



Rizzetta & Company

Venetian Community Development District

**Board of Supervisors' Meeting
October 27, 2025**

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

www.venetiancdd.org

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

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

www.venetiancdd.org

Board of Supervisors	Jill Pozarek	Chairman
	Cheryl Harmon Terrana	Vice Chairman
	Ken Smaha	Assistant Secretary
	Cyndi Sniezek	Assistant Secretary
	Rich Goodman	Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Andy Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineer	Rick Schappacher	Schappacher Engineering

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

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

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

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

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

October 20, 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 27, 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. Social and Dining Advisory Committee
 - B. Fitness/Pool Advisory Committee
 - C. Reserve/Finance Advisory Committee
5. **STAFF REPORTS**
 - A. Landscaping Inspection Services Tab 1
 - 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 Amending the District's Rules for Use of River Club Facilities..... Tab 2
 1. Review and Consideration of River Club Rules and Regulations Draft
 2. Consideration of Resolution 2026-01, Amending the District's Rules for Use of the River Club Facilities
 - B. Discussion Regarding Resident Access to the Community and Amenities..... Tab 3
 - C. Discussion and Consideration of New Fitness and Pool Committee Member..... Tab 4
 - D. Discussion and Review of Credit Card Convenience Fee for River Club Charges
 - E. Discussion and Review of FY 2025-2026 Financial Statements
 - F. Ratification of Insurance Renewal for FY 2025-2026
 - G. Discussion Regarding Hampton Golf Contract Insurance Requirements

7. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors' Meeting Held on October 6, 2025..... Tab 5
- B. Ratification of the Operations and Maintenance Expenditures for the Month of September 2025..... Tab 6

8. CONSENT ITEMS

- A. Acceptance of Advisory Committee Meeting Minutes..... Tab 7
 - 1. Social and Dining Advisory Committee Meeting Minutes of September 10, 2025
 - 2. Racquet Sports Advisory Committee Meeting Minutes of September 08, 2025
 - 3. Fitness and Pool Advisory Committee Meeting Minutes of August 25 and September 17, 2025
 - 4. Facilities Advisory Committee Meeting Minutes of September 09, 2025

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

VENETIAN

LANDSCAPE INSPECTION REPORT



October 16, 2025
Rizzetta & Company
John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Laurel Rd.

General Updates, Recent & Upcoming Maintenance Events

- ❑ Fertilizer ban is lifted September 30.
- ❑ Palm pruning needs to be schedule throughout the CDD.

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

1. Noting areas of the back of the Medici berm where trees and shrubs appear they will not survive. Last meeting, it was explained there is an irrigation issue here.
2. Remove sucker growth of the trunks of the Ligustrums on Ciltadella. (Pic. 2)
6. Remove a small Crinum Lily that has never thrived in the median bed behind and shared with the guard gate.
7. Remove an annual in the exit median divider bed at the guard gate of Veneto Blvd. (Pic. 7)



3. Schedule a pruning event for the Viburnum along Laurel Rd. ROW from Ciltadella to Veneto Blvd.
4. Noting a couple dead shrubs that should be removed in the Laurel Rd. ROW bed across the street from Jacaranda.
5. Check irrigation is working properly for the turf in the median on Veneto Blvd. from Laurel to guard gate.
8. Check the irrigation is working properly for all new shrubs and turf on Laurel Rd. ROW West of Veneto Blvd. There are some showing drought stress.
9. Remove a dead Podocarpus at the electrical box on Laurel Rd. ROW West of Veneto Blvd.
10. Noting many Awabuki are showing drought stress on Veneto Blvd. ROWs at the subdivision intersections.

Veneto Blvd. and Subdivisions

11. Noting a new palm has been installed on Bolanza Ct. There are a few bags of mulch laying in the bed that needs to cover up the dirt areas.
12. Diagnose and treat the Foxtail Ferns at the Santa Maria monument on Treviso Ct. Remove any dead or diseased stalks.
13. Remove palm volunteers at the Tiziano monument and in the beds behind it on Padova Way.
14. Diagnose and treat a few declining Viburnum on Padova Way just West of the lift station.
15. Treat the weeds in the Palermo monument and remove any dead stalks in the Foxtail Ferns. (Pic. 15)



16. Noting roundup damage to Liriope at Mestre Ct. roundabout. Need to remove any dead or damaged material. (Pic. 16>)
17. Noting several roundabout beds have been enhanced with new landscape shrubs. Need to mulch many of them now for a finished look.
18. Schedule a pruning event for the Petit Ixora at Mestre Pl. South roundabout.
19. Noting turf showing drought stress in many areas on Veneto Blvd. ROWs.

20. There is a dead Awabuki that should be removed behind the Rialto monument on Maretellago Dr. South.
21. Burano Ct. roundabout has been recently enhanced and is an example of needing mulch. (Pic. 21)



22. Treat weeds under the shrubs along Otello wall and vines growing on shrubs. Need to create a bed edge line to keep grassy weeds suppressed.
23. Viburnum is wilting on Veneto Blvd. just South of Lerida Ct. Check irrigation is working properly..
24. It appears the sides of the Firebush have been trimmed at the lift station on Veneto Blvd. Need to bring down overall height.



River Club

- 25. Smooth out some ruts in the mulch roundabout bed on Cipriani Way North.
- 26. Trim out dead in Paurotis Palms at Cipriani Way monuments at Veneto Blvd. intersection.
- 27. Noting turf needs to improve and fill in at the Southend of the River Club as well as the parking lot. (Pics. 27)



- 28. Rake up dead Magnolia eaves on the ground in front of the River Club.
- 29. Diagnose and treat a few declining Arboricola and Crotons in front of the River Club in the bed just South of the entrance. Remove any dead or diseased material.
- 30. Diagnose and treat the Great Lawn behind the River Club. Possible fungus near fence.

- 31. Diagnose and treat declining Oleander on the South berm of the River Club by the sidewalk. (Pic. 31)



- 32. Raise the Oak canopy where a low-lying branch is approximately 6 feet above the sidewalk on the Southend of the River Club, heading to the nature walk.
- 33. Remove a dead Jasmine shrub in the bed by the golf cart parking area on the Northside of the River Club. (Pic. 33)



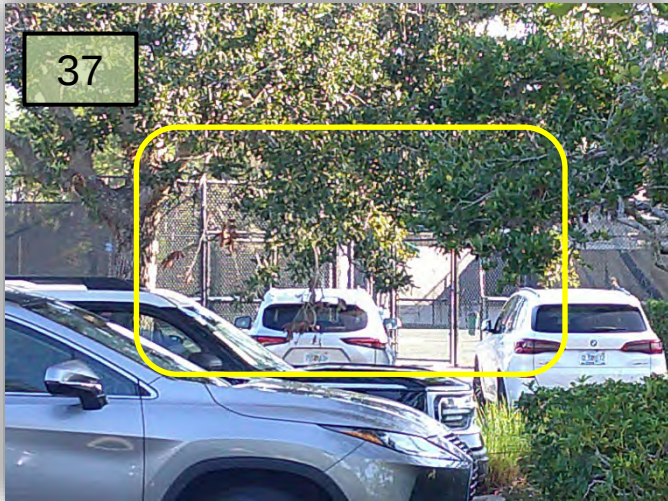
- 34. Diagnose and treat a couple declining 'Petit' Ixora in the raised bed on Northend of the River Club inside the pool area. These also may benefit from fertilizer now that the Nitrogen ban has been lifted.
- 35. Trim the dead fronds in the Paurotis Palms at the tennis courts.



River Club and Pesaro

36. There was a new Magnolia planted by the tennis courts at the River Club. Need to install mulch for a finished look.

37. Raise an Oak canopy overhanging the parking lot at the tennis courts. (Pic. 37)



38. Remove palm volunteers starting to sprout up in the median beds of the River Club parking lot.

39. Schedule a pruning event for the Jasmine behind the pickleball court on Bella Vista Terr.

40. Noting the Awabuki are showing drought stress on Bella Vista Terr. ROW on the back side of the tennis courts.

41. Remove Ligustrum sucker growth off the trunk at the Stivali monument at Portofino and Veneto Blvd. intersection.

42. Ensure all CDD maintained lake banks are weedeated each service. It appears the lake behind the homes on Portofino was missed last time. The map to the right shows the responsibility for the pond in Green. (Pic. 42>)

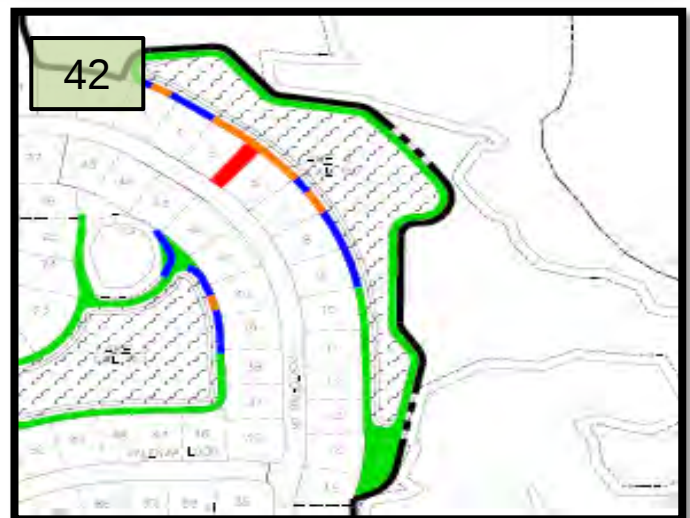
43. Diagnose and treat a couple declining Duranta 'Gold Mound' at Valenza Ct.

44. Remove Cardboard Palms in shrubs at Savona Way South roundabout.

45. Schedule a pruning event for the Awabuki at the corner intersections of Savona Way North and Pesaro Dr. (Pic. 45)



46. Treat joint crack weeds on the sidewalk of CDD portion of Medici Terr. (Pic. 46)



Pesaro and Avellini

47. Noting a broken stake that needs to be removed or replaced on the Oak tree on Pesaro Dr. close to Ciltadella. (Pic. 47)



48. Schedule a pruning event for the Firebush and Cocoplum at Avellini Park.

49. Repair a broken drip line where soil is washing out at the roundabout of Avellini Way. (Pic. 49)



50. Schedule a pruning event for the Ligustrums and Firebush on Ciltadella and Laurel Rd. ROWs to Veneto Blvd. (Pic. 50>)



Tab 2



The River Club at the Venetian Golf and River Club

RULES AND REGULATIONS

Purpose: The Venetian Community Development District (VCDD), as River Club Owner herein establishes the following Rules and Regulations to:

- Help ensure the quality of membership in the River Club, and
- Promote the enjoyment and safety for all users of the River Club Facilities.

The VCDD may modify these Rules and Regulations from time to time, subject to the procedures for rule making for government entities as required by Florida Statutes.

Definitions:

Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to such terms in the Amended and Restated River Club Declaration, as such Declaration may be amended.

1. "River Club" means the River Club Property together with the River Club Facilities and the services provided.
2. "River Club Owner" means the owner of the River Club Property, currently the Venetian Community Development District, which was established in 2002 pursuant to Florida Statute Chapter 190 and is governed by a five-member Board of Supervisors elected by registered voters within the District.
3. "River Club Property" means the real property designated in a parcel of land lying and being in Section 26, Township 38 South, Range 19 East, Sarasota County, Florida upon which the River Club Facilities shall exist. Unless specifically provided otherwise or the context requires the meaning of River Club Property to mean only the unimproved land, the River Club Property shall be deemed to include all River Club Facilities constructed thereon which constitute the River Club.
4. "River Club Facilities" means the facilities, improvements, and personal property comprising the River Club. The River Club Facilities consist of certain recreational amenities plus related facilities such as parking and operational support, together with such other buildings, amenities, facilities, furnishings, fixtures, equipment, and personal property as the River Club Owner determines in its sole discretion to include for use by River Club users from time to time. The River Club Facilities are subject to change at any time.

5. "River Club Manager" means the entity that the River Club Owner appoints and employs as its exclusive agent to direct, supervise, and control the operations and maintenance of the River Club Property and Facilities.
6. "Resident Member" means (a) the owner of a Home in the residential property subjected to the River Club Covenants, (b) the spouse of the Owner, and (c) any familial members of the Owner and/or spouse/domestic partner residing in the Home. If the Owner is unmarried, the Owner may designate one other person who is residing with such Owner in the Home (plus any familial members of the designated person who are residing the Home) as Resident Member. In the event a Home contains more than four (4) Resident Members, the Owner of such Home shall be charged a Special Use Charge, based upon a formula to be determined from time to time by the River Club Owner in its sole discretion, in addition to the taxes and assessments, for the addition one (1) or two (2) Resident Members. There shall be a maximum of six (6) Resident Members per Home in the Home. Special Use Charges shall be payable at such time as determined by the River Club Owner.
7. "Non-Resident Members" means those entities/individuals who do not own property within the Venetian Golf and River Club and are not Household or Day Guests or renters / lessees but wish to use the River Club facilities and related amenities for a fee. Non-Resident Members will include (a) the entity/individual, (b) the spouse of the individual, and (c) all unmarried children twenty-two (22) years of age or younger of either the individual or the individual's spouse, not to exceed four (4) individuals in total. If an individual is unmarried, the individual may designate one other person who is living with such individual in the Home in addition to children of the individual as an additional adult Non- Resident Member. Children of such additional adult Non-Resident Member shall also be deemed Non-Resident Members. No unmarried child or other person shall qualify as a Non-Resident Member unless such person is living with the individual within the Home. Notwithstanding the foregoing, in no event shall a Home have more than six (6) Non-Resident Members, but only four (4) Non-Resident Members shall be permitted pursuant to payment of the Non-Resident Membership Fee (meaning that additional fees would be required to be paid for the additional two (2) Non- Resident Members).

General Rules:

1. The River Club Owner will establish and have published hours of operation of the River Club Facilities, including those times when the River Club Facilities are closed for scheduled maintenance and repairs. The River Club Manager will maintain a "Calendar of Events" that will show the hours of operations, scheduled activities of the various amenities, and closings for special events. Resident and Non-Resident Members may be granted access to the River Club Facilities for use of certain amenities outside of normal hours of operation

upon request to the River Club Manager.

2. Use of all tobacco products of any type, including but not limited to smokeless tobacco, e-cigarettes, or similar devices, is not permitted at the River Club except in designated areas.
3. Pets of any kind, with the exception of service animals or other legally authorized pets, are not permitted in the River Club Facilities. Where dogs are permitted on the River Club Property, they must be kept on a leash at all times. (Nature walk is not part of River Club Property)
4. Unauthorized individuals are not allowed in any service areas within the River Club Facilities or the River Club Property.
5. Except as permitted by the River Club Owner, no commercial advertisements shall be posted or circulated on the River Club Property, or in the River Club Facilities, nor shall solicitations of any kind be made at the River Club. Further, no petition shall be originated, solicited, circulated, or posted on the River Club Property or River Club Facilities, without the specific approval of the River Club Owner.
6. All River Club Manager personnel are under the supervision of the River Club Manager and no person using the River Club Facilities shall reprimand or attempt to discipline any such personnel for any reason, nor should any person using the River Club Facilities verbally or otherwise abuse any such personnel. Any River Club Manager personnel not rendering reasonably prompt and courteous service may be reported to the River Club Manager.
7. River Club Manager personnel are not permitted to provide services, other than those normally provided as part of their official duties, to any River Club Members, renters / lessees, guests, or others permitted to use the River Club while on River Club Property without the expressed written consent of the River Club Manager.
8. All complaints or suggestions for improvement concerning the operations and maintenance of the River Club that are not addressed in a reasonable timeframe by the River Club Manager or other feedback on River Club matters are to be directed to the River Club Owner. Such complaints or suggestions must be made in writing or e-mail by the person making it. All complaints and suggestions will be answered in writing or e-mail by the River Club Owner.
9. The River Club Manager shall have full authority to enforce these Rules and Regulations, including taking disciplinary actions against violators in accordance with the ***River Club Declaration for the Venetian Golf and River Club*** (River Club Declarations), subject to appeal to the River Club Owner.

Member Identification and Member Accounts:

1. A Member identification access card (or other mechanism) shall be established for every Resident Member and Non-Resident Member of the River Club. The procedure to obtain a Member identification access card is administered by the River Club Owner or designee. Obtaining an access card will require proof of residency at the Venetian address for each applicant or compliance with procedures as may be promulgated by the River Club Owner. The Member identification access card will include a River Club account number that will be used to track fees and charges made to the Member's account. This Member identification access card must be presented upon request and is non-transferable. The Member identification access card may not be used by any person other than the person to whom it is issued. The Member's user identification access card should be carried when a Member uses the River Club Facilities.

2. All food, beverage, merchandise, and services of the River Club may be paid for via a River Club account (billed monthly) or by paying with credit card at the time of service. Credit card use at the Venetian River Club is subject to a convenience fee. The River Club Manager does not accept cash as a form of payment.

~~2.3.~~ All charged to a River Club accounts shall be billed monthly by the 5th of each month, and each account shall be due and payable by one of the payment options below on the 15th of each month. River Club accounts shall be considered delinquent if not paid within thirty (30) days after the date of the monthly statement. Member payment options for monthly payment of River Club accounts are as follows:

ACH withdraw/automatic bank withdrawal – To enroll in this system you must ~~come into the administrative office and~~ fill out an ACH authorization form which may be obtained at the River Club front desk or by emailing: billing@venetianriverclub.com. Once enrolled, you will receive your Club statements by email and will have until the 14th of each month to review your bill. If the River Club Manager does not hear from you regarding your statement, your payment will automatically be withdrawn from the financial institution you have directed us to withdraw your payment from.

Check – checks may be dropped off at the River Club billing office or with the front desk at the Club. Checks can be mailed to: Venetian River Club Billing Department, 502 Veneto Blvd, North Venice, FL 34275

~~or online bank payment~~ **Credit Card** – ~~With the ACH payment option, you will have until the 14th of each month to review your statement. If the River Club Manager does not hear from you regarding your bill, your payment will be due and payable.~~ Credit card payment may be made by using the link provided on the River Club website. Credit card use for payment of River Club accounts is subject to a convenience fee.

All banking information collected by the River Club Manager is encrypted and securely stored in the database using industry-standard encryption protocols to protect member privacy and financial data.

~~The River Club Manager does not accept cash as a form of payment but will accept a credit card at the time of service.~~

3.4. Delinquent accounts will be subject to a one-time late fee and shall accrue interest monthly at the lesser of eighteen percent (18%) per year or the maximum rate permitted by applicable usury law, from the date of the statement until paid in full. The River Club Owner shall also be entitled to perfect such unpaid balances and foreclose the lien therefore for Resident Members as described in the River Club Declarations.

4.5. In the event a Member's account remains unpaid for a period of **sixty (60) days** after the date of the monthly statement or the Member is repeatedly delinquent in payment, the River Club Owner and/or River Club Manager may limit the charge amount of a Member, or suspend the Member's charge and / or user privileges in total.

5.6. For delinquent accounts, the River Club Owner may, at its option, take whatever action it deems necessary to effect collection including suspension of River Club privileges, suspension of RFID gate access and legal action. If the River Club Owner commences any legal action to collect any amount owed by a Member, or to enforce any other liability of the Member to the River Club Owner, and if judgment is obtained by the River Club Owner, the Member shall also be liable for all costs and expenses of the legal action and reasonable attorneys' fees, including fees required in connection with appellate and / or bankruptcy proceedings.

6.7. The River Club Owner may for any or no reason require any and all Members to post a security deposit, in the amount determined by the River Club Owner, to cover Members' River Club Charges.

7.8. The River Club Manager may require Members to present their Member identification access card at the point of sale for all transactions. Members are entitled to sale receipts at the point of sale; and all sales receipts are available to be viewed online when logged into your member account.

8.9. The River Club Manager must be notified immediately of a lost or stolen Member identification access card, and upon receipt of such notification, the Member's access card will be deactivated, and a new card will be issued. The Member shall be responsible for all charges placed on the account until notification of user identification loss has been received by the River Club Manager. A replacement fee may be charged for lost or stolen Member identification cards.

9.10. Each River Club Member shall be responsible for providing the River Club Manager with their email address, and any changes thereto, to which the Member wishes all notices, invoices, and monthly statement sent. Be advised that such email addresses may be public records subject to inspection.

Rental (Lessee) Privileges:

1. Resident Members may designate a renter of their Home at the Venetian Golf and River Club as a “substitute” Resident Member of the River Club upon application and approval by the River Club Owner and payment of a renter designation fee established, from time to time, by the River Club Owner. Upon approval of such application, the original Resident Member will no longer have Member privileges at the River Club for their specific property being rented until such time as the rental agreement is terminated, and then the Resident Member’s privileges will be restored.

Approved renters will be issued a temporary Member identification access card, and corresponding temporary account number. Renters may pay for River Club dining or other charges either by signing up for ACH withdrawal, paying the amount due by check, or paying by **credit card** at the time of service. Credit card use at the Venetian River Club is subject to a convenience fee. The Club does not accept cash as a form of payment. Any River Club charges made by a renter which are determined by River Club Management to be overdue will be the responsibility of the lessor and will be subject to the River Club’s delinquent account policy in the above section.

2. Resident Members are required to provide the River Club Manager with a copy of their rental agreement signed by both the Resident Member and the renter and noted “approved” by the Venetian Golf & River Club Property Owners Association, Inc., or their designated representative prior to the issuance of temporary Member identification access card. Should any changes be made to the rental agreement, the River Club Manager must be notified immediately. A renter’s River Club use privileges will terminate as of the expiration of the rental agreement.

Guests:

1. River Club Members may obtain guest privileges from time to time at the sole discretion of the River Club Owner or its designee. Guests shall either be Household Guests, defined as those family members or others who are temporarily residing in the Member’s Home, or Day Guests, defined as those persons invited by a Member to use the River Club Facilities on any given day. Members are required to register their guests with the River Club Manager and obtain a guest access card. Guests will not be issued an account number and will have no account charging privileges. Any expenses for food, beverages, merchandise, and services incurred by the guest will be the responsibility of the Member and will be charged to the Member’s account unless paid for by **credit card** at time of service. Credit card use at the Venetian River Club is subject to a convenience fee. A replacement fee may be

charged for lost or stolen Guest user access card.

1. 
2. The River Club Owner will establish from time to time a schedule of guest fees for the various River Club Facilities. Members are responsible for payment of guest fees upon registration of the guests. Members are also responsible for the conduct of any guest.
3. Guest privileges may be limited by the River Club Owner or its designee, from time to time, at their sole and absolute discretion. Notice of such limitation will be given by the River Club Owner or its designee.
4. The Resident Members must register and indicate the length of stay of all Household Guests. Household Guests are permitted to use the River Club Facilities unaccompanied by the Resident Member after they have been issued a Household Guest user access card. A maximum of two (2) access cards per household can be in use at any time. Each access card will have a maximum active term of three weeks. The maximum length of River Club usage by a Household Guest is twenty-one (21) consecutive days per year, and no more than forty-two (42) days in any twelve (12) month period. Members do not have to waive their Member privileges for the period of time Household Guests are in residence. The foregoing provision is subject to the River Club Owner or designee discretion.
5. All Members may have dining guests accompany them, defined as those individuals using the River Club bar and dining area, without registration or issuance of a member identification access card, and without a guest fee.

Children:

1. For safety and liability reasons, all children under fifteen (15) years of age are only permitted on the River Club Property or in the River Club Facilities if accompanied and supervised by an adult at least eighteen (18) years of age, except when participating in an organized program or activity sponsored and separately supervised, and with the permission of the River Club Owner or its designee for the program. Children under twelve (12) years of age are prohibited in the pool spa without adult supervision.

Services and Activities

1. The River Club Owner provides a variety of social, cultural, and recreational events at the River Club Facilities. Activities will be publicized by the River Club Manager from time to time.
2. Reservations are required for most activities and are taken on a first-come, first-served basis by pre-registering with the River Club Manager. The River Club Owner reserves the right to provide priority reservation access to River Club Members or any other category of user at its sole and absolute discretion.
3. Cancellation of reservations after any published deadline for cancellation or failure to cancel a reservation may result in the Member being charged a

cancellation fee, as determined by the River Club Owner from time to time. The River Club Owner and/or River Club Manager reserves the right to cancel any event at its sole and absolute discretion.

4. The River Club Owner wishes to encourage the use of the River Club Facilities for private parties and functions, on any day or evening, provided, at the River Club Manager's discretion, such use does not interfere with the normal operation of the River Club Facilities, or with the services regularly available. Members and other parties wishing to use the River Club for private parties and functions are requested to make inquiries with River Club Manager for available dates and arrangements.
5. Private parties and functions are not permitted on the River Club Facilities unless prior approval is obtained from River Club Manager. A non-refundable security deposit may be required for any party or function. The individual sponsoring the private party shall be responsible for any damage caused by the installation or removal of décor or any other items specifically part of the party or function and shall be responsible for the removal for all such décor or item.

Golf Cart Regulations on River Club Property

Effective January 1, 2026, the River Club will require all golf carts and Low Speed Vehicles (LSVs) entering on or parking at the River Club property to meet the following conditions:

1. All golf carts and LSTs must display on the rear right fender an identifying decal issued by the River Club Manager (is there a fee?).
2. In order to obtain a River Club Decal:
 - a. You must provide proof of liability insurance on the vehicle.
 - b. You must sign a form attesting that you and anyone operating that identified vehicle will abide applicable traffic laws, signage for handicap access and fire lanes, and that you will observe Florida state law that the golf cart driver has a valid driver's license or is over the age of 18.

Failure to comply with the above could result in revocation of River Club amenity privileges.

Loss or Destruction of Property or Instances of Personal Injury

1. All users (Members, renters, guests and others), as a condition of use of the River Club Facilities assume sole responsibility for their personal property. The River Club Owner shall not be responsible for any loss or damage to any personal property used at the River Club Facilities, whether in lockers or elsewhere. All personal property left in the River Club Facilities or on River Club Property may be otherwise disposed of, and the proceeds, if any, shall belong to the River Club Owner.
2. No user shall remove from the room in which it is placed, or from the River Club Facilities, any property or furniture belonging to the River Club Owner without proper authorization.
3. Each user who in any manner, makes use of, or accepts the use of, any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the user, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the River Club Owner, either on or off the River Club Facilities, shall do so at their own risk, and shall release and hold the River Club Owner and its directors, officers, employees, representatives and agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by such person, resulting there from and/or from any act or omission of any director, officer, employee, representative or agent of the River Club Owner.
4. Any party bound by these Rules and Regulations bringing suit against the River Club Owner, its directors, officers, employees, representatives or agents in connection with any event operated, organized, arranged or sponsored by the River Club Owner failing to obtain judgment thereof, shall reimburse the River Club Owner, its directors, officers, employees, representatives and agents for all costs and expenses incurred by them in the defense of the suit (including court costs and attorneys' fees incident to appeals) and in establishing entitlement to and amounts of attorney fees and costs claimed

due.

Dining Rules

1. Alcoholic beverages will not be served or sold, nor permitted to be consumed, at the River Club Facilities during hours or at locations prohibited by law. No alcoholic beverages will be sold or served to any person not permitted to purchase the same under the laws of the State of Florida or sold for off-premises consumption. All alcoholic beverages consumed or otherwise possessed at the River Club Facilities must be sold by and served pursuant to the liquor license of the River Club.
2. River Club Manager personnel are not permitted to deliver food or liquor outside areas designated by the River Club Owner.

3. All food and beverage consumed on the River Club Facilities shall be furnished by or at the direction of the River Club Owner and/or River Club Manager unless otherwise specified in these Rules and Regulations. (do we need to amplify/clarify this? What about days the club is closed for F&B operations? How does liquor license come into play?)
4. No performance by entertainers will be permitted at the River Club Facilities without the permission of the River Club Manager. Entertainers must meet River Club insurance requirements.
5. River Club Attire:

All persons dining at the River Club are to dress in appropriate attire and should always present a clean, neat appearance. We ask that you read and adhere to the following dress codes. No frayed, torn, excessively worn, ripped or cut-off clothing will be allowed at any time in the River Club. Members, renters, or their guests who are improperly dressed will be asked to change or leave by the River Club management. All Dress Codes are subject to River Club management discretion.

Lunch Dress Code

No Swimwear, robes and cover-ups

Brunch & Dinner Dress Code

No Swimwear, robes or cover-ups

No Workout Attire

No Undershirts

No Graphic T-Shirts

6. A gratuity, as determined, from time to time, by the River Club Manager will be added to all food and beverage sales.

Tennis Rules

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

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

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

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

3. At the end of the reserved period, players must promptly relinquish their court to the next reserving players.
4. Proper tennis attire, including appropriate tennis shoes and shirts, must be worn at all times. No open toe shoes, sandals, golf shoes, or swimsuits are permitted.
- ~~5.~~ Proper tennis etiquette should be observed at all times. Excessive noise and profanity, racquet throwing, or crossing another player's court will not be permitted at any time. No food or beverages other than water or energy foods and beverages are permitted on the tennis courts.

~~5.~~

~~6.~~ The Tennis Facility is a non smoking and non vaping area.

~~6.7.~~ Use of the ball machine is restricted to non prime time hours. The ball machine may be reserved the day prior to play on the Tennis Reservation Page or by contacting the tennis staff.

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

~~7.8.~~ Use of the tennis courts and facilities shall, at all times, be subject to the control of the River Club Manager who shall determine the suitability of the tennis courts for play. Courts will be closed when necessary for maintenance operations or when dictated by safety considerations or by reason of adverse weather conditions. The River Club Manager may also restrict courts and facilities during peak periods of play and tournaments.

~~8.9.~~ Pets of any kind, with the exception of legally authorized animals, are not permitted in the River Club Tennis Facilities. Where dogs are permitted on the River Club Property, they must be kept on a leash at all times. (Nature walk is not part of River Club Property)

~~9.10.~~ The teaching court must be released three (3) days in advance of play time if no lesson or clinic is booked.

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

~~10.11.~~ Players are prohibited from playing in more than one session during Prime Time. Subject to the exceptions below, players may reserve or play on only

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

11. \$10 Guest Fee Year Round - A \$10 per day guest fee for using the River Club tennis courts shall be charged all year to non-residents who are not non-resident members, Household Guests, or part of Interclub play or a league as defined in these rules. The \$10 per day fee shall be imposed all year and shall be charged to the account of the resident sponsor.
12. Tennis Guest Monthly Limitation - Tennis Day Guests must be registered for the day they will be a guest at the River Club tennis courts. Any individual tennis Day Guest may not use the River Club tennis courts more than a cumulative total of two (2) times per month between October 1 and April 30 and four (4) times between May 1 and September 30. Tennis Day Guests must be accompanied at all times by the Member while on the tennis courts. The guest limits above shall not be increased when the same guest is hosted by a different resident.
13. Leagues and Interclubs Defined - Only Residents or Non Resident Members may be members of a Venetian River Club league or Interclub team. In order for a tennis program to be considered a "league", there shall be the same number of venues as there are communities or tennis clubs with clay or HarTru tennis courts that are represented by participating players. Each clay or HarTru venue must host an equal number of matches and the Venetian River Club shall not host more than its proportionate share of matches. Tennis programs that do not meet these requirements shall be subject to guest fees and monthly guest limitations.

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

League and/or interclub tennis events involving non-members are not permitted before 11:00AM.

No more than four (4) tennis courts may be reserved for league and/or

interclub tennis events that include non-members.

14. Violations of the tennis rules will result in the following. Such procedures are in addition to any general rules already implemented for violation of the River Club Rules and Regulations. Any revocation of privileges may be appealed to the River Club Owner.
 1. First violation - a verbal warning from River Club Management
 2. Second violation - Suspension of tennis court reservation privileges for two weeks
 3. Third violation - Suspension of all tennis playing privileges for two weeks.

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

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

These penalties may be superseded by Venetian River Club Management.

Pickleball Rules

1. Pickleball courts are open from 8:00 AM until 7:30 PM or sunset, whichever comes first. Court use will be on a first come first served basis unless otherwise designated by the Racquets Director for a special program, activity or event. All players must sign a waiver prior to play.
2. Weekday morning Pickleball court use will be scheduled according to playing level. To access the Pickleball schedule on the Venetian River Club website, select the Tennis/Pickleball tab, select Pickleball, then select Pickleball schedule.

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

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

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

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

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

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

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

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

4. Pickleball play at the Venetian River Club is governed by USA Pickleball rules. To access a summary of the USA Pickleball rules on the Venetian River Club website, select the Tennis/Pickleball tab, select Pickleball, then select USA Pickleball Rules Summary. A copy of the complete rule book will be kept by the River Club Manager. To access the complete rule book online, go to www.usapickleball.org and select official rules.
5. Equipment:
 - Paddles: use of wooden paddles is prohibited. Only USA Pickleball approved paddles may be used. Players are responsible for confirming that the paddle they are using is listed as a "Pass" on the USA Pickleball approved list. The USA Pickleball approved list can be accessed at <https://equipment.usapickleball.org>.
 - Balls: players are required to use Onyx Pure 2 Outdoor balls.
6. Proper Pickleball attire, including appropriate non-marking pickleball or tennis shoes must be worn at all times. No open toe shoes, sandals, golf shoes, or swimsuits are permitted.
7. Proper Pickleball etiquette should be observed at all times. Excessive noise and profanity, paddle throwing, or crossing another player's court will not be permitted at any time. No food or beverages other than water or energy foods and beverages are permitted on the pickleball courts. Player's bags and belongings should remain outside the playing area.
8. The Pickleball courts are only for Pickleball play. No bicycles, skateboards, inline/roller skates, baseball, softball, hockey or other sports are permitted.
9. The Pickleball Facility is a non smoking and non vaping area.
10. Use of the Pickleball courts and facilities shall, at all times, be subject to the

control of River Club Management who shall determine the suitability of the pickleball courts for play. Courts will be closed when necessary for maintenance operations or when dictated by safety considerations or by reason of adverse weather conditions.

11. No guests other than Household Guests will be permitted to use the Pickleball courts. The names of all household guests must be submitted to the Racquets Staff (venetiantennis@gmail.com) by the resident host prior to play. All household guests must sign a waiver.
12. Residents or Household Guests under 15 years of age must be accompanied by an adult at all times. Parents or a designated responsible adult surrogate of those under 18 years of age must sign a waiver on their behalf prior to play.
13. Pets of any kind, with the exception of legally authorized animals, are not permitted in the River Club Pickleball Facilities. Where dogs are permitted on the River Club Property, they must be kept on a leash at all times.
14. Violations of the Pickleball Rules will result in the following. Such procedures are in addition to any general rules already implemented for violation of the River Club Rules and Regulations. Any revocation of privileges may be appealed to the River Club Owner.
 1. First violation: a verbal warning from River Club Management.
 2. Second violation: suspension of Pickleball playing privileges for one week.
 3. Third and subsequent violations: suspension of Pickleball playing privileges for two weeks.

These penalties may be superseded by Venetian River Club Management.

Fitness Area Rules

1. All users must register prior to using the Fitness Center equipment and participating in any fitness activities. All users of the Fitness Center must have a waiver on file with the River Club Manager. Any individual Day Guest may not use the Fitness Center Facilities more than a cumulative total of two (2) times per month between November 1 – April 30, and four (4) times between May 1 – October 31. Day Guests must be accompanied at all times by the Member while on the River Club Property or in the River Club Facilities.
2. Horseplay, profanity, or disruptive conduct are strictly prohibited. No food or beverages other than water or sports drinks are permitted in any exercise areas.
3. After use, all persons are responsible for cleanup of area and wipe-down of equipment.
4. Usage of machines shall be limited to 30 minutes per machine per person if

others are waiting.

5. Proper exercise attire, including athletic shoes and shirts, must be worn at all times. No open toe shoes, sandals, golf shoes, or swimsuits are permitted.

6. Fitness instructors not approved by management are not permitted to use the fitness facilities as a place of business for fitness-related activities such as personal training. Fitness instructors hired and approved by the River Club Manager may provide personal training in the fitness center and studio provided that they do not train more than two Members at a time. To not interfere with residents' use and enjoyment of these facilities, personal training sessions may not interfere with scheduled fitness classes, **and no** more than two residents may be trained at any time in either the fitness center or studio. It is the responsibility of the personal trainer and the client, and not the River Club Manager, to coordinate their scheduled sessions to comply with the aforementioned rule.
7. All equipment must be used in a safe manner as intended by the manufacturer.
8. Baby strollers/carriers are not allowed in the fitness area.

Pool and Spa Rules

1. Use of the pool facilities is at the swimmer's own risk. There is no lifeguard on duty.
2. Showers are required prior to entering the pool to remove all suntan oils and lotions.
3. Glass objects, drinking glasses and sharp/breakable objects are not permitted in the pool area.
4. No outside alcoholic beverages are permitted in the pool area at any time.
5. No food or beverages are permitted in the pool or on pool wet deck (4 feet from edge of pool). Florida Health Code does allow commercially bottled water in plastic bottles for pool patron hydration on pool wet deck.
6. All swimmers must wear proper swimming attire.
7. Pool-approved diapers must be worn in the pool by children not toilet-trained.
8. No ball throwing, running, horseplay, diving, or hazardous activity is permitted in the pool area, nor will loud or disruptive behavior be tolerated.
9. Large flotation devices are prohibited in the pool area.
10. Saving of chairs for persons absent from the pool area is not permitted.
11. On-line reservations are suggested for Lap Pool use. Walk-ins may sign in as space allows. Guests may sign up as space allows. Please use lane 3 if walking and doing exercise laps. Lanes 1 and 2 are reserved exclusively for lap swimming unless otherwise approved by the River Club Manager. Hour-

long laps may be limited to specific times and/or months as per the River Club Manager's discretion when overcrowding occurs.

12. Spa usage is limited to 15 minutes maximum.
13. Maximum spa load is 5 persons.
14. Children under 5 should not use spa per River Club Management.
15. Children 6-12 should be with an adult while in spa per River Club Management.
16. Maximum spa temperature is 104 degrees.
17. Night Swimming is prohibited. No swimming from 1/2 hour before sunset until 1/2 hour after sunrise. Pool gates will remain locked with no access to the pools or spa between 9PM and 7:25AM.
18. Do not swallow the pool water.

Violators of Pool/Spa rules may be subject to suspension of privileges as provided herein.

River Club Manager Personnel Use of the River Club

1. In general, River Club Manager personnel, defined to include River Club staff and independent contractors hired by the River Club Manager, may access and use the River Club Facilities but only in furtherance of their official duties, provided that such access and use shall not unreasonably interfere with the use and enjoyment of the River Club by River Club Members, renters or their guests. River Club Manager's personnel shall not access or use River Club Facilities for their personal use except for fitness instructors hired and approved by the River Club Manager to provide personal training services to Members. River Club Manager personnel shall not allow usage of the River Club by their family members, nor will such personnel be permitted to bring guests to the River Club.
2. River Club Manager's staff, while on duty, may be provided with gratuitous food and non-alcoholic beverages at the discretion of the River Club Manager and will consume such food and beverage in areas designated by the River Club Manager. River Club Manager personnel cannot make personal dining reservations or use the River Club dining facilities for their personal use.
3. River Club Manager's staff may purchase merchandise sold at the River Club for their personal use at cost plus ten (10) percent. This discount will apply only to merchandise that has been available for sale for thirty (30) days; otherwise, full retail price will be charged for such merchandise. River Club Manager personnel must make their purchases using cash or credit card ?? no fee); no River Club account number will be established for such personnel.

| _____

RIVER CLUB FEE SCHEDULE

Non-Resident River Club Membership Fee	\$3,450 annually <u>Change rate?</u>
Additional Resident River Club Membership Fee for more than four (4) Resident Members	\$100 per person annually
Additional Non-Resident River Club Membership fee for more than four (4) Non-Resident Members	\$100 per person annually
Replacement fee for lost River Club Membership access cards	\$15 per occurrence
River Club Renter (Lessee) Designation Fee	\$175 per occurrence
River Club House Guest Access Card	\$10.00 per card (max 2 cards per household) \$15.00 Replacement Fee
River Club Day Guest Fee	\$0
River Club Late Reservation Cancellation Fee	Full price of special event if not cancelled with at least 72 hours' notice. For certain designated events, a non-refundable deposit may be retained.
River Club Non-Refundable Security Deposit Fee	Per Contract
River Club Food and Beverage Gratuity Fee	20% on Daily Food and Beverage 22% on Special Events 24% on Banquets
River Club Tennis Ball Machine Usage Fee	\$0
<u>Locker Rental Needed??</u>	Free for Daily Usage, \$5.00 late charge per day, maximum of \$25.00 per week. \$10.00 monthly rental \$100.00 annual rental \$15 replacement fee for lost keys
Tennis Day Guest	\$10
Meeting Room Set Up & Tear Down <u>Now built into price of private event</u>	Less than 50 attendees - \$25.00 51 to 100 attendees - \$50.00 Greater than 100 attendees - \$100.00

Tennis Lessons

Lesson Type	Cost
Director -1 Hour Private 1 to 2 people	\$75.00 per hour
Director -1 Hour Private 3 to 4 people	\$85.00 per hour
Assistant Pro – 1 person	\$55.00 per hour
Assistant Pro – 2 people	\$60.00 per hour
Assistant Pro – 3 people	\$65.00 per hour
Assistant Pro – 4 people	\$70.00 per hour
Group Tennis Lessons (Scheduled Classes)	
Group Classes require a minimum number of participants. If minimum number not met, class will be rescheduled in order to fill. Min of 4 participants required \$20 per hour, per person, per class Min of 6 participants required \$15 per hour, per person, per class (Periodic Specialty Classes, ie: Triples Cardio requires 6 min/max participants) Min of 8 participants required \$15 per hour, per person, per class (Periodic Specialty Class Offer, requires min of 8 participants)	
Tennis Camp [Adult]	Min of 4 participants required \$20 per hour x # of camp hours per day, per person (Total based on camp duration package) Drop-In Rate (per participant) \$25 per hour x # of camp hours that day, per person (Based on Drop-Ins)
Tennis CAMP (Specialty)	Min of (tbd) participants \$tba per hour x # of camp hours per day, per person (Total based on camp duration package) Drop-In Rate (per participant) \$tba per hour x # of camp hours that day, per person (Based on Drop-Ins)

Fitness Classes

Session Type	Cost
All Water Aerobic Classes	-0-
Indoor Fitness Classes (Aerobics Room)	-0-
Indoor Specialty Fitness Classes (limited space)	-0-

*Individuals may register for a maximum of four (4) indoor fitness classes in a one-week (Monday through Sunday) period between October 1st and April 30th and no limits for registration in a one-week (Monday through Sunday) period between May 1st and September 30th.

RESOLUTION 2026-01

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

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

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

WHEREAS, the District has previously adopted River Club Rules and Regulations for which it now desires to make certain amendments and revisions to the River Club Rules and Regulations (hereinafter referred to as the "Rules"); and

WHEREAS, the revised Rules, attached hereto as Exhibit A, and incorporated herein by reference, are for immediate use and application, having been adopted by the District Board of Supervisors after a duly noticed public hearing on October 27, 2025.

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

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

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

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

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

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

PASSED AND ADOPTED this 27th day of October, 2025.

ATTEST:

**VENETIAN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: Amended River Club Rules and Regulations

Tab 3

Summary of discussion with Justin Wright from Meadow Point II regarding amenity access for resident members, non-resident members and guests and Recommendations

Meadow Pointe II has strict policies regarding the resident member amenity access:

- Each Resident Member Applicant must provide a picture ID with an address within the district or proof of residency if ID does not match address.
 - Proof of residency is limited to a picture ID issued by City, State, or Federal agencies with an expiration date and **ONE** of the following;
 - Florida Voter Registration Card
 - Florida Vehicle registration or Title
 - W-2 Form
 - Property Tax Record
 - Utility Bill
- For Guest passes – Meadow Pointe II uses a ‘temporary guest pass’ procedure which is as follows:
 - Members that have guests staying for extended periods of time may have special arrangements by completing a Guest Request Form to obtain a guest pass. MPII guest passes are limited to 30 days but are renewable every 30 days under special circumstances and at the discretion of the Operations Manager. **These guest passes must be applied for by the sponsoring member.**

Meadow Pointe II does not accept affidavits. If residency cannot be proved, then the individuals do NOT receive a resident amenity card.

My recommendation is that we follow the protocols established by Meadow Pointe II as they have not had ANY issues with enforcement of their policies and align with our goals. We eliminate the use of affidavits going forward. The existing affidavits are incorrect and invalid. I recommend that we have the field manager reach out to the homeowners, ask them to come, and we will happily issue guest passes for the individuals listed on those affidavits. The guest will no longer have JONAS access and will be removed (see table).

Given that the provision remains subject to the discretion of the River Club owner or designee (i.e., field manager and access control staff) we should not need to make any rule changes.

The table below summarizes the resident member and non-resident member privileges vs. guest access. For resident members and non-resident members there will be NO changes.

**Summary of discussion with Justin Wright from Meadow Point II regarding amenity
access for resident members, non-resident members and guests and
Recommendations**

RESIDENT/NON-RESIDENT MEMBER	GUEST
RFID for resident lane	Use guest lane at gate
Amenities card	Guest card
Access to Jonas - book fitness classes - lap lanes reservations - tennis reservations - dining reservations	No Access to Jonas - fitness and lap lanes, walk in only - tennis - resident must reserve as guest and pay \$10 guest fee - dining without resident, walk in only, pay by credit card
	Duration - Currently in RC rules and regulations: Household guest is 21 consecutive days per year and no more than 42 in any 12-month period PROPOSED DURATION – Household guest is limited to 30 days but are renewable every 30 days under special circumstances and at the discretion of the Field Manager/Access Control. These guest passes must be applied for by a sponsoring member.
	The foregoing provision is subject to the RC owner or designee discretion. *

*Verbiage from the Venetian River Club Rules and Regulations: Rule number 4 under “Guests”.

Tab 4

Hi Cyndi,

Thank you for considering me for the Fitness and Pool Advisory Committee. Staying active has always been an important part of my life, from my days as a young athlete to now, when being physically active continues to make me feel fantastic! As I've gotten older, I've come to appreciate even more how fitness supports overall well-being.

At the Venetian, I regularly use the gym, lap pool, Amenity pool, water aerobics, and fitness classes. Because of the fitness classes, I have made some genuine lifelong connections. I believe fitness has the power to strengthen mental and physical health, wellness, and friendships.

I've also been involved in the ARORA program at Life Time Fitness in Minneapolis, which was designed for the 50+ age group and encourages people to stay active, fit, healthy, and social as a way of life. The way ARORA combines fitness, education, and social connection has been inspiring, and I believe elements of that approach could benefit our community as well.

I would like to bring some fresh ideas and personal perspective to the committee to help enhance our programs, as we continue to support the well-being and sense of community that make the Venetian so special.

Thank you for the consideration,

Connie

Connie Waring

Conniewaringrealtor@gmail.com

763-238-2258

Tab 5

MINUTES OF MEETING

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

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Venetian Community Development District was held on **Monday, October 06, 2025, at 9:36 a.m.** at Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

Jill Pozarek	Board Supervisor, Chair
Cheryl Harmon Terrana	Board Supervisor, Vice Chair
Cyndi Sniezek	Board Supervisor, Assistant Secretary
Rich Goodman	Board Supervisor, Assistant Secretary
Ken Smaha	Board Supervisor, Assistant Secretary

Also, present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Andrew Cohen	District Counsel – Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Keith Livermore	VCDD Field Manager
Justin Kuehn	Hampton Golf, River Club Manager

Audience Present

FIRST ORDER OF BUSINESS Call to Order

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

SECOND ORDER OF BUSINESS Pledge of Allegiance

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

THIRD ORDER OF BUSINESS Public Comment

Steve Viscidi thanked the Board for their work for the community. He then commented on an irrigation problem and recommended a specialized vendor for the main irrigation system. He presented a list of vendors to the Board.

Tim Carr commented on ponds around the community. He stated the issue has been going on all summer. Mr. Carr then discussed committee appointments and term limits for these positions.

Darlene Schimberg commented on the Social and Dining Committee working with the Police Department for the Drive for Toys for Tots. She stated the bins are to be delivered October 15th. Ms. Schimberg then thanked the staff from Hampton Golf.

Steve Thomaston thanked the Board for the installation of speed bumps. He would like the Board to consider installing speed bumps at Padova. Mr. Thomaston also expressed gratitude for Hampton Golf.

FOURTH ORDER OF BUSINESS

Committee Reports

A. Racquet Sports Advisory Committee

Supervisor Sniezek reported that she had met with Mark Faford and Justin Kuehn to discuss the Tennis and Pickle Ball areas of concern. Mark provided Justin with a copy of the Racquet Director's responsibilities including maintenance, JONAS reservation system, as well as management staff, tennis league coordination and oversight of tennis and pickle ball in general. Ms. Sniezek reported that guests' fees were not charged to the residents' accounts for July and August. A communication was sent out to the residents that were impacted. Ms. Sniezek stated the reconditioning for the Tennis Courts starts today with the clay to be unloaded on Bella Vista. She informed the Board that irrigation has been shut off in preparation of work. She informed the Board work may be delayed due to weather. Invoices for certain furniture were given to Belinda Blandon with adjustments that were approved. The Board agreed the furniture would be paid from Capital Funds. The Racquet Committee reviewed two new rules to be discussed at their next meeting.

B. Landscaping Advisory Committee

Lynn Matson reported that the Laurel Road project is complete. There were concerns regarding lack of sod and not enough water for the new landscaping. It was reported that the renovation of a cul-de-sac was completed by BlueSky and the committee is pleased with the work. The Committee will now renovate the rest of the cul-de-sacs and will begin shortly. Parameters and guidelines were provided to Juniper for the next phase (entrance, islands, and down Veneto) and are now waiting for initial designs to be presented.

C. Facilities Advisory Committee

Tim Carr reported that the Facilities Committee meeting is tomorrow, October 7th, at 3:00pm. After a meeting with Justin Kuehn from Hampton Golf, Hampton will take the lead on many items that the FAC had completed for Vesta. The overall appearance of the club house interior needs some work. Mr. Carr reported that the committee has met with Artistry Painting and Hampton Golf regarding closing out a punch list for the River Club painting project. The geo-thermal system has been completed for the pool. An approved schedule for paver cleaning, sanding, and sealing will be confirmed within the next few weeks. The Committee has also requested a court-by-court water usage report for the tennis watering system, which will help identify any issue for each court. Mr. Carr reported on items to be worked on in the near future.

Supervisor Sniezek inquired about the approval of the quote for the pool. Mr. Carr informed Ms. Sniezek this was for equipment. She also asked if there has been any feedback regarding the Tennis Courts. Mr. Carr will report back to the Board after he receives the report.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Services

John Fowler was not present to share his report.

B. District Engineer

Rick Schappacher was not present to give his report.

C. District Counsel

Andy Cohen reported that the Hampton Golf contract has been completed. He stated there are some insurance issues that Belinda Blandon and Silva are sorting out. Mr. Cohen reported on the ongoing Open Carry legislation. Mr. Cohen then reported on the previous correspondence sent to Vesta. He has not received an update and asked the Board how they would like to proceed. Supervisor Goodman gave his incite regarding the Vesta past due expenses. Supervisor Terrana inquired about requests for records and asked how to proceed. Mr. Cohen explained that requests have been sent and if continued to be ignored, potential litigation will be considered. After extensive discussion, the Board will have Andy Cohen put together a demand letter to Vesta and work with Supervisor Pozarek. Supervisor Goodman asked if Mr. Kuehn could look into the ongoing wi-fi issue. Mr. Kuehn advised he is working on it.

D. River Club

Justin Kuehn reported on projects underway. He informed the Board that they can be involved in the projects through Digital Track Solution. Mr. Kuehn gave a recap of his time at the property. He reported Hampton is managing maintenance as well as leadership components of a proper transition. He stated banking is underway and commented on the team's adaptation and gave the staff compliments. He advised that John Comen will be onsite along with the Vice President of Operations while he is travelling. Mr. Kuehn reported that Hampton is looking into previous invoices with detail. Mr. Kuehn stated Hampton is working on an operational system overall. Supervisor Pozarek inquired about dining hours. Mr. Kuehn informed the Board that he made an adjustment to dining hours.

E. Field Manager

Keith Livermore introduced Liz Rocque from Solitude Lakes. After the Solitude Lakes introduction Supervisor Goodman mentioned vendors not maintaining landscape in which Ms. Blandon informed the Board that a notice of deficiencies have been discussed and prepared to go out to LMP and will be adding the grass clippings issue. Supervisor Terrana will review the notice prior to sending out.

Supervisor Sniezek spoke with Mr. Livermore regarding updates on the pond on Martellago. Ms. Sniezek and Mr. Livermore decided to keep an eye out and if no improvements were made then they will address how to proceed.

F. District Manager

Belinda Blandon reminded the Board of the next Board of Supervisors Meeting, held on October 27th, 2025 at 9:30am. Ms. Blandon reported that she will be working with Hampton Golf regarding insurance to review coverages. Ms. Blandon reported that she will ask Hampton about the worker's compensation policy to see if it will cover volunteers so that the district could do away with the additional policy. Ms. Blandon will send Mr. Kuehn the current policy.

SIXTH ORDER OF BUSINESS

Solitude Lakes Introduction to the Board

Liz Rocque from Solitude Lakes introduced the Operations Manager, Kyle Miller as well as Technician, Ian Hines, to the Board. She acknowledged the ongoing issue with the ponds and informed the Board that the ponds are a work in progress and will take some time.

Kyle Miller reported on an overview of the ponds. Mr. Miller gave solutions to treat the ponds. Mr. Miller also mentioned ponds with grass clippings and advised to have the vendor shoot the grass clippings up the bank instead of in the water in order to prevent algae or invasive plant growth. Liz Rocque informed the Board regarding a "No Mow Zone" for vendors to ensure the safety of the landscape and ponds.

Ian Hines then made comment regarding treatment and maintenance for ponds. Mr. Hines mentioned the ponds are mostly under control but there will still be dead material and it will take a while to break down. Supervisor Sniezek inquired about the "No Mow Zone" perimeter. Ms. Rocque informed the Board that there is a 2-3 feet swath around the pond perimeter. After discussion, Supervisor Smaha will work with Keith Livermore and Rick Schappacher to determine the "No Mow Zone". Supervisor Terrana recommended that the guard house keep track of landscapers that come in.

SEVENTH ORDER OF BUSINESS

Discussion and Review of Speed Bumps at Padova and Veneto

The Board discussed the recently installed speed bumps. Supervisor Sniezek reported that there are still safety concerns with some residents trying to avoid the speed bumps. Supervisor Pozarek recommended the Board go over the community map to better understand areas of concern. The Board discussed getting police involved to patrol the community. After discussion, the Board agreed to place this on the agenda for the next meeting.

EIGHTH ORDER OF BUSINESS

Discussion Regarding October 27th Rules Hearing Topics

Supervisor Pozarek went over the draft rules for the upcoming public hearing. She inquired about a two-step process, starting with an identifier program for golf carts. Ms. Pozarek then discussed charging a fee to non-residents who come to play cards and games. Andy Cohen informed the Board there would need to be another public hearing

to implement a rule for fees if not implemented at the next meeting. The Board then went into discussion regarding management and service for residents and non-residents' who play cards and games in the River Club. The Board agreed this item would need further discussion. The edits will be sent to Ms. Bandon so that they can be included in the agenda for the next meeting.

NINTH ORDER OF BUSINESS

**Consideration of Sixth Addendum
Contract for Amenity Services**

Ms. Bandon presented the Sixth Addendum Contract for Amenity Services to the Board.

On a Motion by Ms. Pozarek, seconded by Ms. Snizek, with all in favor, the Board Accepted the Sixth Addendum Contract for Amenity Services, for the Venetian Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting Held on
September 22, 2025**

Ms. Bandon presented the Minutes of the Board of Supervisors' Meeting held on September 22, 2025 and asked the Board if they had any questions or changes to the minutes presented. There were none.

On a motion by Ms. Pozarek, Seconded by Ms. Terrana, with all in favor, The Board approved the meeting minutes of September 22, 2025, for the Venetian Community Development District.

ELEVENTH ORDER OF BUSINESS

**Ratification of the Operations and
Maintenance Expenditures for the
Month of August 2025**

Ms. Bandon presented the Operations and Maintenance Expenditures for the month of August 2025.

On a motion by Ms. Pozarek, seconded by Mr. Smaha, with all in favor, the Board ratified the operations and maintenance expenditures for the month of August 2025, for the Venetian Community Development District.

TWELFTH ORDER OF BUSINESS

**ADVISORY COMMITTEE LIASON
REPORTS**

Supervisor Pozarek reported that Darlene Schimberg from the Social and Dining Committee met with the Chef and Justin Kuehn to discuss the upcoming events for season.

THIRTEENTH ORDER OF BUSINESS SUPERVISOR REQUESTS AND
COMMENTS

Supervisor Terrana has an update to the Strategic Plan. Ms. Terrana will send to Ms. Blandon.

FOURTEENTH 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. Pozarek, seconded by Ms. Snizek, with all in favor, the Board adjourned the Meeting at 11:18 a.m., for the Venetian Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 6

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures September 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$177,370.65**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Venetian Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Affordable Golf Cars of Venice, Inc.	300217	7504969	Golf Cart Rental 09/25	\$ 195.75
AMF Mark Mobile Welding, LLC	300225	2883	Weld Mailbox 05/25	\$ 150.00
Blue Sky Landscaping of Sarasota, Inc.	300218	2025-11319	Plant Removal 09/25	\$ 3,575.00
Cheryl Harmon Terrana	300228	CH082525	Board of Supervisor Meeting 08/25/25	\$ 100.00
Cheryl Harmon Terrana	300228	CT072825	Board of Supervisor Meeting 07/28/25	\$ 100.00
Cheryl Harmon Terrana	300228	CT081125	Board of Supervisor Meeting 08/11/25	\$ 100.00
Cheryl Harmon Terrana	300228	CT090825	Board of Supervisor Meeting 09/08/25	\$ 100.00
Cheryl Harmon Terrana	300228	CT092225	Board of Supervisor Meeting 09/22/25	\$ 100.00
City of Venice	300197	44300-59516 07/25	101 Veneto Blvd 07/25	\$ 89.38
City of Venice	300197	76604-72272 07/25	111 Asti Ct 07/25	\$ 8.55
COMCAST	20250905-1	8535 10 050 0439604 09/25 ACH	Phone & Internet 09/25	\$ 487.10
COMCAST	20250918-1	8535 10 050 0435487 09/25 ACH	Guardhouse Phone & Internet 09/25	\$ 119.85

Venetian Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Crosscreek Environmental, Inc.	300203	22202	Bank Repairs - Balance 08/25	\$ 22,442.00
Crosscreek Environmental, Inc.	300203	22214	Pond 15 Spot Repair 08/25	\$ 450.00
Crosscreek Environmental, Inc.	300219	22592	Pond Maintenance 09/25	\$ 3,980.00
Cynthia M. Sniezek	300229	CS072825	Board of Supervisor Meeting 07/28/25	\$ 100.00
Cynthia M. Sniezek	300229	CS081125	Board of Supervisor Meeting 08/11/25	\$ 100.00
Cynthia M. Sniezek	300229	CS082525	Board of Supervisor Meeting 08/25/25	\$ 100.00
Cynthia M. Sniezek	300229	CS090825	Board of Supervisor Meeting 09/08/25	\$ 100.00
Cynthia M. Sniezek	300229	CS092225	Board of Supervisor Meeting 09/22/25	\$ 100.00
Egis Insurance Advisors, LLC	300215	29191	Policy WC100125508 10/01/25- 08/01/26	\$ 850.00
Egis Insurance Advisors, LLC	300223	29619	Policy #100125508 10/01/25- 10/01/26	\$ 22,906.00
Florida Power & Light Company	20250910-1	FPL Summary 08/25 ACH- 264	FPL Summary 08/25 ACH	\$ 3,638.52
Frontier Florida, LLC	20250904-1	941-485-8500-120513-5 08/25 ACH	Phone and Internet 08/25	\$ 552.56

Venetian Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Jill Pozarek	300230	JP072825	Board of Supervisor Meeting 07/28/25	\$ 100.00
Jill Pozarek	300230	JP081125	Board of Supervisor Meeting 08/11/25	\$ 100.00
Jill Pozarek	300230	JP082525	Board of Supervisor Meeting 08/25/25	\$ 100.00
Jill Pozarek	300230	JP090825	Board of Supervisor Meeting 09/08/25	\$ 100.00
Jill Pozarek	300230	JP092225	Board of Supervisor Meeting 09/22/25	\$ 100.00
Kenneth J. Smaha	300231	KS072825	Board of Supervisor Meeting 07/28/25	\$ 100.00
Kenneth J. Smaha	300231	KS081125	Board of Supervisor Meeting 08/11/25	\$ 100.00
Kenneth J. Smaha	300231	KS082525	Board of Supervisor Meeting 08/25/25	\$ 100.00
Kenneth J. Smaha	300231	KS090825	Board of Supervisor Meeting 09/08/25	\$ 100.00
Kenneth J. Smaha	300231	KS092225	Board of Supervisor Meeting 09/22/25	\$ 100.00
Landscape Maintenance Professionals, Inc.	300206	351672	Irrigation Repair 08/25	\$ 1,080.00
Landscape Maintenance Professionals, Inc.	300232	355470	Pest Control Services 08/25	\$ 800.00
Landscape Maintenance Professionals, Inc.	300232	355876	Monthly Maintenance & Irrigation 09/25	\$ 29,683.34

Venetian Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Lisa Ross Inc	300198	22262	Labels (250) 04/25	\$ 490.00
Parking Lot Services	300226	13620	Asphalt Speed Bump Installation 09/25	\$ 5,946.00
Persson, Cohen & Mooney, P.A.	300204	6308	Legal Services 08/25	\$ 9,797.34
Persson, Cohen & Mooney, P.A.	300204	6309	Legal Services 08/25	\$ 2,605.80
Rizzetta & Company, Inc.	300196	INV0000102351	Personnel Reimbursement 08/25	\$ 6,479.89
Rizzetta & Company, Inc.	300221	INV0000102393	Cell Phone 08/25	\$ 50.00
Rizzetta & Company, Inc.	300222	INV0000102418	Amenity Management & Oversight Personnel	\$ 7,974.25
Rizzetta & Company, Inc.	300202	INV0000102241	District Management Services 09/25	\$ 6,742.42
Schappacher Engineering, LLC	300216	2928	Engineering Services 08/25	\$ 6,354.84
Staples	20250926-1	6026478858	Office Supplies 03/25	\$ 55.45
Staples	20250926-1	6028851686	Office Supplies 04/25	\$ 293.99
Staples	20250926-1	6042999693	Office Supplies 09/25	\$ 64.83
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.	300227	16113253	Professional Services 08/25	\$ 1,574.18

Venetian Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Universal Access, LLC	300199	AAAI3284	Management System 08/25	\$ 825.00
Universal Protection Service, LLC	100948	17486476	Security Services 08/01/25 - 08/28/25	\$ 34,116.75
Venetian Golf Club	300207	46829	Effluent Water Use 07/05/25-08/07/25	\$ 821.81
Water Boy Inc.	300208	21138767	Water Delivery 09/25	\$ 20.05
Water Equipment Technologies of Southwest Florida LLC	300201	26906	Weekly Fountain Maintenance 08/25	<u>\$ 150.00</u>
Total Report				<u>\$ 177,370.65</u>

Tab 7

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34275
Fitness/Pool Advisory Committee (FPAC)
Meeting Minutes – August 20, 2025

Attending Members: Nancy Spokowski (Committee Chair), Mary Taylor (Fitness Studio Lead), Lance Schilling (Fitness Gym Lead), Shari Souza (Pool Area Lead)

CDD Liaison: Cyndi Snizek **Absent:** Vesta **Representative:** Kelso Ballantyne

Call to order: Quorum was established. Nancy called the meeting to order at 10:00 a.m.

Public Hearing: No residents were present

Discussion Items:

Old & New Business:

- a. The minutes from the June 18th meeting were approved, except for the date of meeting correction.
- b. Carol Fish previously expressed interest in becoming a Committee member. She was asked to submit information in order to become a member. Nancy stated that this information has not been received yet.
- c. Lance stated that the middle treadmill in the fitness gym needs to be looked at by Rolando in Maintenance. He said it seems to be working fine; however, a member fell off and sustained a minor injury, possibly due to operator error. Need Rolando to look at it in case there is something wrong with the treadmill.
- d. Lance has been getting quotes for new fitness equipment. He was asked to work in conjunction with Vesta on this. With the impending management change from Vesta to Hampton Golf on October 1st, Lance was asked to hold off until after Hampton Golf is in place.
- e. Lance, Mary and Shari were asked to compile a joint memo communication and suggestion list, from each of our respective areas, to be provided to Hampton Golf by Cyndi. The deadline is two weeks to submit the joint memo to Cyndi.
- f. Shari asked about the status of the geothermal chiller/heater. Nancy responded by indicating that we are still waiting for the permit from the State of Florida Environmental Department. It could take a while. The current well needs to be dug 75 feet deeper in order for it to work optimally. We do not anticipate any issues with obtaining the permit as the water simply recycles itself back into the well.
- g. Shari suggested that the Committee hold a contest for the members to name the amenity pool and the lap pool with the Committee judging the submissions. It was suggested that we allow an entire month for members to submit their naming ideas. The incentive prizes could be a \$50 or \$100 credit for use in the River Club, La Sala, or Tiki Bar. The winners could also be recognized via e-mail communication and also in the printed newsletter. Shari advised that holding contests like this for member involvement will create fun for our community and increase awareness of the committee, which could lead to increased interest in resident members wanting to become Committee members.
- h. Shari suggested installing a TV monitor outside near the pool and under the covered patio area. The monitor could provide all the upcoming River Club, La Sala, and Tiki Bar events/specials, just like the TV monitor currently operating in the River Club lobby. Promoting member events with this type of technology near the pools could help lead to increased attendance in the River Club, La Sala, and the Tiki Bar. There are resident members who only go to the pools and Tiki Bar who may not see the TV monitor in the River Club lobby. Catching the attention and interest of these members is the goal. It would also

eliminate the need for someone to physically change the small sign holders currently being used. Instead of promoting one upcoming event, all upcoming events would be promoted on a rotating basis, via the TV monitor.

- i. Lance had an idea to hold fitness competitions in the gym and to recognize the members who hold records on a gym bulletin board.
- j. Mary suggested working with Stephanie, at the front desk, to create a two-page spread for a future newsletter with updates on everything going on with the fitness and pool areas.
- k. Mary and Nancy provided updates on the Fitness Studio. The renovation has had a few challenges; however, it is coming along with the flooring renovated and the walls painted blue. The baseboards were removed and painted. The two new fans look great and are very large for maximum air movement. The wood slats have been ordered. The mural will not be painted at this time.
- l. An inventory of all Fitness Studio equipment was done by the Committee in preparation for season. Instructor Chris requested several more weight bars be added; however, they are currently only used by one of the instructors, so additional weigh bars are not possible at this time. The current weight bars will go into the closet to keep them accessible. We will keep the steps, even though they are not used often, and also only used by one Instructor. Vesta has brought to our attention some sanitary issues in the Fitness Studio. It was stated that the bolsters and blankets are old, made from cloth, and can harbor bacteria so they are not sanitary to use over and over again without being cleaned at least daily. It was suggested that the members bring their own blankets and bolsters going forward for the health and wellness of residents. Based on this information, and a real life situation at another facility shared by one of our Committee Members resulting in a sepsis situation, Nancy made a motion that for sanitary reasons, the bolsters and blankets would no longer be provided for use in the fitness studio effective September 15th. This motion was seconded and passed unanimously. The Committee suggested that Vesta offer Members the opportunity to take the current bolsters and blankets for their personal use (not to be stored at the River Club). A memo will be sent by Kelso to communicate this information to the Instructors and then to residents. The mats, blocks, and straps will continue to be stored on site with the expectation that residents will clean them before and after each used.
- m. Cyndi stated that there are now 13 chairs for yoga classes to be placed in the studio closet. Nancy stated that we will ask for more shelving to be added in the closet for equipment. She said we have enough mats for each class now. Mary stated that later we should consider buying thicker mats that can be used for all classes. The fitness studio is scheduled to re-open on August 26th.
- n. Nancy stated that there are 5 pool umbrellas, 2 chairs and 1 lounge chair in need of repair. Rolando will be asked to look into the cost of having these repaired, including pickup and return charges and proceed to get this handled if the pricing is reasonable.
- o. Lance suggested installing a permanent basketball hoop. He said that a ½ court would add value to our community. He suggested placing it at the back area of the big parking lot. Lance will look into quotes to have this done so it can be discussed by the Committee to develop next steps.
- p. Nancy suggested that the lap pool reservation system be monitored to see if it is being used properly by the members as there have been some complaints to Committee Members.
- q. Cyndi asked if we wanted the meeting time to be earlier in the future. The Committee agreed to 9am on the 3rd Wednesday of each month for our new fiscal year beginning in October.

Next Meeting and Adjournment:

Next meeting to be held Wednesday, September 17th, 2025 at 10am

Meeting adjourned at: 12:00 PM

Minutes submitted by: Shari Souza

**Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34275
Fitness/Pool Advisory Committee (FPAC)
Workshop Meeting Minutes – September 17, 2025**

Attending Members: Nancy Spokowski (Committee Chair), Shari Souza (Pool Area Lead)

CDD Liaison: Cyndi Sniezek **Vesta Representative:** Steven Giovanniello **Absent:** Lance Schilling (Fitness Gym Lead), Mary Taylor (Fitness Studio Lead)

Call to order: Quorum was not established so a workshop meeting was held instead. Nancy called the workshop meeting to order at 10:01 a.m.

Public Hearing: JoAnn Maus, resident, was present.

Workshop Discussion Items:

- a. On September 30th, a vendor will be arriving to pick up and repair five pool area umbrellas. Nick will meet with them. The vendor will also measure the two handicapped chair covers. The current covers do not fit well enough to keep them secure during winds.
- b. JoAnn Maus thanked the committee for the remodeled fitness room. She said the whole room really looks great now. She inquired if the empty weight rack in the closet could be moved out into the fitness studio. She stated that doing this would provide a place to put the weights when finished being used during classes. Otherwise, they are placed on the windowsills or on the floor. She also inquired if there will be a coat rack. Nancy replied, stating that a coat rack has come in and will be installed when the shelving unit that was ordered arrives. Also, there will be a bigger clock installed with a second hand on it and a small table for instructor items. She also stated that all the equipment has been inventoried by the Committee.
- c. Shari stated that the amenity pool has black mold growing around the edges and that the ladder handrails feel greasy. Cyndi noticed there is black mold growing in the lap pool as well. Steven responded that he will ask Nick and/or the Pool Maintenance Vendor to clean both areas in the pools.
- d. Shari asked for an update on the geothermal pool project. Cyndi stated that work on it started the day before this meeting. The permit has been received, and the repair should be completed this week. Once they hit the depth and confirm that the pump is running as it should, it will be completed.
- e. Shari shared that a member of the community asked her if the lap pool temperature will be lowered to 78 degrees this coming winter. Steven researched average temps for community pools in the State of Florida and stated that the amenity pool should be between 84 degrees to 88 degrees. Lap pools should be between 77 degrees to 82 degrees. Steven stated that pool temperatures are strictly up to our pool maintenance person to keep within these State of Florida ranges.
- f. Shari shared that a member of the community asked her if the Tiki Bar has a dress code in place. The member shared with her that a guest of another member wore a risque bikini while sitting at the tiki bar without a cover-up on. Shari was asked if cover-ups for women and tank tops or t-shirts should be worn for men at the Tiki Bar, if there is not a dress code for this currently in place. Cyndi and Nancy stated that the Tiki Bar is part of the pool deck, much like a swim up bar, which is why there are no plans to have a dress code established for that area.
- g. JoAnn Maus inquired about the Kill Switch repair status. Nancy stated the Kill Switch was requested to be repaired on the tread mill. The delay in completing the repair was due to the vendor waiting for parts.

- h. Nancy stated that the HVAC access latch in the Fitness Studio closet was repaired. The next step is to bleach the closet in order to clean out potential mold and mildew. This project can wait until the Hampton Golf regime is in place.
- i. Nancy stated that she will ask Jill if she has a spreadsheet of Fitness Studio renovation costs. If not, she will ask Becky in Accounting to create a spreadsheet with these costs.
- j. Steven stated that we need to be patient with the Vesta staff over the next couple weeks. He said he will be providing general oversight for the pool and fitness areas over the next couple of weeks.
- k. Steven was asked by Cyndi to prepare and send an e-mail to the fitness instructors stating that all Off-Season classes will remain in place for the time being. Also, the instructors should not make any changes. They must receive approval through management in order to make any changes going forward. Hampton Golf will be taking over on October 1st, so if any changes are made, approvals need to be obtained through them with the plan for the In-Season Class schedule to be rolled out starting November 1st.
- l. Nancy asked Steven who maintains the notebook with members who sign in for fitness classes. Stephanie and Yumi are the only two people who update Jonas. Yumi is the only fitness instructor who is a Vesta employee and Stephanie gave notice to resign. Nancy wanted to know who does this work because of the management change occurring soon and to ensure it continues. Steven said he is not sure. He said he would find out and let Cyndi know.
- m. JoAnn Maus stated that the print on the Fitness Class sign-up sheets is too small. She asked if it could be made bigger, so it is easier to read. Nancy said she would follow up on this with Hampton once they were in place.
- n. Nancy stated that the classes with consistently low attendance will be discussed with Hampton Golf. Steven was asked to send an e-mail to inform the members that the Fitness Class schedules will remain as is until further notice from Hampton Golf.
- o. Steven updated the Committee that Dave Manesco with Signature Blue will be managing the pool deck cleaning. He also said he is not sure if this is sub-contracted to another company.
- p. Nancy shared that the Hampton Joint Memo will be provided to Hampton Golf. They can use this information to help get them up to speed more quickly.
- q. Nancy stated that she will be attending the upcoming CDD meeting that Hampton Golf will also attend. She will give a high-level presentation regarding what we do as a Committee to help resolve fitness and pool issues.
- r. Nancy asked Steven if the fitness instructors are on ACH payment now or do they still receive physical checks. Steven said he would look into this and follow up with Cyndi.

Next Meeting and Adjournment:

Next meeting to be held Wednesday, October 15th, 2025, at 9am

Workshop Meeting adjourned at: 11:08 AM

Workshop Minutes submitted by: Shari Souza

Venetian River Club Facilities Committee (FC)
September 9, 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)
- Kelso Ballantyne (KB) (Vesta GM), Rolando Marquez (RM) (Facilities Supervisor)

Order of Business

- 1) **Meeting started at 3:00 pm.**
- 2) **Roll Call:** All members present. JH & RB approved to participate via cellular.
- 3) **Establish a quorum:** Per Charter rules, quorum established.
- 4) **Approval of previous minutes:** August 05, 2025, minutes approved.
- 5) **Public comment,** public comments, Nancy Spokowski, inquired regarding the pool piping & plumbing systems that were mentioned in the CDD meeting. Discussion updating ongoing issues and major future investment needed for piping, pumps, and pool equipment and estimated cost ranges.
- 6) **Public comments closed:**
- 7) **River Club GM & RO comments:** Discussed: Salamander (kitchen appliance) installation inspected; fire suppression and monitoring issues resolved via shelf + brackets solution for structural safety. Pantry prep table, mixer, and steamer replacements discussed; steamer solution is a single, large-capacity unit rather than more expensive double model. Hobart mixers deemed overbuilt for needs; Globe brand selected as sufficient and economically appropriate. Mold testing to occur across facility. Particularly kitchens and areas with historical leaks or signs of mildew. Repairs addressed for business center leak; door/roof vendor work completed and area to be sanitized. AC maintenance complete; a report pending with equipment lifespan estimates. Noted that the dining hall AC system had IR communication issues-future reports to include self-reset instructions. Proposals for future HVAC systems upgrades, including possible WiFi-based lockouts for thermostats and more integrated energy management. Carpet cleaning is to be scheduled (last date unknown), with concerns over soap residue and best practices.
- 8) **Vesta maintenance Updates & Vesta Report: (Rolando Marquez):**
 - Paver cleaning and sealing project was discussed; prior quotes did not cover entire area, so full scope will be scheduled (cleaning/sealing/adding sand and coordination with community and vendor needed).
 - Sealing to be pushed to mid-October due to budget constraints and scheduling; formal approval still needed.

- Various public area projects – monument painting, new signage, window treatments, and speed bump installations – tabled or tied to larger site/landscape redesigned or budget planning.
- 9) **Liaison (Rich Goodman) Comment:** Update of community issues presented.
- 10) **Fitness Room Report (Bob Crane):** Fitness room project completed.
- 11) **LaSala Workshop update (Bob Ruffato):** The LWC information gathering slowed by vacations, budgets, and management changes. Multiple concepts have been discussed (central bar concept favored for estimating and decision-making) with future plans dependent on board/community feedback. Larger considerations around timing with carpet, tile, hallway paint, and other capital reserve item replacements brought up – consensus is that logical sequencing is needed to avoid redundant or wasteful renovations. Discussion of funding for future projects, board considering loans as an alternative to large one-time assessments, which would spread costs over years for residents.
- 12) **Geo Thermal & A/C Units (Juliet Herman):** Tennis Court Watering System, extensive discussion of unusually high-water usage, especially for tennis courts vs. the rest of the club (2024 bill is much higher than previous years, possibly due to leaks/loss of expertise or mismanagement). Float adjustment and frequent monitoring have begun; proposals made to put individual meters on each court to isolate leakage – court 2 suspected of being particularly problematic. Vendor who built the courts to be contacted to access and possibly repair water delivery system below courts, particularly before clay is redone. Consideration to eventually move tennis watering to geothermal for better efficiency and cost management. Juliet to look into AC management system to control all Aqua's environments.
- 13) **Old Business:**
- a) Add pool fill and possibly Tennis to Geothermal well.
 - b) Next year's budget items.
- 14) **New Business:**
- Open Discussion by members.
- 15) **FAC Meeting Date 2025:** Tuesday November 4, 2025, December 02, 2025
- 16) **Motion to adjourn:** 16:04

Next Meeting Tuesday October 07, 2025, 3:00 PM

Meeting Closed at 4:04 PM.

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34275
Racquet Sports Advisory Committee (RSAC)
Meeting Minutes – September 8, 2025

Attending Members: Mark Faford (MF), Gary Wein (GW), Pat Carr (PC), and Joe Spallina (JS) phoned in to meeting
Cyndi Sniezek (CS), CDD Board Liaison; Sam Dejardin (SD), Tennis and Pickleball Director; Kelso Ballantyne
(KB), Vesta

Karen Wilson – absent

1. Call to Order: Meeting was called to order by MF at 2:03 p.m.
2. Establish Quorum: A quorum was established by MF.
3. A motion was made by GW to allow JS to participate and vote remotely by phone, PC seconded it. The motion was passed 3-0.
4. Approval of Minutes: A motion was made by GW to accept the August 11, 2025 Minutes and PC seconded it. The August 11, 2025 Minutes were approved 4-0.
5. Liaison Statement:
CS stated the River Club (RC) still has rights to Club Essentials until May 2026. This was confirmed by KB. KB received the email from the vendor. CS will work with Hampton Golf and KB to figure out the details to go back to Club Essentials instead of the Jonas System for our tennis reservations.

OLD BUSINESS:

1. Tennis Court Maintenance Project Update – KB received the signed contract on the Ritzman Tennis project this morning. MF reported the reconditioning of the tennis courts start the week of October 6, 2025. SD will send out an announcement notifying the community that all 6 tennis courts will be shut down the entire week. The concern is the 18 tons of clay purchased from a third party and will need to be unloaded on our newly paved parking lot.
2. Racquet Director's Report - Highlights from SD handout:
 - SD informed the committee people are climbing the fence when the pickleball courts are locked. New key locks were purchased to replace the combination locks on the gates. There are 5 keys distributed as follows: SD, Nick Nickolson (NN), Rolando Marquez (RM), security guard, and 1 key in the safe.
 - Security opens the pickleball gates in the morning. SD lets residents know when pickleball courts are closed via Team Reach.
 - SD is looking into having Rigley Tennis located in Punta Gorda come to the Venetian to demonstrate tennis and pickleball racquets.
 - SD spoke with Adam from Venice Golf and Country Club and Daniel from Courtside to start the Women's Jepvco in January and implementing a Pro Exhibition Match in October/November. Each club would have an opportunity of hosting the event. Admission would be free, but charge for food and drinks.
 - SD still concerned with the weeds and poison ivy outside the courts and a huge bush coming thru court 6. Appears the field manager has not fixed the problem. CS will reach out to Keith Livermore.

FINAL

- MF informed SD the negative emails he is receiving pertaining to the court maintenance and weekend coverage: no staff around, tennis courts were not groomed on Saturday, 9:30 a.m. residents were using a leaf blower to clear the pickleball courts themselves, garbage cans were full, shoe cleaner was full of dirt and debris, Sunday pickleball courts were not unlocked at 8:45 a.m., trash cans full by tennis shed, water and ice machine covered in green buildup.
- MF reminded SD that all courts on a dry day should be cleaned and groomed by 8 a.m. SD said he will reinforce what is expected to the tennis staff.
- NN stated on Saturdays he is here very early by himself. He needs to take care of issues inside the River Club and try to prepare all the courts alone. Finding he is not getting support from management to relieve this situation.
- JS mentioned to SD that all scheduled events for pickleball and tennis would be more valuable to the community if published before the start of each month.
- Summer schedule for pickleball will end September 30. SD will notify players on Team Reach .
- CS still waiting for the cost analysis from KB for taking the pickleball panels up and down. KB said he has that information in his office. SD said a pack of 100 tie wraps cost \$468 for the panels to be secured on the fence. It will take approximately 3 hours with 2 to 3 volunteers to take the panels down. It will take a full day and need 5 to 6 volunteers to put the panels back up. JS questioned it's mid-September and we do not have a hurricane plan for the pickleballs courts.

3. Status of Tennis and Pickleball Furniture:

- MF said KB has received quotes for the furniture totaling below \$23,000 and will be presented on September 22, 2025 to the CDD Board for approval to purchase.
- KB said the signs for the pickleball courts' hours are in the process of being updated.

NEW BUSINESS

1. Ball Machine and Tennis Shed Issues: MF informed the committee residents are leaving the ball machine out and not being put away for the night. Committee suggested when SD leaves @ 3:30 – 4:00 p.m. the ball machine should not be available for use temporarily until Hampton Golf starts October 1st and comes up with a better solution.
2. Updating Tennis Rule: The tennis staff has not permitted leagues or interclubs that involve non-residents, non-members playing on Venetian courts prior to 11:00 a.m. for several years. This practice is not in our Venetian Tennis rules. GW made a motion "No league and/or interclub tennis that include non-residents, non-members are permitted prior to 11 a.m., MF seconded it. Committee voted 4-0 in favor for this to be in our rules.
3. Updating Tennis Rule: Past practice tennis leagues or interclubs were not allowed to reserve more than 4 courts for play with outside groups during prime-time. This practice is not in our Venetian Tennis Rules. GW made a motion "No more than 4 courts are to be reserved for league and/or interclub tennis that include non-residents, non-members. MF seconded it. Committee voted 4-0 in favor for this to be in our rules.

PUBLIC COMMENT: Tim Carr commented when the pickleball courts are opened the locks on the fence should be removed so no one can lock the courts during the day but the staff. When we have interclub on our tennis courts, there should not be more visitors playing on our courts than RC residents. Questioned why are the tennis courts and pickleball courts not completely groomed by 8:00 a.m.? Why is Vesta Management not supplying the proper amount of staff to support the needs to get the courts ready in time? Why is the conversation every month about the same problems over and over again? On a Saturday morning the foot washing machine outside the tennis office was broken and tried to find staff to report it, no one was around to be found. Vesta is failing our community.

FINAL

NN: When everything goes smoothly he is able to have the tennis/pickleball courts ready for play for 8 a.m. A lot of mornings, RM and himself are not able to have all the courts ready for play due to inside responsibilities. GW said they are not getting the support they need from Vesta.

COMMITTEE MEMBER COMMENTS: MF suggested a rule be considered when outside tennis players come to our courts there should be equal number of Venetian players to guest players.

CS wants a list for the gatehouse with team names and captains we are expecting to come into our community on particular day.

JS expressed many concerns are made by our committee that needs to go back to management. Are these issues going back to Vesta and being resolved?

Next Meeting and Adjournment:

- Next meeting to be held on October 13, 2025 @ 2 p.m.
- Meeting adjourned at 3:49 p.m. Minutes submitted by Pat Carr, Secretary for this meeting.

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34272
Social & Dining Advisory Committee
Meeting Minutes-September 9, 2025

Attending Members: Linda Cautero, Livvy Faford, Sarah Quinn, Darlene Schimberg and Ginny Keller (via phone). River Club Management attending were Kelso Ballantyne, Stephanie Huntoon, Bryan Mattson and Josh Vignolini. CDD Liaison Jill Pozarek was also present.

Call to order: Darlene Schimberg, Chairman, called the meeting to order at 10:04 AM.

A quorum was established. Minutes of the August 13 meeting were approved as amended.

Public Comment: None

Discussion Items:

Management Report from Vesta:

- A. Per Kelso we are still under contract with Club Essentials and paying for usage until May of 2026. We may incorporate them back into our system especially for tennis which Jonas does not seem to be supporting. However, it seems we are now receiving confirmations for dining reservations and tennis reservations.
- B. Marketing flyers for December were presented by Stephanie. There needs to be some corrections made before posting on October 1.
- C. Toys for Tots need drop off bins for toy donations in early November. Staff will contact them. Christmas decorations need to be up by this luncheon 12/3.
- D. Holiday Dance is \$75 per person. Staff to look at decreasing the cost.
- E. New Year's Eve will offer inside dining by reservation time only. At time of reservation the entrée choice will need to be made. Guitar background music for duration of reservations. Outside there will be a casual buffet of fun foods, games and music by Ramona.
- F. Discussion regarding a surcharge for special events when there is no paid reservation.
- G. International Cooking Demo on September 9 was postponed until September 16 due to Chef's illness.
- H. Chef plans to do more lunch specials. Chicken Parm sandwich was a sellout as a special. Chef commented that specials at breakfast do not work off season.
- I. Newsletters are up to date and will be current in the future.
- J. Received complaints regarding Line Dance event regarding room temperature and menu was not appropriate for a ladies' night event.
- K. All updates for menus are being "held hostage" by Vesta who has the original updates on their programming.
- L. Sunday Brunch will be the first Sunday of the month October-April.

Committee Comments:

- A. Tiki menus need to be updated with consistent fun look and remove the entrée section and desserts from dining room menus. Kelso will reach out to Vesta again or see if Stephanie can rework them.
- B. Line Dancing was a fun event but had hiccups. Bridget Phillips is a fabulous entertainer with dancing instruction and vocals. Suggested that ALL reservations going forward inside or outside have reserved seating.
- C. Cooking Demos are far too underpriced. Popular restaurants in the area such as Barbosa charge \$160 per person for food and \$60 per person for the wine. Kelso said he went through

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34272
Social & Dining Advisory Committee
Meeting Minutes-September 9, 2025

too much wine and future demos will be priced accordingly. Also, wine for purchase should be offered to those attending.

- D. The new dining hours initiated by management need to be addressed. Stopping food service at 7:00 PM on Wednesday evenings one of the busiest dinner service nights does not make sense. There are other ways to cut labor costs and they need to be investigated. Jill said that the CDD should be consulted on the hours of operation at the RC.
- E. Should guests be attending member events at the same price as residents or should there be an increased price for guests? Management will discuss.

Old Business:

- A. After September the Cooking Demos will be on hold until possibly January when Hampton can assess them.
- B. To date Trivia Night on 9/20 has 46 reservations.
- C. Dueling Pianos is capped at 125 reservations. No more should be added since this is a plated dinner.
- D. Robert & Wolfie count was 60 attendees.
- E. Halloween (at 13) and Masquerade (at 27) events still have low reservations but still early. More marketing will be needed to promote these events.
- F. Games Policy needs to be reviewed, discussed and presented to the CDD and Hampton. SDC should send their comments to Darlene.

New Business:

- A. Margaritaville with License to Chill band planned on pool deck for Friday, March 27. Josh to confirm that it will be a Friday instead of Saturday due to the entertainment's schedule.
- B. Discussion on the need for background type music for some club events, such as St Patrick's Day Dinner. Josh recommended Hampton uses Spotify Premium available for these such events. Keith, our Pool Attendant, currently has Spotify Premium too but a F & B Manager should have it and can make appropriate play lists such as a Celtic playlist for St Patrick's Day.
- C. We need to secure entertainment for Valentine's Day.
- D. Thanksgiving weekend hours were discussed. On Wednesday, 11/26 ONLY the tiki bar will be operating from 11:00 AM to 7:00 PM. Dining room is closed. To go orders will be available. Friday, 11/28 business as usual. Saturday, business as usual with entertainment at tiki bar and tiki menu for purchase.
- E. Residents organizing a Holiday Golf Cart Parade (Friday, 12/12). Residents should coordinate with management regarding keeping tiki open for participants after parade for drinks and bites for purchase.
- F. Josh to get pricing from resident Ron Digiovine who is scheduled for the Ugly Sweater Holiday Happy Hour December 1 for 2 hours.
- G. Christmas holiday hours to be further discussed.
- H. Committee members where terms are ending yearend 2025 should send their intent to remain to Belinda at Rizzetta but also advise Darlene and Jill.

**Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34272
Social & Dining Advisory Committee
Meeting Minutes-September 9, 2025**

- I. The SDC all wished Josh Vignolini well in his future endeavors and thanked him for his years of service at the VGRC and especially supporting us the last several months.

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34272
Social & Dining Advisory Committee
Meeting Minutes-September 9, 2025

Liaison Report:

- A. Credit card usage for ala carte dining to be discussed at future BoS meetings and with Hampton.
There is a consideration of a 2.5% convenience charge for credit card usage.
- B. Hampton Golf will officially be on board as of October 1, 2025.
- C. LaSala Work Group have been working with the architect to address and the CDD concerns and will ask Hampton Golf to review the plans.

Next Meeting and Adjournment:

Next meeting on October 8, 2025 at 10:00 AM.
Meeting adjourned at 12:20 PM.

Minutes submitted by Livvy Faford