



Rizzetta & Company

# **Venetian Community Development District**

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## **Board of Supervisors' Meeting August 25, 2025**

**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> | Jill Pozarek          | Chairman   |
|                             | Cheryl Harmon Terrana | Vice Chairman  |
|                             | Ken Smaha             | Assistant Secretary                                  |
|                             | Cyndi Sniezek         | Assistant Secretary                                  |
|                             | Rich Goodman          | Assistant Secretary                                  |
| <b>District Manager</b>     | Belinda Blandon       | Rizzetta & Company, Inc.                             |
| <b>District Counsel</b>     | Andy Cohen            | Persson, Cohen, Mooney,<br>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.

# 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)

August 18, 2025

## Board of Supervisors Venetian Community Development District

### REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Venetian Community Development District will be held on **Monday, August 25, 2025, at 9:30 a.m.** at the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275. The following is the revised agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **PUBLIC COMMENT**
4. **STAFF REPORTS**
  - A. Landscaping Inspection Services
  - B. District Engineer
  - C. District Counsel
  - D. River Club
  - E. Field Manager
  - F. District Manager
6. **BUSINESS ITEMS**
  - A. Public Hearing to Consider the Adoption of the Fiscal Year 2025/2026 Budget(s)
    1. Presentation of the Proposed Final Budget for Fiscal Year 2025/2026 ..... Tab 1
    2. Consideration of Resolution 2025-05, Annual Appropriations and Adopting the Budget for the Fiscal Year 2025/2026 ..... Tab 2
  - B. Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments
    1. Consideration of Resolution 2025-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026 ..... Tab 3
  - C. Consideration of Resolution 2025-07, Adopting a Meeting Schedule for Fiscal Year 2025/2026 ..... Tab 4
  - D. Discussion Regarding Adding Committee Chairperson Updates to Agenda
  - E. Discussion Regarding the Night Shift Gate House Attendant
  - F. Discussion Regarding Overdue Member Charges at the River Club
  - G. Discuss status of River Club Transition to Hampton Golf
  - H. Discussion Regarding Painting of the Monument Signs ..... Tab 5

**7. BUSINESS ADMINISTRATION**

- A. Consideration of the Minutes of the Board of Supervisors' Meeting Held on August 11, 2025 ..... Tab 6
- B. Ratification of the Operations and Maintenance Expenditures For the Month of July 2025..... Tab 7

**8. CONSENT ITEMS**

- A. Acceptance of Advisory Committee Meeting Minutes
  - 1. Racquet Sports Advisory Committee Meeting Minutes of July 7, 2025..... Tab 8
  - 2. Reserve/Finance Advisory Committee Meeting Minutes of June 2, 2025..... Tab 9
  - 3. Facilities Advisory Committee Meeting Minutes of April 1, May 6, and June 10, 2025..... Tab10

**9. ADVISORY COMMITTEE LIAISON REPORTS**

**10. SUPERVISOR REQUESTS AND COMMENTS**

**11. 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



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# **Venetian Community Development District**

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**Approved  
Proposed Budget  
Fiscal Year 2025-2026**

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**Proposed Budget**  
**Venetian Community Development District**  
General Fund  
Fiscal Year 2025/2026

| Chart of Accounts Classification |   | Actual YTD through<br>04/30/25 | Projected Annual<br>Totals 2024/2025 | Annual Budget for<br>2024/2025 | Projected Budget<br>variance for<br>2024/2025 | Budget for<br>2025/2026 | Budget Increase<br>(Decrease) vs<br>2024/2025 |
|----------------------------------|---|--------------------------------|--------------------------------------|--------------------------------|---|-------------------------|---|
| 1                                |   |                                |                                      |                                |   |                         |   |
| 2                                | ASSESSMENT REVENUES   |                                |                                      |                                |   |                         |   |
| 3                                |   |                                |                                      |                                |   |                         |   |
| 4                                | Special Assessments   |                                |                                      |                                |   |                         |   |
| 5                                | Tax Roll*   | \$ 1,682,704                   | \$ 2,884,635                         | \$ 1,682,653                   | \$ 1,201,982                                  | \$ 1,677,601            | \$ (5,052)                                    |
| 6                                |   |                                |                                      |                                |   |                         |   |
| 7                                | Assessment Revenue Subtotal   | \$ 1,682,704                   | \$ 2,884,635                         | \$ 1,682,653                   | \$ 1,201,982                                  | \$ 1,677,601            | \$ (5,052)                                    |
| 8                                |   |                                |                                      |                                |   |                         |   |
| 9                                | OTHER REVENUES  |                                |                                      |                                |   |                         |   |
| 10                               |   |                                |                                      |                                |   |                         |   |
| 11                               | Interest Earnings   |                                |                                      |                                |   |                         |   |
| 12                               | Interest Earnings   | \$ 37,661                      | \$ 64,562                            | \$ 50,000.00                   | \$ 14,562                                     | \$ 50,000.00            | \$ -  |
| 13                               | Other Miscellaneous Revenues  |                                |                                      |                                |   |                         |   |
| 14                               | Insurance Revenues  | \$ -                           | \$ -                                 | \$ -                           | \$ -  | \$ -                    | \$ -  |
| 15                               | Miscellaneous   | \$ 200                         | \$ 343                               | \$ -                           | \$ 343  | \$ -                    | \$ -  |
| 16                               | Transponder Revenues  | \$ 689                         | \$ 1,181                             | \$ -                           | \$ 1,181                                      | \$ -                    | \$ -  |
| 17                               |   |                                |                                      |                                |   |                         |   |
| 18                               | Other Revenue Subtotal  | \$ 38,550                      | \$ 66,086                            | \$ 50,000                      | \$ 16,086                                     | \$ 50,000               | \$ -  |
| 19                               |   |                                |                                      |                                |   |                         |   |
| 20                               | TOTAL REVENUES  | \$ 1,721,254                   | \$ 2,950,721                         | \$ 1,732,653                   | \$ 1,218,068                                  | \$ 1,727,601            | \$ (5,052)                                    |
| 21                               | *Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification. |                                |                                      |                                |   |                         |   |
| 22                               |   |                                |                                      |                                |   |                         |   |
| 23                               | EXPENDITURES - ADMINISTRATIVE   |                                |                                      |                                |   |                         |   |
| 24                               |   |                                |                                      |                                |   |                         |   |
| 25                               | Legislative   |                                |                                      |                                |   |                         |   |
| 26                               | Supervisor Fees   | \$ 4,500                       | \$ 7,714                             | \$ 8,000.00                    | \$ 286  | \$ 9,600.00             | \$ 1,600                                      |
| 27                               | Financial & Administrative  |                                |                                      |                                |   |                         |   |
| 28                               | Accounting Services   | \$ 14,163                      | \$ 24,279                            | \$ 24,278.00                   | \$ (1)  | \$ 24,278.00            | \$ -  |
| 29                               | Administrative Services   | \$ 3,899                       | \$ 6,684                             | \$ 6,684.00                    | \$ -  | \$ 6,684.00             | \$ -  |
| 30                               | Arbitrage Rebate Calculation  | \$ -                           | \$ -                                 | \$ 500.00                      | \$ 500  | \$ 500.00               | \$ -  |
| 31                               | Assessment Roll   | \$ 5,570                       | \$ 9,549                             | \$ 5,570.00                    | \$ (3,979)                                    | \$ 5,570.00             | \$ -  |
| 32                               | Auditing Services   | \$ -                           | \$ -                                 | \$ 5,500.00                    | \$ 5,500                                      | \$ 4,700.00             | \$ (800)                                      |
| 33                               | Bank Fees   | \$ -                           | \$ -                                 | \$ 2,700.00                    | \$ 2,700                                      | \$ -                    | \$ (2,700)                                    |
| 34                               | District Engineer   | \$ 22,588                      | \$ 38,722                            | \$ 50,000.00                   | \$ 11,278                                     | \$ 60,000.00            | \$ 10,000                                     |
| 35                               | District Management   | \$ 17,535                      | \$ 30,060                            | \$ 30,187.00                   | \$ 127  | \$ 34,052.00            | \$ 3,865                                      |
| 36                               | Dues, Licenses & Fees   | \$ 175                         | \$ 300                               | \$ 175.00                      | \$ (125)                                      | \$ 175.00               | \$ -  |
| 37                               | Financial & Revenue Collections   | \$ 3,250                       | \$ 5,571                             | \$ 5,570.00                    | \$ (1)  | \$ 5,570.00             | \$ -  |
| 38                               | Legal Advertising   | \$ 425                         | \$ 729                               | \$ 2,800.00                    | \$ 2,071                                      | \$ 1,500.00             | \$ (1,300)                                    |
| 39                               | Miscellaneous Fees  | \$ 179                         | \$ 307                               | \$ 750.00                      | \$ 443  | \$ 750.00               | \$ -  |
| 40                               | Miscellaneous Mailings  | \$ -                           | \$ -                                 | \$ 1,000.00                    | \$ 1,000                                      | \$ 1,000.00             | \$ -  |
| 41                               | Public Officials Liability Insurance  | \$ 3,524                       | \$ 6,041                             | \$ 4,329.00                    | \$ (1,712)                                    | \$ 4,739                | \$ 410  |
| 42                               | Trustees Fees   | \$ 4,040                       | \$ 6,926                             | \$ 4,041.00                    | \$ (2,885)                                    | \$ 4,041.00             | \$ -  |
| 43                               | Website Hosting, Maintenance, Backup (and Email)  | \$ 5,143                       | \$ 8,817                             | \$ 8,392.50                    | \$ (424)                                      | \$ 8,392.50             | \$ -  |
| 44                               | Legal Counsel   |                                |                                      |                                |   |                         |   |
| 45                               | District Counsel  | \$ 44,415                      | \$ 76,140                            | \$ 75,000.00                   | \$ (1,140)                                    | \$ 76,725.00            | \$ 1,725                                      |
| 46                               | Outside Counsel   | \$ -                           | \$ -                                 | \$ -                           | \$ -  | \$ -                    | \$ -  |
| 47                               |   |                                |                                      |                                |   |                         |   |
| 48                               | Administrative Subtotal   | \$ 129,406                     | \$ 221,839                           | \$ 235,477                     | \$ 13,638                                     | \$ 248,277              | \$ 12,800                                     |
| 49                               |   |                                |                                      |                                |   |                         |   |
| 50                               | EXPENDITURES - FIELD OPERATIONS   |                                |                                      |                                |   |                         |   |
| 51                               |   |                                |                                      |                                |   |                         |   |
| 52                               | Security Operations   |                                |                                      |                                |   |                         |   |
| 53                               | Gate Transponders - RFID  | \$ 5,000                       | \$ 8,571                             | \$ 2,500.00                    | \$ (6,071)                                    | \$ 2,500.00             | \$ -  |
| 54                               | Guard & Gate Facility Maintenance   | \$ 21,828                      | \$ 37,419                            | \$ 17,000.00                   | \$ (20,419)                                   | \$ 24,708.00            | \$ 7,708                                      |
| 55                               | Security Services and Patrols   | \$ 246,029                     | \$ 421,764                           | \$ 447,806.99                  | \$ 26,043                                     | \$ 447,806.99           | \$ -  |
| 56                               | Electric Utility Services   |                                |                                      |                                |   |                         |   |
| 57                               | Utility Services  | \$ 25,290                      | \$ 43,354                            | \$ 52,000.00                   | \$ 8,646                                      | \$ 46,000.00            | \$ (6,000)                                    |

1

### Comments

Increased due to amount of meetings being held.

No increase

No increase

As per LLS Tax Solutions Agreement

|             |
|-------------|
| No increase |
|-------------|

|                                       |
|---------------------------------------|
| Rates provided by Grau and Associates |
|---------------------------------------|

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District Management Fees plus 7 additional meetings at \$1,045 for 4 hours.

Florida Department of Economic Opportunity Annual Filing Fee

|             |
|-------------|
| No increase |
|-------------|

Reduced

|                       |
|-----------------------|
| Constant Contact Fees |
|-----------------------|

As per EGIS estimate - POL \$ 3, 965, Crime \$ 774

Pro rated trustee fees plus

|  |
|--|
| Campus Suites \$ 1552.50 and Rizzetta Technology Agreement \$6,840.00 per year |
|--|

Counsel CPI Increase 2.3 % as approved by the Board

Gate \$120. Guardhouse phone/internet \$490/mo Southworth License \$224/mo, Quarterly Maintenance \$1,200 year Plus Tek Wave

As per agreement with Allied Universal Including Helius System plus estimated 4% increase for discussion with Board

|      | Est. |
|------|------|
| 1980 | 16.7 |
| 1981 | 16.7 |
| 1982 | 16.7 |
| 1983 | 16.7 |
| 1984 | 16.7 |
| 1985 | 16.7 |
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| 2020 | 16.7 |
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| 2030 | 16.7 |
| 2031 | 16.7 |
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| 2096 | 16.7 |
| 2097 | 16.7 |
| 2098 | 16.7 |
| 2099 | 16.7 |
| 2100 | 16.7 |



|  |
|--|
| <p><b>Proposed Budget</b></p> <p><b>Venetian Community Development District</b></p> <p>General Fund</p> <p>Fiscal Year 2025/2026</p> |
|--|

| Chart of Accounts Classification |  | Actual YTD through<br>04/30/25 | Projected Annual<br>Totals 2024/2025 | Annual Budget for<br>2024/2025 | Projected Budget<br>variance for<br>2024/2025 | Budget for<br>2025/2026 | Budget Increase<br>(Decrease) vs<br>2024/2025 |
|----------------------------------|--|--------------------------------|--------------------------------------|--------------------------------|---|-------------------------|---|
| 58                               | <b>Water-Sewer Combination Services</b>      |                                |                                      |                                |   |                         |   |
| 59                               | Utility Services - Effluent and Guardhouse   | \$ 3,234                       | \$ 5,544                             | \$ 13,000.00                   | \$ 7,456                                      | \$ 12,000.00            | \$ (1,000)                                    |
| 60                               | <b>Stormwater Control</b>                    |                                |                                      |                                |   |                         |   |
| 61                               | Aquatic Maintenance                          | \$ 27,346                      | \$ 46,879                            | \$ 55,078.94                   | \$ 8,200                                      | \$ 52,374.40            | \$ (2,705)                                    |
| 62                               | Fountain Service Repairs & Maintenance       | \$ 1,367                       | \$ 2,343                             | \$ 5,400.00                    | \$ 3,057                                      | \$ 5,400.00             | \$ -  |
| 63                               | Mitigation Area Monitoring & Maintenance     | \$ 26,093                      | \$ 44,731                            | \$ 51,034.88                   | \$ 6,304                                      | \$ 44,928.00            | \$ (6,107)                                    |
| 64                               | Stormwater System Maintenance                | \$ 2,395                       | \$ 4,106                             | \$ 5,000.00                    | \$ 894  | \$ 5,000.00             | \$ -  |
| 65                               | <b>Other Physical Environment</b>            |                                |                                      |                                |   |                         |   |
| 66                               | General Liability Insurance                  | \$ 7,834                       | \$ 13,430                            | \$ 9,542.00                    | \$ (3,888)                                    | \$ 9,443                | \$ (99)                                       |
| 67                               | Holiday Decorations                          | \$ 4,840                       | \$ 8,297                             | \$ 5,000.00                    | \$ (3,297)                                    | \$ 5,000.00             | \$ -  |
| 68                               | Hurricane Losses - Expenses and Replacements | \$ 80,818                      | \$ 138,545                           | \$ -                           | \$ (138,545)                                  | \$ -                    | \$ -  |
| 69                               | Irrigation Repairs                           | \$ 11,781                      | \$ 20,196                            | \$ 30,000.00                   | \$ 9,804                                      | \$ 30,000.00            | \$ -  |
| 70                               | Landscape - Flower Program                   | \$ 10,182                      | \$ 17,455                            | \$ 20,000.00                   | \$ 2,545                                      | \$ 20,000.00            | \$ -  |
| 71                               | Landscape - Mulch                            | \$ 41,512                      | \$ 71,163                            | \$ 40,500.00                   | \$ (30,663)                                   | \$ 41,000.00            | \$ 500  |
| 72                               | Landscape - Pest Control/OTC Injections      | \$ 4,825                       | \$ 8,271                             | \$ 15,200.00                   | \$ 6,929                                      | \$ 15,200.00            | \$ -  |
| 73                               | Landscape Maintenance                        | \$ 228,664                     | \$ 391,995                           | \$ 408,780.00                  | \$ 16,785                                     | \$ 408,780.00           | \$ -  |
| 74                               | Landscape Miscellaneous                      | \$ 3,190                       | \$ 5,469                             | \$ 6,000.00                    | \$ 531  | \$ 10,000.00            | \$ 4,000                                      |
| 75                               | Landscape Replacement Plants, Shrubs & Trees | \$ -                           | \$ -                                 | \$ 10,000.00                   | \$ 10,000                                     | \$ 10,000.00            | \$ -  |
| 76                               | Landscape Inspection Services                | \$ 7,000                       | \$ 12,000                            | \$ 4,800.00                    | \$ (7,200)                                    | \$ 10,800.00            | \$ 6,000                                      |
| 77                               | Maintenance and Repairs                      | \$ 6,170                       | \$ 10,577                            | \$ 16,133.00                   | \$ 5,556                                      | \$ 10,000.00            | \$ (6,133)                                    |
| 78                               | Office & Administration                      | \$ 3,853                       | \$ 6,605                             | \$ 5,000.00                    | \$ (1,605)                                    | \$ 7,000.00             | \$ 2,000                                      |
| 79                               | Property Insurance                           | \$ 8,078                       | \$ 13,848                            | \$ 8,755.00                    | \$ (5,093)                                    | \$ 8,724                | \$ (31)                                       |
| 80                               | Staff General Management and Oversight       | \$ 7,000                       | \$ 10,800                            | \$ 10,800.00                   | \$ (1,200)                                    | \$ 11,500.00            | \$ 700  |
| 81                               | Staff Salaries/Payroll                       | \$ 132,521                     | \$ 227,179                           | \$ 224,045.00                  | \$ (3,134)                                    | \$ 207,360.00           | \$ (16,685)                                   |
| 82                               | Telephone fax/Internet                       | \$ 3,028                       | \$ 5,191                             | \$ 4,100.00                    | \$ (1,091)                                    | \$ 4,100.00             | \$ -  |
| 83                               | <b>Road &amp; Street Facilities</b>          |                                |                                      |                                |   |                         |   |
| 84                               | Roadway Repair & Maintenance                 | \$ 6,737                       | \$ 11,549                            | \$ 5,000.00                    | \$ (6,549)                                    | \$ 5,000.00             | \$ -  |
| 85                               | Street Light Decorative Light Maintenance    | \$ 1,966                       | \$ 3,370                             | \$ 4,300.00                    | \$ 930  | \$ 4,300.00             | \$ -  |
| 86                               | Street/ Parking Lot Sweeping                 | \$ 3,150                       | \$ 5,400                             | \$ 5,400.00                    | \$ -  | \$ 5,400.00             | \$ -  |
| 87                               | <b>Contingency</b>                           |                                |                                      |                                |   |                         |   |
| 88                               | Non Recurring Expenses                       | \$ 4,950                       | \$ 8,486                             | \$ 15,000.00                   | \$ 6,514                                      | \$ 15,000.00            | \$ -  |
| 89                               |  |                                |                                      |                                |   |                         |   |
| 90                               | <b>Field Operations Subtotal</b>             | \$ 936,681                     | \$ 1,605,739                         | \$ 1,497,176                   | \$ (108,563)                                  | \$ 1,479,324            | \$ (17,851)                                   |
| 91                               |  |                                |                                      |                                |   |                         |   |
| 92                               | <b>TOTAL EXPENDITURES</b>                    | \$ 1,066,087                   | \$ 1,827,578                         | \$ 1,732,653                   | \$ (94,925)                                   | \$ 1,727,601            | \$ (5,051)                                    |
| 93                               |  |                                |                                      |                                |   |                         |   |
| 94                               | <b>EXCESS OF REVENUES OVER EXPENDITURES</b>  | \$ 655,167                     | \$ 1,123,143                         | \$ -                           | \$ 1,123,143                                  | \$ -                    | \$ (1)  |
| 95                               |  | \$ -                           |                                      |                                |   |                         |   |

Comments 2

[illegible]

**Proposed Budget**  
**Venetian Community Development District**  
General Fund Reserves  
Fiscal Year 2025/2026

3

## Comments

| Chart of Accounts Classification |   | Actual YTD through<br>04/30/25 | Projected Annual<br>Totals 2024/2025 | Annual Budget for<br>2024/2025 | Projected Budget<br>variance for<br>2024/2025 | Budget for<br>2025/2026 | Budget Increase<br>(Decrease) vs<br>2024/2025 |
|----------------------------------|---|--------------------------------|--------------------------------------|--------------------------------|---|-------------------------|---|
| 1                                |   |                                |                                      |                                |   |                         |   |
| 2                                | ASSESSMENT REVENUES   |                                |                                      |                                |   |                         |   |
| 3                                |   |                                |                                      |                                |   |                         |   |
| 4                                | Special Assessments   |                                |                                      |                                |   |                         |   |
| 5                                | Tax Roll*   | \$ 395,595                     | \$ 678,163                           | \$ 395,600                     | \$ 282,563                                    | \$ 419,575              | \$ 23,975                                     |
| 6                                |   |                                |                                      |                                |   |                         |   |
| 7                                | Assessment Revenue Subtotal   | \$ 395,595                     | \$ 678,163                           | \$ 395,600                     | \$ 282,563                                    | \$ 419,575              | \$ 23,975                                     |
| 8                                |   |                                |                                      |                                |   |                         |   |
| 9                                | OTHER REVENUES  |                                |                                      |                                |   |                         |   |
| 10                               |   |                                |                                      |                                |   |                         |   |
| 11                               | Interest Earnings   |                                |                                      |                                |   |                         |   |
| 12                               | Interest Earnings   | \$ 28,790                      | \$ 49,354                            | \$ 26,087                      | \$ 23,267                                     | \$ 26,087               | \$ -  |
| 13                               |   |                                |                                      |                                |   |                         |   |
| 14                               | Other Revenue Subtotal  | \$ 28,790                      | \$ 49,354                            | \$ 26,087                      | \$ 23,267                                     | \$ 26,087               | \$ -  |
| 15                               |   |                                |                                      |                                |   |                         |   |
| 16                               | TOTAL REVENUES  | \$ 424,385                     | \$ 727,517                           | \$ 421,687                     | \$ 305,830                                    | \$ 445,662              | \$ 23,975                                     |
| 17                               | *Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification. |                                |                                      |                                |   |                         |   |
| 18                               |   |                                |                                      |                                |   |                         |   |
| 19                               | EXPENDITURES  |                                |                                      |                                |   |                         |   |
| 20                               |   |                                |                                      |                                |   |                         |   |
| 21                               | Financial and Administrative  |                                |                                      |                                |   |                         |   |
| 22                               | Bank Fees   | \$ 4,163.00                    | \$ 7,137                             | \$ -                           | \$ (7,137)                                    | \$ 8,400.00             | \$ 8,400                                      |
| 23                               | Contingency   |                                |                                      |                                |   |                         |   |
| 24                               | Capital Reserves  | \$ 91,609                      | \$ 157,044                           | \$ 421,687                     | \$ 264,643                                    | \$ 437,262              | \$ 15,575                                     |
| 25                               |   |                                |                                      |                                |   |                         |   |
| 26                               | TOTAL EXPENDITURES  | \$ 95,772                      | \$ 164,181                           | \$ 421,687                     | \$ 257,506                                    | \$ 445,662              | \$ 23,975                                     |
| 27                               |   |                                |                                      |                                |   |                         |   |
| 28                               | EXCESS OF REVENUES OVER EXPENDITURES  | \$ 328,613                     | \$ 563,336                           | \$ -                           | \$ 563,336                                    | \$ -                    | \$ -  |
| 29                               |   |                                |                                      |                                |   |                         |   |

As per reserve study

For discussion with the Board

## Comments

[illegible]

River Club Fund Reserves

Fiscal Year 2025/2026

## Comments

|                                       |
|---------------------------------------|
|                                       |
|                                       |
|                                       |
| As per reserve study                  |
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|                                       |
|                                       |
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|                                       |
| For discussion with the Board         |
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|                                       |
|                                       |
| As per reserve study and loan \$ 25 K |
|                                       |
|                                       |
|                                       |
|                                       |

| Venetian Community Development District |                |                |                       |
|---|----------------|----------------|-----------------------|
| Debt Service                            |                |                |                       |
| Fiscal Year 2025/2026                   |                |                |                       |
| Chart of Accounts Classification        | Series 2022A-1 | Series 2022A-2 | Budget Year 2025/2026 |
|   |                |                |                       |
| REVENUES                                |                |                |                       |
| Special Assessments                     |                |                |                       |
| Net Special Assessments <sup>(1)</sup>  | \$326,460.99   | \$786,558.82   | \$1,113,019.80        |
|   |                |                |                       |
| TOTAL REVENUES                          | \$326,460.99   | \$786,558.82   | \$1,113,019.80        |
|   |                |                |                       |
|   |                |                |                       |
| EXPENDITURES                            |                |                |                       |
| Administrative                          |                |                |                       |
| Debt Service Obligation                 | \$326,460.99   | \$786,558.82   | \$1,113,019.80        |
| Administrative Subtotal                 | \$326,460.99   | \$786,558.82   | \$1,113,019.80        |
|   |                |                |                       |
| TOTAL EXPENDITURES                      | \$326,460.99   | \$786,558.82   | \$1,113,019.80        |
|   |                |                |                       |
| EXCESS OF REVENUES OVER EXPENDITURES    | \$0.00         | \$0.00         | \$0.00                |

County Collection costs (1.5%) and Early payment Discounts (4%)

5.5%

GROSS ASSESSMENTS

\$1,177,051.40

**Notes:**

Tax Roll Collection Costs (1.5%) and Early Payment Discount (4%) is a total 5.5% of Tax Roll. Budgeted net of tax roll asse  
See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

| VENETIAN COMMUNITY DEVELOPMENT DISTRICT                      |                             |                                       |                |                                      |        | 7              |
|--|-----------------------------|---------------------------------------|----------------|--------------------------------------|--------|----------------|
| FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE |                             |                                       |                |                                      |        |                |
| 2025/2026 O&M Budget:  |                             |                                       | \$1,677,601.00 | 2024/2025 O&M Budget:                |        | \$1,682,653.00 |
| Collection Cost:   | 1.5%                        |                                       | \$26,770.23    | 2025/2026 O&M Budget:                |        | \$1,677,601.00 |
| Early Payment Discount:                                      | 4%                          |                                       | \$71,387.28    |                                      |        |                |
| 2025/2026 Total:   |                             |                                       | \$1,784,681.91 | Total Difference:                    |        | -\$5,052.00    |
|  |                             |                                       |                |                                      |        |                |
| 2025/2026 River Club Budget:                                 |                             |                                       | \$1,874,106.00 | 2024/2025 River Club Budget:         |        | \$1,797,881.00 |
| Collection Cost:   | 1.5%                        |                                       | \$29,905.95    | 2025/2026 River Club Budget:         |        | \$1,874,106.00 |
| Early Payment Discount:                                      | 4%                          |                                       | \$79,749.19    |                                      |        |                |
| 2025/2026 Total:   |                             |                                       | \$1,993,729.79 | Total Difference:                    |        | \$76,225.00    |
|  |                             |                                       |                |                                      |        |                |
| 2025/2026 CDD Reserve Budget:                                |                             |                                       | \$419,575.00   | 2024/2025 Reserve Budget:            |        | \$395,600.00   |
| Collection Cost:   | 1.5%                        |                                       | \$6,659.92     | 2025/2026 Reserve Budget:            |        | \$419,575.00   |
| Early Payment Discount:                                      | 4%                          |                                       | \$17,759.79    |                                      |        |                |
| 2025/2026 Total:   |                             |                                       | \$443,994.71   | Total Difference:                    |        | \$23,975.00    |
|  |                             |                                       |                |                                      |        |                |
| 2025/2026 River Club Reserve Budget:                         |                             |                                       | \$352,435.00   | 2024/2025 River Club Reserve Budget: |        | \$319,200.00   |
| Collection Cost:   | 1.5%                        |                                       | \$5,594.21     | 2025/2026 River Club Reserve Budget: |        | \$352,435.00   |
| Early Payment Discount:                                      | 4%                          |                                       | \$14,917.88    |                                      |        |                |
| 2025/2026 Total:   |                             |                                       | \$372,947.09   | Total Difference:                    |        | \$33,235.00    |
|  |                             |                                       |                |                                      |        |                |
| Lot Size   | Assessment Breakdown        | Per Unit Annual Assessment Comparison |                | Proposed Increase / Decrease         |        |                |
|  |                             | 2024/2025                             | 2025/2026      | \$                                   | %      |                |
| Quad   | Series 2022A-1 Debt Service | \$253.66                              | \$252.37       | -\$1.29                              | -0.51% |                |
|  | Series 2022A-2 Debt Service | \$700.58                              | \$697.02       | -\$3.56                              | -0.51% |                |
|  | CDD O&M                     | \$1,281.36                            | \$1,270.75     | -\$10.61                             | -0.83% |                |
|  | River Club                  | \$1,388.99                            | \$1,440.22     | \$51.23                              | 3.69%  |                |
|  | CDD Reserve                 | \$301.25                              | \$317.82       | \$16.57                              | 5.50%  |                |
|  | River Club Reserve          | \$246.60                              | \$270.84       | \$24.24                              | 9.83%  |                |
|  | Total                       | \$4,172.44                            | \$4,249.02     | \$76.58                              | 1.84%  |                |
| Courtyard  | Series 2022A-1 Debt Service | \$253.66                              | \$252.37       | -\$1.29                              | -0.51% |                |
|  | Series 2022A-2 Debt Service | \$404.96                              | \$402.90       | -\$2.06                              | -0.51% |                |
|  | CDD O&M                     | \$1,281.36                            | \$1,270.75     | -\$10.61                             | -0.83% |                |
|  | River Club                  | \$1,388.99                            | \$1,440.22     | \$51.23                              | 3.69%  |                |
|  | CDD Reserve                 | \$301.25                              | \$317.82       | \$16.57                              | 5.50%  |                |
|  | River Club Reserve          | \$246.60                              | \$270.84       | \$24.24                              | 9.83%  |                |
|  | Total                       | \$3,876.82                            | \$3,954.90     | \$78.08                              | 2.01%  |                |
| Villa  | Series 2022A-1 Debt Service | \$253.66                              | \$252.37       | -\$1.29                              | -0.51% |                |
|  | Series 2022A-2 Debt Service | \$538.60                              | \$535.87       | -\$2.73                              | -0.51% |                |
|  | CDD O&M                     | \$1,281.36                            | \$1,270.75     | -\$10.61                             | -0.83% |                |
|  | River Club                  | \$1,388.99                            | \$1,440.22     | \$51.23                              | 3.69%  |                |
|  | CDD Reserve                 | \$301.25                              | \$317.82       | \$16.57                              | 5.50%  |                |
|  | River Club Reserve          | \$246.60                              | \$270.84       | \$24.24                              | 9.83%  |                |
|  | Total                       | \$4,010.46                            | \$4,087.87     | \$77.41                              | 1.93%  |                |
| Classic  | Series 2022A-1 Debt Service | \$253.66                              | \$252.37       | -\$1.29                              | -0.51% |                |
|  | Series 2022A-2 Debt Service | \$676.28                              | \$672.85       | -\$3.43                              | -0.51% |                |
|  | CDD O&M                     | \$1,281.36                            | \$1,270.75     | -\$10.61                             | -0.83% |                |
|  | River Club                  | \$1,388.99                            | \$1,440.22     | \$51.23                              | 3.69%  |                |
|  | CDD Reserve                 | \$301.25                              | \$317.82       | \$16.57                              | 5.50%  |                |
|  | River Club Reserve          | \$246.60                              | \$270.84       | \$24.24                              | 9.83%  |                |
|  | Total                       | \$4,148.14                            | \$4,224.85     | \$76.71                              | 1.85%  |                |
| Estate   | Series 2022A-1 Debt Service | \$253.66                              | \$252.37       | -\$1.29                              | -0.51% |                |
|  | Series 2022A-2 Debt Service | \$809.92                              | \$805.81       | -\$4.11                              | -0.51% |                |
|  | CDD O&M                     | \$1,281.36                            | \$1,270.75     | -\$10.61                             | -0.83% |                |
|  | River Club                  | \$1,388.99                            | \$1,440.22     | \$51.23                              | 3.69%  |                |
|  | CDD Reserve                 | \$301.25                              | \$317.82       | \$16.57                              | 5.50%  |                |
|  | River Club Reserve          | \$246.60                              | \$270.84       | \$24.24                              | 9.83%  |                |
|  | Total                       | \$4,281.78                            | \$4,357.81     | \$76.03                              | 1.78%  |                |
| Golf Club  | Series 2022A-2 Debt Service | \$344.21                              | \$342.46       | -\$1.75                              | -0.51% |                |
|  | CDD O&M                     | \$1,281.36                            | \$1,270.75     | -\$10.61                             | -0.83% |                |
|  | CDD Reserve                 | \$301.25                              | \$317.82       | \$16.57                              | 5.50%  |                |
|  | Total                       | \$1,926.82                            | \$1,931.03     | \$4.21                               | 0.22%  |                |
| Office   | Series 2022A-2 Debt Service | \$672.23                              | \$668.82       | -\$3.41                              | -0.51% |                |
|  | CDD O&M                     | \$1,281.36                            | \$1,270.75     | -\$10.61                             | -0.83% |                |
|  | CDD Reserve                 | \$301.25                              | \$317.82       | \$16.57                              | 5.50%  |                |
|  | Total                       | \$2,254.84                            | \$2,257.39     | \$2.55                               | 0.11%  |                |
|  |                             |                                       |                |                                      |        |                |



## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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

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

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### EXPENDITURES – ADMINISTRATIVE:

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

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

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



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

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

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

**Assessment Roll:** The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on the property after the full collection of bond debt levied on particular properties.

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

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

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

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

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

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

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

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



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

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

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## **EXPENDITURES - FIELD OPERATIONS:**

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

## **RESERVE FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

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

## **REVENUES:**

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

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

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

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



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## EXPENDITURES:

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

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

## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

## REVENUES:

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

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## EXPENDITURES – ADMINISTRATIVE:

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

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



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# Tab 2

## RESOLUTION 2025-05

### THE ANNUAL APPROPRIATION RESOLUTION OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026

**WHEREAS**, the District Manager has, prior to the twenty-fifth (25<sup>th</sup>) day in August, 2025, submitted to the Board of Supervisors (“**Board**”) of the Venetian Community Development District (“**District**”) a proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 01, 2025, and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) along with an explanatory and complete financial plan for each fund of the Venetian Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budgets (“**Proposed Budget**”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 25, 2025 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing or transmitted the Proposed Budget to the manager or administrator of the City of Venice for posting on its website; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1<sup>st</sup> of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at

the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, if applicable, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Venetian Community Development District for the Fiscal Year Ending September 30, 2026," as adopted by the Board of Supervisors on August 25, 2025.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption or shall be transmitted to the manager or administrator of the City of Venice for posting on its website.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Venetian Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District, exclusive of collection costs, during said budget year, to be divided and appropriated in the following fashion:

|                                    |          |
|------------------------------------|----------|
| TOTAL GENERAL FUND                 | \$ _____ |
| TOTAL RESERVE                      | \$ _____ |
| TOTAL ENTERPRISE FUND              | \$ _____ |
| TOTAL ENTERPRISE FUND RESERVE      | \$ _____ |
| DEBT SERVICE FUND, SERIES 2022 A-1 | \$ _____ |
| DEBT SERVICE FUND, SERIES 2022 A-2 | \$ _____ |
| TOTAL ALL FUNDS                    | \$ _____ |



### **Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the unappropriated balance of any fund.
- c. The Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred; previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Other transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

**Introduced, considered favorably, and adopted this 25<sup>th</sup> day of August, 2025.**

ATTEST:

**VENETIAN COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

Exhibit A: Fiscal Year 2025/2026 Budgets

**EXHIBIT A**  
**Fiscal Year 2025/2026 Budgets**

# Tab 3

## **RESOLUTION 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Venetian Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in the City of Venice, Sarasota County, Florida (the “County”); and

**WHEREAS**, the District constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2025/2026 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, the District has previously levied an assessment for debt service as well as operation and maintenance assessments, which the District desires to collect on the tax roll for certain lots ("Uniform Method Property") pursuant to the Uniform Method and which is also indicated on Exhibits "A" and the District's Assessment Roll (as identified below); and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll of the Venetian Community Development District (the "Assessment Roll") incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit "A" and the Assessment Roll, and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on the Uniform Method Property in accordance with Exhibit "A" and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

**A. Uniform Method Property Assessments.** The collection of the previously levied debt service assessments and the fiscal year 2025/2026 operation and maintenance special assessments on the Uniform Method Property shall be at

the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit "A" and the Assessment Roll.

**B. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll is hereby certified. That portion of the District's Assessment Roll which includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Venetian Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Venetian Community Development District.

**PASSED AND ADOPTED THIS 25<sup>th</sup> DAY of AUGUST 2025.**

ATTEST:

**VENETIAN COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

Exhibit A: Fiscal Year 2025/2026 Budget  
Exhibit B: Assessment Roll

**EXHIBIT A**  
**Fiscal Year 2025/2026 Budget**

**Exhibit B**  
**Assessment Roll**

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.



# Tab 4

## **RESOLUTION 2025-07**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2025/2026, AND PROVIDING FOR AN EFFECTIVE DATE**

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

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

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

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

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

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 25<sup>th</sup> DAY OF AUGUST, 2025.**

**VENETIAN COMMUNITY  
DEVELOPMENT DISTRICT**

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**CHAIRMAN / VICE CHAIRMAN**

**ATTEST:**

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**SECRETARY / ASST. SECRETARY**

**EXHIBIT "A"**  
**BOARD OF SUPERVISORS MEETING DATES**  
**VENETIAN COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**

October 06, 2025  
October 27, 2025  
November 03, 2025  
November 24, 2025  
December 01, 2025  
December 22, 2025  
January 05, 2026  
January 26, 2026  
February 02, 2026  
February 23, 2026  
March 02, 2026  
March 23, 2026  
April 06, 2026  
April 27, 2026  
May 04, 2026  
May 25, 2026  
June 01, 2026  
June 22, 2026  
July 06, 2026  
July 27, 2026  
August 03, 2026  
August 24, 2026  
September 07, 2026  
September 28, 2026

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

# Tab 5



**Prepared For**

VENETIAN COMMUNITY DEVELOPMENT  
DISTRICT (Keith Livermore)  
502 Veneto Blvd  
Nokomis, FL 34275  
(941) 485-8500

**Charlotte County Painting and Resurfacing, Inc.**

1188 Enterprise Drive Unit 1  
Port Charlotte, FL 33953  
Phone: +941-421-2361 (Danielle) or 941-628-1423  
(Kevin)  
Email: charlottecountyresurfacing@gmail.com  
Web: www.charlottecountyresurfacing.com

Estimate # 2022 2016  
Date 08/07/2025  
Business / Tax License#: AAA0010686  
#

**Description**

**Total**

|   |             |
|---|-------------|
| Paint-20 Monuments  | \$11,995.00 |
| Power wash, fill cracks as needed, apply two coats of Sherwin Williams Emerald Paint to fronts and backs of base, trim, Lions, bowls, scrolls, and lettering; colors TBD. |             |
| *Not touching the marble tiling, the welcome center, or the golf club monuments.  |             |

|                 |                    |
|-----------------|--------------------|
| <b>Subtotal</b> | \$11,995.00        |
| <b>Total</b>    | <b>\$11,995.00</b> |

**Payment Schedule**

|                           |            |
|---------------------------|------------|
| Deposit (50%)             | \$5,997.50 |
| Due Upon Completion (50%) | \$5,997.50 |

# 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, August 11, 2025, at 9:39 a.m.** at Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

|                       |   |
|-----------------------|---|
| Jill Pozarek          | <b>Board Supervisor, Chair</b>  |
| Cheryl Harmon Terrana | <b>Board Supervisor, Vice Chair<br/>(via Teams)</b>                                 |
| Cyndi Sniezek         | <b>Board Supervisor, Assistant Secretary</b>  |
| Rich Goodman          | <b>Board Supervisor, Assistant Secretary</b>  |
| Ken Smaha             | <b>Board Supervisor, Assistant Secretary<br/>(via Teams)</b>                        |
| Also, present were:   |   |
| Belinda Blandon       | <b>District Manager, Rizzetta &amp; Company, Inc.<br/>(via Teams)</b>               |
| Andrew Cohen          | <b>District Counsel – Persson, Cohen, Mooney,<br/>Fernandez &amp; Jackson, P.A.</b> |
| Rick Schappacher      | <b>District Engineer – Schappacher Engineering</b>                                  |
| Keith Livermore       | <b>VCDD Field Manager</b>   |

Audience

### FIRST ORDER OF BUSINESS

#### Call to Order

Ms. Pozarek called the meeting to order and conducted the roll call. Ms. Pozarek announced that Supervisors Terrana and Smaha would be attending the meeting via Teams.

On a motion by Ms. Sniezek, seconded by Ms. Pozarek, with all in favor, the Board Approved Supervisors Terrana and Smaha to participate and vote via Teams to the Board of Supervisor's Meeting, for the Venetian Community Development District.

### SECOND ORDER OF BUSINESS

#### Pledge of Allegiance

Ms. Pozarek led the Board and audience to recite the pledge of allegiance.

**THIRD ORDER OF BUSINESS**

**Public Comment**

Ms. Pozarek opened the floor for public comment.

Resident Tim Carr commented on the Vesta Property Services discrepancies regarding billing and payment.

Resident Darlene Seizlak shared her views on the painting project of the signs. Ms. Seizlak also mentioned the maintenance of Laurel Road.

Resident Morena McCormick commented on the Tennis and Pickleball Court light timer. Ms. McCormick also mentioned the design center at the entrance is not looking good. She also commented on political stickers around property.

Resident Sharry Suza commented on Laurel Road.

Resident Darlene Schimberg also commented on political stickers on signs. She went on to mention witnessing children of residents' climbing the pickleball fences.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Inspection Services**

John Fowler was not present to give a report.

**B. District Engineer**

The District Engineer, Rick Schappacher, provided the Board with a report on a few items. He advised that the parking lot striping was delayed until the restaurant is closed on the 18<sup>th</sup> and 19<sup>th</sup> of August. The Board discussed whether to use thermal or paint striping. After discussion and vote the Board agreed to proceed with thermal.

The Board was advised that the lake bank restoration at Pond #7 and Pond #15 was completed. The Board discussed the 3 speed bumps and locations for a total of \$3,060. After discussion, the Board agreed on adding 1 speed bump on Padova.

**C. District Counsel**

District Counsel provided the Board with a report on items in progress. He informed the Board that the contract with Hampton Golf was being prepared. He advised the Board that Special Counsel has been retained in regard to Vesta expenses and financial information. District Counsel advised that Special Counsel had been reviewing the expenses. After discussion the Board agreed that Supervisor Goodman will work with District Counsel on the expenses.

Supervisor Goodman discussed the salamander and reported that it was paid in advance, but the vendor did not complete the installation. After discussion District Counsel agreed to work with staff to get this resolved.

The Board discussed the ongoing issues in the ponds and asked that payment be held for Crosscreek. Mr. Livermore informed the Board that Crosscreek wasn't maintaining their responsibilities, which resulted in areas of dead grass and floating vegetation in the ponds. Mr. Livermore and Supervisor Smaha inquired about writing



Crosscreek regarding their lack of maintenance of the ponds. District Counsel recommended to obtain an estimate to remedy the issue in order to proceed. The Board discussed finding a new vendor who can maintain the ponds properly.

D. River Club

A representative of Vesta reported that Kelso Ballantyne could not attend. He reported that the fitness studio renovations are underway. He informed the Board that Vesta is in contact with Hampton Golf regarding the transition of management companies. Supervisor Goodman asked if the Food and Beverage labor was high because employees needed more hours, why hire new staff when there are limited hours which goes against the District's finances and budget.

Supervisor Sniezek inquired about the dinners hours. She recommended that dinner should be able to order until 7:00 pm and staff be made aware.

Supervisor Pozarek requested proposals from each vendor for the fitness studio renovations in order to transfer required amount from reserves to the operating account. She also commented on the removal of the pickleball hours needing to be put back.

E. Field Manager

Keith Livermore reported that a new Magnolia was installed. He advised that the gate arms were hit again but he was able to obtain the information on the cameras for the person responsible and will bill them. He also mentioned the Laurel Road project meeting on Thursday.

Mr. Livermore also mentioned the back gate might need an entry and exit in the future. The Board discussed adding the stop signs back on the Gates. The Field Manager was asked to have the sign on the corner of Pesaro and Veneto painted.

F. District Manager

Ms. Blandon reported the July audit for the website was clean. Ms. Blandon asked if the Board intends to hold a workshop meeting on August 25th. She also filed with FEMA so that the RPA is removed for Hurricane Milton.

Supervisor Pozarek asked about charges that Vesta is requesting reimbursement for. Ms. Pozarek also mentioned a Town Hall public meeting for community discussion prior to Thanksgiving. The Board agreed to have further discussion at the August 25 workshop meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Aquatic,  
Preserve and Aerator Maintenance**

Supervisor Smaha reported that he spoke to both vendors regarding a new proposal. Solitude felt there was no need to change their initial proposal and the amount of visits should be sufficient. Mr. Smaha informed the Board the costs for each individual vendor compared to splitting the maintenance between vendors. The Board then discussed ponds and wetlands treatment responsibilities and contract negotiations between both vendors.

After Board discussion, Mr. Smaha recommended a 1-year contract with Solitude and to reassess after completion of contract.

On a motion by Mr. Smaha, seconded by Ms. Sniezek, motion passed with 3 votes in favor and 2 against, the Board Approved Solitude Lake Management for Aerator, Preserve and Aquatic Maintenance Subject to Preparation of a Contract by District Counsel with Authority for the Chair to Execute.

The Board took a brief recess at 11:22 a.m. and was back on record at 11:31 a.m.

Supervisor Goodman commented on a new Chef's Table for the kitchen. The representative for Vesta will follow up with Kelso Ballantyne. Supervisor Sniezek also commented on new TRX panels needed and requested a follow up.

#### **SIXTH ORDER OF BUSINESS**

#### **Discussion and Adoption of Revised River Club Rules and Regulations - Pool Gate Hours**

The Board discussed the Adoption of the Revised River Club Rule #17. After discussion and vote the Board approved the rules as amended. Ms. Pozarek will talk to Kelso Ballantyne regarding communication to residents of amended rules.

On a motion by Ms. Pozarek, seconded by Mr. Goodman, with all in favor, the Board voted to Revise Pool Rules #17, for the Venetian Community Development District.

#### **SEVENTH ORDER OF BUSINESS**

#### **Discussion and Review of Pool Equipment Estimate**

The Board reviewed and discussed the estimate for pool equipment repairs. After discussion and vote, the Board approved a not to exceed amount of \$7,000 for the repairs to be paid from the River Club Reserves.

On a motion by Ms. Pozarek, seconded by Mr. Goodman, with all in favor, the Board Approved the repairs for the remaining pool equipment to be paid from the River Club Reserves, with not to exceed \$7,000.

#### **EIGHTH ORDER OF BUSINESS**

#### **Discussion Regarding Amenities Management Transition to Hampton Golf**

Supervisor Pozarek provided an update on the transition with Hampton. She discussed space for team members and will work with the Field Manager on this. She informed the Board that a meeting was recommended with the Rizzetta Team to discuss financials. The Board then discussed creating a Transition Team.

#### **NINTH ORDER OF BUSINESS**

#### **Discussion and Review Regarding 2025 Strategic Plan**

The Board discussed the proposed 2025 strategic plan. There was feedback provided earlier during the workshop and Supervisor Smaha advised that he would provide the feedback to the work group and send the final copy.

**TENTH ORDER OF BUSINESS**

**Discussion Regarding Painting of the Monument Signs**

The Board agreed to discuss Painting of the Monument Signs at the next meeting.

**ELEVENTH ORDER OF BUSINESS**

**Discussion and Review Regarding Credit Card Usage**

The Board discussed the use of credit cards and the fees being assessed. Mr. Goodman stated that ACH did not save money. The Board discussed charging a 4% fee starting October 1 with agreement to exclude employees.

After extensive discussion, the Board agreed to discuss this matter with Hampton for their recommendation on the fee percentage. Supervisor Pozarek will speak to Hampton Golf and report back at next meeting.

**TWELFTH ORDER OF BUSINESS**

**Discussion Regarding New HVAC Vendor**

The Board discussed the proposal presented for a new HVAC Vendor. Supervisor Goodman reported that the Facilities Committee looked at several new vendors. The new vendor is reasonably priced. After discussion and vote the Board approved the proposal subject to review by District Counsel.

|  |
|--|
| On a motion by Mr. Goodman, seconded by Ms. Pozarek, with all in favor, the Board Approved the Proposal from IC Mechanical, LLC, subject to review by District Counsel, for the Venetian Community Development District. |
|--|

**THIRTEENTH ORDER OF BUSINESS**

**Discussion of Cleaning and/or Sealing of Pool and/or Driveway Pavers**

Supervisor Goodman received a quote for cleaning and sealing of the pavers around the pool and in front of the river club. After discussion, the Board decided to wait until the next Fiscal Year.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meetings Held on July 14 and July 28, 2025**

Ms. Sniezek noted a change for the July 14 meeting minutes under Supervisor Requests and Comments, stating Nancy Spowski did inventory, not the General Manager.

Ms. Sniezek also noted a change for the July 28 meeting minutes under item E. Consideration of Tennis Court Maintenance Proposal, requesting a change from "regrade" to "recondition".

Mr. Smaha recommended the administrative assistant include line numbers to the minutes. He also mentioned removing "Land Counsel" under item C. District Counsel. Under Ninth Order of Business, Mr. Goodman's statement was also removed.

Mr. Cohen also mentioned the Adjournment was the Eleventh Order of Business, not the Sixteenth Order of Business.

On a motion by Ms. Pozarek, Seconded by Mr. Goodman, with all in favor, The Board Approved the Meeting Minutes of July 14 and July 28, 2025, subject to changes as noted on the record, for the Venetian Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consent Items**

There was no consent items discussed at this time.

**SIXTEENTH ORDER OF BUSINESS**

**ADVISORY  
REPORTS**

**COMMITTEE**

**LIASON**

Supervisor Smaha discussed the investment accounts and yields. Supervisor Pozarek was asked to discuss this matter with Dave Mazza.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Pozarek stated that there was no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Mr. Goodman, seconded by Ms. Snizek, with all in favor, the Board adjourned the Meeting at 12:09 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 July 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$125,825.68**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

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

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

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

| <u>Vendor Name</u>                         | <u>Check Number</u> | <u>Invoice Number</u>            | <u>Invoice Description</u>              | <u>Invoice Amount</u> |
|--|---------------------|----------------------------------|---|-----------------------|
| A N J Excavation, LLC                      | 300133              | 47                               | Drainage Repairs 07/25                  | \$2,050.00            |
| AMF Mark Mobile Welding, LLC               | 300122              | 2892                             | Weld bottom Post on Mailbox<br>06/25    | \$175.00              |
| AMF Mark Mobile Welding, LLC               | 300122              | 2894                             | Weld Mailbox 07/25                      | \$150.00              |
| AMF Mark Mobile Welding, LLC               | 300122              | 2895                             | Weld Mailbox 07/25                      | \$150.00              |
| Cheryl Harmon Terrana                      | 300156              | CT071425                         | Board of Supervisor Meeting<br>07/14/25 | \$100.00              |
| City of Venice                             | 300157              | 44300-59516 06/25                | 101 Veneto Blvd 06/25                   | \$80.61               |
| City of Venice                             | 300157              | 76604-72272 06/25                | 111 Asti Ct 06/25                       | \$8.55                |
| Clean Sweep Parking Lot<br>Maintenance Inc | 300123              | 58364                            | Street Sweeping 06/25                   | \$450.00              |
| COMCAST                                    | 20250707-1          | 8535 10 050 0439604 07/25<br>ACH | Phone & Internet 07/25                  | \$486.95              |
| COMCAST                                    | 20250718-1          | 8535 10 050 0435487 07/25<br>ACH | Guardhouse Phone & Internet<br>07/25    | \$119.85              |
| Crosscreek Environmental, Inc.             | 300158              | 20887                            | Pond Maintenance 04/25                  | \$3,980.00            |
| Crosscreek Environmental, Inc.             | 300158              | 21982                            | Pond Maintenance 07/25                  | \$3,980.00            |
| Cynthia M. Snizek                          | 300159              | CS071425                         | Board of Supervisor Meeting<br>07/14/25 | \$100.00              |

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

| Vendor Name                                  | Check Number | Invoice Number                     | Invoice Description                         | Invoice Amount |
|--|--------------|------------------------------------|---|----------------|
| Fastsigns                                    | 300124       | INV-30218                          | Balance Due for Signs 06/25                 | \$2,737.50     |
| Florida Power & Light Company                | 20250710-1   | FPL Summary 06/25 ACH-264          | FPL Summary 06/25 ACH                       | \$3,771.41     |
| Frontier Florida, LLC                        | 20250708-1   | 941-485-8500-120513-5<br>06/25 ACH | Phone and Internet 06/25                    | \$495.08       |
| Gannett Florida LocaliQ                      | 300125       | 7196490                            | Legal Advertising 06/25                     | \$263.90       |
| IKANDI , LLC                                 | 300160       | 4011                               | Reflective 07/25                            | \$1,500.00     |
| Jill Pozarek                                 | 300161       | JP071425                           | Board of Supervisor Meeting<br>07/14/25     | \$100.00       |
| Kenneth J. Smaha                             | 300162       | KS071425                           | Board of Supervisor Meeting<br>07/14/25     | \$100.00       |
| Landscape Maintenance<br>Professionals, Inc. | 300126       | 341355                             | Stump Grinding 06/30                        | \$150.00       |
| Landscape Maintenance<br>Professionals, Inc. | 300138       | 344945                             | Irrigation Repairs 07/25                    | \$975.00       |
| Landscape Maintenance<br>Professionals, Inc. | 300163       | 344407                             | Monthly Maintenance & Irrigation<br>07/25   | \$29,683.34    |
| Landscape Maintenance<br>Professionals, Inc. | 300163       | 345630                             | Irrigation Repair 07/25                     | \$1,930.26     |
| Metro PSI Corp                               | 300164       | 56197                              | Quarterly Preventative<br>Maintenance 07/25 | \$445.00       |
| Persson, Cohen & Mooney, P.A.                | 300127       | 6169                               | Legal Services 06/25                        | \$4,711.65     |



## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

| Vendor Name  | Check Number | Invoice Number | Invoice Description   | Invoice Amount |
|--|--------------|----------------|---|----------------|
| Rizzetta & Company, Inc.                                     | 300119       | INV0000100468  | District Management Services<br>07/25                         | \$6,742.42     |
| Rizzetta & Company, Inc.                                     | 300121       | INV0000100577  | Amenity Management &<br>Oversight Personnel                   | \$9,261.51     |
| Rizzetta & Company, Inc.                                     | 300132       | INV0000100639  | Cell Phone 06/25  | \$50.00        |
| Rizzetta & Company, Inc.                                     | 300140       | INV0000100693  | Personnel Reimbursement<br>07/25                              | \$8,247.11     |
| Rizzetta & Company, Inc.                                     | 300141       | INV0000100984  | Mass Mailing - Budget Notice<br>07/25                         | \$2,337.09     |
| Schappacher Engineering, LLC                                 | 300128       | 2898           | Engineering Services 06/25                                    | \$1,537.50     |
| School Now   | 300165       | INV-SN-884     | Quarterly ADA Compliance<br>07/25                             | \$384.38       |
| Staples  | 300134       | 6035736065     | Office Supplies 06/25   | \$51.39        |
| Staples  | 300134       | 6035736067     | Office Supplies 06/25   | \$50.26        |
| Staples  | 300166       | 6037389909     | Office Supplies 07/25   | \$31.98        |
| Staples  | 300166       | 6037389911     | Office Supplies 07/25   | \$33.87        |
| Stearns Weaver Miller Weissler<br>Alhadeff & Sitterson, P.A. | 300167       | 7292025        | Advanced Fee - Investigation of<br>Potential Claims vs. Vesta | \$1,000.00     |
| Universal Access, LLC  | 300129       | AAAI3149       | SLA Maintenance Agreement<br>06/25                            | \$900.00       |

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

| <u>Vendor Name</u>                                    | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                | <u>Invoice Amount</u>       |
|---|---------------------|-----------------------|---|-----------------------------|
| Universal Access, LLC                                 | 300129              | AAAI3178              | Management System 06/25                   | \$825.00                    |
| Universal Access, LLC                                 | 300168              | AAAI3206              | Tekwave Setup - Keyboards and Mice 07/25  | \$700.00                    |
| Universal Protection Service, LLC                     | 300139              | 17229551              | Security Services 05/30/2025 - 06/26/2025 | \$33,993.68                 |
| Valley National Bank                                  | 20250731-1          | Valley CC 06/25 ACH   | Credit Card Expense 06/25                 | \$122.59                    |
| Water Boy Inc.  | 300130              | 548994                | Water Delivery 06/25                      | \$15.00                     |
| Water Boy Inc.  | 300135              | 21136108              | Water Delivery 07/25                      | \$26.60                     |
| Water Equipment Technologies of Southwest Florida LLC | 300131              | 26520                 | Weekly Fountain Maintenance 06/25         | \$150.00                    |
| Water Equipment Technologies of Southwest Florida LLC | 300136              | 26609                 | Quarterly Maintenance 07/25               | \$85.00                     |
| World Electric Supply, LLC                            | 300137              | S059234589.001        | Lighting Fixtures 07/25                   | \$293.10                    |
| World Electric Supply, LLC                            | 300169              | S059234589.002        | Lighting Fixtures 07/25                   | \$117.24                    |
| World Electric Supply, LLC                            | 300169              | S059234589.003        | Lighting Fixtures 07/25                   | <u>\$175.86</u>             |
| <b>Total Report</b>                                   |                     |                       |   | <b><u>\$ 125,825.68</u></b> |

# Tab 8

Venetian Community Development District  
502 Veneto Boulevard  
North Venice, FL 34275  
Racquet Sports Advisory Committee (RSAC)  
Meeting Minutes – July 7, 2025

Attending Members: Mark Faford (MF), Gary Wein (GW), Pat Carr (PC), Karen Wilson (KW) phoned in to meeting

VCDD: Cyndi Sniezek (CS), Board Liaison

Staff: Kelso Ballantyne (KB), Vesta; Sam Dejardin (SD), Tennis and Pickleball Director

1. Call to Order: Meeting was called to order by MF at 2:00 p.m.
2. Establish Quorum: A quorum was established by MF.
3. A motion was made by PC for KW to participate and vote remotely by phone. GW seconded it. The motion was passed 3-0.
4. Approval of Minutes: Minutes from the June 9, 2025 RSAC were reviewed. A motion was made by MF and seconded by GW to accept the Minutes. The motion passed 4-0.
5. Liaison Statement: CS reported everything at this time is going great and there is nothing to report.

Old Business:

Tennis Director's Report - Highlights from SD handout:

1. Tennis and Pickleball flyers have been updated for new residents and posted on the website by Stephanie.
2. Black bags of coarse blend clay were added to courts 1, 2, 3 & 4. Blue bags of normal clay were added to the lines on courts 1, 2, & 3. A lute plus a tamper will be used more often to maintain the lines even with the clay.
3. Two more benches are continuing to be painted on the tennis courts.
4. Flyers are going out to the community for different levels of play for pickleball and tennis. If free, it will be noted.
5. Cardio Footwork Clinics will be available to the tennis community to learn movement on the courts.
6. Tyler from J. Courts will be coming to the Venetian on Tuesday, July 8 at 10 a.m. to 2 p.m. for one training session to properly maintain the courts to our tennis staff.
7. Tennis Staff Schedule is ready but not posted yet. There are questions to what emergency numbers should be posted. KB will be looking into adding a telephone line to the system for tennis/pickleball staff similar to the pool area. Schedule should be posted by tennis courts, pickleball courts and the office.
8. Still waiting from Vesta the protocol our community should follow for injured residents. AED batteries will be replaced.
9. Old ball machine was disposed of.
10. At an earlier group discussion on this day, SD was asked for a more current and updated Tennis Guest report.
11. Tennis/Pickleball Hurricane Plan update: SD gave his hurricane plan to Mary Rau-Foster to read over. She offered to help SD with the policy and procedure plans.

12. Discussion was made with SD on the exact plan for the pickleball sound screens to be removed and put back up during a hurricane alert. Sound barriers weigh 70 lbs. each and will take approximately 4 people to take off/on panels. No official protocol has been made at this time. A draft of the protocol will be completed by SD and will be sent to Racquet Sports Advisory Committee for review before the next CCD meeting on July 14.

13. Pickleball and tennis furniture Update: Still waiting for updated pricing on the new furniture. Reminder that we need 5 new bases for the umbrellas.

14. Leagues: MF discussed with SD to go over all the 2025-26 Venetian Leagues and Interclubs. Contact all the captains and confirm their days and times.

#### New Business:

1. MF presented to the board the Annual Upkeep Quotes from various companies and assessments. A vote was presented and the board decided to recommend to the CDD Category 2: No laser-grade resurfacing, install new line tapes and top-dress courts. \$30,000 – 3 tons of clay per court total 18 tons of clay totaling \$30,000. Vote was 4-0 in favor of Category 2.

2. Enforcement of tennis and pickleball rules. GW brought up the discussion how the Venetian should be handling rules. Conversation was tossed around for answers. Venetian amenities are the assets to the value of our homes. Suggestion was made for SD to notify the player that violates our tennis rules in person with a formal email to the resident who sponsored the player. CS will send SD a form letter to email.

3. PC questioned political attire on the tennis courts. CS will bring this item to the CCD Board at the next meeting.

Public Comment: Tim Carr believes no committee member should approach a resident to enforce a rule, it's our management company's job. All tennis teams and tennis captains' names should be sent out to the community for an opportunity to join. This information now appears to be like a "secret society." This summer's tennis interclub was never sent out to the community for players to join. Have recent tennis guests been paying the fee? When the River Club is closed next week, will the Jonas System be not available?

Committee Member Comments: No comments at the time.

#### Next meeting and Adjournment:

- Next meeting to be held on August 11, 2025 @ 2 p.m.
- Meeting adjourned at 3:45 p.m. Minutes submitted by Pat Carr, Secretary for this meeting.

# Tab 9

Venetian Community Development District  
502 Veneto Boulevard North Venice, FL 34275  
Reserve/Finance Committee  
Meeting Minutes June 2, 2025

Attending members; Mark Middlebrook (MM) - Chair, Byron Mattson (BM), Jerry Jasper (JJ), David Moy (DM) - Don Regier (DR) & Ken Smaha (KS) - VCDD Liaison, via phone.

Call to Order @ 2:00 pm Mark Middlebrook. A quorum established as sufficient members present. Motion to include DR remote Vote by JJ, 2nd DM - carried.

There was no public comment for meeting. Melissa J. Patton - Vesta, away due to illness.

Motion by DM, second JJ that minutes for May 5, 2025 be approved - Carried.

Old Business:

1. Committee reviewed April 2025 Financial Reports. BM shared hi-lites of his analysis:
  - Sales \$114,060 vs \$150,600 in April, a 24% decrease.
  - COGS - Total was 44%, with Food 51%.
  - Total Wage Cost 85% to Revenue: YTD 85%. Revenue near Budget, Wages \$97K over Budget.
2. There was \$3,600 in credit card charges in April. Again, Residents seem to be using credit cards vs ACH bank debit. Collecting c/c card points is a factor. Discussion re: charging a fee for Credit Card use, but a public meeting would be necessary to charge a fee. Motion by BM, second JJ that RF Committee make recommendation that BOS no longer permit VRC members to pay meals, drinks or monthly bills with a credit card. Carried by 4-1 vote.
3. KS reviewed some preliminary numbers for F2026 F&B Budget for Revenue, COGS and Wages.
4. BM questioned the accuracy of the \$35k Special Events / Banquet Revenue. Discrepancy is about \$10k. BM will send Melissa a note regarding discrepancy.
5. Accounts Receivable - we have not seen an aging report; expectation is that aged receivables will get cleaned up. Can home closing sales be completed without payment of VRC bills? KS will follow up on suspending billing privileges for members in arrears.

New Business:

1. JJ reviewed his analysis of General and Reserve Study expenses - Actual Vs Budget for F2024/25. He noted that the General & Reserve Study and Rizzetta financials due not match up for fiscal year. This is because Custom Reserve used current year vs Fiscal year ending , which currently is F2025. Belinda does adjust for this, but we should correct with Custom Reserve.
2. Discussed purpose of Reserve Study and that current 'surplus' dollars should not be spent, as replacing assets could well be at a higher cost in the future. We should also use current Reserve Study as a basis for determining future costs vs having departments / committees create 'wish list' items for Budget each year. Consensus

was that the Reserve Study should be updated as we have new Board and Committee members, who should understand and take ownership of a new Study.

3. JJ reviewed the F2024/25 expenses charged to Reserves; most charges should have been to the Capital Account. JJ to send corrections to Vanessa and Belinda.
4. JJ recommended an approval procedure for charges to the Capital and Reserve Accounts. River Club Manager must be individual responsible. Copy of charges to be sent to RFC chair to review for correctness. We must also reduce the timeline to process expenses to Reserve accounts; some happening in following fiscal year. KS to ask Vanessa whether we can assign a sub account # to ID projects. This was previously not possible.
5. KS offered to prepare a 'Form and Standard Operating Procedure' for each project; to be used as an approval sheet for all Capital and Reserve Account projects.
6. Tiki Hut 7 day winter opening recommendation for BAR only on Monday & Tuesday. Agreed to defer this to October 2025 for discussion with new General Manager.
7. Discussion re: pizza margins and if Jonas system is correctly processing expenses for review.

Other Business:

1. Next Budget Workshop is June 11, 2025. This may be a Board meeting that approves TRIM Budget.

Next Meeting Monday, August 4, 2025 @ 2:00 pm River Club. The July meeting is cancelled due to lack of a quorum. BM to advise Belinda of July meeting cancellation.

4 pm Meeting adjournment - moved by JJ second BM. Carried  
Minutes submitted by Don Regier



# Tab 10

Venetian River Club Facilities Committee (FC)  
April 01, 2025, Minutes

- Meeting opened at 3:02 PM by Facilities Chairman Timothy Carr

- **Attendees**

- Richard Goodman (Supervisor Liaison) (RG)
- Tim Carr Chairman (TC)
- Bob Ruffatto Member (BR)
- William Philips Secretary (WP)
- Robert Crane Vice Chairman (RC)
- Juliet Herman Member (JH)
- Julie Cortina (Vesta GM), Juan Quinones (JQ) (Facilities Supervisor)

**Order of Business**

- 1) **Meeting opened at 3:02 pm.**
- 2) **Roll Call:** All members present.
- 3) **Establish a quorum:** Per Charter rules, quorum established.
- 4) **Approval of previous minutes:** March 04, 2025, with correction, minutes approved.
- 5) **Public comment,** No public comments. (Nancy Spokowski present)
- 6) **Public comments closed:**
- 7) **Liaison (Rich Goodman) Comment:** Parking Lot Paving Plan, Discussion on scheduling the paving of the parking lot, considerations for club closure. Closure planned for three days, including a day for paving and two days for curing without vehicle access. Signed the paving contract; discussions on closing before or after July 4th due to weather and community events. RG & TC to perform walkthrough of Club to assess painting needs. BR, regarding parking lots, discussed the FAC Riverr Club Cart and Bicycle Survey (See attached below). Survey to continue.
- 8) **LaSala Workshop update:** First meeting with architect last week, discussions concerning the proposed use of the renovated area. Architect inspected above ceiling, mechanicals and load supporting structures. Architects will return with the suggested plans.
- 9) **Fitness Room Report (Bob Crane):** BC has been meeting with the Fitness Committee. Fitness Center Flooring Project, Discussion of quotes from three vendors for flooring refinish: prices ranged from \$3,000 to \$6,980. Preference for the most expensive vendor due to perceived quality and detailed assessments. Timeline for works planned for the summer with negotiation ongoing to reach an agreeable price. Plan for relocation of gym equipment during flooring work. FAC continues to solicit quotes for this project.
- 10) **Energy Report progress including Geo Thermal & A/C Units (Juliet Herman):** Juliet continues to gather data for analysis and is investigating vendors. Noted that the present Air Conditioning system presents some usual challenges.
- 11) **Request by BOS Jill Pozarek:** List of what the facilities committee deems as maintenance requirements and expectations: **FAC began a review with Vesta in this endeavor.**

**12) River Club General Manager comments:** Discussed: **Salamander (frame presently being crafted), doors on fridge installation (completed), Vesta continues to investigate recent excessive water use invoiced by City.**

**13) Vesta maintenance Updates & Vesta Report: Julie Cortina, Juan Quinones:**

- Paver project by Pickleball Courts does not help drainage, paver barrier was caulked but topography near courts and surrounding landscaping creates problems.
- Pool Gates are not closing properly; entrance gates have been adjusted to ensure closure and reduce noise caused by closing. **Juan performed repairs.**
- General Maintenance: **all items discussed with Julie Cortina and Juan Quinones.**

**14) Old Business:**

- a) River Club Tower Repair/Painting Project, 1 quote received, 1 vendor declined after site visit, another vendor contacted, and site visit performed by T Carr/Rich Goodman Artistry Painting & Sustinere Painting, waiting on new Spec & second quote.

**a) TC discussed vendors quote, an extensive plan, cost approximately \$100K. Committee discussed color issues.**

- b) Yoga room budget quote from Artistry Painting:

\$3,125.00 prep walls and baseboard for new paint. (1) wall color and doors and base same color. includes minor repairs to walls and closet walls. Ceiling not included.

Option 1 Add: Replace existing base board and vinyl cove with new 7" base- \$1940.00

Option 2 Add: remove vinyl and add 4" built-up base shoe - \$1790.00.

**b) Juan continues to investigate vendors.**

**15) New Business:**

- Open Discussion by members.
- Request by a resident that we light the pool area for night swimming. **FAC discussed. BR shared a memo, dated January 7, 2021.**
- Running water is needed at pickleball courts for cleaning of the courts. **Tabled.** Suggest adding water cooler as well so the racquet staff does not have to clean and supply portable water. **Tabled.**

**16) Motion to adjourn:** BC&BR

**17) FAC Meeting Date 2025:**

May 06, 2025, June 03, 2025, July 01, 2025, August 05, 2025, September 02, 2025, October 07, 20205, November 04, 2025, December 02, 20205.

All meetings 3:00 PM at the River Club

Next Meeting Tuesday May 06, 2025, 3:00 PM

**Meeting Closed at 1628 PM.**

**April 1, 2025**

### **Facilities Advisory Committee River Club Cart and Bicycle Survey**

Golf cart use has dramatically increased and often exceeds today's 12 designated parking spaces. Since carts use less space, providing sufficient cart parking effectively increases total parking capacity.

The original site plan showed 16 cart spaces (but nothing for bicycles) near the pool. Today, there are spaces for 12 carts and 22 bikes. Additional bike parking is available near the pickleball and tennis courts.

Since the parking lot is being repaved this summer, the FAC conducted a parking lot survey.

Over 54 days, (Feb 5 to March 31, 2025) there were 17 observations between 8 AM and 6 PM. While limited, there are enough observations to have confidence in the following observations and conclusions.

Average number of carts - 9 with a Std Deviation 3.9

Average number of bikes — 6 with a Std Deviation 3.8

Max carts — 24 (there were 28 observations of 12 or more carts)

Max bikes — 17 (there was only one observation of 16 or more bikes)

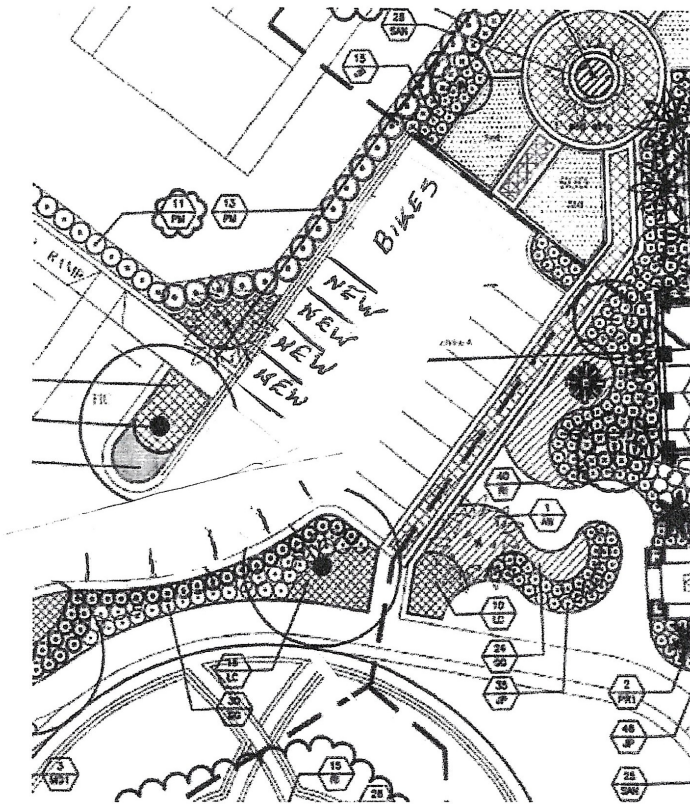
There were always empty bike parking spaces

### **Suggested —**

Since the parking lot will be restriped, the FAC should recommend the following "no cost" change.

- Increase the cart spaces to 16 (up by 4) by reducing the bike parking spaces to 16 (down 6). As noted, there are additional bike spaces near the tennis and pickleball courts (see attached plan).

Carts were often found blocking bike parking spaces, sidewalks, and handicap spaces. To control and minimize this, all carts should have owner identification tags.



Venetian River Club Facilities Committee (FC)  
May 6, 2025, Minutes

- Meeting opened at 3:00 PM by Facilities Chairman Timothy Carr

- **Attendees**

- Richard Goodman (Supervisor Liaison) (RG)
- Tim Carr Chairman (TC)
- Bob Ruffatto Member (BR)
- William Philips Secretary (WP)
- Robert Crane Vice Chairman (RC)
- Juliet Herman Member (JH)
- Steve Giovanello (Vesta RGM), Juan Quinones (JQ) (Facilities Supervisor)

**Order of Business**

- 1) **Meeting started at 3:00 pm.**
- 2) **Roll Call:** All members present.
- 3) **Establish a quorum:** Per Charter rules, quorum established.
- 4) **Approval of previous minutes:** April 01, 2025, with minor adjustments, minutes approved.
- 5) **Public comment,** No public comments.
- 6) **Public comments closed:**
- 7) **Liaison (Rich Goodman) Comment:** Parking Lot Paving and painting Plans, still awaiting firm scheduling for parking lot paving (from Julie; Steve to follow up). Tentative target week: July 13<sup>th</sup>, post-holiday to avoid conflicts and weather-related delays. Need for careful coordination among parking, painting, and engineer/surveyor involvement. River Club must close for at least two days during paving; delivery, pool access; and vendor access limitations acknowledged. Discussion regarding an overall coordinator-like role: coordination between engineer and Vesta needed. BOS member to interface(?); engineer responsible for checking egress, irrigation, electric.
- 8) **LaSala Workshop update (Bob Ruffato):** The LWC has met with the architect and reviewed some layout options. Ideas were exchanged. The LWC awaiting some additional design feedback.
- 9) **Fitness Room Report (Bob Crane):** (Mary Taylor Fitness Committee member present for discussion). Quotes obtained for painting, flooring, and ceiling fans, urgency stressed due to expiring quotes (June 30). JQ to act as primary coordinator for project logistics, supported//CC'd by RGM. Electrical work for new equipment identified as an extra cost needing contingency (\$500 or more), local electrician required. Sequence agreed: Fans-Painting-Floor work; install audio system separately (pre-approved under Julie's budget).

- 10) Energy Report progress including Geo Thermal & A/C Units (Juliet Herman):** Two quotes reviewed (Frank Gay, Aqua Air); Aqua Air preferred due to responsiveness and inclusiveness. Committee to recommend Aqua Air; Written condition report on each unit to be requested, including tonnage and age, to better inform reserve planning. Committee interested in remote-access, programmable HVAC controls – Aqua to be asked for a quote.
- 11) Golf Cart parking (Bob Ruffato):** Results of member survey presented: overflow cart parking is an intermittent but real problem; illegal/unsafe parking observed in peak times. Committee discussion of various proposals to alleviate the problem.
- 12) A Reserve Study Concerns:** Appoint reserve study representative to meet with committee in person; Committee discussed synchronization between theoretical reserve timelines and real needs. Proposal: better coordination between FCA and Reserve Committee. Key concerns: several pieces of kitchen and pool equipment at imminent risk of failure, urgent funding needed. Tim Carr to handle currently.
- 13) River Club RGM & JQ comments:** Discussed: Salamander (kitchen appliance) installation delayed; Vesta to encourage vendor to fulfill terms or seek legal recourse if prepaid. Safety related paver repairs (near lap pool) prioritized for immediate action; full paver sealing to be deferred to next year due to scheduling constraints. Water usage/leak issues traced to unreliable float pumps; significant excess cost incurred due to timely action; EyeOnWater system now leveraged for monitoring. Fence, gutter cleaning, and roof issues pending; roofer visit scheduled, further follow-up needed if concrete answers are not provided. TV installation delay noted – equipment purchased but not deployed; suggestion to improve communication and project tracking via website/app updates. General maintenance: pool gates often left open, food vendors requested not to park in restricted areas (and not on pavers) or conflicts with club operations.
- 14) Vesta maintenance Updates & Vesta Report: (Juan Quinones):**
- Pool gates are not closing as well as servers leaving open the gates at the lap pool area. Dangerous for children and the elderly.
  - Broken Fence by Boardwalk Entrance (Parking Lot side).
  - Damaged Meter Pan by front of the building.
  - Gutter Cleaning.
  - Roof Report.
  - Mechanical equipment covers by the kitchen.
  - General Maintenance: **all items discussed with Steve Giovanello and Juan Quinones.**
  - Other noteworthy updates.
- 15) Old Business:**
- a) River Club Tower Repair/Painting Project, 2 quotes received both need updating, 1 vendor declined after site visit, another vendor contacted, and site visit performed by T Carr/Rich Goodman Artistry Painting & Sustinere Painting, new spec issued to vendors on 4-18-2025.

**16) New Business:**

- Open Discussion by members.

**17) Motion to adjourn:** JH&BC

**18) FAC Meeting Date 2025:**

June 03, 2025, July 01, 2025, August 05, 2025, September 02, 2025, October 07, 2025,  
November 04, 2025, December 02, 2025.

All meetings 3:00 PM at the River Club

Next Meeting Tuesday June 03, 2025, 3:00 PM

**Meeting Closed at 5:06 PM.**

DRAFT



**Facilities Advisory Committee  
Meeting Minutes DRAFT  
June 10, 2025**

Since we did not have a quorum, the meeting was held as a “working session.”

Meeting opened at 3:00 pm by Facilities chairman, Tim Carr.

Attendees:

Rich Goodman (Supervisor Liaison)  
Bob Ruffato Member (remote)  
Robert Crane Vice Chairman  
Juliet Herman Member (remote)  
Steve Giovanello (Vesta RGM)  
(Vesta Facilities Supervisor)  
(Vesta VGRC GM)

Order of “Working Session” Business:

1. Working Session opened at 3:00 pm
2. Liaison (Rich Goodman) comment:
  - Parking lot paving scheduled for July 14-17, weather permitting. Still need stripping materials and plans coordination.
  - Painting outside of the River Club and ancillary buildings in the next 30-45 days. Includes repairs to the towers. Any major repairs will need further board approvals. Not included in the quote. CDD Board needs to approve the colors for the exterior of the buildings.
3. LaSala Project. River Club Board to decide the next steps. LaSala committee needs to get preliminary quotes to help the “CDD Board” prioritize the work schedule for project components. One aspect of this project with keen interest is the screening in of the outside eating veranda.
4. Fitness Room renovation project is moving forward. Selected floor sanding and refinishing supplier withdrew quote; new vendor found. Project is moving forward and needs no further FAC support.
5. Tennis Court watering system discussion. This system relies on a “water well” that needs to be reviewed for adequacy and system maintenance status. Juliet and Kelso to organize a plan for maintaining the “water well system”.

6. River Club GM comments:

- Kitchen equipment needs annual maintenance contracts. Much of the equipment needs replaced - very old. But first, we need a maintenance completed and the maintenance vendor observations on the serviceability of the current equipment.

7. Vesta is developing a “Windstorm Preparation Plan” that will be reviewed with the FAC.

8. Water damage from recent storms has resulted in several roof leaks. Repairs are being quoted. Question: Is the issue a need for a new roof? Age? Expected life?

9. Swimming Pool needs maintenance. Signature Blue did a walk through with Tim Carr and provided an estimate of cost to repair noted deficiencies in the water pumping and filtration systems. These vital pool systems have not been properly maintained in the past and will need extensive repairs. We have a current quote for \$18,665, to bring conditions back to a satisfactory performance level.

New Business:

- No new business put forward

Motion to adjourn: Robert Crane

Meeting closed at 4:46 pm.

Next FAC meeting dates for 2025:

- July 1, 2025
- August 5, 2025
- September 2, 2025

All meetings are scheduled for 3:00 pm at the River Club.