



Rizzetta & Company

# **Venetian Community Development District**

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## **Board of Supervisors' Meeting October 6, 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, 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)

September 29, 2025

**Board of Supervisors  
Venetian Community  
Development District**

## AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Venetian Community Development District will be held on **Monday, October 06, 2025, at 9:30 a.m.** at the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275. The following is the agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **PUBLIC COMMENT**
4. **COMMITTEE REPORTS**
  - A. Racquet Sports Advisory Committee
  - B. Landscaping Advisory Committee
  - C. Facilities Advisory Committee
5. **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. Solitude Lakes Introduction to the Board
  - B. Discussion and Review of Speed Bumps at Padova and Veneto
  - C. Discussion Regarding October 27<sup>th</sup> Rules Hearing Topics
  - D. Consideration of Sixth Addendum Contract  
for Amenity Services..... Tab 1
7. **BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors'  
Meeting Held on September 22, 2025 ..... Tab 2
  - B. Ratification of the Operations and Maintenance Expenditures  
for the Month of August 2025 ..... Tab 3
8. **CONSENT ITEMS**
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

**SIXTH ADDENDUM TO THE CONTRACT FOR  
PROFESSIONAL AMENITY SERVICES**

This Sixth Addendum to the Contract for Professional Amenity Services (this “**Sixth Addendum**”), is made and entered into as of the 2025 day of October 1st (the “**Effective Date**”), by and between Venetian Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Sarasota County, Florida (the “**District**”), and Rizzetta & Company, Inc., a Florida corporation (the “**Consultant**”).

**RECITALS**

**WHEREAS**, the District and the Consultant entered into the Contract for Professional Amenity Services dated October 1, 2016 (the “**Contract**”), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Fifth Addendum as of the Effective Date.

**Rizzetta & Company, Inc.**

By: \_\_\_\_\_  
William J. Rizzetta, President

**Venetian  
Community Development District**

By: \_\_\_\_\_  
Chairman of the Board of Supervisors



Rizzetta & Company

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**Exhibit B** – Schedule of Fees  
**Exhibit C** – Human Trafficking Affidavit  
**Exhibit D** – Municipal Advisor Disclaimer

**EXHIBIT B  
SCHEDULE OF FEES**

**AMENITY MANAGEMENT SERVICES:**

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2025 to September 30, 2026**.

**PERSONNEL:**

**Field Services Manager**

Full Time Personnel – 40 hours/week

**Administrative Assistant**

Part Time Personnel – 25 hours/week

**Maintenance Technician**

Full Time Personnel – 40 hours/week

**ANNUAL**

Budgeted Personnel Total <sup>(1)</sup>	\$ 207,360.
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General Management and Oversight <sup>(2)</sup>	\$ 11,500.
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<b>Total Services Cost:</b>	<b>\$ 218,860.</b>
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**(1).** Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

**(2).** General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.



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## EXHIBIT C

Nongovernmental Entity  
Human Trafficking Affidavit  
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

### FURTHER AFFIANT SAYETH NOT.

**Rizzetta & Company, Incorporated,**  
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President



Rizzetta & Company

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## EXHIBIT D

### Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



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# Tab 2

**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, September 22, 2025, at 9:32 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</b>
Cyndi Snizek	<b>Board Supervisor, Assistant Secretary</b>
Rich Goodman	<b>Board Supervisor, Assistant Secretary</b>
Ken Smaha	<b>Board Supervisor, Assistant Secretary (via Phone)</b>

Also, present were:

Belinda Bandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andrew Cohen	<b>District Counsel – Persson, Cohen, Mooney, Fernandez &amp; Jackson, P.A.</b>
Rick Schappacher	<b>District Engineer – Schappacher Engineering</b>
Keith Livermore	<b>VCDD Field Manager</b>
Steven Giovanniello	<b>Vesta Representative</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Bandon called the meeting to order and conducted the roll call. Ms. Bandon announced that Supervisor Smaha would be attending the meeting via phone.

On a motion by Ms. Pozarek, seconded by Ms. Snizek, with all in favor, the Board approved Supervisor Smaha to participate and vote via phone to the Board of Supervisor's Meeting, for the Venetian Community Development District.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

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

**THIRD ORDER OF BUSINESS**

**Public Comment**

Before opening public comment, Supervisor Terrana and Supervisor Pozarek amended the September 22nd meeting agenda. Two agenda items were added, "Cul-de-sac work in the Community" and "Ratification of Two Expenses for Pools Repairs."

On a motion by Mr. Goodman, seconded by Ms. Pozarek, with all in favor, the Board approved the September 22, 2025 agenda as amended, for the Venetian Community Development District.

Ms. Blandon then opened the floor for public comment.

Mark Less gave thanks to the Board for their work for the community. He commented about the Golf Course landscape having a gap at the 9<sup>th</sup> tee. Mark also commented on male Golfers who are relieving themselves on the Golf Course between the 8<sup>th</sup> hole and 9<sup>th</sup> tee.

Tyler Cassell commented on the speed bumps and said he is opposed. Tyler gave his pros and cons for having speed bumps in the community.

Darlene Schimberg gave comment regarding leasing or buying the Welcome Center. Darlene complimented the new color of the River Club. She commented on the landscape around the club could be better maintained. She then thanked the staff.

Bob Knight commented on Agenda Item #6-D, POA post due accounts.

**FOURTH ORDER OF BUSINESS**

**Committee Reports**

**A. Reserve/Finance Study Advisory Committee**

Mark Middlebrook began his report by thanking the Reserve/Finance Committee as well as Supervisor Smaha. Mr. Middlebrook went on to report on current scope of work and responsibilities of the committee. He discussed the financials in detail and addressed the concerns regarding account receivables. He discussed outside events and possible revenues. He discussed possible beneficial marketing efforts. The Board discussed inventory purchases and posting of the transactions. The Board discussed the attendance of the General Manager at the committee meetings. After discussion it was agreed that the GM should attend the meetings.

**B. Social and Dining Advisory Committee**

The Social and Dining Committee Chair, Darlene Schimberg, provided the Board with an update on several items. She informed the Board that the committee is working on the games at the Club during season so that it is manageable. The Board was advised that nonresident players do not pay a fee, and the board was asked to consider implementing one and further considerations should be discussed regarding drinks and food. The Board discussed dual registration and was advised that the committee will review alternatives. The Board was informed that the Chef is revising the menu for fall cooking classes as the prior ones were sold out and went well. The Board was informed that the Chair was provided with

a listing of events through May of 2026 to be provided to Hampton Golf. The Board was asked to review the hours for the tiki operation for staff members for Christmas.

C. Fitness/Pool Advisory Committee

The Fitness and Pool Advisory Committee Chair Nancy Spokowski was present and provided the Board with a report. She discussed the prior position of a Manager for Fitness, Pool, and Tennis and asked that this be reviewed as it may not be a part of the budget. She asked that the committee be given the opportunity to review the budgets prior to adoption. The Board was informed of equipment found in mud that had not been stored or sent out for repairs. The Board was informed that they are working on sending out 5 umbrellas for repairs but there is 1 lounge and 1 table missing. The Board was advised that the committee has been requesting an inventory of all furniture for some time now but have not received it. Vesta was asked to have Jaime conduct the inventory as soon as possible. The fitness studio renovation has been completed, pending a few items that are being worked on. Ms. Spokowski discussed the replacement of cardio equipment including the rowers. The Committee has asked Vesta to obtain estimates, and the next phase will be the treadmills but asked that Hampton Golf be advised as they will need to take this on. The Board was informed that the schedule for the fitness classes needs to be established for the season, and the Community should be advised of the schedule delay due to the transition.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

A. Landscape Inspection Services

John Fowler gave his updates regarding the Landscape Inspection Report. Mr. Fowler stated plants have been planted on Laurel Road. He also noticed the pruning of shrubs is in process. He reported the palm pruning was completed. He also reported on roundabouts that need weeds treated. The Board discussed the items in the report that have not been corrected. After discussion, the Board agreed that a notice of deficiencies is to be sent to LMP/Juniper by the District Manager. The Board asked that the Marcello Monument sign be addressed as well.

B. District Engineer

Rick Schappacher reported on a few items. He advised that the speed bump halves were cut out. He informed the Board there was one area missed on Pesaro, and the Board was asked to review the locations. After extensive review and discussion, the Board voted to remove the speed bump on Pesaro/Veneto and add a speed cushion by the 18th hole on Pesaro with the location to be determined by the District Engineer and Field Manager. The Board was advised that inspections were conducted for the South Florida Water Management District Certification. He advised that there are a few deficiencies to be addressed that he is working on a bid form for. The Board was informed that there is one phase pending which will be addressed next month.

C. District Counsel

Andy Cohen advised that the rule making advertisements/notices have been completed and everything is set up for October 27th. Supervisor Snizek will send the recommended changes to the District Manager prior to the meeting. Mr. Cohen advised

that he has been working on the contract with Hampton but there were several red line changes made that needed to be discussed. The Board discussed all the proposed changes with Counsel and provided feedback to the proposed language. After discussion and review of the main items noted, Mr. Cohen advised he will send them to Hampton Golf's Attorney for review to complete the contract process. The Board discussed the letters sent to Vesta by outside Counsel. The Board was informed that a response has not been received from Vesta. After discussion, the Board agreed to wait until after October 1st to take any action. Supervisor Goodman requested an update on the permitting for irrigation. Supervisor Smaha advised that he will discuss this next week with the Golf Course Manager. The Board discussed an anonymous letter sent to the entire community. After discussion, the Board was advised to send them to the District Manager so that the letters can be digitized.

The Board took a brief recess at 11:19 a.m. and was back on record at 11:29 a.m.

D. River Club

Vesta Representative, Steven Giovanniello, informed the Board that he will be onsite through the 30<sup>th</sup> of September. He advised that communication has been sent out to the residents. The Board thanked him for his responses and assistance.

E. Field Manager

Keith Livermore advised the Board that the new lake maintenance company has been onsite now for two weeks and provided an update on their progress. Keith Livermore was asked to send a communication to the residents regarding the transition of lake management companies and what to expect during this transition period. Mr. Livermore was asked to review the drain on the corner of Pesaro and Veneto because it is sinking into the ground. The Board discussed issues reported by a homeowner on Martellago regarding sod. Mr. Livermore will review the area and meet with the homeowner. The Board discussed a water pressure issue on Valenza Loop. After discussion, Mr. Livermore informed the Board that the valve will be cut out and replaced and that they are taking steps to remedy this issue.

F. District Manager

Belinda Blandon advised the Board that the insurance renewal package was received recently and was under budget. She advised the Board that this will be on the next meeting agenda for ratification. District Counsel advised that Hampton may be providing additional coverages. Ms. Blandon advised that changes can be made via endorsement if need be and asked the Supervisors to review the property schedule.

**SIXTH ORDER OF BUSINESS**

**Review and Approval of Pickle Ball and Tennis Furniture**

The Board discussed the proposals presented for the furniture for the Pickleball and Tennis Courts. After extensive discussion the board approved a not to exceed amount of \$21,000. The Board also surplused the existing furniture in the same motion.

On a motion by Ms. Sniezek, seconded by Ms. Pozarek, with all in favor, the Board approved the purchase of Pickleball and Tennis Court furniture, not to exceed the amount of \$21,000 and surplus the old furniture to be replaced, for the Venetian Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Review and Approval of Paver Maintenance Proposal**

The Board reviewed the proposal presented for the paver maintenance. After discussion and vote the Board approved the proposal, subject to preparation of an agreement by District Counsel.

On a Motion by Mr. Goodman, seconded by Ms. Terrana, with all in favor, the Board approved the Paver Maintenance Proposal, with subject to preparation of agreement by District Counsel, for the Venetian Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding River Club Pool Cleaning Contract**

The Board discussed the proposal presented for the pool cleaning. After discussion and vote the Board approved the proposal subject to preparation of an agreement by District Counsel.

On a Motion by Ms. Pozarek, seconded by Ms. Sniezek, with all in favor, the Board Accepted the proposal for the River Club Pool Cleaning Contract, with subject to preparation by District Counsel, for the Venetian Community Development District.

**NINTH ORDER OF BUSINESS**

**Discussion Regarding the POA's Request to Suspend VRC Privileges for Past Due POA Accounts**

The Board discussed the POA'S request to suspend privileges for past due accounts. After discussion Supervisor Terrana agreed to send the POA a copy of District Counsel's legal opinion.

**TENTH ORDER OF BUSINESS**

**Discussion Regarding Cash Needs through October 2025**

The Board discussed the needs for funds for the River Club through October 2025. After extensive discussion and vote the Board approved moving \$250,000 from the Hurricane fund to the River Club fund on October 2nd due to the management transition. Once the District receives a deposit from the tax collector these funds will be reimbursed back to the Hurricane Fund.

On a Motion by Ms. Snizek, seconded by Mr. Goodman, with all in favor, the Board Approved moving \$250,000 from the Hurricane Fund to the River Club fund on October 2nd, for the Venetian Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Audit for Fiscal Year  
End September 30, 2024, as prepared  
by Berger, Toombs, Elam, Gaines &  
Frank**

The Board accepted the audit for Fiscal Year end 2024 as presented.

On a motion by Ms. Pozarek, seconded by Ms. Terrana, with all in favor, the Board accepted the audit for Fiscal Year end September 30, 2024, as prepared by Berger, Toombs, Elam, Gaines & Frank, for the Venetian Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Review and Discussion of Cul-De-Sac  
Work and Results**

The Board discussed the Cul-de-Sac Work and Results. Supervisor Terrana provided an overview of the one Cul-De-Sac that was done on Maestre Place. The Board discussed the remaining Cul-De-Sacs to be completed. After discussion and vote the Board approved a not to exceed amount of \$42,000 for the remaining cul-de-sacs to be re-done.

On a motion by Ms. Terrana, seconded by Ms. Pozarek, with all in favor, the Board approved, the proposal from Sky Blue for the remaining Cul-De-Sacs to be re-done, not to exceed the amount of \$42,000, for the Venetian Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Discussion Regarding Tree Trimming  
on Veneto**

The Board discussed the Oak Trees on Veneto and the responsibilities of the District. After discussion, the Board agreed to have John Fowler prepare a specification for structural pruning to be bid out.

**FOURTEENTH ORDER OF BUSINESS**

**Ratification of Termination of  
Amenities General Manager**

The Board ratified the termination of the General Manager.

On a motion by Ms. Pozarek, seconded by Mr. Goodman, with all in favor, the Board ratified the Termination of the General Manager, for the Venetian Community Development District.



**FIFTHTEENTH ORDER OF BUSINESS**

**Ratification of Two Expenses for Pools Repairs**

The Board discussed the repairs for the pool and lap pool heaters that were completed in the amount of \$8,200.

On a Motion by Ms. Pozarek, seconded by Ms. Terrana, with all in favor, the Board ratified the repairs for the pool and lap pool heaters in the amount of \$8,200, for the Venetian Community Development District.

The Board discussed the Geo-Thermal work for the pool for \$11,000.

On a Motion by Ms. Pozarek, seconded by Ms. Terrana, with all in favor, the Board ratified the repairs for Geo-Thermal work for the pool for \$11,000, for the Venetian Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meetings Held on September 8, 2025**

Supervisor Terrana made changes to line 67 referencing "December 2026" instead of "December 26<sup>th</sup>". She also made corrections on line 96, adding "And down Veneto Blvd."

On a motion by Ms. Pozarek, Seconded by Ms. Terrana, with all in favor, The Board Approved the Meeting Minutes of September 8, 2025 with corrections, for the Venetian Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Consent Items**

**A. Acceptance of Advisory Committee Meeting Minutes**

1. Social and Dining Advisory Committee Meeting  
Minutes of July 09, 2025 and August 13, 2025
2. Facilities Advisory Committee Meeting  
Minutes of August 05, 2025
3. Reserve/Finance Study Advisory Committee Meeting  
Minutes of August 04, 2025
4. Landscape Advisory Committee Meeting  
Minutes of August 18, 2025

On a motion by Ms. Pozarek, seconded by Ms. Sniezek, with all in favor, the Board Accepted the Minutes of the Social and Dining Advisory Committee Meeting Minutes of July 9, and August 13, 2025, the Minutes of the Facilities Advisory Committee Meeting Minutes of August 5, 2025, the Minutes of the Reserve/Finance Study Advisory Committee Meeting Minutes of August 4, 2025, and the Minutes of the Landscape Advisory Committee Meeting Minutes of August 18, 2025.

**EIGHTEENTH ORDER OF BUSINESS                      ADVISORY      COMMITTEE      LIASON  
REPORTS**

During the Advisory Committee Liaison Reports Supervisor Goodman asked for Vesta to provide the vendors information whom was onsite.

**NINETEENTH ORDER OF BUSINESS                      SUPERVISOR      REQUESTS      AND  
COMMENTS**

During Supervisor Comments Supervisor Sniezek discussed the Club Essentials contract she informed the Board that this needs to be clarified whether there is an agreement in place. During Supervisor requests and comments the Board voted to authorize the Chair to sign the agreement with Hampton Golf once completed. The District Manager was asked to hold off on sending the notice of Deficiencies to LMP/Juniper until October 6th.

**TWENTYTH ORDER OF BUSINESS                      Adjournment**

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

On a Motion by Ms. Terrana, seconded by Ms. Sniezek, with all in favor, the Board adjourned the Meeting at 1:04 p.m., for the Venetian Community Development District.

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

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

# Tab 3

# 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 August 2025 For Board Approval**

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

The total items being presented:      **\$99,058.95**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 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	300182	48	Drainage Repairs 08/25	\$950.00
AMF Mark Mobile Welding, LLC	300191	2915	Weld Mailbox 08/25	\$150.00
Aquatic Consulting	300173	14468	Tree Removal 07/24	\$950.00
Clean Sweep Parking Lot Maintenance Inc	300175	58569	Street Sweeping 07/25	\$450.00
Clean Sweep Parking Lot Maintenance Inc	300192	58648	Street Sweeping 08/25	\$450.00
COMCAST	20250805-2	8535 10 050 0439604 08/25 ACH	Phone & Internet 08/25	\$486.95
COMCAST	20250818-1	8535 10 050 0435487 08.25 ACH	Guardhouse Phone & Internet 08/25	\$119.85
Crosscreek Environmental, Inc.	300194	22486	Pond Maintenance 08/25	\$3,980.00
Florida Power & Light Company	20250812-1	FPL Summary 07/25 ACH- 264	FPL Summary 07/25 ACH	\$3,575.34
Frontier Florida, LLC	20250805-1	941-485-8500-120513-5 07/25 ACH	Phone and Internet 07/25	\$516.69
Gannett Florida LocaliQ	300176	0007248602	Legal Advertising 07/25	\$1,287.60
Juniper Landscaping of Florida, LLC	300174	33006	Enhanced Planting Design 04/25	\$3,500.00
Juniper Landscaping of Florida, LLC	300177	341354	Pest Control Services 06/25	\$800.00

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	300183	321030	Fertilize Turf 03/25	\$400.00
Landscape Maintenance Professionals, Inc.	300195	347994	Pest Control Services 07/25	\$800.00
Landscape Maintenance Professionals, Inc.	300195	349781	Monthly Maintenance & Irrigation 08/25	\$29,683.33
Metro PSI Corp	300189	56224	Pump Replacement 08/25	\$3,563.11
Metro PSI Corp	300189	56225	Pump Replacement 08/25	\$3,563.11
Persson, Cohen & Mooney, P.A.	300178	6224	Legal Services 07/25	\$10,307.73
Rizzetta & Company, Inc.	300170	INV0000101333	Excess Meeting Time - 2nd Meeting 7-28-2025 08/25	\$1,045.00
Rizzetta & Company, Inc.	300171	INV0000101196	District Management Services 08/25	\$6,742.42
Rizzetta & Company, Inc.	300172	INV0000101305	Amenity Management & Oversight Personnel	\$9,681.84
Rizzetta & Company, Inc.	300181	INV0000101344	Cell Phone and EE RECRUITING 08/25	\$117.33
Rizzetta & Company, Inc.	300193	INV0000101377	Personnel Reimbursement 08/25	\$6,997.90
Schappacher Engineering, LLC	300184	2913	Engineering Services 07/25	\$2,775.00
Staples	300179	6038973728	Office Supplies 08/25	\$36.77

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Staples	300186	6039453690	Office Supples 08/25	\$13.04
Staples	300186	6039453691	Office Supples 08/25	\$178.14
Staples	300186	6039453692	Office Supplies 08/25	\$111.57
Stearns Weaver Miller	300190	16111890	Professional Services 07/25	\$250.00
Universal Access, LLC	300185	AAAI3245	Service Call 07/25	\$2,535.00
Valley National Bank	EFT 20250826- 1	Valley CC 07/25 ACH	Credit Card Expense 07/25	\$122.59
Venetian Golf Club	300187	46827	Effluent Water Use 06/07/25 - 07/05/25	\$2,742.04
Water Boy Inc.	300188	21137509	Water Delivery 08/25	\$26.60
Water Equipment Technologies of Southwest Florida LLC	300180	26766	Weekly Fountain Maintenance 07/25	<u>\$150.00</u>
<b>Total Report</b>				<b><u>\$ 99,058.95</u></b>