



Rizzetta & Company

# Venetian Community Development District

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**Board of Supervisors' Meeting**

**April 8, 2024**

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

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

**VENETIAN  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

<b>Board of Supervisors</b>	Rich Bracco Ernest Booker Ken Smaha Jill Pozarek Cheryl Harmon Terrana	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Belinda Blandon	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andy Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
<b>District Engineer</b>	Rick Schappacher	Schappacher Engineering

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

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

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

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

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

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

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April 1, 2024

Board of Supervisors  
**Venetian Community  
Development District**

**AGENDA**

Dear Board Members:

The workshop of the Board of Supervisors of Venetian Community Development District will be held on **Monday, April 8th, 2024, at 8:30 a.m.** at the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275. The following is the agenda for this meeting:

**1. BOARD WORKSHOP**

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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, April 8th, 2024, at 9:30 a.m.** at the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT**
- 4. STAFF REPORTS**
  - A. Landscaping Inspection Services Report ..... Tab 1
  - B. District Engineer
    1. Venetian Roadways Repair Map ..... Tab 2
  - C. District Counsel
  - D. River Club
  - E. Field Manager
  - F. District Manager
    1. Review of Campus Suite Website Compliance Report, March 2024, 1st Quarter ..... Tab 3
- 5. BUSINESS ITEMS**
  - A. Discussion of POA Easement Request
  - B. Public Hearing for rule making for Tennis, Pickleball, and related fees..... Tab 4
    1. Consideration of Resolution # 2024-04, Amending the Districts Rules for Use of its River Club Facilities.

- C. Consideration of LMP Proposal for the Renovation of the Ciltadella Entrance ..... Tab 5
- D. Discussion of Resident Survey 2024 (under separate cover)
- 6. **BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors Meeting held on March 11, 2024, ..... Tab 6
  - B. Ratification of the Operations and Maintenance Expenditures for the Month of February 2024 ..... Tab 7
- 7. **CONSENT ITEMS**
  - A. Acceptance of Advisory Committee Meeting Minutes..... Tab 8
    - 1. Facilities Advisory Committee Minutes of February 06, 2024
    - 2. Fitness and Pool Advisory Committee Minutes of February 21, 2024
    - 3. Racquet Sports Advisory Committee Minutes of February 12, 2024
    - 4. Reserve Advisory Committee Minutes of February 19, 2024
    - 5. Social and Dining Advisory Committee Minutes of February 14, 2024
- 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, Fernandez & Jackson, P.A.

# Tab 1

# VENETIAN

## LANDSCAPE INSPECTION REPORT



February 29th, 2024  
Rizzetta & Company  
John Fowler – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management

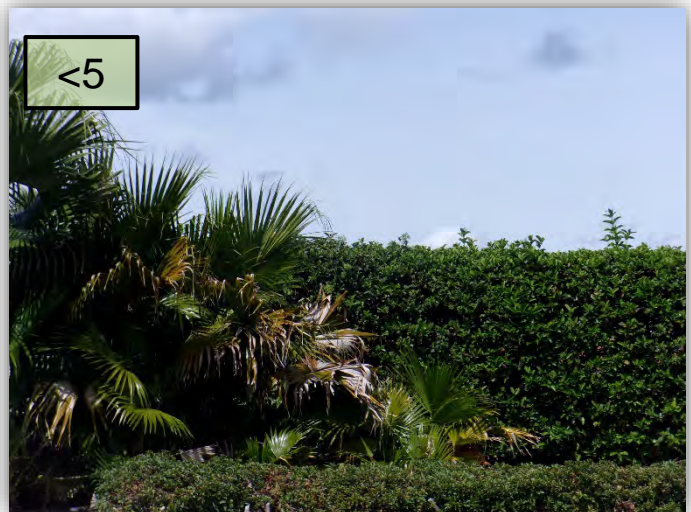
# Summary, Laurel Rd.

## General Updates, Recent & Upcoming Maintenance Events

- ❑ Scout and treat ant mounds starting to pop up throughout the district.
- ❑ Have started the historically dry period of the year.
- ❑ Ensure nonselective herbicide is applied to hardscapes and beds when drift is at a minimum.

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

1. Noting there still are a couple dead Pine trees at the East end of Laurel Rd. and Medici Berm.
2. Broken hanging Oak lime on Laurel Rd. and Medici berm just East of Vincenza community entrance.
3. It appears some of the Oleander on Medici berm have been cleaned up but still a couple with dead material that need to be removed. Should have a rejuvenation cutback to see if they will fill out.
4. Remove some Brazilian Pepper trees growing up into the Viburnum on Laurel Rd. between Ciltadella and Veneto Blvd.
5. Remove dead fronds in the lower growing palm trees along Laurel Rd. ROW. (Pic. 5>)
6. Remove vines growing on top of some Firebush on Laurel Rd. ROW between Ciltadella and Veneto Blvd.
7. There is a large Oleander just East of the Fire station on Laurel Rd. that has been defoliated. Was this cut back or is this insect damage? Please investigate the health and report your findings.
8. Treat grassy weeds in the beds on Laurel Rd. ROW between Ciltadella and Veneto Blvd.
9. Diagnose and treat declining Juniper on Laurel Rd. ROW across the street from the fire station. May need a different species here in the future.
10. Remove dead material in the Shell Ginger on Laurel Rd. West of the fire station.
11. Noting there are a few dry areas in the turf on the corner of Veneto Blvd. and Laurel Rd. intersection.
12. It appears there is another Washington Palm dying out on Laurel Rd. just West of Veneto.



# Veneto Blvd.

- 13. Remove dead material in a Ligustrum at the West end of Laurel Rd. ROW.
- 14. Treat broadleaf turf weeds in the medians on Veneto Blvd. before the guard gate.
- 15. Noting the Bougainvillea are starting to come back but less than desirable at the Veneto Blvd. and Laurel Rd. intersection. Retreat as necessary.

**16. Recently installed sod for the removed Bougainvillea Standards on Veneto Blvd. before the guard gate has settled and created a depression. Install soil to fill in. (Pic. 16)**



- 17. Treat the joint crack weeds in the median that separates the residence from guests.
- 18. Treat the declining Crinum Lilies in the bed just behind the guard shack just after entering the community.
- 19. Noting the first bullnose on Veneto Blvd. after entering the community does not have annuals. (Pic. 19>)
- 20. Treat weeds in the median island bed after entering the community. There are quite a few on the North bullnose.
- 21. Treat ant mounds in turf on Veneto Blvd.

- 22. Noting the turf needs improvement on the Southwest side of Treviso Ct. and Veneto Blvd. intersection. (Pic. 22)



- 23. Hand pull large weeds in roundabout bed on Bolanza Ct.
- 24. Remove vines on the Ilex Shillings in the bed at Treviso Ct. roundabout.
- 25. Trim the backside of the Awabuki shrubs that are starting to encroach the HOA on Southwest corner of Veneto Blvd. and Treviso Ct. intersection.
- 26. Noting new turf was installed up to the monuments of the subdivisions. Asking if there should be a small gap in between to help prevent possible damage from weedeating?





# Roundabouts for Subdivisions

27. Noting a couple dry spots along Veneto Blvd. During this inspection, noting historically, that this is the beginning of the drought period.

28. Just noting there are still 3 Ligustrums laying on top of the Viburnum shrubs at the Tiziano monument on Padova Way.

29. Diagnose and treat the declining Gold Mound at Mestre Pl. N. and remove any dead or diseased material. (Pic. 29)



30. Noting that a few of the newly mulched roundabouts in the subdivisions have grass starting to grow back up. Please treat accordingly. Possibly need a preemergent to help.

31. The Palermo monument bed on Padova Way is bare and in need of mulch.

32. Treat small weeds and hand pull ones over 2 inches at Mestre Pl. S. roundabout. (Pic. 32>)

33. Noting a couple newly planted Viburnum are wilting on the entrance side of Padova Way and Veneto Blvd. intersection.

34. Noting there are a few Viburnum planted on Veneto Blvd. that are leaning and have excess soil around them.

35. Treat broadleaf turf weeds on Veneto Blvd. on East ROW between Padova and Martellago.

36. Just noting a couple tree rings on Veneto Blvd. still exist where trees were removed. I believe these have been approved for sod. When will it be installed?

37. Dry spots showing in the turf at the Martellago Way and Veneto Blvd. intersection.

38. Remove vines growing on the Ilex Shillings at Burano Ct. roundabout.

39. Need rejuvenation cutbacks for Oleander at the electrical boxes on Veneto Blvd. (Pic. 39)



40. Noting a couple areas of new turf installed on the berm of Veneto Blvd. between Lerida Ct. and Cipriani Way will need to be replaced under warranty. Need to check irrigation coverage that these areas are getting sufficient water.



# River Club

- 41. Schedule a pruning event for the Awabuki at the lift station on Veneto Blvd. between Lerida Ct. and Cipriani Way.
- 42. Noting new turf in front of Brunello monument at Cipriani Way South and Veneto Blvd. appears very dry. (Pic. 42)



- 43. Missing valve cover at Palazzo Ct. roundabout.
- 44. Treat sedge in the bed at Cipriani Ct. roundabout.
- 45. Treat active ant mound in the turf at the triangle median on Veneto Blvd. just before the large roundabout going into the River Club.
- 46. Treat Dollarweed in the turf at the large roundabout on Veneto Blvd. before the River Club.
- 47. Treat active ant mounds in the tree rings with Bougainvillea at the large roundabout on Veneto Blvd. before the River Club.
- 48. Treat weeds in the tree rings and bed at the large roundabout on Veneto Blvd. before the River Club.
- 49. Noting the Plumbago is looking better in the bed at the large roundabout on Veneto Blvd. before the River Club.

- 50. Diagnose and treat area of bad turf that will need replacement on Bella Vista Terr. from Veneto Blvd. to the first Condo unit between the sidewalk and the road. Provide a proposal for replacement.
- 51. Diagnose and treat the declining Ornamental Grasses on Bella Vista Terr. ROW for possible Spider Mites.

52. Raise the Oak Canopy on the North end of the River Club tennis courts.

53. Noting new plantings, trees and sod have been installed along the ROWs to the River Club. I like the selection.

54. Remove one dead hanging Medjool palm frond in the median in front of the River Club. (Pic. 54)



- 55. Pitch Apple is starting to establish on the Southend of the parking lot of the River Club. Still needs mulch to have a finished look. Should wait until the Oak trees have flushed out.
- 56. I feel the backside of the berm where the new Pitch Apple were installed needs some turf planted to prevent possible washout.
- 57. Need to smooth out piles of dirt around some of the new plantings at the River Club.

# Avalini Park and River Club

58. Pin down drip line in front of newly planted Oleander on the Southend of the River Club along the sidewalk heading to the nature walk. (Pic. 58)



66. Southwest corner of Ciltadella and Pesaro Dr. has a tree removed recently. Need to fill in the hole for liability until a replacement is agreed upon. (Pic. 66)



59. Signs showing the Great Lawn have been treated recently. Weeds are suppressed but need it to green up.

60. Remove the sucker growth off the Oak along the sidewalk on the Southend of the River Club heading to the nature trail.

61. Diagnose and treat the declining Pygmy Date Palms in front of the River Club.

62. Remove dead material and one Croton laying on the ground in the bed between the River Club and entrance into the pool area.

63. Noting the dry turf between the sidewalk and the road on the exit side of the River Club by the tennis court parking lot appears very dry.

64. Remove a Brazilian Pepper tree growing in the Arboricola on the Portofino Dr. roundabout.

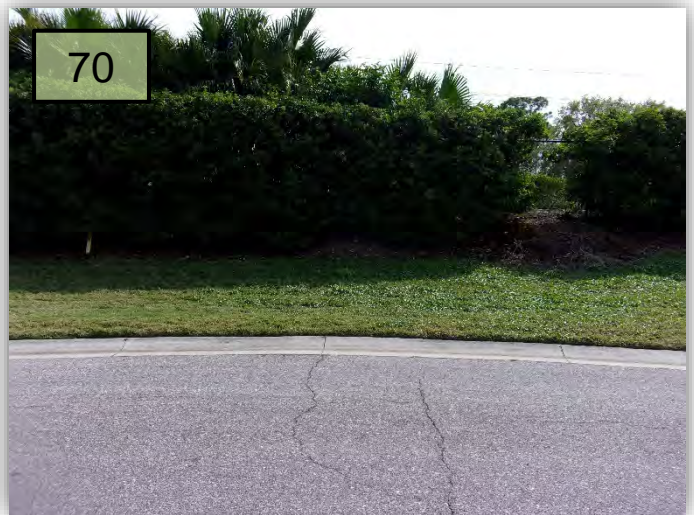
65. Noting Ligustrums have become worse at the lift station on Pesaro Dr. by the golf course maintenance facility. We need to remove one or two if dead. LMP has informed me they do not control irrigation here.

67. Remove vines growing on the Ilex Shillings on Savona Way S. roundabout.

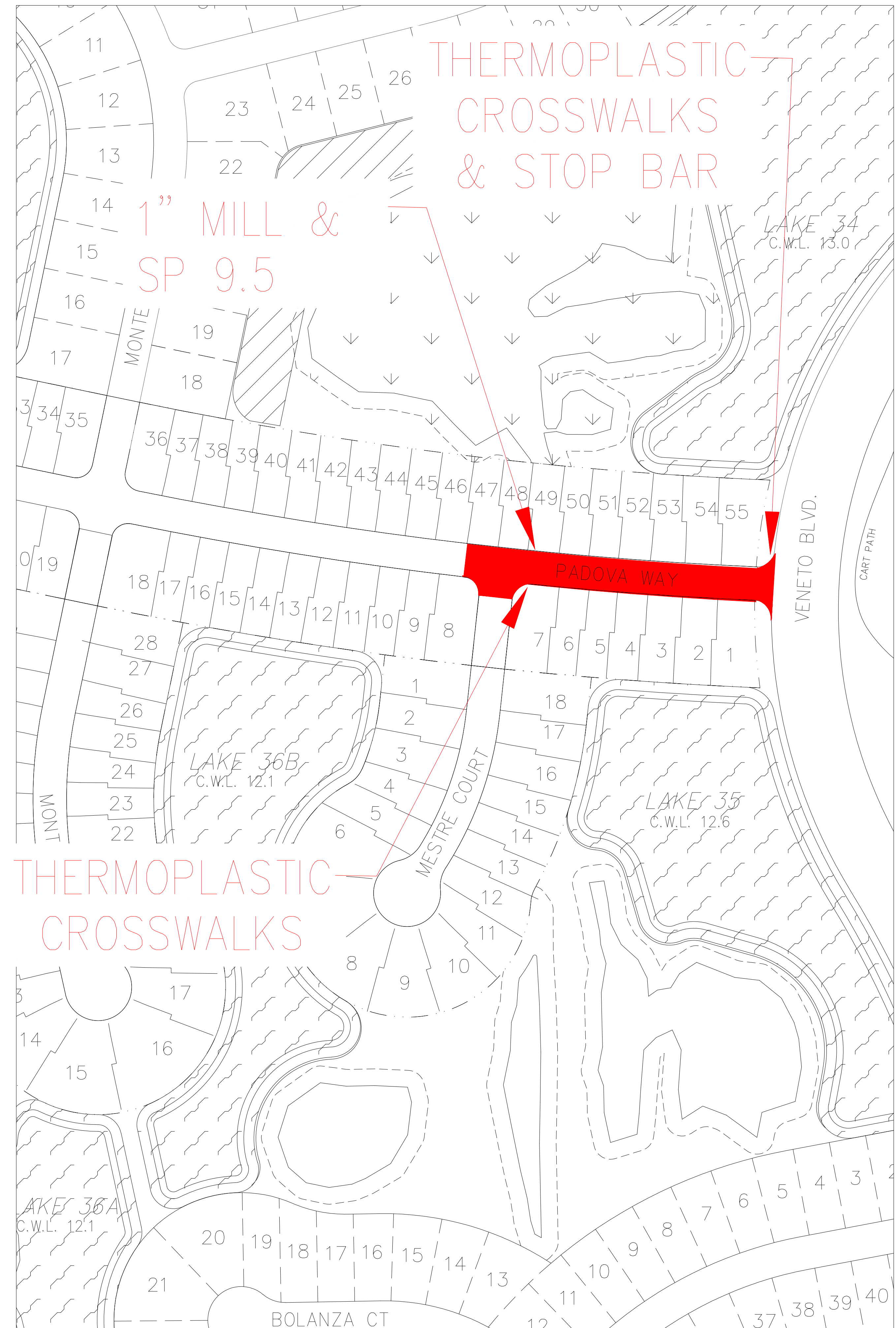
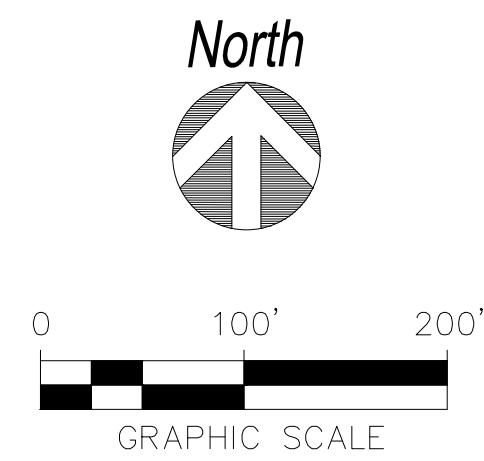
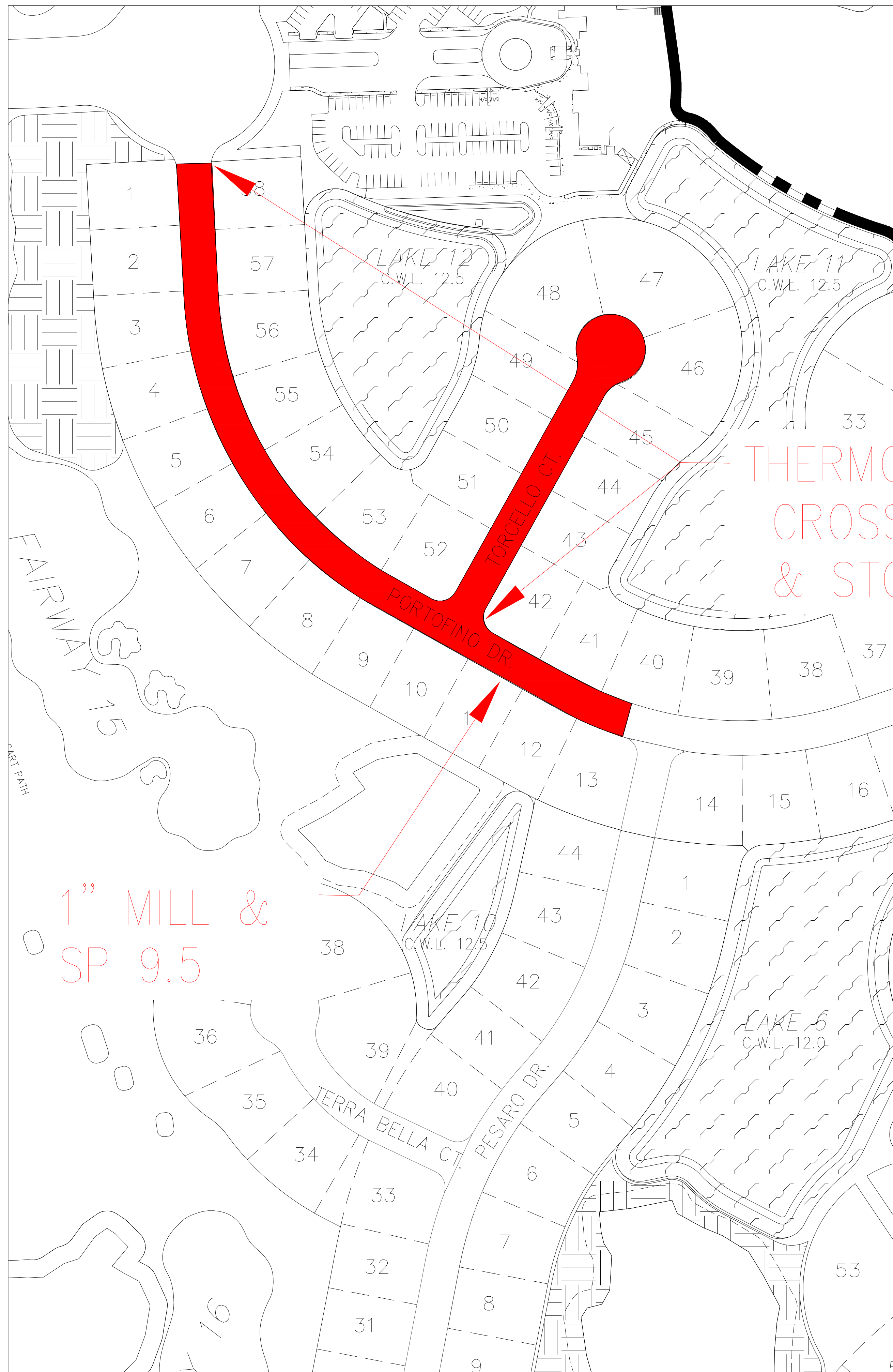
68. Investigate a possible irrigation break on Pesaro Dr. by Savona Way where there is a hole next to new plantings.

69. Small dead Pine trees still in Avalini Park. Have these been proposed for removal?

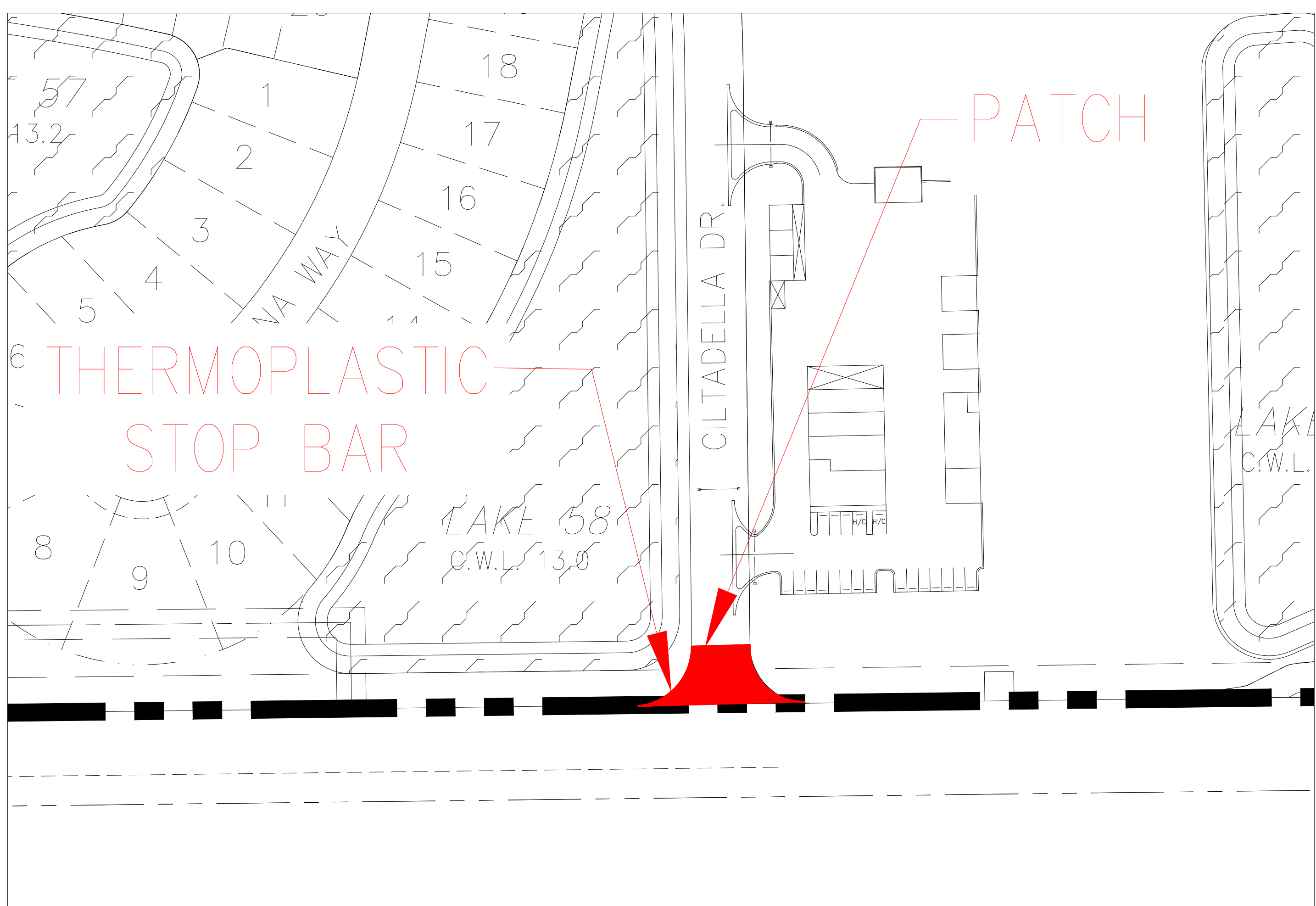
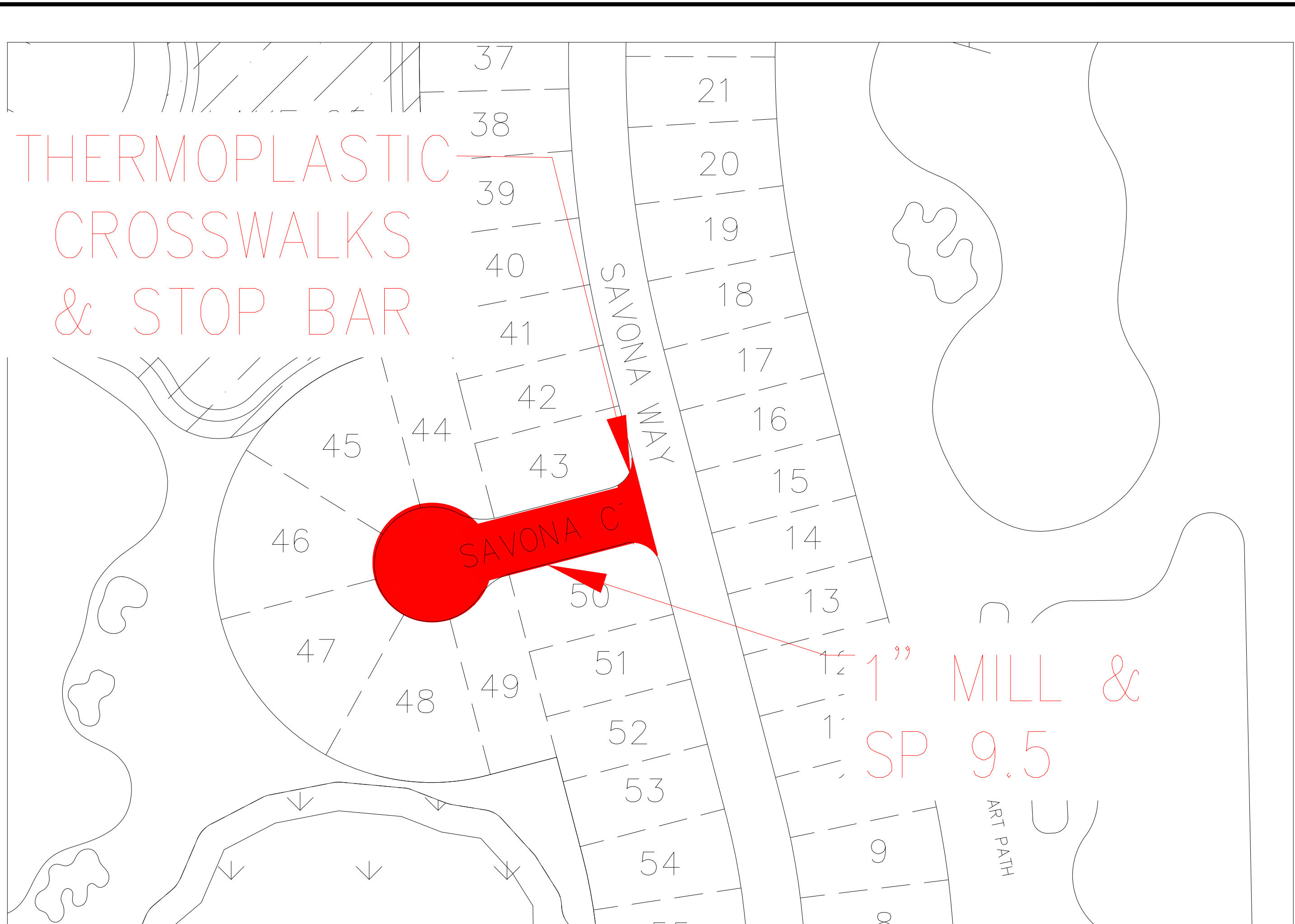
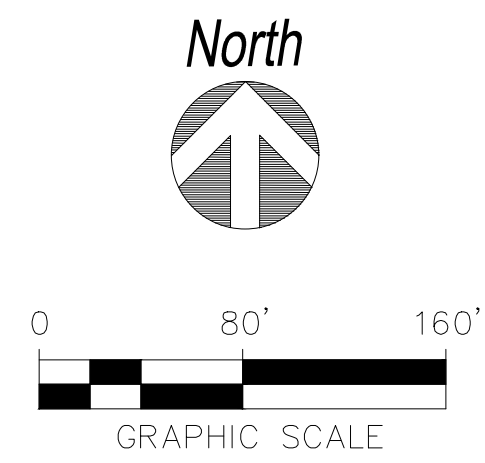
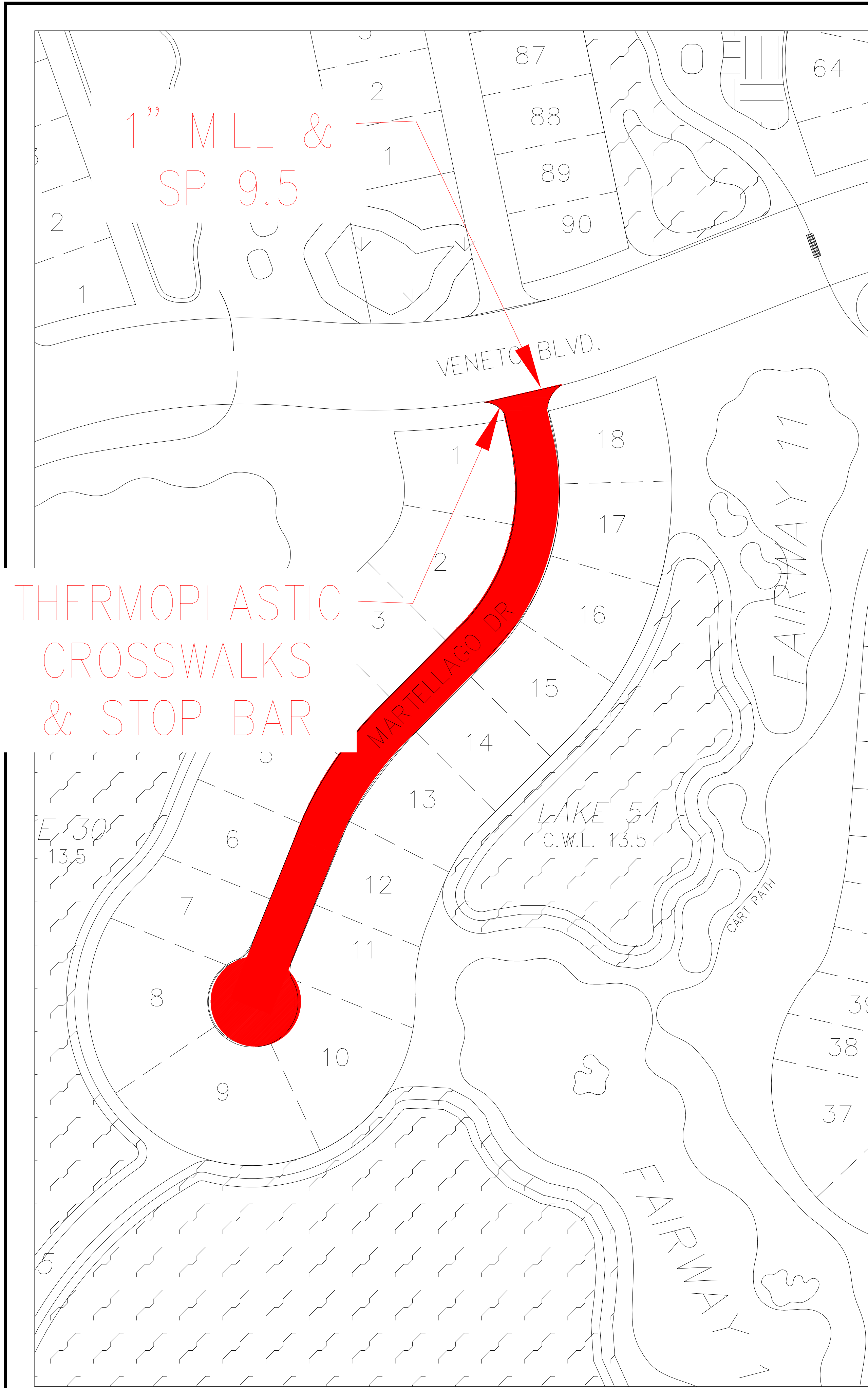
70. Treat Dollarweed in turf along the berm at the end of Avalini Way. (Pic. 70)



# Tab 2



Signature <b>RICHARD SCHAPPACHER, P.E.</b> Professional Engineer # 51501		Date
DESIGNED DRAWN CHECKED RS KH RS DATE: JAN 2024 JOB NO. SCALE:		DATE DESCRIPTION DWN BY: CKO BY REV
<b>Schappacher Engineering, LLC.</b> 3604 53rd AVENUE EAST, BRADENTON, FL 34203 PHONE: (941) 251-7613 WWW.SCHAPPACHERENG.COM		
VENETIAN COMMUNITY DEVELOPMENT DISTRICT <b>2024- ROAD REPAIRS MAP</b>		
SHEET NUMBER		



Date  
 Signature  
**RICHARD SCHAPPACHER, P.E.**  
 Professional Engineer # 51501

REV	DATE	DESCRIPTION	DWN BY	CHK BY

DESIGNED DRAWN CHECKED  
 RS RS RS  
 DATE: JAN 2024  
 JOB NO.  
 SCALE:

**Schappacher Engineering, LLC.**  
  
 3604 53rd AVENUE EAST, BRADENTON, FL 34203  
 PHONE: (941) 251-7613  
 WWW.SCHAPPACHERENG.COM

VENETIAN COMMUNITY DEVELOPMENT DISTRICT  
**2024- ROAD REPAIRS MAP**

SHEET NUMBER

# Tab 3



# Quarterly Compliance Audit Report

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## Venetian

**Date:** March 2024 - 1st Quarter

**Prepared for:** Scott Brizendine

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*



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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

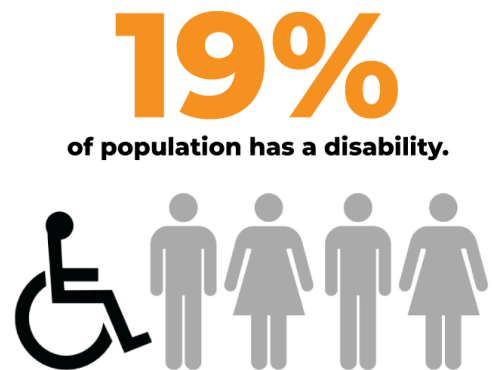
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



Sight, hearing, physical, cognitive.

## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>





## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

*Helpful articles:* <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

*Helpful article:* <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

*Helpful article:* <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

# Tab 4

## RESOLUTION 2024-04

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING NEW RULES AND AMENDING THE DISTRICT'S EXISTING RULES FOR USE OF ITS RIVER CLUB FACILITIES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR REPEAL OF RULES IN CONFLICT THEREWITH.**

**WHEREAS**, the 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**, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of District business including rules, charges, and fees for usage of District amenities; and

**WHEREAS**, the District has previously adopted River Club Rules and Regulations for which it now desires to make certain amendments including implementation of new rules for use of the District's newly constructed pickleball courts (hereinafter collectively referred to as the "Rules"); and

**WHEREAS**, the new and revised Rules (and rates, if applicable), attached hereto as Exhibit A, and incorporated herein by reference, are for immediate use and application, having been adopted by the District Board of Supervisors after a duly noticed public hearing on April 8, 2024.

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

**SECTION 1.** The Board of Supervisors hereby adopts the new and revised Rules (and rates, if applicable), attached as Exhibit A. The Rules (and rates, if applicable) referenced herein shall stay in full force and effect until such time as the Board of Supervisors may amend, rescind, or repeal the attached in accordance with Chapter 190, Florida Statutes, and other applicable law.

**SECTION 2.** District staff has provided notice to the general public in accordance with Chapters 120 and 190, Florida Statutes, and scheduled a public hearing before the Board of Supervisors.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective immediately upon its passage and shall remain in effect unless rescinded or repealed.

**SECTION 5.** This Resolution shall repeal all previously adopted rules and rates to the extent that they are in conflict.

**PASSED AND ADOPTED** this 8th<sup>th</sup> day of April, 2024.

ATTEST:

**VENETIAN COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair / Vice Chair

**EXHIBIT A**

Amended River Club Rules and Regulations/Tennis Rules and rates

## Revised Tennis Rules 2024

1. All tennis courts must be reserved in advance of play. Reservations may be made by accessing the Tennis Court Reservation Page on the Venetian River Club website ([Venetianriverclub.com](http://Venetianriverclub.com), and clicking on Tennis, then Reserve Court) or by contacting the Racquets Pro Shop.

The names of all players, including Members, Renters, and Guests must be provided when reserving a court time. A player may be substituted up to the day of the reservation.

Open courts not reserved are available on a first come first served basis. In such cases, player names must be entered into the tennis reservation page either directly by the players or by contacting the Racquets Pro Shop.

2. Prime Time Hours Defined - In-Season (October 1 to April 30), Prime Time tennis hours shall be 8:00AM to 9:30AM; 9:30AM to 11:00AM; and 11:00AM to 12:30PM. Off season (May 1 to September 30) Prime Time tennis hours shall be 8:00AM to 9:30AM; 9:30AM to 11:00AM.

3. At the end of the reserved period, players must promptly relinquish their court to the next reserving players.

4. Proper tennis attire, including appropriate tennis shoes and shirts, must be worn at all times. No open toe shoes, sandals, golf shoes, or swimsuits are permitted.

5. Proper tennis etiquette should be observed at all times. Excessive noise and profanity, racquet throwing, or crossing another player's court will not be permitted at any time. No food or beverages other than water or energy foods and beverages are permitted on the tennis courts.

The Tennis Facility is a non smoking and non vaping area.

6. Use of the ball machine is restricted to non prime time hours. The ball machine may be reserved the day prior to play on the Tennis Reservation Page or by contacting the tennis staff.

However, if at 7:30 AM on the same date that a resident seeks to use the ball machine, there is an available court during prime time hours that has



not been reserved, a resident may reserve the ball machine during that available prime time session by contacting the tennis staff.

7. Use of the tennis courts and facilities shall, at all times, be subject to the control of the River Club Manager who shall determine the suitability of the tennis courts for play. Courts will be closed when necessary for maintenance operations or when dictated by safety considerations or by reason of adverse weather conditions. The River Club Manager may also restrict courts and facilities during peak periods of play and tournaments.

8. Pets of any kind, with the exception of legally authorized animals, are not permitted in the River Club Tennis facility.

9. The teaching court must be released three (3) days in advance of play time if no lesson or clinic is booked.

The names of all players, including Members, Renters, and Guests must be provided when reserving a court time for lessons or clinics. A player may be substituted up to the day of the reservation.

10. Players are prohibited from playing in more than one session during Prime Time. Subject to the exceptions below, players may reserve or play on only one (1) court per day during prime time (as described in Tennis Rule 2), except that when a player is unable to play, this rule shall not preclude allowing a substitute player who has previously played or will subsequently play during these times. A player who reserves a tennis court during prime time may reserve additional tennis courts thereafter in the afternoon or evening of the same day. A player may play in additional prime time sessions if there is at least one (1) vacant court in that additional session that has not been reserved. In such cases, player names must be entered into the tennis reservation page either directly by the players or by contacting the Racquets Pro Shop.

11. \$10 Guest Fee Year Round - A \$10 per day guest fee for using the Venetian Tennis Courts shall be charged all year to non-residents who are not non-resident members, household guests, or part of Interclub play or a league as defined in these rules. The \$10 per day fee shall be imposed all year and shall be charged to the account of the resident sponsor.

12. Tennis Guest Monthly Limitation - Tennis Day Guests must be registered for the day they will be a guest at the River Club Tennis Courts.

Any individual Tennis Day Guest may not use the River Club Tennis Facilities more than a cumulative total of two (2) times per month between October 1 and April 30 and four (4) times between May 1 and September 30. Tennis Day Guests must be accompanied at all times by the Member while on the Tennis Courts. The guest limits above shall not be increased when the same guest is hosted by a different resident.

13. Leagues and Interclubs Defined - Only residents or non resident members of the Venetian River Club may be members of a Venetian River Club league or Interclub team. In order for a tennis program to be considered a "league", there shall be the same number of venues as there are communities or tennis clubs with clay or HarTru tennis courts that are represented by participating players. Each clay or HarTru venue must host an equal number of matches and the Venetian shall not host more than its proportionate share of matches. Tennis programs that do not meet these requirements shall be subject to guest fees and monthly guest limitations.

All league and Interclub teams must be approved by the Racquets Director annually, no later than two months prior to the start of the season. No new league or Interclub teams may be added unless approved by the Racquets Director. Submissions of requests to form new teams must be presented to the Racquets Director no later than two months prior to the start of the season.

14. Violations of the Tennis Rules will result in the following:

1. First violation - a verbal warning from River Club Management
2. Second violation - Suspension of tennis court reservation privileges for two weeks
3. Third violation - Suspension of all tennis playing privileges for two weeks.

When using the Venetian tennis court reservation system, it is prohibited to use any software or other means which confers an advantage in creating the reservation.

Circumvention of the tennis rules may result in further suspension of tennis privileges as determined by River Club Management.

These penalties may be superseded by Venetian River Club Management.

## Venetian River Club Pickleball Rules

1. Pickleball courts are open from 8:00 AM until 9:00 PM or dusk, whichever comes first. Court use will be on a first come first served basis unless otherwise designated by the Racquets Director for a special program, activity or event. All players must sign a waiver prior to play.

2. Weekday morning Pickleball court use will be scheduled according to playing level. To access the Pickleball schedule on the Venetian River Club website, select the Tennis/Pickleball tab, select Pickleball, then select Pickleball schedule.

Weekdays after 12:00 PM, and on Saturday and Sunday, there will be open play. Open play means that all players, of any skill level, are invited to play on the courts.

3. Player and Court Rotation - the following player rotations must be used depending on how many players are waiting to play.

Two Up/Two Down - This is played when eight or fewer players are waiting to play. The paddles of the players waiting to play must be lined up in the paddle holder. Once the game is completed, the players who won stay on the court but are separated. The players who lost go back to the bench.

The next two players will be taken from the bench, and these players will join the new game. If a player has already played for two consecutive games on the court, then the player is required to go back to the bench. The players vacating the court should put their paddles to the right of those waiting to play.

Four Up/Four Down - This is applicable when more than eight players are waiting to play. After the game, all four players must leave the court and go back to the bench. The next four players on the bench will create a new game together.

The players waiting for their chance to play must line up their paddles, with paddles going from left to right. As new players arrive they must put their paddles to the right of the other paddles.

Singles play will only be permitted when there are no other players waiting to rotate in.

In the event play on a court is not a USA Pickleball regulation game, and players are waiting to rotate in, play on that court will be time limited to 30 minutes.

4. Pickleball play at the Venetian is governed by USA Pickleball rules. To access a summary of the USA Pickleball rules on the Venetian River Club website, select the Tennis/Pickleball tab, select Pickleball, then select USA Pickleball Rules Summary. A copy of the complete rule book will be kept in the Racquets pro shop. To access the complete rule book on line, go to [www.usapickleball.org](http://www.usapickleball.org) and select official rules.

5. Use of wooden paddles is prohibited. Only USA Pickleball approved paddles may be used. Players are responsible for confirming that the paddle they are using is listed as a "Pass" on the USA Pickleball approved list. The USA Pickleball approved list can be accessed at [www.equipment.usapickleball.org](http://www.equipment.usapickleball.org) .

6. Proper Pickleball attire, including appropriate non-marking pickleball or tennis shoes must be worn at all times. No open toe shoes, sandals, golf shoes, or swimsuits are permitted.

7. Proper Pickleball etiquette should be observed at all times. Excessive noise and profanity, paddle throwing, or crossing another player's court will not be permitted at any time. No food or beverages other than water or energy foods and beverages are permitted on the pickleball courts. Player's bags and belongings should remain outside the playing area.

The Pickleball courts are only for Pickleball play. No bicycles, skateboards, inline/roller skates, baseball, softball, hockey or other sports are permitted.

The Pickleball Facility is a non smoking and non vaping area.

8. Use of the Pickleball courts and facilities shall, at all times, be subject to the control of River Club Management who shall determine the suitability of the pickleball courts for play. Courts will be closed when necessary for maintenance operations or when dictated by safety considerations or by reason of adverse weather conditions.

9. No guests other than houseguests will be permitted to use the Pickleball courts. The names of all houseguests must be submitted to the Racquets Staff ([venetiantennis@gmail.com](mailto:venetiantennis@gmail.com)) by the resident host prior to play. All houseguests must sign a waiver.

10. Residents or houseguests under 18 years of age must be accompanied by an adult at all times. Parents or a designated responsible adult surrogate of those under 18 years of age must sign a waiver on their behalf prior to play.

11. Pets of any kind are not permitted in the River Club Pickleball facility.

12. Violations of the Pickleball Rules will result in the following:

1. First violation - a verbal warning from River Club Management.
2. Second violation - suspension of Pickleball playing privileges for one week.
3. Third and subsequent violations - suspension of Pickleball playing privileges for two weeks.

These penalties may be superseded by Venetian River Club Management.

## **Recommended Revisions to The Tennis Rules**

The Racquet Sports Advisory Committee recommends that the following current tennis rules be rescinded:

- Rule 3
- Rule 4
- Rule 7 (suspended by the VCDD Board on September 12, 2022)
- Rule 10
- Rule 11 (incorporated into Rule 5)
- Rule 12
- Rule 13 (suspended by the VCDD Board on September 12, 2022)

The addendum to Rule 18 was rescinded by the VCDD Board on November 13, 2023

Rule 17 was moved up to become Rule 2

The Racquet Sports Advisory Committee recommends that the following current tennis rules be amended:

- Rule 1
- Rule 5
- Rule 9 (now Rule 8)
- Rule 14 (now Rule 10)
- Rule 15 (now Rule 11)
- Rule 16 (now Rule 12)
- Rule 18 (now Rule 13)

The Racquet Sports Advisory Committee recommends that the following current tennis rules be added :

- Rule 6
- Rule 9
- Rule 14

1. All tennis courts must be reserved in advance of play. Reservations may be made by accessing the Tennis Court Reservation Page on the Venetian River Club website (Venetianriverclub.com, and clicking on Tennis, then Reserve Court) or by contacting the Racquets Pro Shop.

**The names of all players, including Members, Renters, and Guests must be provided when reserving a court time. A player may be substituted up to the day of the reservation.**

Change  
in Bold

Current rules require that the names of all players be entered no later than one day prior to play. Court bookers may now substitute players at any point, but they must use the actual names of those intending. They can no longer use “space holders” (non playing spouses, etc.). This will be monitored by the Racquets Staff. This rule change aims to improve tracking court usage and may reduce instances of last minute court cancellations.

**Open courts not reserved are available on a first come first served basis. In such cases, player names must be entered into the tennis reservation page either directly by the players or by contacting the Racquets Pro Shop.**

Change  
in Bold

Current rules do not require players names to be entered to the reservation page when walking onto an available court. This change also will aid in tracking court usage.

2. Prime Time Hours Defined - In-Season (October 1 to April 30), Prime Time tennis hours shall be 8:00AM to 9:30AM; 9:30AM to 11:00AM; and 11:00AM to 12:30PM. Off season (May 1 to September 30) Prime Time tennis hours shall be 8:00AM to 9:30AM; 9:30AM to 11:00AM.

3. At the end of the reserved period, players must promptly relinquish their court to the next reserving players.

4. Proper tennis attire, including appropriate tennis shoes and shirts, must be worn at all times. No open toe shoes, sandals, golf shoes, or swimsuits are permitted.

5. Proper tennis etiquette should be observed at all times. Excessive noise and profanity, racquet throwing, or crossing another player's court will not be permitted at any time. No food or beverages other than water or **energy foods and beverages** are permitted on the tennis courts.

Change  
in Bold

Previously all food was prohibited on the tennis courts. This statement was added to bring the rules in line with players needs.

**The Tennis Facility is a non smoking and non vaping area.**

Added  
rule 11

This was previously rule 11, and was combined with rule 5. No vaping has been added.

**6. Use of the ball machine is restricted to non prime time hours. The ball machine may be reserved the day prior to play on the Tennis Reservation Page or by contacting the tennis staff.**

New  
version

**However, if at 7:30 AM on the same date that a resident seeks to use the ball machine, there is an available court during prime time hours that has not been reserved, a resident may reserve the ball machine during that available prime time session by contacting the tennis staff.**

This rule was re-written to clarify ball machine booking procedures and usage restrictions. Contact information including phone number, email address and the Racquets Director's Mobile number will be clearly noted on the tennis reservation page.

7. Use of the tennis courts and facilities shall, at all times, be subject to the control of the River Club Manager who shall determine the suitability of the tennis courts for play. Courts will be closed when necessary for maintenance operations or when dictated by safety considerations or by reason of adverse weather conditions. The River Club Manager may also restrict courts and facilities during peak periods of play and tournaments.

8. Pets of any kind, with the exception of legally authorized animals, are not permitted **in** the River Club Tennis facility.

Change  
in Bold

The word “in” replaces “on”. Animals are not permitted on the tennis courts, but residents may walk pets on leash through the walkway and gathering area.

**9. The teaching court must be released three (3) days in advance of play time if no lesson or clinic is booked.**

**The names of all players, including Members, Renters, and Guests must be provided when reserving a court time for lessons or clinics. A player may be substituted up to the day of the reservation.**

New Rule

Restrictions on lesson, clinics, and Ball Machine usage times were previously defined in Rule 13. Rule 13 was suspended by the VCDD Board in September 2022. This new language reflects lesson and clinic guidelines as agreed to in Tennis Connection’s contract with Vesta, also recommended procedures agreed upon between Tennis Connection and the RSAC. Revised Ball Machine usage guidelines are outlined in revised Rule 6.

**10. Players are prohibited from playing in more than one session during Prime Time. Subject to the exceptions below, players may reserve or play on only one (1) court per day during prime time (as described in Tennis Rule 2), except that when a player is unable to play, this rule shall not preclude allowing a substitute player who has previously played or will subsequently play during these times. A player who reserves a tennis court during prime time may reserve additional tennis courts thereafter in the afternoon or evening of the same day. A player may play in additional prime time sessions if there is at least one (1) vacant court in that additional session that has not been reserved. In such cases, player names must be entered into the tennis reservation page either directly by the players or by contacting the Racquets Pro Shop.**

Rewritten

This rule was streamlined to remove repetitive language. The limit on reserving only one court in the afternoon or evening on the same day as playing in prime time was removed. Players are being asked to add their names to the reservation page after playing on an unreserved court to aid



in tracking court usage. They may do so by contacting the Racquets Staff

11. \$10 Guest Fee Year Round - A \$10 per day guest fee for using the Venetian Tennis Courts shall be charged all year to non-residents who are not non-resident members, household guests, or part of Interclub play or a league as defined in these rules. The \$10 per day fee shall be imposed all year and shall be **charged to the account of the resident sponsor.**

Change  
in Bold

This change was made to facilitate collection of guest fees.

12. Tennis Guest Monthly Limitation - **Tennis** Day Guests must be registered for the day they will be a guest at the River Club Tennis Courts. Any individual **Tennis** Day Guest may not use the River Club Tennis Facilities more than a cumulative total of two (2) times per month between October 1 and April 30 and four (4) times between May 1 and September 30. **Tennis** Day Guests must be accompanied at all times by the Member while on the Tennis Courts. The guest limits above shall not be increased when the same guest is hosted by a different resident.

Change  
in Bold

The addition of "Tennis" was made for clarity.

13. **Leagues and Interclubs Defined - Only residents or non resident members of the Venetian River Club may be members of a Venetian River Club league or Interclub team.** In order for a tennis program to be considered a "league", there shall be the same number of venues as there are communities or tennis clubs with clay or HarTru tennis courts that are represented by participating players. Each clay or HarTru venue must host an equal number of matches and the Venetian shall not host more than its proportionate share of matches. Tennis programs that do not meet these requirements shall be subject to guest fees and monthly guest limitations.

Rewritten

**All league and Interclub teams must be approved by the Racquets Director annually, no later than two months prior to the start of the season. No new league or Interclub teams may be added unless approved by the Racquets Director. Submissions**

New

**of requests to form new teams must be presented to the Racquets Director no later than two months prior to the start of the season.**

The first sentence makes it clear who can be a member of a Venetian team.

The addendum to Rule 18 allowing non residents to be rostered Venetian teams in certain situations was rescinded by the Board on November 13, 2023.

Some redundant language was removed.

The addition of the last paragraph facilitates management of the large number of Venetian teams participating in various leagues, especially regarding tennis court assignments.

**14. Violations of the Tennis Rules will result in the following:**

- 1. First violation - a verbal warning from management.**
- 2. Second violation - suspension of reservation privileges for two weeks.**
- 3. Third and subsequent violations - suspension of tennis playing privileges for two weeks.**



New Rule

**When using the Venetian tennis court reservation system, it is prohibited to use any software or other means which confers an advantage in creating the reservation.**

**Circumvention of the tennis rules may result in further suspension of tennis privileges as determined by Management.**

Penalties for repeated rules infractions were agreed to by previous Management, but never formally included in the Tennis Rules. The RSAC is recommending the addition of this rule to encourage compliance. This is especially important in regard to prime time court bookings.

Under the current reservation system, it's suspected that some residents have added "bots" to their devices giving them an unfair advantage over

other residents when booking courts. The current reservation system doesn't have the capability to monitor this.

**These penalties may be superseded by Venetian River Club Management.**

Any penalties enacted would be approved and enforced by Venetian River Club Management. Management should have the ability to impose penalties greater than a "warning" for any egregious violations.



# Tab 5



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

# Estimate

**Submitted To:**

Venetian CDD  
 c/o Rizzetta & Company  
 9530 Marketplace Road  
 Suite 206  
 Fort Myers, FL 33912

Date	3/6/2024
Estimate #	88412
LMP REPRESENTATIVE	
WG	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Renovate the Citadella entrance. Irrigation modifications will be billed separately.			
Pitch Apple 15 GAL	200	178.75	35,750.00
Croton variety 3 GAL	127	18.00	2,286.00
Magnolia - D.D. Blanchard B&B	4	3,300.00	13,200.00
Ligustrum Tree - multi B&B	2	962.50	1,925.00
Trinnett 3 GAL	25	18.00	450.00
Ixora - Dwarf nana (red) 3 GAL	25	18.00	450.00
Mulch - Cypress CY	40	64.75	2,590.00
Bed Prep/ Debris/ Disposal	56	55.00	3,080.00

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$59,731.00</b>
--------------	--------------------

LMP reserves the right to withdraw this proposal if not accepted within 21 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. 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. If paying by credit card, please add a 3% processing fee of the Invoice Total.

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. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

# Tab 6

**MINUTES OF MEETING**

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

**VENETIAN  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Venetian Community Development District was held on **Monday, March 11, 2024, at 9:36 a.m.** held at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

Richard Bracco	<b>Board Supervisor, Chairman</b>
Ernest Booker	<b>Board Supervisor, Vice Chairman</b>
Ken Smaha	<b>Board Supervisor, Assistant Secretary</b>
Jill Pozarek	<b>Board Supervisor, Assistant Secretary</b>
Cheryl Hamon Terrana	<b>Board Supervisor, Assistant Secretary</b>

Also, present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Regina Kardash	<b>District Counsel – Persson, Cohen, Mooney, Fernandez &amp; Jackson, P.A.</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Keith Livermore	<b>Field Manager, Rizzetta &amp; Company, Inc.</b>
John Fowler	<b>Landscape Inspection Services, Rizzetta &amp; Company, Inc.</b>
Julie Cortina	<b>Vesta Property Services</b>
Theresa Dennywith	<b>Vesta Property Services</b>
Representatives	<b>LMP</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

Mr. Bracco led the Board and audience in reciting the pledge of allegiance.

**THIRD ORDER OF BUSINESS**

**Public Comment**

Ms. Blandon advised that she would now open the floor for public comment, she reminded attendees to limit public comments to three minutes per person.



49 Mr. DeMeo addressed the Board regarding traffic, as well as the River Club and  
50 additional dining options.

51  
52 Ms. Jerry addressed the Board regarding the costs of security and security  
53 concerns.

54  
55 Ms. Oyvetsky addressed the Board regarding violations and trespassers. She  
56 spoke regarding drunk and aggressive people who visit the club and do not observe the  
57 rules.

58  
59 Ms. Bouquet addressed the Board regarding verification of residency. She stated  
60 the homeowner should decide who is the resident.

61  
62 Ms. Booker addressed the Board regarding the residency issue that she has  
63 become aware of. She spoke to the Board regarding email lists and would like to know  
64 how residents are getting the District email lists.

65  
66 Ms. Thompson addressed the Board regarding her situation with her partner. She  
67 advised the Board that she is experiencing considerable distress, and her family is  
68 concerned. She explained they have two homes.

69  
70 Mr. Cederna thanked the Board for the pickleball courts. He advised that twenty  
71 people in the District have volunteered to become US Pickleball Association  
72 Ambassadors. He stated the Ambassadors are there to reinforce proper sportsmanship  
73 and the aspect of having fun.

74  
75 Ms. Canditice advised the Board that she has met so many community members  
76 at the pickleball courts. She wanted to thank the Board for the courts. She feels more  
77 active and social in retirement. She stated it is a great exercise as a full body workout.

78  
79 Mr. Spallina thanked the Board for their commitment and support for the pickleball  
80 courts. He advised that he plays in NY and FL, both at the YMCA and public parks. He  
81 stated the District court is the best location where he ever played. He wanted to thank  
82 the staff of the District.

83  
84 Ms. Shadzik advised the Board that in the six weeks since the pickleball courts  
85 opened she has met many people from across the community. She advised the Advisory  
86 Committee has supported the social aspect of the game. She expressed gratitude to  
87 everyone involved.

88  
89 Ms. Wilson thanked Jim Cederna for everything he has done for pickleball in the  
90 District. She stated she gets more exercise playing pickleball than she ever did with  
91 tennis. She advised it is a real sport with the average player being 18 to 34 years old.

92  
93 Mr. Bray advised that the pickleball courts are the single best thing he has seen  
94 in the District in the eighteen years he has lived here. He stated whoever designed the

95 courts did a terrific job. He thanked the Board for the pickleball courts from the social and  
96 physical aspect as he stated nothing tops it.

97  
98 Ms. Nick provided to the Board a list of pickleball completion items. She stated  
99 there is a request to have the sod area finished with concrete or pavers. She is requesting  
100 a larger sitting area to retrieve paddles without walking on sod and have access to the  
101 courts. She requested a small bike rack for the area to hold five to six bikes.

102  
103 Ms. Appolonia spoke to the Board regarding amenity use. She stated that  
104 suddenly there is confusion on the language, and it is the Boards job to make the  
105 language clear.

106  
107 Mr. Goodman advised the Board regarding the verification of residency rules and  
108 regulations. He stated the District should clear up the rules and the couple in question  
109 should not be getting the brunt of this.

110  
111 Mr. Faford addressed the Board regarding verification residency. He stated that he  
112 hopes the Board will resolve residency claims and verification at the meeting today. He  
113 stated that he feels that everyone should be treated equally.

114  
115 Ms. Faford addressed the Board regarding verification residency. She stated that any  
116 resident can add a household member to their resident profile with no proof of residency.  
117 She advised that everyone should have proof of District residency.

118  
119 Mr. DiPierro addressed the Board regarding verification residency. He stated the  
120 issue is regarding someone who does not live in the District. He stated that to be a resident  
121 user, one must be a property owner, spouse, or be living here.

122  
123 Ms. Jasper addressed the Board regarding verification residency. She stated that  
124 anyone living in the District less than full time is not eligible as a residential user.

125  
126 Mr. Hiltz addressed the Board regarding pepper trees. He stated that his view was  
127 beautiful; however, now it is grey and dead. He requested the Board investigate and address  
128 the issue. He advised it concerns the first ten feet from the pond to the preserve.

129  
130 Ms. Schimberg spoke to the Board regarding residents who use the facilities for  
131 games and card games. She advised the District needs to consolidate or limit the space and  
132 time people are allowed to use the facilities for these types of events.

133  
134 Mr. Sanilling addressed the Board regarding tennis. He praised the District tennis  
135 courts as the nicest courts around. He stated he has never seen this many people in the  
136 District since he has moved here. He stated the District is blessed to have dedicated staff  
137 working for them. He thanked the Board.

138  
139 The Board took a brief recess at 10:37 a.m. and was back on the record at 10:51 a.m.

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141 **FOURTH ORDER OF BUSINESS** **Staff Reports**

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A. Landscaping Inspection Services Report

Mr. Fowler provided an overview of the January 31, 2024, Landscape Inspection Report, highlighting items of concern within each Zone. He advised that many of the items on the report have been resolved. He noted that number eighteen is a potential liability issue and LMP stated in their response they would put in a proposal with the Board to fill in the area in question with dirt. He responded to questions and input from the Board. Ms. Terrana had questions regarding the Bougainvillea that are near the monument and are being treated for bugs. LMP provided a response to the Landscape Inspection Report, and it was emailed to the Board for their review.

B. District Engineer

Mr. Schappacher advised the roadway work the Board authorized will start after the contract start date of April 8<sup>th</sup>, he will let Mr. Livermore know more regarding the exact date once he receives it. He advised the sidewalk repair is in progress. Mr. Schappacher advised the signage repair is still in the fabrication phase, however they are close to delivery and installation. He stated he is still trying to pin down the striping vendor for scheduling with a potential start date in April. He advised the River Club Parking lot came up last week and the Reserved Study showed a seal coating was placed on the parking lot in late 2018, early 2019 and it is not a candidate for reclamite. He advised the base is in decent shape, and he is working with the Reserve Study Advisory Committee on pricing. He estimates the costs for the parking lot repairs for the amount of \$170,000. Ms. Pozarek requested a review of the parking lot lights by Synergy and should the District look at a unified plan of the parking lot lights for the future.

C. District Counsel

Ms. Kardash advised she reviewed all the documents regarding the verification of residency starting back in September 2023. She advised of information she heard during public comments that is activity that would be considered criminal action, such as drunk and disorderly behavior, aggressive or threatening behavior or harassment. She advised these are violations of the law, and the District is not responsible for regulating and enforcing these things. She stated anytime there are issues which could constitute a violation of the law it needs to be reported to law enforcement. Ms. Kardash advised the Board the email list collected by the District is part of public records. The District is regulated by State Law and State Statutes. She reminded the Board when they have a joint meeting, they must follow the Sunshine Law and take minutes and the meeting must be open to the public. Ms. Kardash advised the Board that in the early 1970s there was a US Supreme Court case that stated the government should not be involved in defining what does and does not constitute as a family. She advised the Board they are a unit of special purpose of local government, and they come under that definition of government. She advised the Board that under Florida law, there is a guaranteed right of privacy and family and familial relations do come under that guaranteed right. She stated as a government entity, the District cannot cross that line with respect to privacy rights and privacy issues. She responded to questions from the Board. Board discussion ensued. The Board wanted to know what can be requested to confirm residency. She continued

189 to respond to the Boards questions. Ms. Kardash advised the Board they could use  
190 an affidavit to help confirm residency. She stated anyone who is not a homeowner  
191 would need to sign the affidavit and need proof of a bill or a driver's license. She  
192 stated she could go back to case law on the residency affidavit and provide more  
193 information for the Board. She advised that anyone providing false information to the  
194 Board is at risk of perjury. Further Board discussion ensued. Ms. Pozarek made a  
195 motion for District Counsel to research case law and work on an affidavit on  
196 verification of residency, the motion was seconded by Mr. Bracco with two in favor,  
197 and three opposed, the motion failed.

198  
199 D. River Club

200 Ms. Cortina advised the Board that by next week she will provide a written report to  
201 the Board regarding Mr. Kail's health condition due to HIPPA. She updated the Board  
202 with sales for January and February 2024. She advised the menu has been updated  
203 and additional events have been added to the River Club for Saturdays. She stated  
204 the River Club was able to hire five people with their HR Business Partner and keep  
205 four of them due to strict regulations during the hiring process. Ms. Cortina advised  
206 the River Club is preparing the base work for the Jonas installation. She stated the  
207 sign-up date for Jonas is projected to be in May. She advised they will have a plan of  
208 action for registering everyone on the Jonas system by then. Ms. Cortina stated the  
209 River Club is requesting recommendations from the Advisory Committees for a plan  
210 of action for events during the months of June, July, and August.

211  
212 Miles Cleary, the Maintenance Supervisor of Vesta Property Services, advised the  
213 Tennis Court fencing posts are a safety issue. He stated several of the poles are  
214 rusted out and will fail. He provided an overview of the three proposals that he handed  
215 out. He advised that the three proposals are not apples to apples. He stated the  
216 Sports Surfaces for \$11,999 had the most accurate pole replacement for the fencing.

217  
218 Ms. Blandon advised this item was not on the agenda and if the Board is going to  
219 proceed forward with this item, they would need to open this for public comment. The  
220 Board opened the consideration of the Tennis Fencing Proposals for public  
221 comments. No public comments were made, public comments were closed out.  
222 Motion by Mr. Booker, seconded by Mr. Bracco, Board discussion ensued. Motion  
223 was withdrawn by Mr. Booker, further Board discussion ensued.

224  
225 On a Motion by Mr. Booker, seconded by Mr. Bracco, with all in favor, the Board Approved  
226 Sports Surfaces for the Tennis Court Pole Repair in the amount of \$11,999.00, Subject to  
227 Preparation of an Agreement by District Counsel, for the Venetian Community  
228 Development District.

229  
230 Mr. Cleary advised the Board that he was able to provide two alternative chemicals  
231 for the Mosquito Mist. He advised they could try both, to find out which one works  
232 best. He advised he received a quote from NatureZone, the District's pest control  
233 company and they would come out and spray once a month for \$120. He stated  
234 he does not feel that would be an effective solution. He advised the Mosquito Mist

235 System can be turned on and off just before events to reduce the mosquitos.  
236

237 On a Motion by Mr. Bracco, seconded by Mr. Smaha, with all in favor, the Board Approved  
238 Mosquito Mist System in the amount of \$8,335.00 plus \$214.00 per quarter, Subject to  
239 Preparation of an Agreement by District Counsel, for the Venetian Community  
240 Development District.

241  
242 Ms. Dennonwith advised of successful events at the River Club including 70's Night  
243 and Tina Turner Night. She advised of upcoming events such as St. Patty's Dinner  
244 and Dance, which is sold out. She advised the Easter event will have two seatings,  
245 and the Mother's day event will have three seatings. She stated there is a Music  
246 Bingo, Line Dancing and a Wine Dinner approaching next month. She advised the  
247 River Club has a Twigs Luncheon that is to capacity. Ms. Pozarek thanked Ms.  
248 Dennonwith for having a group clean the pool furniture. Ms. Pozarek asked regarding  
249 the food trucks and the location of where they park, is there a way to have them park  
250 on the side instead of on the fire lane. She was advised that it made it easier for the  
251 residents to get in and out of the area. The Board asked regarding the pool repair.  
252 Ms. Dennonwith advised that Blue Science is going to be out to fix the pool and it is  
253 the bottom valve that is the issue. She stated the bolt broke off while they were trying  
254 to fix it and Blue Science did not have the right part with them. She advised that it is  
255 a two-person job, and they should be out on March 12 to complete the repair. Mr.  
256 Booker inquired regarding a devoted area for card playing and games at the River  
257 Club. Ms. Dennonwith advised the River Club is establishing an area that will be  
258 available after season going forward. Ms. Cortina provided an update on staff.

259  
260 **FIFTH ORDER OF BUSINESS**

**Discussion and Consideration of LMP  
Annual Replacements**

261  
262  
263 Ms. Blandon provided an overview of the LMP annual replacements. She advised  
264 this is a ratification of Mr. Bracco's approval.  
265

266 On a Motion by Ms. Terrana, seconded by Mr. Bracco, with all in favor, the Board Ratified  
267 LMP Annual Flower Replacement in the amount of \$7,567.50, for the Venetian Community  
268 Development District.

269  
270 **SIXTH ORDER OF BUSINESS**

**Discussion and Consideration of LMP  
Proposal for Palm Fertilization**

271  
272  
273 Ms. Blandon provided an overview of the LMP Palm Fertilization. Mr. Smaha advised  
274 the Board the palm fertilization will make the amount \$25,000 year to date for fertilization of  
275 palms and that is double last year's total. LMP representative responded to questions from  
276 the Board. The Board requested the invoicing to be changed to quarterly.  
277

278 On a Motion by Mr. Bracco, seconded by Mr. Brooker, with all in favor, the Board Approved  
279 LMP Proposal for Palm Fertilization, not to exceed \$10,000.00, for the Venetian  
280 Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Discussion and Consideration of  
Landscape Advisory Committee  
Recommendations**

Ms. Terrana advised the Landscape Advisory Committee would like to put lighting on the middle island as well as the two corners by the monuments, this would include uplighting of the trees. LMP representative responded to questions from the Board. Board discussion ensued.

On a Motion by Mr. Bracco, seconded by Mr. Smaha, with all in favor, the Board Approved the proposal presented by LMP for lighting at the monument in the amount of \$9,149.44, for the Venetian Community Development District.

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Ms. Terrana advised the Landscape Advisory Committee would like to clean up the area between Portofino and the River Club. She advised the estimate number 88408 at the cost of \$7,107.50, was for Hurricane items. She stated that LMP would add color and boulders. Board discussion ensued. Ms. Blandon advised the LMP representative to revise the warranty language on the proposal.

On a Motion by Mr. Bracco, seconded by Mr. Booker, with four in favor, one against, the Board Approved LMP estimate 88408 in the amount of \$7,107.50, for the Venetian Community Development District.

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Ms. Terrana had three additional proposals from LMP. She advised that estimate 88412 in the amount of \$59,731 and this is to replace trees that were damaged during Hurricane Ian along Pesaro Drive. She stated there are palms that are on the crosswalk on Veneto Blvd that are a hazard, estimate 88371 in the amount of \$2,117. She stated the removal of the crepe myrtles for estimate 88372 in the amount of \$1,292.00. Ms. Terrana would like to put estimate 88412 on the agenda for the next meeting and the other two estimates fall under the authority approval of the chair. The estimate for the crepe myrtles will be on hold. Ms. Terrana spoke regarding the pepper trees in the preserve. Board discussion ensued. Mr. Livermore responded to questions from the Board.

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**EIGHTH ORDER OF BUSINESS**

**Discussion and Consideration of  
Proposals for Security Fencing Along  
Laurel Road**

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Mr. Livermore advised that proposals were received from USA Fence and two other companies. Ms. Terrana requested a definition of wall versus fence. She advised that with all the security concerns, the District has received requests for a fence from residents. She stated this fence is not to replace the fence the City of Venice has there but to supplement it. Mr. Livermore explained the different bids that he received. He described where the fence will be. Board discussion ensued. Mr. Livermore responded to questions from the Board. The Board requested more information regarding a combination fence of wall and fencing. Mr. Livermore will request proposals to present to the Board for

327 review.

328

329 **NINTH ORDER OF BUSINESS**

**Staff Reports continued**

330

331 E. Field Manager

332 Mr. Livermore stated he has been working with Mr. Smaha on the RFID stickers.

333

334 The Board had a question regarding two FP&L transformer boxes that were leaking  
335 oil. Mr. Livermore advised FP&L came out to fix one of the boxes and a claim has  
336 been put in for the grass under the boxes that was damaged by the oil. He advised  
337 the second box would take six hours to fix and the welcome center and the golf  
338 course would not have power.

339

340 F. District Manager

341 Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for  
342 Monday, March 28, at 9:30 a.m. The Board advised they are going to cancel the  
343 meeting on March 28<sup>th</sup>, and their next meeting will be April 8, 2024, at 9:30 a.m. Ms.  
344 Blandon reminded the Board of the rule making public hearing for April 8<sup>th</sup>.

345

346 Ms. Blandon provided an update on FEMA. She advised that there is a new Program  
347 Delivery Manager assigned to the District after the last one did not last a week. She  
348 advised she expressed her frustration and advised the new Program Delivery  
349 Manager that this information has been requested two and three times. The District  
350 has been through ten Program Delivery Managers.

351

352 Ms. Blandon advised that budget season is approaching, and the District needs to  
353 schedule a budget workshop. The Board agreed to meet on April 22<sup>nd</sup> at 9:30 am for  
354 the budget workshop.

355

356 **TENTH ORDER OF BUSINESS**

**Appointment of Reserve Study  
Advisory Committee Member**

357

358

359 Mr. Smaha advised the Board one of the Reserve Study Advisory Committee  
360 Members has moved. He stated Fred Baughman needs to be replaced on the Advisory  
361 Committee and he would like to nominate Byron Mattson for the position. Ms. Blandon  
362 advised that District staff will provide the Reserve Study Advisory Committee email to the  
363 new Advisory Committee member.

364

365 On a Motion by Mr. Smaha, seconded by Mr. Booker, with all in favor, the Board Appointed  
366 Byron Mattson to the Reserve Study Advisory Committee, for the Venetian Community  
367 Development District.

368

369 **ELEVENTH ORDER OF BUSINESS**

**Discussion of Residential Survey 2024**

370

371 Ms. Pozarek advised the Board. She wanted to have the Board agree on goals and  
372 objectives. Board discussion ensued regarding community infrastructure. She advised on

373 the survey timeline and parameters. Ms. Pozarek stated she would send out the draft to the  
374 Board for review and they need to return their responses to Ms. Cortina.

375  
376 **TWELFTH ORDER OF BUSINESS** **Recommendation from Ad Hoc Dog**  
377 **Park Committee**

378  
379 Ms. Terrana advised there was no agreed upon space for a dog park. The committee  
380 vote ended in deadlock (3-3) regarding the recommendation to utilize the area under the  
381 power lines and as a result, they agreed not to move forward with further evaluation.

382  
383 **THIRTEENTH ORDER OF BUSINESS** **Consideration of the Minutes of the**  
384 **Board of Supervisors Meeting held on**  
385 **February 12, 2024**

386  
387 Ms. Bandon presented the minutes of the Board of Supervisors meeting held on  
388 February 12, 2024, and asked if there were any questions, comments, or changes to the  
389 minutes. There were none.

390  
391 On a Motion by Mr. Bracco, seconded by Mr. Smaha, with all in favor, the Board Approved  
392 the Minutes of the Board of Supervisors' Meeting held on February 12, 2024, for the Venetian  
393 Community Development District.

394  
395 **FOURTEENTH ORDER OF BUSINESS** **Ratification of the Operations and**  
396 **Maintenance Expenditures for the**  
397 **Month of January 2024**

398  
399 Ms. Bandon advised the expenditures for the period of January 1-31, 2024, totaled  
400 to \$326,064.67. She responded to questions from the Board.

401  
402 On a Motion by Mr. Bracco, seconded by Mr. Smaha, with all in favor, the Board Ratified  
403 the Operations and Maintenance Expenditures for the Month of January 2024, totaling  
404 \$326,064.67, for the Venetian Community Development District.

405  
406 **FIFTEENTH ORDER OF BUSINESS** **Consent Items**

407  
408 Ms. Bandon advised the consent items consisted of the Consideration of the  
409 Minutes of the Facilities Advisory Committee Minutes of December 05, 2023; Facilities  
410 Advisory Committee Minutes of January 02, 2024; Fitness and Pool Advisory  
411 Committee Minutes of January 17, 2024; Racquet Sports Advisory Committee Minutes  
412 of January 08, 2024; Reserve Advisory Committee Minutes of January 15, 2024; Social  
413 and Dining Advisory Committee Minutes of January 10, 2024.

414  
415 On a Motion by Mr. Bracco, seconded by Ms. Terrana, with all in favor, the Board Accepted  
416 the Consent Items, for the Venetian Community Development District.

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418 **SIXTEENTH ORDER OF BUSINESS** **Supervisor Requests and Comments**



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

Mr. Bracco confirmed with the Board they are canceling the March 28th meeting.

Ms. Terrana said she is unable to attend the Social Dining Committee Meeting and asked if anyone could attend for her, Mr. Smaha said he would attend in her place.

Ms. Pozarek advised the La Salle work group is proceeding forward and doing preliminary interviews. She asked Mr. Smaha regarding the draft Reserve Study Report on revenues and when it will be available.

Mr. Smaha stated the Reserve Study preliminary report for the Reserve Study Advisory Committee will be available in a couple of weeks. He advised the River Club needs to get evidence to the fact, but the volume decreased year over year has a fair amount to do with the lack of outside events. He advised that the financial margins have improved, and the costs are down, and profitability is up. Ms. Cortina provided an update on that information.

**SEVENTEENTH ORDER OF BUSINESS                      Adjournment**

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

On a Motion by Mr. Bracco, seconded by Mr. Booker, with all in favor, the Board adjourned the meeting at 1:17 p.m., for the Venetian Community Development District.

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

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

# Tab 7

# VENETIAN COMMUNITY DEVELOPMENT DISTRICT

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

## Operation and Maintenance Expenditures February 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented:       **\$120,617.14**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

# Venetian Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AMF Mark Mobile Welding, LLC	100597	2683	Weld Mail Box 297 Padova - 01/24	\$ 180.00
AMF Mark Mobile Welding, LLC	100611	2691	Weld Mail Box 129 Rimini - 02/24	\$ 150.00
City of Venice	100605	44300-59516 01/24	Guardhouse - 101 Veneto Blvd 01/24	\$ 69.61
City of Venice	100605	76604-72272 01/24	Guardhouse - 101 Veneto Blvd 01/24	\$ 8.12
COMCAST	20240205-1	8535 10 050 0439604 02/24 ACH	Phone 02/24	\$ 371.77
Electric Supply	100592	S3721340.001	Lighting Supplies 01/24	\$ 401.94
Electric Supply	100599	S3721340.002	Lighting Supplies 01/24	\$ 562.56
Fastsigns	100606	INV-27769	Deposit -Gate Signs 02/24	\$ 1,162.99
Florida Power & Light Company	20240213-1	FPL Summary 01/24 Auto-Pay	FPL Summary 01/24	\$ 4,086.18
Frontier Florida, LLC	20240206-1	941-485-8500-120513-5 01/24 ACH	Phone and Internet 01/24	\$ 339.15
Gannett Florida LocaliQ	100600	6201828 1/24	Account #526049 Legal Advertising 01/24	\$ 171.10
Grau & Associates, P.A.	100601	25188	Audit FYE 09/30/2023	\$ 500.00

# Venetian Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	100614	181510	Monthly Maintenance & Irrigation 02/24	\$ 29,683.33
Landscape Maintenance Professionals, Inc.	100614	181657	St Augustine Sod 01/24	\$ 22,323.20
Landscape Maintenance Professionals, Inc.	100614	181666	Pest Control 01/24	\$ 750.00
Landscape Maintenance Professionals, Inc.	100614	181688	Turf Replacement 02/24	\$ 3,815.00
Landscape Maintenance Professionals, Inc.	100614	181741	Landscape Maintenance 02/24	\$ 175.00
Landscape Maintenance Professionals, Inc.	100614	181917	Annuals Seasonal Red 02/24	\$ 7,567.50
Persson, Cohen & Mooney, P.A.	100602	4694	Legal Services 01/24	\$ 4,998.00
Rizzetta & Company, Inc.	100588	INV0000087059	District Management Fees 02/24	\$ 6,742.42
Rizzetta & Company, Inc.	100596	IN0000087160	Amenity Management & Personnel 02/24	\$ 9,160.37
Rizzetta & Company, Inc.	100604	INV0000087182	Office Supplies & Cell Phone 01/24	\$ 135.55
Schappacher Engineering, LLC	100607	2614	Engineering Services 01/24	\$ 5,137.50
Schappacher Engineering, LLC	100612	2581	Engineering Services 11/23	\$ 2,460.00

# Venetian Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	100615	PSI046048	Quarterly Maintenance 02/01/24-04/30/24	\$ 12,268.00
Solitude Lake Management, LLC	100615	PSI046049	Lake Monthly Maintenance 02/24	\$ 4,321.00
Southworth Solutions, LLC	100608	1460	Software License Fees 02/24	\$ 224.00
Staples	100609	3559436982	Office Supplies 02/24	\$ 451.26
Universal Access, LLC	100598	AAAI1914	HD Cards gate access 07/23	\$ 500.00
Venetian CDD	DC022924	DC022924	Debit Card Replenishment	\$ 308.15
Venetian Golf Club	100613	45044	Effluent Water Use 01/24	\$ 1,406.74
Water Boy Inc.	100610	21112119	Water Delivery 02/24	\$ 36.70
Water Equipment Technologies of Southwest Florida LLC	100603	23572	Weekly Fountain Maintenance 01/24	\$ <u>150.00</u>
<b>Total Report</b>				<b>\$ <u>120,617.14</u></b>

# Tab 8

Venetian River Club Facilities Committee  
February 06, 2024 Minutes

- Meeting opened at 3:17 PM by Supervisor Pozarek

- **Attendees**

- Jill Pozazek (Supervisor Liaison)
- Tim Carr Member
- Rich Goodman Member
- Bob Ruffatto Member
- William Philips Member
- Robert Crane Member
- Julie Cortina (Vesta Regional VP)
- Miles Cleary (Vesta Maintenance Supervisor )
- Public attendees: Nancy Spokowski

**Order of Business**

**1) Elections:**

- Nominations for Chair, Tim Carr by Robert Crane, seconded by William Philips. No other nominations. Tim Carr elected Chairman unanimous.
- Co-Chair elections: Robert Crane nominated Co-Chair by Tim Carr, seconded by Rich Goodman. No other nominations. Robert Crane Elected Co-Chair unanimous.
- Recording Secretary election, No nominations, recording to be shared by each member, rotating each month.

- 2) **Public comment**, Nancy Spokowski requested status on the Tiki Bar installation, TC stated that the information will be discussed during the meeting. Nancy Spokowski requested status of Vesta Reserves Study, TC stated that Vesta will discuss during the meeting.

- 3) Bob Ruffatto requested that Vesta speaks first so they could move to their duties when completed. Request granted by TC.

**4) Vesta Report: Miles Cleary**

- Paver Project at the Tennis Shed will be completed on 2-12-24.
- Tile Floor cleaning to be performed 2-19-24 8:00 AM to 12 noon.
- Gas Heater for Pool Spa to be install today 2-06-24.
- Estimate for wood floor is forthcoming.
- Quotes for another painting contractor will be sought by Vesta for the rear tower repair. Lerch painting added \$20,000 to their quote for changing the color of the River Club, Miles to share a copy of the quote.
- Landscape lighting quotes will be sought for the walkway outside the River Club and the pool area.
- Window washing will be in-house and part of the maintenance schedule.
- AV system was labeled by a contractor and Miles to mark up a floor plan for .PDF file.



- Pool speakers will be investigated for replacement or upgrade of non-working speakers.
  - Tennis court fence estimates were presented to Dave Freiman and Ernest Booker for action.
  - Additional parking lot lighting quotes will be sought, TC to provide Miles with the Foot Candle specification.
  - CDD meeting 2-12-24 approval items:
    - a) AC unit for Rizzetta office
    - b) Water Softener System
    - c) Mosquito Control System
  - Julie Cortina stated that the reserve study is more complex and detailed than the previous study and is in the hands of the Reserve Committee. There needs to be maintenance of the kitchen equipment to preserve its useful life.
- 5) **Approval of previous minutes:** December 05, 2023 minutes approved by unanimous consent. Workshop minutes of January 02, 2024 minutes approved by unanimous consent. TC will forward to Rizzetta for publication.
- 6) **Supervisors comments:**
- a) Jill stated that Bob Ruffato was appointed to the workgroup for the La Sala study.
  - b) Jill to discuss the poor condition of the River Club Parking lot with the district engineer.
  - c) Jill to discuss the lighting in the parking lot and the area where the light pole was removed for the pickleball courts and not replaced. Poor lighting at the sidewalks.
  - d) Jill to discuss with the district engineer on how is the Pickle Ball court fencing to be protected during a storm with excess winds?
  - e) Tim Carr requested meeting dates of the La Sala workgroup as the Dog Park workgroup must advertise their meetings.
  - f) Jerry Jasper has our committees input and the reserve committee is moving forward with an anticipated end date of May 01, 2024
- 7) **Committee reports:**
- a) **Bob Ruffatto** stated that all information has been forwarded to Jerry Jasper for the Facilities Committee input of the reserve study. Crowther Roof quotes are closed.
  - b) **Bob Crane** Storm Smart update. All permits have been acquired and are in the hands of Storm Smart. Potential installation dates of March 18<sup>th</sup> and 19<sup>th</sup> are being scheduled. Miles to oversee the coordination of workers during the installation with the responsibilities that were previously sent to Miles via email.
  - c) **Tim Carr** stated that the lighting at the Tiki Bar is inadequate. Miles stated that he has lighting that he will install under the umbrellas for a demonstration of effectiveness. This item will be addressed again at the next month's meeting.
  - d) **Tim Carr** requested the status of the excess furniture that is currently being stored in the back of the River Club, Julie Cortina stated that the furniture will be excessed by Vesta and disposed of in various manner.
  - e) **Tim Carr** requested who is responsible for the protection of the River Club assets? Julie Cortina stated that Vesta would address these items prior to a storm or high wind event with her staff.

- f) **Tim Carr** requested that notifications of all planned and scheduled maintenance be provided to all River Club members prior to the work being performed for the safety and well being of the River Club users.
- g) **Tim Carr** stated that Liberty Painting has officially withdrawn from quoting the painting of the River Club.
- 8) **Sunshine Law:** Training Date February 12, 2024 08:30 AM at the Venetian River Club
- 9) **FAC Meeting Dates 2024**  
March 05, April 02, May 07, June 04, July 02, August 06, September, 03,  
October 01, November 05, December, 02  
All meetings 3:00 PM at the River Club

Next Meeting Tuesday 03-05-24 3:00 PM

**Meeting Closed 4:41 PM**

**Venetian Community Development District  
Fitness/Pool Advisory Committee  
Meeting Minutes  
Venetian River Club, 502 Veneto Boulevard, North Venice, FL  
February 21, 2024, 10 a.m.**

Attending Members: Richard Derby, Nancy Spokowski, Cyndi Sniezek, Julie Cortina (Vesta Regional VP), Terese Deneweth (Asst Club Manager).

Absent: Ernest Booker, CDD Liaison and Mary Taylor

Call to order: Nancy Spokowski called the meeting to order at 10:03 AM. Quorum was established.

Prior minutes approved.

No public in attendance.

Old Business

- a. Proposed Tiki Bar Screens/Shutters status - Terese/Julie. To be installed on February 26th & 27th.
- b. Reserve study info – Oldest equipment in the Fitness Center are the three bicycles. These have needed frequent repair. The Committee discussed the need to replace these bikes in 2024/2025. Vesta was asked to get quotes from Matrix and Precor. The Reserves should have enough money for new bikes.
- c. Florida Insurance Report. Terese still needs to order needed fitness items to address the issues pointed out in this report.
- d. Audio Fetch Proposal. Terese needs to discuss with Ernest's audio contact, Dustin, the appropriate equipment for our needs.
- e. Fitness Classes - need to inform residents about the process of sign up and withdrawal from registration so as to not to prevent the slot from use by another resident. Four registrations are permitted in season – not a greater number, subsequently cancelled.
- f. Arrangements for Fitness Center and Aerobics Room cleaning. Currently scheduled for April. In addition cleaning should be done again prior to the start of season.

New Business

- a. La Sala Working Group update provided by Nancy
- b. Pool user issues - Kids have been vandalizing the bathrooms, running on the lounges and using the pool and spa after hours. Committee recommends turning off the gate's access code entry system from 11:00 a.m. to 5:00 a.m. The main building should be locked from 11:00 to 5:00 as well. Communication to residents on this needs to be sent out.
- c. Vesta to explain Laundry Expense and Rizzetta Expenses which are being booked to the Fitness Cost Center and need to be adjusted to book to the proper Cost Center.

- d. Feasibility of using one handicap lift instead of two lifts discussed. Vesta reports this is not feasible.
- e. Committee recommends adding an additional cardio class for the rest of the season to relieve the demand for cardio classes. Consideration to either an 8:00 a.m. class or another Saturday class should be given.
- f. Committee discusses with Vesta that a better system for providing space for Water Aerobics participant's belongings. Julie to look into providing some storage shelves.

Next meeting and adjournment

Next Meeting - April 17, 2024

Meeting adjourned 11:50 a.m.

Venetian Community Development District  
502 Veneto Boulevard  
North Venice, FL 34275  
Racquet Sports Advisory Committee (RSAC)  
Meeting Minutes – February 12, 2024

Attending Members: Pat Hinsch (PH), Mark Faford (MF), Karen Wilson (KW), Joe Spallina (JS), and Brenda Mike (BM)

VCDD Board Liaison: Ernest Booker (EB)

Staff: Dave Freiman (DF), The Tennis Connection

1. Call to Order: Meeting was called to order by PH at 2:02 pm.
2. Establish Quorum: A quorum was established by PH with all members present except Sandy Nick.
3. Approval of Minutes – January 8, 2024: With no stated corrections to the content of the minutes, a motion was made by PH and a second by MF. The motion passed 5-0.
4. Liaison Statement: From the CDD meeting earlier in the day, EB expressed the following:
  - Letter circulated regarding residential user. While the board is not taking a position at this time, it will be reviewed again along with the implementation of a new software system.
  - Deferred approving updated tennis rules so that all rules could be addressed at the same time during the April meeting. Plus, the committee needs to draft pickleball rules to be presented at the same time in April.
  - Discussed complaints of the noise from pickleball impacting several residents on Portofino and Torcello. Possible solutions: requiring specific equipment, putting in water fountain at pond. Additional landscaping was approved by the board.

The committee discussed all of the above items. DF mentioned posting information for no wooden paddles, and recommended players purchase USPA approved paddles. JS indicated someone mentioned to him that a resident unhappy with the pickleball noise said, "He could get his gun and shoot the person starting it." This was referred to EB. **After further discussion regarding the noise factor, JS made a motion with a second by PH recommending that the CDD have an outside sound engineer to complete a decibel reading at the homes in question. The committee voted 5-0 in favor of the recommendation.**

5. Public Comment: None. PH welcomed Jim Cederna (Pickleball Speaker) and Terese Deneweth (Assistant Clubhouse Manager) to the meeting.

## 6. Old Business:

### A. Tennis Director's Report – Highlights from handout by DF:

#### ■ Pickleball:

- Soft opening on January 22<sup>nd</sup>.
- Grand opening on February 4<sup>th</sup> with over 75 attendees.
- New classes sold out within 4 hours of posting online (4 class sessions of 1 hour each).
- No wooden paddles. Other paddles available for demo or purchase.
- Emphasis on safety (appropriate tennis shoes, stretching, and signed waivers).
- Link on tennis website specific to pickleball (lessons, schedule, etc.).

#### ■ Tennis:

- Free events sold out in January (Adult Clinic, Men's Night, and Ladies Tiki and Tennis). The same events will be offered in February.
- March – 1<sup>st</sup> Annual Men's Doubles Championships to be held on the 2<sup>nd</sup>, and Mixed Doubles on the 16<sup>th</sup>.
- Fence quotes under review. Three new estimates from prior companies submitted to GM – will need board approval.
- Guest report – All reviewed and confirmed.
- Existing maintenance person resigned, looking to hire one to two new tennis staff through Vesta.

### B. Tennis Rules Update: As indicated in the Liaison Statement, approval delayed by CDD until their April meeting. With Rule #13 pending, PH made a motion that was seconded by JS recommending the following:

**All rostered league team members must be Venetian residents, or Non-Resident members. Motion passed 5-0.**

### C. Pickleball: Jim Cederna reviewed the following handout:

#### **VGRC PICKLEBALL PLAYERS SURVEY Feb. 7-10, 2024**

- **Summary:** The following questions were asked of 12 experienced Pickleball players. This represents 25% of 46 active PB players who are registered on the "TEAM REACH APP".
- The feedback was very positive! Thank You to the Racquets Committee for your efforts.

#### **Survey Questions:**

1. On a scale of (lowest) 1 to 10 (highest) how satisfied are you with the new Pickleball courts/program at VGRC?

Answers: “10” = eight players, “9” = one player, “8” = three players

2. Why did you pick that number as your level of satisfaction?

Social interaction (mentioned 8 times): met many neighbors, people are very friendly/helpful, players have a common interest in being active, new social connections/friends, very welcoming, helpful, fun interactions, totally different attitude than playing at city parks.

Great Facility (mentioned 7 times): beautiful courts, great location, court surface, nice nets, barriers for sound and wind, best courts in Venice, this is a new valuable amenity added to our community.

3. What improvements do you suggest? (Note: This list needs more work/prioritization.)

Outside courts: remove rocks, turf, drainage, sitting area, electric outlet, finish barrier in corner, safety equipment, signs up.

Other: more emphasis on safe play, schedules, mixed opinions on wind break on roadside, utilize the PB promoters (10's) to spread the positive news, mixing of skill levels?

Based on overall feedback given to members, pickleball has been well received. Lots of discussion with great ideas that will make pickleball an even greater amenity: Jim recommending ambassadors with name tags to assist and talk up pickleball with players on the court or waiting and encouraging the use of Team Reach. PH suggested a “Dink and Drink” to build on the social aspect of pickleball.

A discussion began with the handout from PH on Pickleball Guidelines to aid in establishing official Venetian Pickleball Rules. Based on feedback given, PH will complete a draft of potential Rules for each member to review and provide feedback to EB prior to the March meeting. At the suggestion of Jim, KW will contact local Pickleball Ambassadors for input on how other communities have addressed the noise factor, or other ideas for improving the experience.

7. New Business:

A. Leagues and Interclubs – KW shared details of concern from the Social Team captain of a recent incident prior to their match. DF indicated he has already addressed the concern of overlapping Men’s Match and delay of Social match starting time. Due to the time needed for Pickleball, detailed discussions on the number of Men’s Leagues and alternatives for the Ladies Social Team was tabled by PH.

8. Next Meeting Date: March 11, 2024

9. Adjournment: MF provided copies of handouts from the Sunshine Laws from earlier meeting. With no other business, a motion was made by PH and seconded by KW to adjourn the meeting at 4:05 PM. All in favor.

Venetian Community Development District  
502 Veneto Boulevard  
North Venice, FL 34275  
Reserve/Finance Committee  
Meeting Minutes February 19, 2024

Attending Members: Mark Middlebrook - Chair, Jerry Jasper, David Moy, Don Regier, Fred Baughman, Ken Smaha - Liaison

Guests: Paul Grifoni - Custom Reserves, Byron Mattson - resident

Call to Order: Mark @ 2:00 pm. A quorum was established as all members present.

Minutes for meeting of January 15 & 29, 2024 approved - unanimous

There was no public comment for the meeting.

Old Business:

- A. Continued discussion of line item reserve expenses for both the River Club and General Reserve accounts. For the General Reserve, noteworthy is that Mill & Overlay was \$10 per sq yard and is now in the \$18-\$20 range. The Study plan is for Reclamite to be applied every 5 years, pending engineering confirmation of Positive results. Total useful life of asphalt extended to 25 years with Reclamite application. As long term results of Reclamite are yet unknown, General Reserve Expense will include Mill & Overlay scheduled at that time vs. application of Reclamite to those roads.
- B. For the River Club Reserve, discussion regarding Item 23: Locker room renovations as question as to Men's Locker room being done 5 years ago and appears in current good condition. Item 46: Light Poles & Fixtures and Item 48: Tennis Courts, Ken S will follow up on 23,46 & 48 regarding timing and price estimates for next meeting.

For both the General and Reserve Study it was agreed to use a 4% inflation factor and a 5% interest rate. The studies are planned for every 3 years, so percentage will be adjusted for inflation and interest with each new Study.

For any follow up questions that Paul may have, they should be directed to Ken S for River Club and Jerry Jasper for General Reserve. Paul to have results of Study for both accounts prepared for our next meeting Monday, March 18, 2024.

New Business:

- A. December 2023 Financials were discussed. Of concern was Food & Beverage sales down 30% vs LY in 1st Qtr. ( Oct, Nov, Dec ). Ken is attempting to get answers as to how this shortfall occurred, but acknowledged that systems and staff structure Make it challenging to get answers. For further discussion as we review financials at our RFC meeting.

Motion to adjourn @ 4:10 pm pm from Ken Smaha, 2nd David Moy. Carried

Next meeting date Monday, March 18, 2024 @ 2 pm. River Club  
Minutes submitted by Don Regier





**Venetian Community Development District**  
**502 Veneto Boulevard**  
**North Venice, FL 34272**  
**Social & Dining Advisory Committee**  
**Meeting Minutes-February 14, 2024**

**Attending Members:** Linda Cautero, Livvy Faford, Sarah Quinn, Ginny Keller, Darlene Shimberg, Sue Herbst-Ecker and Robin Kovacs. Also present was River Club staff member: Julie Cortina. Other River Club staff unable to join due to Ladies Luncheon preparation. CDD liaison Cheryl Terrana.

Call to order: Linda Cautero, Chairman, called the meeting to order at 10 AM. A quorum was established. Minutes of the January 10, 2024 meeting were approved as corrected.

**Committee Comment—Old Business/New Business:**

A. Linda:

- Asked about River Club air conditioning, it is very warm at some events and attendees at events continue to complain about this.
- Asked that we post a note about the pending unit replacement in an upcoming newsletter so all homeowners are aware that we are working on fixing the air issue.
- Tiki Bar issues on the weekend continued.
- May want to distribute an email about limited menus at the Tiki Bar during the days when the River Club is hosting a large evening event to manage expectations.
- Need to have more prep time and be sure that events follow the timeline that is advertised in the online flyer promoting the event.
- Advised that Livvy will chair the March meeting, Linda to create an agenda and send out the reminder one week prior.

B. Livvy:

- Sweetheart Dance went really well. Entertainment and decor were great and well received by those in attendance.
- Tiki bar was understaffed during the afternoons on numerous weekends creating long wait times at the bar and for food service. It is imperative to have more than one person working on the weekends.

C. Darlene:

- Darlene shared the VCDD Sunshine Laws information from the February 12th meeting with the committee.
- Important that Michelle has assistance at bar, one person cannot be running the bar and running back and forth to deliver food.
- Shared a letters from a community member (Salli Duncan) formally requesting that we consider adding in a Happy Hour bingo evening at the River Club on a consistent basis. Not sure if the River Club can do cash prizes, may have to get some sort of permit, but could be a profitable event. Suggest a \$25 Happy Hour buffet and then a buy in for 8 games of bingo at \$10.
- Sunday brunch, it is important to remind homeowners that reservations are highly suggested. We want to be more careful in adding walk-in guests and keeping to the 150 person limit for brunch in order to be sure service is good and food is available.

**Venetian Community Development District**  
**502 Veneto Boulevard**  
**North Venice, FL 34272**  
**Social & Dining Advisory Committee**  
**Meeting Minutes-February 14, 2024**

D. Robin:

- 1st Friday in February was a success, staffing levels were on target, short wait times for food and beverage, all good.
- Sweetheart Dance was good, but I suggest for large dinner events we pre-place the salads. It gives the staff a break and opportunity to go around and properly get drink orders while salad and bread is available. Pre-dropping salads is standard industry practice for group events.
- It is important to create a short show flow for any evening dinner event so that the entertainment is properly versed on when they will perform, need to stick to the scheduled show flow on all events.

E. Ginny:

- Would like to get better at having the 2-month calendar in place prior to releasing the events to registration. It can be frustrating to sign up for certain events to then find out more were added.
- Also, need to clearly notify anyone registered for an event if it changes after the reservations have been made.

F. Sue:

- Blues & Brews event - please do not use Kelly (entertainer) again. People were complaining about using this entertainer yet again when they have been used so often already
- .Is there a way to add some lunch specials for the Games Groups that use the River Club?

**Management Update**

- A. Agree that the First Friday of February was a success and staffed properly.
- B. Will be focusing on the Tiki Bar daytime staff, need to get day staff properly prepared and trained.
- C. Very disturbed about a resident going behind the bar on a recent weekend. The staff has been instructed on a new process if residents are intoxicated and causing issues. This cannot happen again. It is dangerous to all and going forward the tiki bar will be shut down immediately. 911 will be called on any security issues of concern at the Tiki Bar. We will also look to suspend resident privileges (30 days or more depending on violation) of any resident who is overly intoxicated or disrespectful to the staff or River Club property.
- D. Vesta will look into incorporating a Happy Hour Bingo event.
- E. Vesta will work on sticking to the maximum counts for Sunday Brunch as well as all events.
- F. New computer reservation program should allow better monitoring of reservations and how to incorporate walk-ins if space is available.
- G. Would like to present the idea of moving to an al la carte menu on Sundays during the off-season. Vesta will have a menu created to present to the group for approval.
- H. Will work to have a calendar fully in place for two months, it can be difficult to fill in every weekend, but will try to for the future.

**Venetian Community Development District**  
**502 Veneto Boulevard**  
**North Venice, FL 34272**  
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**Meeting Minutes-February 14, 2024**

**Liaison Report**

- A. Cheryl distributed letter to all to clarify that the River Club amenity is not an additional assessment.
- B. Cheryl also responded to all emails asking about the River Club amenity letter to be sure everyone understands what the letter was communicating.
- C. Confirmed that Andrew is still out, no date yet on if and when he will return.
- D. Shared that an email will go out to ALL sharing that old outdoor furniture will be available on a first-come first-served bases, up to 4 pieces per household can be taken.
- E. Cheryl advised that one of the 3-ton air conditioning units will be replaced by Veteran Air in the near future.

Meeting adjourned at 11:05  
Next meeting is March 13, 2024.

Minutes submitted by Robin Kovacs