non combustible	10/01/2022	\$0		\$13,500	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
18	Otello Monument		2006	10/01/2021	\$13,500			
	Veneto Blvd Venice FL 34275		Non combustible	10/01/2022	\$0		\$13,500	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
19	Rialto Monument & Transformer		2004	10/01/2021	\$21,000			
	Veneto Blvd Venice FL 34275		Non combustible	10/01/2022	\$0		\$21,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
20	Cipriani Monument		2006	10/01/2021	\$13,500			
	Veneto Blvd Venice FL 34275		Non combustible	10/01/2022	\$0		\$13,500	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
21	Brunello Monument		2006	10/01/2021	\$13,500			
	Veneto Blvd Venice FL 34275		Non combustible	10/01/2022	\$0		\$13,500	

Sign: _____

Print Name: _____

Date: _____

**Venetian Community Development District**

Policy No.: 100121508

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
22	Cappello Monument		2006	10/01/2021	\$13,500			
	Veneto Blvd/Bella Vista Ter Venice FL 34275		Non combustible	10/01/2022	\$0		\$13,500	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
23	River Club Monument		2006	10/01/2021	\$13,500			
	Veneto Blvd/Bella Vista Ter Venice FL 34275		Non combustible	10/01/2022	\$0		\$13,500	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
24	Stivali Monument		2006	10/01/2021	\$13,500			
	Veneto Blvd/Bella Vista Ter Venice FL 34275		Non combustible	10/01/2022	\$0		\$13,500	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
25	Marcello Monument		2005	10/01/2021	\$13,500			
	Pesaro Drive Venice FL 34275		Non combustible	10/01/2022	\$0		\$13,500	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
26	Castello Monument		2005	10/01/2021	\$13,500			
	Pesaro Drive Venice FL 34275		Non combustible	10/01/2022	\$0		\$13,500	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
27	Artisti Monument		2014	10/01/2021	\$13,500			
	Pesaro Drive Venice FL 34275		Non combustible	10/01/2022	\$0		\$13,500	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
28	Tiziano Monument		2006	10/01/2021	\$13,500			
	Padova Way Venice FL 34275		Non combustible	10/01/2022	\$0		\$13,500	

Sign: _____

Print Name: _____

Date: _____



Venetian Community Development District

Policy No.: 100121508

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value			
29	Tiki Bar		2004	10/01/2021	\$50,000		\$50,000	
	502 Veneto Blvd		Frame	10/01/2022	\$0			
	Venice FL 34275							
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value			
30	Shed		2004	10/01/2021	\$42,549		\$42,549	
	502 Veneto Blvd		Non combustible	10/01/2022	\$0			
	Venice FL 34275							
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value			
31	Otello Wall		2004	10/01/2021	\$170,400		\$170,400	
	North Edge of District		Joisted masonry	10/01/2022	\$0			
	Venice FL 34275							
			Total:	Building Value	Contents Value	Insured Value		
				\$5,796,003	\$338,200	\$6,134,203		

Sign: _____

Print Name: _____

Date: _____



Venetian Community Development District

Policy No.: 100121508
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1	Unscheduled EDP max 15,000 per item		Electronic data processing equipment	10/01/2021 10/01/2022	\$69,000	\$1,000
2	Aerator		Other inland marine	10/01/2021 10/01/2022	\$11,431	\$1,000
				Total	\$80,431	

Sign: _____

Print Name: _____

Date: _____

Tab 7

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures July 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2021 through July 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$87,008.64**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Venetian Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AMF Mark Mobile Welding, LLC	4205	2265	Weld Mail Box- 137 Medici 07/21	\$ 100.00
Berger Toombs Elam Gaines & Frank	4206	354490	Audit Services FY19/20	\$ 5,700.00
BMC LLC	4195	11956	Pool Repairs - Pentair 3HP Pump & Filter 07/21	\$ 3,445.22
City of Venice	4207	44300-59516 06/21	Guardhouse Water-101 Veneto BV 06/21	\$ 75.59
City of Venice	4207	76604-72272 06/21	111 Asti CT 06/21	\$ 3.88
City of Venice	4207	76604-72272 07/21	111 Asti CT 07/21	\$ 4.27
Comcast Communications	4189	8535-10-050-0435487 07/21	Internet Service - 102 Citadella Drive 07/21	\$ 118.35
Comcast Communications	4208	8535100500439600	Guardhouse Phone & Internet 07/21	\$ 335.26
Florida Power & Light	4190	Electric Summary 06/21	Electric Summary 06/21	\$ 2,103.94
Frontier Florida LLC	4209	94148585001205100	Field Manager Phone 07/21	\$ 292.13
Gaspar Stitch LLC	4196	418	(5) Embriodered Logo Shirts 06/21	\$ 204.90
Innersync Studio, Ltd.	4197	19552	Website Hosting Support And Training Qtrly 07/21	\$ 384.38

Venetian Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Invision Communications	4198	AAAI2343	Quarterly Gate Maintenance 12/20-06/21	\$ 2,100.00
Landscape Maintenance Professionals, Inc.	4210	161205	Monthly Ground Maintenance & Irrigation 07/21	\$ 27,737.08
Landscape Maintenance Professionals, Inc.	4199	161417	Pest Control 06/21	\$ 750.00
Landscape Maintenance Professionals, Inc.	4210	161686	Irrigation Repair 07/21	\$ 155.00
Landscape Maintenance Professionals, Inc.	4210	161687	Irrigation Repair 07/21	\$ 155.00
Landscape Maintenance Professionals, Inc.	4210	161688	Irrigation Repair 07/21	\$ 155.00
Lykins Signtek Inc	4212	12363	Quad Spec Mailbox-114 Bella Vista Terr 07/21	\$ 1,920.00
Persson, Cohen & Mooney, P.A.	4200	789	Legal Services 06/21	\$ 2,882.00
Rizzetta & Company, Inc.	4191	INV0000059361	District Management Fees 07/21	\$ 5,574.65
Rizzetta Amenity Services, Inc.	4201	INV00000000008914	EE Recruiting & Cell Phone 06/21	\$ 126.00
Rizzetta Amenity Services, Inc.	4201	INV00000000008936	Amenity Services/Bi-Weekly Payroll 07/09/21	\$ 6,990.68
Rizzetta Technology Services, LLC	4192	INV0000007694	Website Hosting & Email Services 07/21	\$ 530.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Schappacher Engineering LLC	4213	1942	Engineering Services 06/21	\$ 1,065.00
Southworth Solutions, LLC	4202	1262	Software License Fee 07/21	\$ 224.00
Staples Advantage	4203	3481381908	Office Supplies 07/21	\$ 207.44
Staples Advantage	4203	3481381909	Office Supplies 07/21	\$ 11.97
Staples Advantage	4203	3481381910	Office Supplies 07/21	\$ 28.58
Staples Advantage	4203	3481381911	Office Supplies 07/21	\$ 8.49
Staples Advantage	4214	3481774147	Single Monitor Desk Mount 07/21	\$ 78.99
The Law Offices of Lobeck & Hanson, P.A.	4211	119952	Legal Services 05/21	\$ 2,331.00
U. S. Bank	4215	6168437	Trustee Fees Series 2012 06/01/21-05/31/22	\$ 4,599.93
Venetian CDD	CD190	CD190	Replenish Debit Card	\$ 419.42
Venetian Golf & River Club	4193	44348	Effluent Water Use 06/21	\$ 512.33
Victory Security Agency II, LLC	4204	11213	Security Services 06/27/21-07/03/21	\$ 5,245.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 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	4216	11214	Security Services 07/04/21-07/10/21	\$ 4,924.76
Victory Security Agency II, LLC	4216	11257	Security Services 07/11/21-07/17/21	\$ 5,489.00
Water Boy Inc	4194	21061346	Water Delivery Account #011845 06/21	<u>\$ 19.40</u>
Report Total				<u>\$ 87,008.64</u>

Tab 8



Rizzetta & Company

Venetian Community Development District

**Financial Statements
(Unaudited)**

July 31, 2021

Prepared by: Rizzetta & Company, Inc.

venetiancdd.org
rizzetta.com

Venetian Community Development District

Balance Sheet

As of 7/31/2021

(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
Assets								
Cash In Bank	69,263	66,902	0	34,398	0	170,562	0	0
Cash in Bank-Vesta Management	0	0	0	1,081,906	0	1,081,906	0	0
Investments	712,401	0	1,675,892	18,658	0	2,406,951	0	0
Investments - Reserves	0	116,498	0	0	572,507	689,005	0	0
Accounts Receivable	0	0	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	81,820	0	81,820	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	3,067	0	0	58,285	0	61,351	0	0
Deposits	22,729	0	0	14,876	0	37,605	0	0
Due From Other Funds	9,774	166,672	0	3,618	0	180,064	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	1,675,892
Amount To Be Provided Debt Service	0	0	0	0	0	0	0	13,074,108
Fixed Assets	0	0	0	0	0	0	24,604,638	0
Total Assets	817,234	350,072	1,675,892	1,393,561	572,507	4,809,266	24,604,638	14,750,000
Liabilities								
Accounts Payable	62,189	0	0	72,348	0	134,538	0	0
Accrued Expenses Payable	5,179	0	0	107,871	0	113,049	0	0
Other Current Liabilities	0	0	0	3,330	0	3,330	0	0
Deposits	0	0	0	118,000	0	118,000	0	0
Due To Other Funds	0	0	0	0	180,064	180,064	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	0	14,750,000
Total Liabilities	67,368	0	0	301,549	180,064	548,981	0	14,750,000
Fund Equity & Other Credits								
Beginning Fund Balance	497,219	349,387	1,667,491	692,128	191,912	3,398,137	24,604,638	0
Net Change in Fund Balance	252,647	685	8,401	399,884	200,531	862,148	0	0
Total Fund Equity & Other Credits	749,866	350,072	1,675,892	1,092,012	392,443	4,260,285	24,604,638	0
Total Liabilities & Fund Equity	817,234	350,072	1,675,892	1,393,561	572,507	4,809,266	24,604,638	14,750,000

See Notes to Unaudited Financial Statements

Venetian Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	4,000	3,333	65	(3,268)	98.36%
Special Assessments					
Tax Roll	1,551,064	1,551,064	1,571,461	20,397	(1.31)%
Miscellaneous Revenues					
Transponder Revenue	2,500	2,083	1,063	(1,020)	57.46%
Total Revenues	<u>1,557,564</u>	<u>1,556,481</u>	<u>1,572,590</u>	<u>16,110</u>	<u>(0.96)%</u>
Expenditures					
Legislative					
Supervisor Fees	10,000	8,333	6,000	2,333	40.00%
Financial & Administrative					
Administrative Services	6,180	5,150	5,150	0	16.66%
District Management	33,500	27,917	22,588	5,329	32.57%
District Engineer	70,000	58,333	38,319	20,014	45.25%
Disclosure Report	350	350	1,500	(1,150)	(328.57)%
Trustees Fees	3,601	3,601	4,600	(999)	(27.74)%
Assessment Roll	5,150	5,150	5,150	0	0.00%
Financial & Revenue Collections	5,150	4,292	4,292	0	16.66%
Accounting Services	22,446	18,705	18,705	0	16.66%
Auditing Services	6,000	6,000	5,700	300	5.00%
Arbitrage Rebate Calculation	500	500	500	0	0.00%
Public Officials Liability Insurance	3,369	3,369	2,819	550	16.32%
Legal Advertising	3,000	2,500	2,540	(40)	15.34%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	1,000	833	450	383	55.00%
Website Hosting, Maintenance, Backup (and Email)	9,872	8,227	6,790	1,437	31.22%
Miscellaneous Mailings	1,000	833	1,818	(985)	(81.80)%
Legal Counsel					
District Counsel	72,000	60,000	62,313	(2,313)	13.45%
Outside Counsel	20,000	16,667	42,021	(25,354)	(110.10)%
Security Operations					
Security Services & Patrols	288,548	240,457	253,773	(13,317)	12.05%
Guard & Gate Facility Maintenance	12,600	10,500	16,256	(5,756)	(29.01)%
Gate Transponders-RFID	3,750	3,125	5,940	(2,815)	(58.40)%
Electric Utility Services					
Utility Services	30,100	25,083	25,257	(174)	16.08%
Water-Sewer Combination Services					

Venetian Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility Services-Effluent & Guardhouse	12,000	10,000	7,902	2,098	34.15%
Stormwater Control					
Aquatic Maintenance	44,940	37,450	37,159	291	17.31%
Fountain Service Repairs & Maintenance	4,800	4,000	24,196	(20,196)	(404.08)%
Mitigation Area Monitoring & Maintenance	33,956	28,297	27,731	566	18.33%
Stormwater System Maintenance	7,000	5,833	850	4,983	87.85%
Other Physical Environment					
Office & Administration	6,200	5,167	3,990	1,177	35.64%
Staff Salaries/Payroll	172,057	143,381	137,939	5,442	19.82%
Telephone, Fax, Internet	4,740	3,950	4,147	(197)	12.51%
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	318,704	320,652	(1,948)	16.15%
Irrigation Repairs	25,000	20,833	19,469	1,364	22.12%
Holiday Decorations	4,000	4,000	4,400	(400)	(10.00)%
Landscape Replacement Plants, Shrubs & Trees	20,000	16,667	12,020	4,647	39.90%
Landscape-Pest Control/OTC Injections	22,140	18,450	10,145	8,305	54.17%
Landscape - Pinestraw	25,623	21,353	22,083	(730)	13.81%
Landscape - Flower Program	20,000	16,667	16,950	(283)	15.25%
Landscape - Miscellaneous	6,000	5,000	2,489	2,511	58.51%
Landscape - Mulch	65,000	65,000	66,305	(1,305)	(2.00)%
Field Services	8,600	7,167	5,600	1,567	34.88%
Landscape - Architect Services	6,500	5,417	4,860	557	25.23%
General Repairs & Maintenance	15,500	12,917	7,751	5,165	49.99%
Road & Street Facilities					
Street/Parking Lot Sweeping	4,740	3,950	3,555	395	25.00%
Street Light Decorative Light Maintenance	4,000	3,333	4,652	(1,318)	(16.29)%
Roadway Repair & Maintenance	10,000	8,333	6,068	2,266	39.32%
Street Sign Repair & Replacement	5,000	4,167	1,250	2,917	75.00%
Contingency					
Non-Recurring Expenses	30,000	25,000	25,084	(84)	16.38%
Total Expenditures	1,557,564	1,314,166	1,319,944	(5,777)	15.26%
Excess of Revenues Over (Under) Expenditures	0	242,314	252,647	10,332	0.00%

Venetian Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 7/31/2021

(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	242,314	252,647	10,332	0.00%
Fund Balance, Beginning of Period	0	0	497,219	497,219	0.00%
Fund Balance, End of Period	0	242,314	749,866	507,551	0.00%

Venetian Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2020 Through 7/31/2021

(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	45	45	0.00%
Special Assessments				
Tax Roll	308,580	308,584	4	0.00%
Total Revenues	<u>308,580</u>	<u>308,629</u>	<u>49</u>	<u>0.02%</u>
Expenditures				
Contingency				
Capital Reserve	308,580	307,943	637	0.20%
Total Expenditures	<u>308,580</u>	<u>307,943</u>	<u>637</u>	<u>0.21%</u>
Excess of Revenues Over (Under)	0	686	686	0.00%
Expenditures				
Other Financing Sources (Uses)				
Unrealized Gain/Loss on Investments	0	(1)	(1)	0.00%
Exc. of Rev./Other Sources Over (Under)	0	685	685	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	349,387	349,387	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>350,072</u></u>	<u><u>350,072</u></u>	<u><u>0.00%</u></u>

Venetian Community Development District

Statement of Revenues and Expenditures

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

From 10/1/2020 Through 7/31/2021

(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	102	102	0.00%
Special Assessments				
Tax Roll	1,462,912	1,476,774	13,862	0.94%
Total Revenues	<u>1,462,912</u>	<u>1,476,876</u>	<u>13,964</u>	<u>0.95%</u>
Expenditures				
Debt Service Payments				
Interest	842,912	853,475	(10,563)	(1.25)%
Principal	620,000	615,000	5,000	0.80%
Total Expenditures	<u>1,462,912</u>	<u>1,468,475</u>	<u>(5,563)</u>	<u>(0.38)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>8,401</u>	<u>8,401</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>8,401</u>	<u>8,401</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	1,667,491	1,667,491	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,675,892</u></u>	<u><u>1,675,892</u></u>	<u><u>0.00%</u></u>

Venetian Community Development District

Statement of Revenues and Expenditures

400 - River Club Fund

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	8	8	0.00%
Special Assessments					
Tax Roll	1,537,567	1,537,567	1,552,137	14,570	(0.94)%
Amenity Center Revenue					
Administration	45,000	37,500	52,555	15,055	(16.78)%
Restaurant Revenue	632,898	527,415	484,202	(43,213)	23.49%
Total Revenues	2,215,465	2,102,482	2,088,902	(13,580)	5.71%
Expenditures					
Cost of Goods					
Tennis Cost of Sales	4,575	3,813	4,826	(1,014)	(5.48)%
Restaurant Cost of Sales	252,906	210,755	202,879	7,876	19.78%
Salaries and Benefits					
Salaries and Wages	781,149	650,958	663,318	(12,361)	15.08%
Lessons-Fitness	8,064	6,720	3,311	3,409	58.94%
Employee Benefits	277,536	231,280	201,907	29,373	27.25%
Employee Education & Training	2,130	1,775	943	832	55.72%
Contract Services	49,892	41,577	24,780	16,797	50.33%
Christmas Bonus	0	0	18,285	(18,285)	0.00%
Repairs and Maintenance					
Chemicals	7,200	6,000	4,761	1,239	33.87%
Shop & Hand Tools	500	417	433	(16)	13.40%
Landscape Materials	1,200	1,000	1,301	(301)	(8.41)%
Repairs & Maintenance-Equipment	45,000	37,500	42,988	(5,488)	4.47%
Maintenance Contracts	126,284	105,237	63,752	41,485	49.51%
Building Maintenance	21,400	17,833	13,784	4,049	35.58%
Office Expense					
Printing	1,000	833	299	534	70.10%
Postage	700	583	269	314	61.57%
Telephone	16,560	13,800	13,121	679	20.76%
Office Supplies	7,380	6,150	4,114	2,036	44.25%
Operating Expense					
Employee Meals	22,491	18,743	19,290	(548)	14.23%
Meals & Entertainment	300	250	330	(80)	(10.00)%
Equipment Replacement	14,980	12,483	13,169	(686)	12.08%
Licenses and Fees	14,515	12,096	5,163	6,933	64.42%
Travel	3,000	2,500	1,155	1,345	61.50%
Sanitation Disposal	13,600	11,333	11,350	(17)	16.54%

Venetian Community Development District

Statement of Revenues and Expenditures

400 - River Club Fund

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility - Water & Sewer	53,000	44,167	50,821	(6,654)	4.11%
Electricity	82,000	68,333	59,301	9,032	27.68%
Gas, Diesel Fuel and Oil	13,237	11,031	12,088	(1,057)	8.68%
Equipment Rental	12,000	10,000	3,447	6,553	71.27%
Personnel Supplies	3,400	2,833	1,986	847	41.58%
Laundry	30,500	25,417	18,178	7,239	40.40%
Music & Entertainment	26,460	22,050	22,073	(23)	16.57%
China, Glass, Silver	5,700	4,750	140	4,610	97.54%
Paper/Plastic	15,851	13,209	10,835	2,374	31.64%
Operating Supplies	29,850	24,875	29,663	(4,788)	0.62%
Decorations	12,000	10,000	5,993	4,007	50.05%
Legal & Professional					
Legal Fees	1,200	1,000	0	1,000	100.00%
Other Administrative Cost					
Com Related Promotion/Security	22,190	18,492	9,697	8,795	56.30%
Bad Debt Expense	300	250	164	86	45.33%
Management Fee	72,000	60,000	63,125	(3,125)	12.32%
Employee Relations	2,000	1,667	1,561	106	21.95%
Insurance	25,320	25,320	25,320	0	0.00%
Misc Expense/Credit Card Fees	27,000	22,500	18,010	4,490	33.29%
Dues & Subscriptions	2,450	2,042	2,209	(167)	9.83%
Amenities Marketing	20,355	16,963	9,786	7,177	51.92%
Contingency					
Non-Recurring Expenses	86,290	71,908	29,093	42,815	66.28%
Pickleball Courts Construction	175,000	145,833	0	145,833	100.00%
Total Expenditures	2,390,465	1,996,274	1,689,018	307,256	29.34%
Excess of Revenues Over (Under) Expenditures	(175,000)	106,208	399,884	293,677	328.50%
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	281,208	399,884	118,677	0.00%
Fund Balance, Beginning of Period	0	0	692,128	692,128	0.00%
Fund Balance, End of Period	0	281,208	1,092,012	810,804	0.00%

Venetian Community Development District

Statement of Revenues and Expenditures

405 - River Club Reserve Fund

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	87	87	0.00%
Special Assessments				
Tax Roll	290,690	290,679	(11)	0.00%
Total Revenues	<u>290,690</u>	<u>290,766</u>	<u>76</u>	<u>0.03%</u>
Expenditures				
Contingency				
Capital Reserve	290,690	90,233	200,457	68.95%
Total Expenditures	<u>290,690</u>	<u>90,233</u>	<u>200,457</u>	<u>68.96%</u>
Excess of Revenues Over (Under)	0	200,533	200,533	0.00%
Expenditures				
Other Financing Sources (Uses)				
Unrealized Gain/Loss on Investments	0	(2)	(2)	0.00%
Exc. of Rev./Other Sources Over (Under)	0	200,531	200,531	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	191,912	191,912	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>392,443</u></u>	<u><u>392,443</u></u>	<u><u>0.00%</u></u>

Venetian CDD
Investment Summary
July 31, 2021

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2021</u>
The Bank of Tampa	Money Market - 0.01% Interest	\$ 136,067
The Bank of Tampa ICS Program:	Money Market - 0.01% Interest	
Flushing Bank	Money Market	243,642
Merchants Bank of Indiana	Money Market	1
Pacific Western Bank	Money Market	1
Park National Bank	Money Market	107,085
Pinnacle Bank	Money Market	87,087
TriState Capital Bank	Money Market	138,518
Total General Fund Investments		<u>\$ 712,401</u>
The Bank of Tampa ICS Program:	Money Market - 0.01% Interest	
Flushing Bank	Money Market	\$ 4,710
Bank of Tampa Subtotal		<u>4,710</u>
Fidelity Investments	Money Market - .01% Interest	111,788
Fidelity Subtotal		<u>111,788</u>
Total Reserve Fund Investments		<u>\$ 116,498</u>
US Bank Series 2012 Reserve	First American Government Obligation Fund Class Y - .01% Interest	\$ 956,142
US Bank Series 2012 Revenue	First American Government Obligation Fund Class Y - .01% Interest	713,231
US Bank Series 2012 Prepayment	First American Government Obligation Fund Class Y - .01% Interest	6,519
Total Debt Service Fund Investments		<u>\$ 1,675,892</u>
The Bank of Tampa ICS Program:	Money Market - 0.01% Interest	
Pinnacle Bank	Money Market	\$ 18,658
Total River Club Fund Investments		<u>\$ 18,658</u>
The Bank of Tampa ICS Program:	Money Market - 0.01% Interest	
Park National Bank	Money Market	\$ 141,266
Pinnacle Bank	Money Market	142,607
Bank of Tampa Subtotal		<u>283,873</u>
Fidelity Investments	Money Market - .01% Interest	288,634
Fidelity Subtotal		<u>288,634</u>
Total River Club Reserve Fund Investments		<u>\$ 572,507</u>

Venetian Community Development District

Aged Payables by Invoice Date

Aging Date - 6/1/2021

001 - General Fund

From 7/1/2021 Through 7/31/2021

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
BMC LLC	6/10/2021	11953	Main Pool - New Pumps 06/21	6,329.00
Water Boy Inc	6/30/2021	00263652	Quarterly Cooler Rental 07/21-09/21	15.00
Solitude Lake Management, LLC	7/1/2021	PI-A00628222	Lake & Pond Management Services 07/21	3,735.90
The Law Offices of Lobeck & Hanson, P.A.	7/1/2021	120096	Legal Services 06/21	2,142.00
Venetian Golf & River Club	7/1/2021	44378	Effluent Water Use 07/21	491.06
Bellmore Electric Inc.	7/5/2021	7982	Install Breaker & Meter at Pedestal Structure 07/21	5,845.00
Anderson Asphalt & Concrete Services, LLC	7/12/2021	20114	Asphalt Repair 07/21	1,325.00
Richard Bracco	7/12/2021	RB071221	Board of Supervisors Meeting 07/12/21	100.00
Richard P. McCafferty	7/12/2021	RM071221	Board of Supervisors Meeting 07/12/21	100.00
Carl W Chorba	7/12/2021	CC071221	Board of Supervisors Meeting 07/12/21	100.00
Ernest R Booker	7/12/2021	EB071221	Board of Supervisors Meeting 07/12/21	100.00
Steven P. Kleinglass	7/12/2021	SK071221	Board of Supervisors Meeting 07/12/21	100.00
Landscape Maintenance Professionals, Inc.	7/13/2021	161582	OTC Injections Majool Palms 07/21	3,050.00
Landscape Maintenance Professionals, Inc.	7/13/2021	161583	Seasonal Annuals 07/21	4,725.00
Landscape Maintenance Professionals, Inc.	7/23/2021	161755	Irrigation Repair 07/21	604.00
Landscape Maintenance Professionals, Inc.	7/23/2021	161760	Irrigation Repair 07/21	53.00
Invision Communications	7/23/2021	AAAI2363	Gate Repair-Main Gate Wiring 07/21	2,342.00
Rizzetta Amenity Services, Inc.	7/23/2021	INV00000000008959	Amenity Services/Bi-Weekly Payroll 07/23/21	6,073.98
Victory Security Agency II, LLC	7/24/2021	11305	Security Services 07/18/21-07/24/21	5,489.00
Landscape Maintenance Professionals, Inc.	7/26/2021	162010	Variegated Jasimine Outside Gym 07/21	1,150.00
Landscape Maintenance Professionals, Inc.	7/26/2021	162012	Gold Dust Crotons Along Sidewalk 07/21	707.00
Landscape Maintenance Professionals, Inc.	7/26/2021	162013	Podocarpus Around Pump at Pond 07/21	660.00

Venetian Community Development District

Aged Payables by Invoice Date

Aging Date - 6/1/2021

001 - General Fund

From 7/1/2021 Through 7/31/2021

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Landscape Maintenance Professionals, Inc.	7/28/2021	162067	Variegated Jasimine Outside Gym 07/21	536.25
Solitude Lake Management, LLC	7/28/2021	PI-A00642765	Service Fee-No Power to Breaker Box 07/21	82.00
Water Boy Inc	7/29/2021	21062678	Water Delivery Account #011845 07/21	19.40
Florida Power & Light	7/29/2021	Electric Summary 07/21	Electric Summary 07/21	2,220.47
Landscape Maintenance Professionals, Inc.	7/30/2021	162101	Irrigation Repair 07/21	56.00
Landscape Maintenance Professionals, Inc.	7/30/2021	162132	Fertilizer-St Augustine, Bermuda 07/21	1,025.00
Landscape Maintenance Professionals, Inc.	7/30/2021	162133	Pest Control 07/21	750.00
Water Equipment Technologies of Southwest Florida LLC	7/30/2021	18377	Weekly Entrance Fountain Maintenance 07/21	150.00
Water Boy Inc	7/31/2021	00271052	Water Delivery Account #011845 07/21	0.23
Victory Security Agency II, LLC	7/31/2021	11317	Security Services 07/25/21-07/31/21	5,489.00
Landscape Maintenance Professionals, Inc.	7/31/2021	162118	Irrigation Repair 07/21	92.26
Persson, Cohen & Mooney, P.A.	8/3/2021	932	Legal Services 07/21	2,266.30
Rizzetta & Company, Inc.	8/3/2021	INV0000060452	Mass Mailing 07/21	1,818.02
Schappacher Engineering LLC	8/10/2021	1968	Engineering Services 07/21	2,362.50
Water Equipment Technologies of Southwest Florida LLC	8/12/2021	18432	Qtrly Floating Fountain Maintenance 07/21	85.00
Total 001 - General Fund				62,189.37

Venetian Community Development District

Aged Payables by Invoice Date

Aging Date - 6/1/2021

400 - River Club Fund

From 7/1/2021 Through 7/31/2021

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Denise Payton	7/26/2021	072621 Payton	(2) Vulcan LG500-1 Floor Fryers 07/21	3,618.00
			Total 400 - River Club Fund	3,618.00
Report Total				65,807.37

Venetian Community Development District
Notes to Unaudited Financial Statements
July 31, 2021

Balance Sheet

1. Trust statement activity has been recorded through 07/31/21.
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.

Tab 9

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

Attending Members: Joe Browne, Linda Cautero, Livvy Faford, Kathy Thomaston and Sarah Quinn. Also present were the River Club staff members: Tim Hall, Paul Grothouse, Denise Payton and Chris Vignolini.

Absent: Pat Jones and John Ballard

Resident Attendee: Tyler Cassel

Call to order: Linda Cautero, Chairman, called the meeting to order at 10:04 am. A quorum was established. Minutes of the June 9, 2021 meeting were approved as amended.

Discussion Items:

Resident member, Tyler Cassel spoke to the committee regarding his dislike of the current River Club (RC) menu. He would like to see more Italian items. He would like the RC to become more of a "destination." He presented photos from menu items at other clubs and spoke of the presentation. He was also concerned with the RC operating loss of \$350,000 discussed by Vesta at a previous CDD meeting. Denise Payton (DP) told Mr. Cassel and the committee that there were some inaccuracies in the Vesta presentation to the CDD and the stated \$350,000 operating loss was inaccurate. DP said that the operating loss is \$211,000. DP planned to meet with Roy Deary from Vesta to review his information.

Old Business:

- A. Chris Vignolini (CV) stated that the events are picking up and things are getting busier.
- B. Steak Night: Staff and residents thought it went great! A complimentary bottle of wine was offered. 80 dinners were served.
- C. Pasta Night: The chicken parmesan was popular.
- D. July 4th Cookout: Was a well-received event. Food was great and so was the band Nor'easter.
- E. Lobster Night: Not as many attendees at this second lobster night but positive feedback received from attendees.
- F. Soup and Salad Bar: Now back on the menu. Three composed salads with simple toppings are being offered. Composed salads are more cost effective.

New Business:

- A. Burgers with the Booty Shakers performing will be on July 17. Reservations are at 111 attendees.
- B. Disco Dinner Dance is on August 7.
- C. Mix and Mingle Wine Social is on August 14.
- D. Godfather Night on August 26 will offer various pasta dishes and a preset buffet with the Godfather movie playing.
- E. Discussion on how to entice the approximately 440 homes that have not recently spent at the RC. DP suggested that Mary Ann could look at the members list and determine who these members are. There is a need to target them and new members to participate at the RC.
- F. New Member Event was discussed. DP suggested an Ambassador Group or "club" that would consist of resident volunteers to recruit and host new residents to a happy hour or an event. DP

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

will discuss with her staff putting together baskets to welcome new residents. Ideas for the baskets were a bottle of wine, set of visors or towels with RC logo on them, an invitation to the RC with a coupon for use at RC. POA has information on new owners.

- G. Food trucks were discussed again. Food trucks could be utilized on a Monday or Tuesday when the RC is not open for dining. Of particular interest is a fresh seafood truck. CV will investigate the food truck opportunity and perhaps be able to tie a food truck in with a tennis event.
- H. CV stated that the RC does 20 to 40 lunches daily. It was not known the number of lunches served in the dining room/patio vs. the tiki bar.
- I. Card/game groups are requiring work for staff regarding setting and resetting rooms and tables for the groups use. There is presently no fee for groups to play at the RC. Members that come for lunch at the RC do not want to sit next to groups playing cards/games. This can be difficult at times.
- J. Offering specials for dinners has been successful. Even if members do not order the special, the offering brings extra members to the RC, i.e., spaghetti and meatball dinner had 87 diners but only 9 had the special.
- K. New snack menu has been working out well. This will be monitored and menu adjusted accordingly.
- L. Letter read from a resident regarding the many arrangements of “tacky” artificial flowers throughout the RC. Rich Bracco was in agreement with the resident per an email written to chairperson, Linda Caution. Discussion ensued. CV agreed that they are working on removing some of the flowers and will continue to do so.

Vesta Evaluation:

- A. Committee members requested this discussion and how the evaluation came about. It was noted that Rich Bracco, CDD Chairperson, requested the evaluation. Discussion ensued. Committee members did not agree with some of the particulars of the evaluation and felt there was some misinformation regarding committees. The Social Committee had never had a Vesta manager attend one of the SC meetings nor did they have any discussion with the committee chairperson or committee members. As previously mentioned, there was concern about inaccuracies in their report.

Club Management Report:

- A. Staff is still working through the Vesta transition. They were looking forward to an upcoming staff meeting with Vesta.

Next Meeting and Adjournment:

Next Meeting to be held on August 11, 2021

Meeting adjourned at 12:17 PM.

Minutes submitted by Livvy Faford