



Rizzetta & Company

Venetian Community Development District

Board of Supervisors' Meeting December 8, 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

December 02, 2025

Board of Supervisors Venetian Community Development District

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Venetian Community Development District will be held on **Monday, December 08, 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
 - B. District Engineer
 - C. District Counsel
 - D. River Club
 - E. Field Manager
 - F. District Manager
6. **BUSINESS ITEMS**
 - A. Discussion and Consideration of Entry and Main Road Proposal
 - B. Continued Public Hearing to Consider the Adoption of Amending the District's Rules for Use of River Club Facilities..... Tab 1
 1. Consideration of Resolution 2026-02, Amending the District's Rules for Use of the River Club Facilities
 - C. Discussion Regarding Fence Estimates for Laurel Road, West of Veneto Blvd.
 - D. Discussion and Review of Community Access SOP and Member Application..... Tab 2
 - E. Discussion and Consideration of Storm Smart Proposal..... Tab 3
 - F. Discussion Regarding the Monetary Threshold for Disbursement of Funds Without Prior Board Approval Tab 4
 - G. Consideration of 2026 Club Insights Proposal..... Tab 5
 - H. Appointment of Advisory Committee Members for 2026
 - I. Discussion Regarding next steps for the La Sala Project

- J. Discussion Regarding Vesta and process forward
- K. Discussion Regarding Potential Conflict of Interest/Appearance
of Impropriety for Golf Club Members Supervisor
Recusing Themselves
- L. Discussion Regarding River Club "Member Only"
Accessible Property
- M. Consideration of Metro PSI Proposal Tab 6**
- 7. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors'
Meeting Held on November 10, 2025 Tab 7
- 8. CONSENT ITEMS**
 - A. Acceptance of Advisory Committee Meeting Minutes..... Tab 8
 - 1. Landscape Advisory Committee Meeting
Minutes of May 17, September 15 and
October 20, 2025
 - 2. Racquet Sports Advisory Committee Meeting
Minutes of October 13, 2025
 - 3. Social & Dining Advisory Committee Meeting
Minutes of October 08, 2025
 - 4. Fitness & Pool Advisory Committee Meeting
Minutes of October 15, 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

RESOLUTION 2026-02

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 continued public hearing on November 10, 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 continued 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 10th day of November, 2025.

ATTEST:

**VENETIAN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: Amended River Club Rules and Regulations

Exhibit A

Amended River Club Rules and Regulations



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. 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.
3. All 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 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

Credit Card – 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.

4. Delinquent accounts (define by # of days?) 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.
5. In the event a Member's account remains unpaid for a period of thirty (30) 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, require the addition of a credit card on file, or suspend the Member's charge and / or user privileges in total.
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.
7. The River Club Owner may for any or no reason require any and all Members to post a security deposit or have a credit card on file, in the amount determined by the River Club Owner, to cover Members' River Club Charges.
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.
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.
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, at their request, may be issued a temporary Member identification access card, and corresponding temporary account number for the purpose of accessing River Club amenities. In order to have a temporary Member identification card issued, Renters must have a credit card on file to cover dining or other charges at the River Club. Renters may also pay for dining charges at point of sale by using a credit card. 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. In the event 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. Does the rental agreement need to mention RC charges / credit card on file required?

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.
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.

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

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.

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)
10. The teaching court must be released three (3) days in advance of play time if no lesson or clinic is booked. Does this need to be amended?

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.

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.

Up to four (4) tennis courts may be reserved for league and/or interclub tennis events that include non-members. Courts for this purpose must be reserved by tennis staff or River Club management. If additional courts are desired, a member is responsible to reserve the additional courts under standard court booking rules.

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 River Club account number will be established for such personnel.
-

RIVER CLUB FEE SCHEDULE

Non-Resident River Club Membership Fee	\$3,450 annually
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
Locker Rental	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

Tennis Lessons – to be amended?

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)	
<p>Group Classes require a minimum number of participants. If minimum number not met, class will be rescheduled in order to fill.</p> <p>Min of 4 participants required \$20 per hour, per person, per class</p> <p>Min of 6 participants required \$15 per hour, per person, per class (Periodic Specialty Classes, ie: Triples Cardio requires 6 min/max participants)</p> <p>Min of 8 participants required \$15 per hour, per person, per class (Periodic Specialty Class Offer, requires min of 8 participants)</p>	
Tennis Camp [Adult]	<p>Min of 4 participants required</p> <p>\$20 per hour x # of camp hours per day, per person</p> <p>(Total based on camp duration package)</p> <p>Drop-In Rate (per participant)</p> <p>\$25 per hour x # of camp hours that day, per person (Based on Drop-Ins)</p>
Tennis CAMP (Specialty)	<p>Min of (tbd) participants</p> <p>\$tba per hour x # of camp hours per day, per person</p> <p>(Total based on camp duration package)</p> <p>Drop-In Rate (per participant)</p> <p>\$tba per hour x # of camp hours that day, per person (Based on Drop-Ins)</p>

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.

Tab 2

Venetian Community Development District (VCDD)

Standard Operating Procedure (SOP) For Community (RFID) and Amenities Access

Effective January 1, 2026

I. Purpose

The purpose of this SOP is to document the process for providing community gate access tags (RFID) and River Club amenities access cards to:

1. Resident Members
2. Nonresident Members
3. Lessees
4. Nonresident Venetian Golf Club Members (RFID only)
5. Permanent Employees of the Golf Club and River Club (RFID only)

It is the responsibility of the Field Office to adhere to this SOP. Properly maintaining an accurate resident database is paramount to the control of community access.

II. Background

The VCDD uses the TekWave Software System provided by Universal Access Inc. for

1. vehicle entry via RFID tags, and
2. access to certain amenities via printed ID cards.

The key that links all control is the property address and the primary homeowner (Host). The primary homeowner is defined as the main owner or Trustee of the property. There can be only one primary owner. Some members of the community own multiple properties. A multiple property owner is still the primary Host to each address and needs to fill out a registration for **each** property. All Lessees would then be listed as Tenants under "Family." This is true for both short and long term leases.

One member of the household can provide valid residency identification for all members; however, only validated members aged 15 and older will be provided new Access Cards.

Proof of residency can include such items as: a Driver's License, vehicle registration, voter registration card, property deed, mortgage papers, lease agreements, utility bills and student ID's from local schools that show the Members and their Venetian Address. Also check Sarasota County tax page. There will be no exceptions to this requirement.

In the spring of 2025, all RFID and amenities access cards were deactivated and a new verification process was completed. This established a clean database and an accurate starting point for the new system.

III. Issuance of RFID tags

RFID tags are issued by the CDD Field Office located at the River Club. Vehicle information must be updated for **every** vehicle that has an RFID tag. Enter required information from Member's vehicle registration(s), verifying the vehicle registration matches the owners name and plate. These may be out of state so the address on the registration may differ from the Venetian address.

The RFID tag is adhered under the passenger side mirror and must be placed there by the CDD Field Office, never given out directly to the owner.

1. Replacement RFID tags

When an issued tag is being replaced for any reason:

- a. Deactivate the old tag
- b. Remove old vehicle information (if being replaced)
- c. Add new vehicle information
- d. Verify vehicle registration and owner ID, address
- e. Add new tag number
- f. Adhere the new tag to vehicles to assure integrity of process

2. New RFID tag requests

All requestors complete the Member Application Form (attached) as applicable.

A. New Primary Homeowners

- a. Verify address and proof of residency
- b. Deactivate/remove all former Resident Members (except Lessees if new owners are continuing to lease to same)
- c. Input new Resident Members and vehicle information per Member Form
- d. Verify vehicle registration(s) and owner ID, address, plate number
- e. Add new tag number(s)
- f. Adhere the new tag(s) to vehicle(s) to assure integrity of process (never just hand out tags)

B. New Lessees

- a. Confirm that lease is registered with POA office
- b. Verify address
- c. Confirm that all lease transfer fees have been paid (POA and River Club)
- d. Delete old lessees
- e. Deactivate all old tag numbers of lessees
- f. Input new Tenant Members, vehicle information and lease beginning and end dates
- g. Verify vehicle registration(s) and owner ID, address, plate number
- h. Add new tag number(s) with expiration coordinating with Lease end date
- i. Adhere the new tag(s) to vehicle(s) to assure integrity of process

C. Non-Resident Members and Permanent Employees (River and Golf Club)

- a. Verify membership or employment with River Club or Golf Club as appropriate
- b. Delete/deactivate old employee information and tag as appropriate
- c. Verify vehicle registration(s) and owner ID, address, plate number
- d. Add new tag number(s)
- e. Adhere the new tag(s) to vehicle(s) to assure integrity of process
- f. Each December, obtain from Golf Club General Manager all changes in Non-Resident Members and Employees and delete those no longer at the Club

IV. Issuance of Amenities Access Cards

All requestors complete the Member Application Form. Amenities Access Cards are issued by the CDD Field Office or the River Club Membership Services Office. The Assumption of Risk Waiver and Release of Liability form must be signed before Access Cards are provided. This should be signed by the primary owner (or by Lessees if primary owner is not living at the Venetian).

This Waiver is a requirement for receiving Amenities Access Cards.

A. Replacement Cards

- a. Deactivate old card number
- b. Verify address, name, ID
- c. Issue and activate new card

- d. For lost cards, residents have a four card limit, after which there is a \$10 replacement card fee (notify River Club management to process the charge)
- B. Additional Card, existing household
 - a. Verify address, proof of residency of new member
 - b. Add Resident Member to the system
 - c. Issue and activate new card
- C. New Primary Homeowner
 - a. Verify address, proof of residency of all Resident Members (if not done per above)
 - b. Delete old Resident Members at this address and deactivate cards
 - c. New Members need to obtain a new member River Club ID from the Management Office
 - d. Add new Resident Members
 - e. Issue and activate new cards to each Member >15 years old matching to the Member ID number
- D. New Lessee
 - a. Confirm lease is registered with POA if not done above
 - b. Confirm lease transfer fees have been paid (POA and River Club)
 - c. Delete old lease information and add new Tenants, start and end dates
 - d. New Lessees need to obtain a Tenant ("T") member number from the River Club Management Office
 - e. Issue cards to Tenants >15 years old matching to the Tenant member number with expiration date coordinating with Lease end date
 - f. Deactivate Primary Homeowner at this address
- E. Guests
 - a. Only issue guest passes directly to Resident Members, never to any others
 - b. Guest passes must be associated with the resident members home address, be entered as a guest pass, and have an expiration date within 21 days for system deactivation
 - c. Do not create a family member in the resident profile. These are "guest" passes only
 - d. No permanent guest passes are ever allowed
 - e. Issue and activate temporary guest pass
 - f. Direct the Resident to return the card(s)
 - g. Delete the returned card from the residents account



MEMBERSHIP APPLICATION AND AGREEMENT

Venetian River Club
502 Veneto Blvd.
N. Venice, FL 34275

Member #

Resident Information

Owner: _____ Phone: _____ Email: _____ Card # _____

List any additional Residents below:

2: _____ Phone: _____ Email: _____ Card # _____

3: _____ Phone: _____ Email: _____ Card # _____

4: _____ Phone: _____ Email: _____ Card # _____

5: _____ Phone: _____ Email: _____ Card # _____

6: _____ Phone: _____ Email: _____ Card # _____

Address: _____ North Venice FL, 34275

Are you a new owner? YES ☐ NO ☐ Purchased from: _____

Are you a new tenant? YES ☐ NO ☐ Renting from: _____

Are you a returning tenant? YES ☐ NO ☐ Term of Lease: _____

Vehicle Information

Vehicle 1:

Make: _____ Model: _____ Year: _____ Color: _____ Plate #: _____ RFID Tag # _____

Vehicle 2:

Make: _____ Model: _____ Year: _____ Color: _____ Plate #: _____ RFID Tag # _____

Vehicle 3:

Make: _____ Model: _____ Year: _____ Color: _____ Plate #: _____ RFID Tag # _____

Vehicle 4:

Make: _____ Model: _____ Year: _____ Color: _____ Plate #: _____ RFID Tag # _____

ASSUMPTION OF RISK WAIVER AND RELEASE OF LIABILITY

The facilities and activities offered at the River Club located at the Venetian Golf & River Club (hereinafter the "River Club") have been designed and established to provide beneficial exercise and social interaction without compromising the health or safety of the people who utilize the facilities or participate in any activities. The undersigned acknowledges that there exist inherent risks of injury in connection with the use of any exercise equipment and participation in any exercise program or other activities at the River Club.

In consideration of the River Club's agreement to permit the undersigned and the undersigned's guests and family to utilize the River Club's fitness equipment and related facilities and/or participate in River Club activities, for the undersigned and the undersigned's guests and family who utilize the River Club, the undersigned hereby knowingly and voluntarily assumes the risks, both known and unknown, inherent in the use of the River Club facilities and participation in the River Club's programs, including, without limitation, injury to bones, muscles, joints, fainting, abnormal blood pressure, heat stress, disorders of heart rhythm, heart attack, stroke, permanent disability or death.

The undersigned, for the undersigned and the undersigned's guests and family, agrees to release, indemnify, defend and hold harmless the Venetian CDD, Vesta Property Services, Inc., their affiliates, successors and assigns, their respective shareholders, members, partner, officers, directors, attorneys, agents, employees and any persons or entities related to the foregoing (hereinafter the "Indemnified Parties"), to the full extent permitted by law, from and against any and all claims, suits, actions, causes of action, losses, liabilities, damages, including, without limitation, any personal injury, loss of life or damage to property, whether direct, indirect or consequential as a result of or in any way related to the use of the River Club facilities by the undersigned and the undersigned's family and guests (or the use of the River Club or participation in any program or activity by any child, houseguest, licensee, lessee or other guest or invitee of the undersigned) or otherwise resulting from or arising out of the participation of the undersigned or a child, houseguest, licensee, lessee or other guest or invitee of the undersigned in the activities or operations of such River Club facilities including, but not limited to, the River Club fitness center. For such participation, this provision shall include an obligation to indemnify the Indemnified Parties for, from and against all costs, expenses, court costs, counsel fees, para-professional fees (including, but not limited to, all trial, appellate and bankruptcy levels and whether or not suit be instituted), expenses and liabilities incurred or rising from any such claim, the investigation thereof, or the defense of any action or proceedings brought thereon, and from and against any orders, judgments or decrees which may be entered relating thereto. Usage of the facilities for individuals ages 14 and under requires an adult at least 18 years of age in compliance with the River Club Rules and Regulations to be present while the facility is being used. The undersigned acknowledges that the undersigned has had an opportunity to ask questions. Any questions the undersigned has asked have been answered to the undersigned's complete satisfaction.

The undersigned has read this Agreement, fully understands its terms, acknowledges, and understands the risks set forth herein and knowingly agrees to assume and accept full responsibility for such risks. If any portion of this Agreement is held to be invalid, the balance, notwithstanding, shall continue in full force and effect.

Signature

Date: _____

Printed Name

ACKNOWLEDGEMENT

Resident member/users and Non-Resident members/users and Renters acknowledge receipt of Venetian River Club Rules and Regulations, have read and understand them and agree on his/her behalf and behalf of family and guests to be bound by the terms and conditions thereof, as they may be amended from time to time by the River Club. The forgoing individuals further acknowledge that they are not relying on any oral representations in acquiring privileges in the River Club for him/herself or their family and/or guests.

Signature

Date

Tab 3



Proposal #72360

Venetian Golf & River Club

502 Veneto Blvd

Nokomis, FL 34275

11/21/2025



STORM SMART INDUSTRIES • StormSmart.com
FORT MYERS • NAPLES • NORTH PORT • LAKE WORTH • BRADENTON



Proposal Date: 11/21/2025

License # CGC1519801

Homeowner Information:

Venetian Golf & River Club
andrewkail@venetianriverclub.com
518-852-9561

Sales Representative Information:

Jon Janusch
jjanusch@stormsmart.com
239-791-1827

Jobsite Address:

502 Veneto Blvd
Nokomis, FL 34275

Project Total: \$127,994.12, Deposit: \$63,997.06
(including fees)

Additional Notes / Summary:

*****Suggest a visit with our design/engineering staff prior to moving forward if the project is within your budgetary parameters*****

Includes installation, electrical work (if needed) permitting, HOA submittal assistance, if needed.

Florida state sales tax and county surtax is included in the price of items considered personal property.
Please be advised that effective 4/1/2025, there will be a 3% charge for payments billed to credit cards. This is the amount that Storm Smart is charged for each payment we process.

Delivery estimates below are contingent on payment of deposit

Approximate Delivery for just shutters, screens and panels: 7-10 weeks. Approximate Delivery for just windows and doors: 14-16 weeks. Approximate Delivery for Bahama shutters and colonial shutters: 14-16 weeks. Approximate Delivery for combination projects: 10-20 weeks

Quote is honored for 30 days.

Product Summary

Opening Number	Line Item Name	Product Type Name	Buck Width (inches)	Buck Height (inches)	Manual or Motorized System	Price after all discounts
1	Dining Area Screen	Rolldown Screen	133	96	Motorized	\$6,455.20
2	Dining Area Screen	Rolldown Screen	80	137	Motorized	\$7,126.04
3	Dining Area Screen	Rolldown Screen	92	142	Motorized	\$7,346.20
4	Dining Area Screen	Rolldown Screen	92	142	Motorized	\$7,346.20
5	Dining Area Screen	Rolldown Screen	92	142	Motorized	\$7,346.20
6	Dining Area Screen	Rolldown Screen	92	142	Motorized	\$7,346.20
7	Dining Area Screen	Rolldown Screen	92	142	Motorized	\$7,346.20
8	Dining Area Screen	Rolldown Screen	31	96	Motorized	\$5,478.17
9	Dining Area Screen	Rolldown Screen	74	96	Motorized	\$5,789.32
10	Dining Area Screen	Rolldown Screen	89	96	Motorized	\$6,060.07
11	Dining Area Screen	Rolldown Screen	78	96	Motorized	\$5,861.52
12	Dining Area Screen	Rolldown Screen	102	96	Motorized	\$6,334.62
13	Dining Area Screen	Rolldown Screen	102	96	Motorized	\$6,334.62
14	Dining Area Screen	Rolldown Screen	102	96	Motorized	\$6,334.62

Opening Number	Line Item Name	Product Type Name	Buck Width (inches)	Buck Height (inches)	Manual or Motorized System	Price after all discounts
15	Dining Area Screen	Rolldown Screen	100	96	Motorized	\$6,279.52
16	Dining Area Screen	Rolldown Screen	100	96	Motorized	\$6,279.52
17	Dining Area Screen	Rolldown Screen	100	96	Motorized	\$6,279.52
18	Dining Area Screen	Rolldown Screen	100	96	Motorized	\$6,279.52
19	Dining Area Screen	Rolldown Screen	124	96	Motorized	\$6,642.88



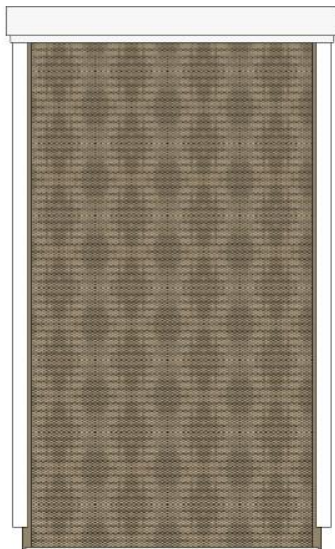
Rolldown Screen

Dining Area Screen

1 x \$6,455.20

Options

Description:	<i>Rolldown Screen</i>
Opening Number:	<i>1</i>
Buck Width (inches):	<i>133</i>
Buck Height (inches):	<i>96</i>
Hood Location:	<i>Above Opening</i>
Screen Type:	<i>Storm Catcher</i>
Manual or Motorized System:	<i>Motorized</i>
Motor Override:	<i>Yes</i>
Mount Location:	<i>Outside</i>
Left Structure Out:	<i>Tier 1</i>
Left Structure In:	<i>Tier 3</i>
Right Structure In:	<i>Tier 2</i>
Mullion Post Needed:	<i>Yes</i>
Screen Color:	<i>Brown</i>
Luff Tape Color:	<i>Brown</i>
Track Color:	<i>White</i>
Rolldown Hood Color:	<i>White</i>
Bottom Bar Color:	<i>White</i>



Rolldown Screen

Dining Area Screen

1 x \$7,126.04

Options

Description:	<i>Rolldown Screen</i>
Opening Number:	<i>2</i>
Buck Width (inches):	<i>80</i>
Buck Height (inches):	<i>137</i>
Hood Location:	<i>As High as Possible</i>
Screen Type:	<i>Storm Catcher</i>
Manual or Motorized System:	<i>Motorized</i>
Motor Override:	<i>Yes</i>
Mount Location:	<i>Under</i>
Which Way is the Hood Facing?:	<i>Outside</i>
Left Structure Out:	<i>Tier 1</i>
Left Structure In:	<i>Tier 3</i>
Right Structure Out:	<i>Tier 1</i>
Right Structure In:	<i>Tier 3</i>
Standard Notch:	<i>4</i>

Mullion Post Needed:	Yes
Screen Color:	Brown
Luff Tape Color:	Brown
Track Color:	White
Rolldown Hood Color:	White
Bottom Bar Color:	White



Rolldown Screen

Dining Area Screen

1 x \$7,346.20

Options

Description:	Rolldown Screen
Opening Number:	3
Buck Width (inches):	92
Buck Height (inches):	142
Hood Location:	Above Opening
Screen Type:	Storm Catcher
Manual or Motorized System:	Motorized
Motor Override:	Yes
Mount Location:	Outside
Left Structure Out:	Tier 3
Right Structure Out:	Tier 3
Standard Notch:	4
Mullion Post Needed:	Yes
Screen Color:	Brown
Luff Tape Color:	Brown
Track Color:	White
Rolldown Hood Color:	White
Bottom Bar Color:	White

Dining Area Screen

1 x \$7,346.20

Options

Description:	Rolldown Screen
Opening Number:	4
Buck Width (inches):	92
Buck Height (inches):	142
Hood Location:	Above Opening
Screen Type:	Storm Catcher
Manual or Motorized System:	Motorized



Rolldown Screen

Motor Override:	Yes
Mount Location:	Outside
Left Structure Out:	Tier 3
Right Structure Out:	Tier 3
Standard Notch:	4
Mullion Post Needed:	Yes
Screen Color:	Brown
Luff Tape Color:	Brown
Track Color:	White
Rolldown Hood Color:	White
Bottom Bar Color:	White



Rolldown Screen

Dining Area Screen

1 x \$7,346.20

Options

Description:	Rolldown Screen
Opening Number:	5
Buck Width (inches):	92
Buck Height (inches):	142
Hood Location:	Above Opening
Screen Type:	Storm Catcher
Manual or Motorized System:	Motorized
Motor Override:	Yes
Mount Location:	Outside
Left Structure Out:	Tier 3
Right Structure Out:	Tier 3
Standard Notch:	4
Mullion Post Needed:	Yes
Screen Color:	Brown
Luff Tape Color:	Brown
Track Color:	White
Rolldown Hood Color:	White
Bottom Bar Color:	White



Rolldown Screen

Dining Area Screen

1 x \$7,346.20

Options

Description:	<i>Rolldown Screen</i>
Opening Number:	<i>6</i>
Buck Width (inches):	<i>92</i>
Buck Height (inches):	<i>142</i>
Hood Location:	<i>Above Opening</i>
Screen Type:	<i>Storm Catcher</i>
Manual or Motorized System:	<i>Motorized</i>
Motor Override:	<i>Yes</i>
Mount Location:	<i>Outside</i>
Left Structure Out:	<i>Tier 3</i>
Right Structure Out:	<i>Tier 3</i>
Standard Notch:	<i>4</i>
Mullion Post Needed:	<i>Yes</i>
Screen Color:	<i>Brown</i>
Luff Tape Color:	<i>Brown</i>
Track Color:	<i>White</i>
Rolldown Hood Color:	<i>White</i>
Bottom Bar Color:	<i>White</i>



Rolldown Screen

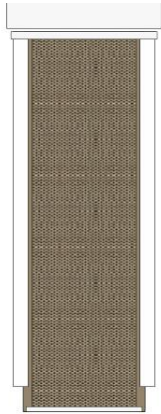
Dining Area Screen

1 x \$7,346.20

Options

Description:	<i>Rolldown Screen</i>
Opening Number:	<i>7</i>
Buck Width (inches):	<i>92</i>
Buck Height (inches):	<i>142</i>
Hood Location:	<i>Above Opening</i>
Screen Type:	<i>Storm Catcher</i>
Manual or Motorized System:	<i>Motorized</i>
Motor Override:	<i>Yes</i>
Mount Location:	<i>Outside</i>
Left Structure Out:	<i>Tier 3</i>
Right Structure Out:	<i>Tier 3</i>
Standard Notch:	<i>4</i>
Mullion Post Needed:	<i>Yes</i>
Screen Color:	<i>Brown</i>
Luff Tape Color:	<i>Brown</i>

Track Color:	White
Rolldown Hood Color:	White
Bottom Bar Color:	White



Rolldown Screen

Dining Area Screen

1 x \$5,478.17

Options

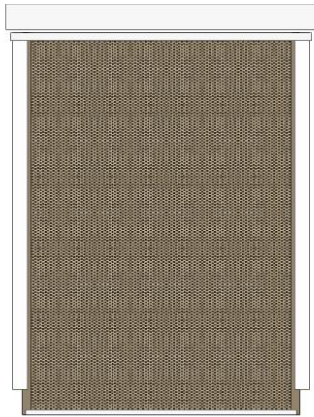
Description:	<i>Rolldown Screen</i>
Opening Number:	8
Buck Width (inches):	31
Buck Height (inches):	96
Hood Location:	<i>Above Opening</i>
Screen Type:	<i>Storm Catcher</i>
Manual or Motorized System:	<i>Motorized</i>
Motor Override:	Yes
Mount Location:	<i>Outside</i>
Left Structure Out:	<i>Tier 3</i>
Right Structure Out:	<i>Tier 3</i>
Standard Notch:	4
Mullion Post Needed:	Yes
Will an Enclosure Be Modified?:	Yes
Will an Enclosure Need to Be Re-Screened?:	Yes
Screen Color:	<i>Brown</i>
Luff Tape Color:	<i>Brown</i>
Track Color:	White
Rolldown Hood Color:	White
Bottom Bar Color:	White

Dining Area Screen

1 x \$5,789.32

Options

Description:	<i>Rolldown Screen</i>
Opening Number:	9
Buck Width (inches):	74
Buck Height (inches):	96
Hood Location:	<i>Above Opening</i>
Screen Type:	<i>Storm Catcher</i>
Manual or Motorized System:	<i>Motorized</i>



Rolldown Screen

Motor Override:	Yes
Mount Location:	Outside
Left Structure Out:	Tier 3
Right Structure Out:	Tier 3
Standard Notch:	4
Mullion Post Needed:	Yes
Screen Color:	Brown
Luff Tape Color:	Brown
Track Color:	White
Rolldown Hood Color:	White
Bottom Bar Color:	White



Rolldown Screen

Dining Area Screen

1 x \$6,060.07

Options

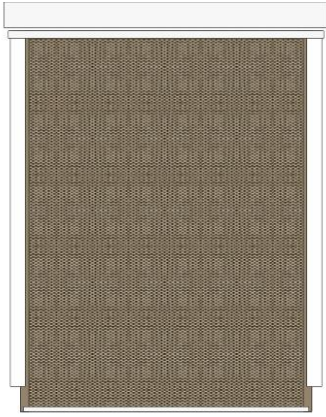
Description:	Rolldown Screen
Opening Number:	10
Buck Width (inches):	89
Buck Height (inches):	96
Hood Location:	Above Opening
Screen Type:	Storm Catcher
Manual or Motorized System:	Motorized
Motor Override:	Yes
Mount Location:	Outside
Left Structure Out:	Tier 3
Right Structure Out:	Tier 3
Standard Notch:	4
Mullion Post Needed:	Yes
Screen Color:	Brown
Luff Tape Color:	Brown
Track Color:	White
Rolldown Hood Color:	White
Bottom Bar Color:	White

Dining Area Screen

1 x \$5,861.52

Options

Description:	Rolldown Screen
Opening Number:	11



Rolldown Screen

Buck Width (inches):	78
Buck Height (inches):	96
Hood Location:	Above Opening
Screen Type:	Storm Catcher
Manual or Motorized System:	Motorized
Motor Override:	Yes
Mount Location:	Outside
Left Structure Out:	Tier 3
Right Structure Out:	Tier 3
Standard Notch:	4
Mullion Post Needed:	Yes
Screen Color:	Brown
Luff Tape Color:	Brown
Track Color:	White
Rolldown Hood Color:	White
Bottom Bar Color:	White



Rolldown Screen

Dining Area Screen

1 x \$6,334.62

Options

Description:	<i>Rolldown Screen</i>
Opening Number:	<i>12</i>
Buck Width (inches):	<i>102</i>
Buck Height (inches):	<i>96</i>
Hood Location:	<i>Above Opening</i>
Screen Type:	<i>Storm Catcher</i>
Manual or Motorized System:	<i>Motorized</i>
Motor Override:	<i>Yes</i>
Mount Location:	<i>Outside</i>
Left Structure Out:	<i>Tier 3</i>
Right Structure Out:	<i>Tier 3</i>
Standard Notch:	<i>4</i>
Mullion Post Needed:	<i>Yes</i>
Screen Color:	<i>Brown</i>
Luff Tape Color:	<i>Brown</i>
Track Color:	<i>White</i>
Rolldown Hood Color:	<i>White</i>
Bottom Bar Color:	<i>White</i>



Rolldown Screen

Dining Area Screen

1 x \$6,334.62

Options

Description:	<i>Rolldown Screen</i>
Opening Number:	<i>13</i>
Buck Width (inches):	<i>102</i>
Buck Height (inches):	<i>96</i>
Hood Location:	<i>Above Opening</i>
Screen Type:	<i>Storm Catcher</i>
Manual or Motorized System:	<i>Motorized</i>
Motor Override:	<i>Yes</i>
Mount Location:	<i>Outside</i>
Left Structure Out:	<i>Tier 3</i>
Right Structure Out:	<i>Tier 3</i>
Standard Notch:	<i>4</i>
Mullion Post Needed:	<i>Yes</i>
Screen Color:	<i>Brown</i>
Luff Tape Color:	<i>Brown</i>

Track Color:	White
Rolldown Hood Color:	White
Bottom Bar Color:	White



Rolldown Screen

Dining Area Screen1 x \$6,334.62

Options

Description:	Rolldown Screen
Opening Number:	14
Buck Width (inches):	102
Buck Height (inches):	96
Hood Location:	Above Opening
Screen Type:	Storm Catcher
Manual or Motorized System:	Motorized
Motor Override:	Yes
Mount Location:	Outside
Left Structure Out:	Tier 3
Right Structure Out:	Tier 3
Standard Notch:	4
Mullion Post Needed:	Yes
Screen Color:	Brown
Luff Tape Color:	Brown
Track Color:	White
Rolldown Hood Color:	White
Bottom Bar Color:	White



Rolldown Screen

Dining Area Screen1 x \$6,279.52

Options

Description:	Rolldown Screen
Opening Number:	15
Buck Width (inches):	100
Buck Height (inches):	96
Hood Location:	Above Opening
Screen Type:	Storm Catcher
Manual or Motorized System:	Motorized
Motor Override:	Yes
Mount Location:	Outside
Left Structure Out:	Tier 3

Right Structure Out:	<i>Tier 3</i>
Standard Notch:	<i>4</i>
Mullion Post Needed:	<i>Yes</i>
Screen Color:	<i>Brown</i>
Luff Tape Color:	<i>Brown</i>
Track Color:	<i>White</i>
Rolldown Hood Color:	<i>White</i>
Bottom Bar Color:	<i>White</i>



Rolldown Screen

Dining Area Screen

1 x \$6,279.52

Options

Description:	<i>Rolldown Screen</i>
Opening Number:	<i>16</i>
Buck Width (inches):	<i>100</i>
Buck Height (inches):	<i>96</i>
Hood Location:	<i>Above Opening</i>
Screen Type:	<i>Storm Catcher</i>
Manual or Motorized System:	<i>Motorized</i>
Motor Override:	<i>Yes</i>
Mount Location:	<i>Outside</i>
Left Structure Out:	<i>Tier 3</i>
Right Structure Out:	<i>Tier 3</i>
Standard Notch:	<i>4</i>
Mullion Post Needed:	<i>Yes</i>
Screen Color:	<i>Brown</i>
Luff Tape Color:	<i>Brown</i>
Track Color:	<i>White</i>
Rolldown Hood Color:	<i>White</i>
Bottom Bar Color:	<i>White</i>

Dining Area Screen

1 x \$6,279.52

Options

Description:	<i>Rolldown Screen</i>
Opening Number:	<i>17</i>
Buck Width (inches):	<i>100</i>
Buck Height (inches):	<i>96</i>
Hood Location:	<i>Above Opening</i>



Rolldown Screen

Screen Type: *Storm Catcher*

Manual or Motorized System: *Motorized*

Motor Override: *Yes*

Mount Location: *Outside*

Left Structure Out: *Tier 3*

Right Structure Out: *Tier 3*

Standard Notch: *4*

Mullion Post Needed: *Yes*

Screen Color: *Brown*

Luff Tape Color: *Brown*

Track Color: *White*

Rolldown Hood Color: *White*

Bottom Bar Color: *White*



Rolldown Screen

Dining Area Screen

1 x \$6,279.52

Options

Description: *Rolldown Screen*

Opening Number: *18*

Buck Width (inches): *100*

Buck Height (inches): *96*

Hood Location: *Above Opening*

Screen Type: *Storm Catcher*

Manual or Motorized System: *Motorized*

Motor Override: *Yes*

Mount Location: *Outside*

Left Structure Out: *Tier 3*

Right Structure Out: *Tier 3*

Standard Notch: *4*

Mullion Post Needed: *Yes*

Screen Color: *Brown*

Luff Tape Color: *Brown*

Track Color: *White*

Rolldown Hood Color: *White*

Bottom Bar Color: *White*



Rolldown Screen

Dining Area Screen

1 x \$6,642.88

Options

Description:	<i>Rolldown Screen</i>
Opening Number:	<i>19</i>
Buck Width (inches):	<i>124</i>
Buck Height (inches):	<i>96</i>
Hood Location:	<i>Above Opening</i>
Screen Type:	<i>Storm Catcher</i>
Manual or Motorized System:	<i>Motorized</i>
Motor Override:	<i>Yes</i>
Mount Location:	<i>Outside</i>
Left Structure Out:	<i>Tier 3</i>
Right Structure Out:	<i>Tier 3</i>
Right Structure In:	<i>Tier 2</i>
Standard Notch:	<i>2</i>
Mullion Post Needed:	<i>Yes</i>
Screen Color:	<i>Brown</i>
Luff Tape Color:	<i>Brown</i>
Track Color:	<i>White</i>
Rolldown Hood Color:	<i>White</i>
Bottom Bar Color:	<i>White</i>

Additional Project Details

Permit & Engineering Fees:	<i>Permit & Engineering Fees</i>	1 x \$3,727.98
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Package Price:	\$127,994.12
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Deposit:	-\$63,997.06
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Balance:	\$63,997.06
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Tab 4

RESOLUTION 2016-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VENETIAN COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING INCURRING CERTAIN NON-CONTINUING EXPENSES AND THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (hereinafter the "Board") typically meet at least monthly to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board may establish bi-monthly, quarterly or other meeting dates not on a monthly basis, or may cancel regularly scheduled meetings from time to time; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, due to meeting schedules, there is the potential of interference with the timely approval of disbursements and payment of expenses; and

WHEREAS, the Board determines this resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets and/or facilities.

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

Section 1. Continuing Expenses: The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

1. The invoices must be due before the next scheduled meeting of the Board.
2. The invoice must be pursuant to a contract or agreement authorized by the Board.

3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

Section 2. Non-Continuing, Non-River Club Expenses: The Board hereby authorizes the incurring of certain non-continuing expenses and the disbursement of funds for payment of invoices of non-continuing, non-River Club expenses which are 1) required to provide for the health, safety, and welfare of the residents within the District; 2) repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses Not Exceeding \$5,000- incurred by and with approval of the District Manager;
2. Non-Continuing Expenses Between \$5,000 and \$10,000- pursuant to a contract/agreement reviewed and approved by District Counsel and incurred by and with approval of the District Manager and Chairman, or the Vice Chairman in the Chairman's absence, of the Board.

Section 3. Non-Continuing, River Club Expenses: The Board hereby authorizes the incurring of certain non-continuing expenses and the disbursement of funds for payment of invoices of non-continuing, River Club expenses which are 1) required to provide for the health, safety, and welfare of the residents within the District; 2) repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses Not Exceeding \$1,000- incurred by and with approval of the River Club General Manager;
2. Non-Continuing Expenses Between \$1,000 and \$5,000- pursuant to a contract/agreement reviewed and approved by District Counsel and incurred by and with approval of the River Club General Manager and Chairman, or the Vice Chairman in the Chairman's absence, of the Board.

Section 4. Non-Continuing, Field Manager Expenses: The Board hereby authorizes the incurring of certain non-continuing expenses and the disbursement of funds for payment of invoices of non-continuing, field management expenses which are 1) required to provide for the health, safety, and welfare of the residents within the District; 2) repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses Not Exceeding \$1,000- incurred by and with approval of the District Field Manager;
2. Non-Continuing Expenses Between \$1,000 and \$5,000- pursuant to a contract/agreement reviewed and approved by District Counsel and incurred by and with approval of the District Field Manager and Chairman, or the Vice Chairman in the Chairman's absence, of the Board.

Section 5. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

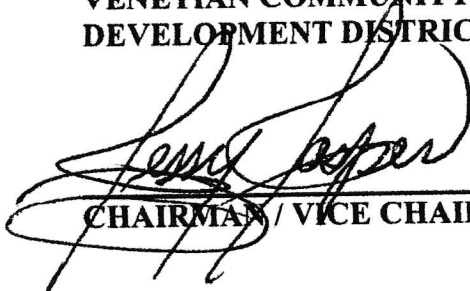
Section 6. This Resolution is intended to supplement and revise prior resolutions and actions by the District. All District action, resolutions or parts thereof (including Resolution 2014-02) in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Section 7. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

Section 8. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED in Public Session of the Board of Supervisors of the Venetian Community Development District this 11th day of April, 2016.

**VENETIAN COMMUNITY
DEVELOPMENT DISTRICT**



CHAIRMAN / VICE CHAIRMAN

ATTEST:



~~SECRETARY / ASST. SECRETARY~~

Tab 5

Resident Research Proposal



November 2025



241 E. Saginaw Suite 320 P.O. Box 800
East Lansing, MI 48826

Resident Research Agreement

ClubInsights will develop and implement a customized Resident Research design to assess Resident experiences and inform the Club's future planning process.

ClubInsights will:

DESIGN, DEVELOP & MANAGE THE RESEARCH PROGRAM

Phase 1: Situation Analysis & Discovery – understand current situation (and any specific issues) and available information (past surveys, Resident database, usage, spend, etc.), define information needs, wants, goals and objectives, identify must-have's and like to have's, questions from previous survey for trend information, establish rough timeline, outline deliverables (i.e., board presentations, summary reports, Resident Communications, Management Company's input)
Estimated duration– (2 – 3 weeks)

Phase 2 – Quantitative Research – survey to assess and quantify full Residents' opinions and perspectives.

Phase 3.1 – Survey design – construct initial draft questionnaire, review and revise with Supervisors (assumes 2 revisions), Resident communications, determine incentives, timeline.
Estimated duration – 1-2 weeks

Phase 3.2 – Fieldwork execution – final questionnaire programming, sample cleaning/preparation, communications, survey reminders, spam management, incentive management, etc.
Estimated duration – 3- 4 weeks

Phase 3.3 – Analysis & reporting – sample verification/representativeness, cross-tabulations, segmentation analysis, reports, graphics & zoom presentation of results and executive summary
Estimated duration– 2 – 3 weeks

DELIVERY

An electronic PDF file of the Report and Resident comments will be emailed upon completion of the research report. ClubInsights will provide two "on-line" meeting consulting sessions to review results; attendees to be determined at a later date.

Club will:

SURVEY QUESTIONS

The Club will provide a list of dining venues, social activities, amenities, and potential activities.

RESIDENT EMAILS

The Club will email an excel or CSV file containing the primary email address of each Household. (Supervisors shared that only one response per household would be necessary)

RESIDENT INCENTIVES

The Club will be responsible for all incentives.

INVESTMENT FEE

Cost for the above stated services ☐ \$ 7,500

Options:

In-person presentation “ ☐ \$ 1,500 + expenses

PAYMENT TERMS

1. 50 % Due with signed agreement
2. Balance due upon invoice at time of research completion
3. Checks are to be made out to “*SureVista Solutions*”

CONFIDENTIALITY

MemberConnect by ClubInsights (MC) hereby acknowledges that during the Term of this Agreement MC may become privy to confidential information belonging to Your Club, including, but not limited to, all information compiled or learned about Your Club from the Surveys, the information contained in the Surveys, any Respondent Information or any other information learned about Your Club members. MC agrees that from and after the date of the execution of this Proposal including all times subsequent to termination or expiration of this Proposal, MC shall not use, divulge, make known, publish or distribute by any means any of the confidential information relating to Your Club learned, or otherwise made available to MC pursuant to this Agreement unless specifically authorized by Your Club to do so. Numbers may be used in aggregate industry comparables. In addition, MC hereby acknowledges and agrees that Your Club owns all information provided in connection with this agreement, all information obtained from the surveys and all reports. ClubInsights Privacy Policy can be found on www.clubinsights.com/privacypolicy. Your Club hereby acknowledges that MC owns the software and surveys and are proprietary to MC. Your Club has no right to independently use the software or surveys apart from this Agreement. The provisions of this paragraph may be enforced by injunctive relief and/or damages. It is specifically agreed that this paragraph shall survive termination of this Agreement.

Venetian Community Development District

ClubInsights by SureVista Solutions, LLC

By: _____

By: Peter W. McCarty

Name: _____

Name: Peter McCarty

Its: _____

Its: Vice President of Club R & D

Date: _____

Date: November 19, 2025

Tab 6



Metro Pumping Systems, Inc

922 SE 14th Place
Cape Coral, FL 33990

PH: 239-573-9700
FX: 239-573-6700

Estimate: R94510

Date: 12/2/2025

Customer Information:

Venetian Res/Com CDD
502 Veneto Blvd
North Venice, FL 34275

Ship To

Venetian Res/Com CDD
502 Veneto Blvd
North Venice, FL 34275

QTY	Description
1	Total parts and labor to rebuild (1) VAF complete

Total \$4,234.79

Prices good for 30 days
Freight NOT included unless otherwise
noted

Accepted By: _____ Date: _____

Please sign and fax back to 239-573-6700



Tab 7

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, November 10, 2025, at 9:35 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 (Via Phone)
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
Rick Schappacher	District Engineer – Schappacher Engineering
Greg Barker	Hampton Golf, River Club General Manager

Audience	Present
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FIRST ORDER OF BUSINESS Call to Order

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

On a motion by Ms. Pozarek, seconded by Mr. Smaha, with all in favor, the Board Approved Supervisor Goodman to participate and vote via Phone to the Board of Supervisor's Meeting, for the Venetian Community Development District.
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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 commented on his irrigation system. He stated the sprinkler heads have been replaced but does not cover his yard. He then discussed water pressure for him and his neighbors. He asked if the Board could snake the line from the neighboring house to see

if it is clear. Mr. Viscidi stated he would pay for the work to check the lines. He also mentioned that happy hour and the staff were great but mosquitoes were a problem. The Field Manager, Keith Livermore, will work on snaking the neighboring house for Mr. Viscidi.

Diana Waters complimented the plantings in front of the community. Ms. Waters commented on planting more trees. She also mentioned having volunteers to take care of the pots around the pool. Supervisor Terrana will speak with the Landscape Committee.

Barbara Silkworth welcomed the new General Manager, Greg Barker. She thanked Supervisor Smaha for attending the POA meeting. Ms. Silkworth announced the POA budget meeting is this Wednesday. She also mentioned they only had one person sign up to run for the Board and will continue to seek out candidates around the community. She wants to redo the resident package to inform new residents of responsibilities.

Darlene Schimberg commented on the gates by the dumpster area. Ms. Schimberg commented on the Welcome Center and asked how it will affect the residents' fees.

FOURTH ORDER OF BUSINESS

Committee Reports

A. Facilities Advisory Committee

Tim Carr sent an update to the Board via email.

B. Racquet Sports Advisory Committee

Mark Faford reported on the new Racquet Sports Director, Matt Lieberman. The feed back is very positive. Mr. Faford reported on River Club Rules. He spoke on the teaching court. Mr. Faford stated the reconditioning of the tennis court has been very successful and thanked Hampton Golf for their help. The Board was informed that the Community Association will be hosting a CPR training course and offered the staff members the chance to attend. He reported that the ball machine that has been inoperable for over a month now has been repaired.

C. Landscape Advisory Committee

Lynn Mattson reported on a walk through in the coming weeks to assess dead trees and shrubs on Laurel Road. Juniper has taken over all the landscaping work. Bobby Barraco will maintain the pots around the River Club and pool until Hampton is ready to take over. Irrigation needs to be installed before Phase 2 of the landscaping project can begin. The next landscape meeting is on the 17th at 9 a.m.

FIFTH ORDER OF BUSINESS

Staff Reports

A. River Club

Greg Barker provided the Board with a quick overview. He advised that there is limited staff currently. He advised that the Tennis Pro will be starting on the 17th. Mr. Barker advised that Kat is going to work on reservations and will also act as a liaison to the different departments. Greg Barker was asked if he has looked into the office spaces and he advised this is in process.

B. Landscape Inspection Services

John Fowler was not present to give a report.

C. Field Manager

Keith Livermore informed the Board that block 2 is currently on. He advised the Board that they will be snaking the irrigation line as discussed by Mr. Viscidi. The Board was advised that there is a new account representative assigned to Venetian by Juniper. Mr. Livermore was asked to have Juniper review the Marcello monument and the grass on lake #11 that needs to be picked up. The Board was advised that the irrigation pumps were down twice last week due to the filters, which were cleaned. The service provider was onsite to address the issue. The Board asked for Mr. Livermore to send out a memorandum regarding Golf Cart usage. He was asked to follow up on the stop signs at the gate. The Board was advised that Juniper will be injecting the Magnolias at the River Club.

D. District Engineer

Rick Schappacher provided the Board with a bid breakdown for drainage repairs received. He informed the Board that only one proposal was received from ANJ for \$3,700. The Chair will approve the repair as it falls within her spending authority. The Board discussed the sidewalks where there are large oak tree roots. The Board recommended rather than grinding them to have the section removed along with the roots and then repoured. The Board was advised that Mr. Livermore is going out to review the sidewalks once a week. He is providing a list of areas of concern to Mr. Schappacher. The Board requested for the area near 157 Portofino to be reviewed.

E. District Counsel

Andy Cohen introduced Karla Armstrong a new attorney with his firm. He informed the Board that a Team's meeting was held regarding the lift and advised that it needs to stay as is. Mr. Cohen advised that he and Supervisor Goodman had a Team's meeting with Special Counsel to discuss Vesta and the records. Supervisor Goodman is working on a list to be reviewed with Special Counsel. The Board discussed the suspension of River Club privileges of a homeowner. After discussion and vote the Board agreed to suspend the use rights of the homeowner for 14 days. Mr. Cohen will send a letter to the homeowner.

On a motion by Ms. Pozarek, Seconded by Ms. Sniezek, with all in favor, The Board Suspended Jim Summers from River Club privileges for 14 days from date of receipt of correspondence, for the Venetian Community Development District.

F. District Manager

Belinda Blandon reminded the Board that the next Board of Supervisors' Meeting will be held on December 8th, 2025 at 9:30 a.m. Ms. Blandon informed the Board that she has sent Juniper a second notice of deficiencies. The Board asked how many intents have been received for the advisory committees. Ms. Blandon provided names of those received. Keith Livermore was asked to send out a second notice. Supervisor Terrana advised the Board that she circulated an email earlier of the Strategic Plan accomplishments. The Board agreed it should be sent out to the community and be posted on the website. The Board discussed holding a workshop with the River Club GM, Greg Barker, on December 8th.

SIXTH ORDER OF BUSINESS

**Discussion Regarding River Club Golf
Cart Decal Process**

The Board held an extensive discussion regarding decals for Golf Carts.
After discussion, the Board agreed to give this further thought.

SEVENTH ORDER OF BUSINESS

**Discussion of Process for Suspending
River Club Access for Delinquent Club
Accounts**

Supervisor Pozarek distributed copies of letters for review by the Board which
included remedies for non-payment. The Board agreed that the letters from Hampton need
to align with the District's rules. Supervisor Terrana agreed to work on the letters. Supervisor
Smaha agreed that the SOP for card issuances needs to be modified.

EIGHTH ORDER OF BUSINESS

**Discussion Regarding Resident
Access to the Community and
Amenities**

Supervisor Sniezek discussed access to the Community and Amenities. She
provided the Board with information regarding residency obtained from Meadow Pointe
2. She advised that they do not allow affidavits and provided a detailed overview of their
guest policy. Keith Livermore was asked to contact those with affidavits that are no longer
valid to provide residency documents. After discussion, the Board agreed to discuss this
further during the continued public hearing on the District's Rules.

NINTH ORDER OF BUSINESS

**Continued Public Hearing to Consider
the Adoption of Amending the
District's Rules and Use of River Club
Facilities**

1. Review and Consideration of River Club Rules and Regulations Draft

Ms. Blandon provided an overview of the public hearing process and asked for a
motion to open the public hearing.

On a motion by Ms. Pozarek, Seconded by Ms. Terrana, with all in favor, The Board opened
the continued Public Hearing to consider the Adoption of Amending the District's rules and
use of River Club facilities, for the Venetian Community Development District.

Ms. Blandon opened the floor to public comments.

Darlene Schimberg commented on the affidavits. She encouraged the Board to make
a decision.

Nancy Spokowski spoke about people who do not live here and use the amenities.

Barbara Silkworth agreed with Supervisor Smaha on situations in which spouses may not have both names on the deed and who live up North.

Tom Gibbons commented that he is a year-round renter. The Board informed Mr. Gibbons that he is a resident.

On a motion by Ms. Pozarek, Seconded by Ms. Terrana, with all in favor, The Board Approved to continue the Public Hearing to consider the Adoption of Amending the District's rules and use of River Club facilities on December 8th, 2025 at 9:30 a.m., for the Venetian Community Development District.

The Board took recess and went off record at 12:01 p.m. and went back on record at 12:13 p.m.

2. Consideration of Resolution 2026-02, Amending the District's Rules for Use of River Club Facilities

The Board tabled this item for the next meeting.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Amending the River Club Fund Budget for Fiscal Year 2024-2025

Ms. Blandon presented Resolution 2026-03 to the Board. Ms. Blandon asked if there were any questions. Supervisor Terrana inquired about "Exhibit A". Ms. Blandon informed Ms. Terrana that "Exhibit A" is the budget. Supervisor Smaha inquired about the Reserves and River Club Fund. Ms. Blandon informed Mr. Smaha that it is for both Reserves and the River Club fund in order to have sufficient funds by end of year.

On a motion by Ms. Terrana, Seconded by Ms. Pozarek, with all in favor, The Board Approved Resolution 2026-03, Amending the River Club Fund Budget for Fiscal Year 2024-2025, for the Venetian Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion and Review of 2025 Fiscal Year End Financial Statements

The Board decided to discuss this at a later date.

TWELFTH ORDER OF BUSINESS

Discussion Regarding Fence Estimates for Laurel Road, West of Veneto Blvd.

The Board discussed the proposals presented for fencing on Laurel Road west of Veneto. After discussion, the Board requested for additional estimates to be obtained by

Keith Livermore and for the color to be black. The Board asked for this to be placed on the agenda for the next meeting.

THIRTEENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting Held on October 27, 2025

Ms. Blandon presented the Minutes of the Board of Supervisors' Meeting held on October 27, 2025 and asked the Board if they had any questions or changes to the minutes presented. Supervisor Goodman commented that Tim Carr's public comments were not in the minutes. Ms. Blandon informed Mr. Goodman that once the minutes are executed, the comments will be attached to the minutes.

On a motion by Ms. Sniezek, Seconded by Ms. Pozarek, with all in favor, The Board Approved the Meeting Minutes of October 27, 2025, for the Venetian Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consent Items

A. Acceptance of Advisory Committee Meeting Minutes

1. Reserve & Finance Advisory Committee Minutes of September 03, 2025

On a motion by Ms. Pozarek, seconded by Mr. Smaha, with all in favor, the Board Accepted the Reserve & Finance Advisory Committee Minutes of September 03, 2025, for the Venetian Community Development District.

FIFTEENTH ORDER OF BUSINESS

Advisory Committee Liaison Reports

Supervisor Smaha discussed a proposal received from Custom Reserves for \$5,400 for the reserve study update to include a site visit. After discussion and vote the Board approved the proposal.

On a motion by Mr. Smaha, seconded by Ms. Pozarek, with all in favor, the Board Accepted the Custom Reserves proposal to update the reserve study for \$5,400, for the Venetian Community Development District.

Supervisor Smaha advised the Board of changes being made to the financials by Venessa Smith. The Board was advised that the statements will be reissued. Ms. Blandon discussed the River Club Reserve Expenses and opening a new checking account to cut checks rather than going through the current process to streamline it. After discussion, the Board agreed and asked that the new account be opened.

Supervisor Sniezek advised that the Tek Wave audit was completed. The Board was informed that Laura will work on an analysis.

Supervisor Pozarek asked that the financial reports provided by Hampton be sent to the entire Board. Mr. Barker asked the Board regarding credit cards. Supervisor Pozarek agreed that she will work with Hampton on this. The Board discussed the spending authority resolution. After discussion, the Board asked for this to be added to the next meeting agenda.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

There were no Supervisor Requests or Comments at this time.

SEVENTEENTH 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 1:06 p.m., for the Venetian Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 8

**Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34275
Landscaping Advisory Committee
Meeting Minutes May 17, 2025**

**Attending Members: Cheryl Harmon Terrana, Harry Wildman,
Barbara Bracco, Joe Spallina, Keith Livermore, Lynn Mattson
Absent: On the phone: Kit Briggs**

Call to Order: 9:00AM

Type to enter text

**Discussion items:
Old Business:**

- A. Medici island palm planted.**
- B. Keith had conversations with L&P/Juniper regarding removing dead plants/shrubs.**

New Business:

- A. John Tuborg reports needed by the 15th of the month.**
- B. Keith is going to suggest a replacement for L&P employee Chris.**
- C. Board is asking for a delay on replanting of cul-de-sacs.**

- D. Board would like a weed treatment for the back lawn of River Club.
- E. Board is suggesting grass replacement for back lawn of River Club.
- F. Barbara & Harry will begin research on different types of grasses for River Club lawn replacement.
- G. Laurel Road Proposal: Motion accepted to eliminate the replanting of the further most western section between the 9th Tee box and Willow Chase property, and delay proposed replanting of the side monuments at the front entrance.
- H. Cheryl will ask Juniper for a rebid of the Laurel Road Landscaping Proposal.
- I. Cheryl is discussing the water pipeline easement with the City of Venice.
- J. Keith will request L&P to clean up the area by the Tennis Courts.
- K. Committee suggesting pitch apples to be planted on Citidella; Keith will obtain a bid from L&P.
- L. Flower rotation to be red and purple vinca, if no purple use pink.
- M. Joe proposed and motion was accepted that the vinca also be planted on bull noses of third island at entrance.

Next Meeting and Adjournment:

- * Next meeting to be held on June 16th at 9:00AM
 - * Meeting adjourned at 10:25AM

Minutes submitted by Lynn Mattson

VENETIAN Community Development District

502 Veneto

Blvd. <https://d.docs.live.net/f9d334a3248ba927/Document%201.docx>

VENETIAN Community Development District

502 Veneto Blvd.

North Venice, FL. 34275

Landscape Advisory Committee

Meeting Minutes of September 15, 2025

Attending Members:

Joe Spallina, Lynn Matson, Harry Wildman, Barbara Bracco, Cheryl Harmon Terrana, and Bill Gipp from LMP Landscape Co.

Call to Order: 9:10 am with an established quorum.

Approval of Previous Minutes: Previous months minutes [July 2025] were approved with the following addition: Cheryl, Keith, and Harry were to meet with Brian McFall to discuss the next phase of the landscape upgrades of the front entrance and Veneto Blvd.

Managers' Report: Keith was not present; however, Cheryl discussed the renovation of the Mestre Place Cul de sac that was being installed by Blue Sky Landscape. We were all asked to review the planting and give our opinions.

Old Business:

Bill Gipp brought us up to date on the on the Laurel Rd. renovation, he also stressed his concerns on the lack of available water and that there was no sod on the design to help retain the edges from wash out, he was going to look into that issue to see what could be done without increasing the cost. He also suggested that we should try and move the installation up.

North Venice, FL. 34275

Landscape Advisory Committee

Meeting Minutes of September 15, 2025

Attending Members:

Joe Spallina, Lynn Matson, Harry Wildman, Barbara Bracco, Cheryl Harmon Terrana, and Bill Gipp from LMP Landscape Co.

Call to Order 9:10 am with an established quorum.

Previous months minutes [July 2025] were approved with the following addition: Cheryl, Keith, and Harry were to meet with Brian McFall to discuss the next phase of the landscape upgrades of the front entrance and Veneto Blvd.

Managers' Report: Keith was not present; however, Cheryl discussed the renovation of the Mestre Place Cul de sac that was being installed by Blue Sky Landscape. We were all asked to review the planting and give our opinions.

Old Business:

Bill Gipp brought us up to date on the on the Laurel Rd. renovation, he also stressed his concerns on the lack of available water and that there was no sod on the design to help retain the edges from wash out, he was going to look into that issue to see what could be done without increasing the cost. He also suggested that we should try and move the installation up.

The Toberg monthly Landscape report was not available yet.

There was a brief discussion on the new speed bumps and the rehiring of Solitude for lake maintenance.

New Business:

Cheryl clarified how the POA and the landscape advisory committee will interact with POA on landscape issues.

Joe suggested that we name the Cul de sac landscape revisions after the late Rick McCafferty and all agreed.

Joe volunteered to give the advisory report to the CDD when he is in town.

Meeting Adjourned at 10:15 am

Next meeting will be on October 20, 2025, at 9:00am

Minutes submitted by Harry Wildman

VENETIAN COMMUNITY DEVELOPMENT DISTRICT
502 VENETO BOULEVARD
NORTH VENICE, FL 34275
LANDSCAPE ADVISORY COMMITTEE

MEETING MINUTES OCTOBER 20, 2025

ATTENDEES: HARRY WILDMAN RUNNING MEETING IN JOE SPALLINA'S ABSENCE,
BARBARA BRACCO, KEITH BRIGGS (VIA PHONE), LYNN MATTSON
KEN SMAHA SAT IN FOR CHERYL TERRANA
KEITH LIVERMORE AND BILL GIPP

THE MEETING WAS CALLED TO ORDER AT 8:58 AM
MEETING MINUTES FROM SEPTEMBER WERE APPROVED

LANDSCAPE MAINTENANCE AND CLEAN UP:

KEITH AND CHERYL WILL SCHEDULE A WALK THROUGH OF LAUREL ROAD PROJECT TO
ASSESS DEAD TREES AND SHRUBS NEXT WEEK.

L&P WILL ADDRESS WEEDS ON THE LAUREL ROAD PROJECT.

LANDSCAPING WORK IS CURRENTLY IN A TRANSITION PERIOD BETWEEN L&P AND
JUNIPER, WITH JUNIPER EXPECTED TO EVENTUALLY TAKE OVER ALL LANDSCAPE
WORK.

BOBBY BRACCO VOLUNTEERED TO WATER ALL FLOWER POTS AROUND THE POOL AND
RIVER CLUB UNTILL HAMPTON STARTS THE PROCESS.

A LARGE MULCHED AREA ON LAUREL ROAD, JUST BEFORE JACARANDA INTERSECTION
NEEDS TO BE SODDED OR LANDSCAPED WITH PLANTS.

KEITH LIVERMORE AND BILL GIPP WILL ADDRESS THE OTHELO WALL CLEANUP.

BRUSH HOGGING OF THE AREA UNDERNEATH THE POWER LINES WILL BE COMPLETED.

BILL GIPP WILL ADDRESS THE JOHN TOBERG REPORT ONCE IT BECOMES AVAILABLE.

NEW PROJECTS AND FUNDING:

BOARD APPROVED THE DESIGN AND FUNDING FOR THE REMAINING 12 CUL-DE-
SACS. THE FUNDING WILL BE DISBURSED IN THREE INCREMENTS AND WILL NOT
EXCEED A TOTAL \$42,000.

IRRIGATION NEEDS TO BE CONSIDERED AND INSTALLED BEFORE PHASE TWO OF THE
LANDSCAPE PROJECT CAN BEGIN.

KEN MADE A REQUEST TO INCORPORATE LIGHTING FOR THE ENTRY MONUMENTS INTO
THE PHASE TWO PROJECT.

MEETING ADJOURNED AT 9:50 AM

NEXT MEETING TO BE ON NOVEMBER 17TH, 9:00 AM

MINUTES SUBMITTED BY LYNN MATTSON

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34272
Social & Dining Advisory Committee
Meeting Minutes-October 8, 2025

Attending Members: Livvy Faford, Sarah Quinn, Darlene Schimberg and Ginny Keller (via phone). Hampton Golf and River Club Management attending were John Coman, Bryan Mattson and Jortan Cerron. CDD Liaison Jill Pozarek was also present.

Call to order: Darlene Schimberg, Chairman, called the meeting to order at 10:03 AM.
A quorum was established. Minutes of the September 10 meeting were approved as amended.

Public Comment: One member in attendance but no official comments.

Discussion Items:

Management Report from Hampton Golf (HG):

- A. Per John from Hampton Golf, Oct 1 was their official start date. The River Club (RC) staff has stepped up and some of the processes and structure have been buttoned up. John recognized that the Social Dining Advisory Committee (SDAC) has done an incredible amount of work regarding event planning and entertainment.
- B. Jonas issues need to be worked through. Saturday dinner reservations have been a problem. Jortan needs a Jonas contact to try to resolve the issues.
- C. New marketing flyers are being created by HG Marketing Team. New flyers will be completed by Friday, 10/10 and the old flyers will be deleted from the social calendar.
- D. John stated that there should only be one person giving direction to HG Marketing Team and it should be a current River Club staff member. Darlene stated she made corrections on flyers per Justin Kuehn's direction.
- E. Holiday Dinner Dance reservations must include the choice of entrée by member.
- F. New Year Eve choices at the pool/tiki will be heavy appetizers. In the dining room, members need to be able to choose their reservation time and entrée choice. HG to correct current reservation system for the dining room reservations.
- G. Chef Bryan stated that the Sunday Brunch on the first Sunday of every month has been scaled back so there is less waste. The price remains the same at \$22++. Chef suggested doing Sunday brunch every Sunday during season. The members much prefer buffet over ala carte breakfast. Chef is working on an analysis of brunch versus ala carte breakfast.
- H. Discussion if church groups should be permitted to attend RC brunch during season since the food costs are subsidized by members.
- I. Chef is working on several new menus including tiki menu and a new Sunset Special menu.
- J. Seasonal hours were discussed and it was suggested that the tiki food orders remain open until at least 8:00 PM on Wednesday nights since it is one of the most popular evenings for dinner. Tiki closing hours on Fridays and Saturdays were always 8:00 PM for food orders and 9:00 PM for the bar. Suggested that the tiki should be open on Mondays and Tuesdays during season. At the very least, the tiki should be open during holiday weeks (December 26-January 4) and holiday weekend Mondays and vacation weeks January thru April. There are many family members visiting during this time who utilize the pool and tiki.
- K. Communication is key for the River Club hours. Some members are still not sure of the current hours. HG has instituted a text messaging system for all members who are interested in joining.
- L. Chef said Cooking Demos will be revisited in January; however, the format and pricing are subject to change, especially the wine distribution. Perhaps offer wine for purchase.

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34272
Social & Dining Advisory Committee
Meeting Minutes-October 8, 2025

- M. Jortan suggested running some specials and creating more visibility and awareness for events and specials. He acknowledged that a formal newsletter is needed in print at the front desk. The newsletter can be color copied. No need for it to be sent to a printer.

Committee Comments and Discussion Items:

- A. Should we still be offering food trucks on property or should we be open seven days a week?
- B. There is concern that Valentine's Day entertainment has not been secured. Suggestion for Wendy Tercier to perform dance party music.
- C. How does HG handle fees for guests attending at their various club events? Should we offer unlimited guests per residence at the same price as members? Should there be an additional charge for guests? How does HG handle events that offer entertainment for members with paid reservations but other members attend these events for no fee charge other than 22% drink fee gratuity at the bar which is the same percentage reservations pay. Should there be an entertainment fee/cover charge at times? There is recognition that not everyone attending events wants to pay the menu price to eat but they want to enjoy the entertainment.
- D. Communication for events is needed on the website.
- E. Meetings need to be reserved in an online system versus keeping them in a binder. There have been too many conflicts with meetings, games, etc.
- F. An email is needed to go out when all December events are posted on the social calendar and ready for reservations since there has been such a delay.
- G. Darlene met with officer Joyce from the Blue Santa organization to set up the program for the River Club including the arrival of the donation boxes. Officer Joyce will speak to the members attending the Blue Santa Luncheon.
- H. Halloween and Masquerade Ball attendance numbers are still low. More marketing of these events is needed.

Liaison Report:

- A. Credit card usage fee at 2.5% for all credit card use will be established.
- B. Games Policy needs to be addressed by HG. How are games managed at other clubs? HG will need to enforce a games policy once finalized.
- C. Saturday night dinner will be offered in the dining room.
- D. Family members or residents can be paid for entertainment at the River Club, but only as independent contractors.
- E. HG has been brought up to speed on the LaSala Bar project.

Next Meeting and Adjournment:

Next meeting on November 12 at **9:00 AM**

Meeting adjourned at 12:03 PM.

Minutes submitted by Livvy Faford

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34275
Racquet Sports Advisory Committee (RSAC)
Meeting Minutes – October 13, 2025

Attending Members: Mark Faford (MF), Gary Wein (GW), Pat Carr (PC), and Karen Wilson phoned in to meeting
Cyndi Sniezek (CS), CDD Board Liaison; Sam Dejardin (SD), Tennis and Pickleball Director; Nick Nicholson (NN),
maintenance

Joe Spallina – absent Hampton Golf – no members present

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 KW 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 KW to accept the September 8, 2025 Minutes and PC seconded it. Minutes were approved 4-0.
5. Liaison Statement:
 1. CS stated the reconditioning of the tennis courts were successfully completed.
 2. CS received an email from a resident complaining about the reduction of bicycle parking near the tennis courts. RSAC agreed this does not fall under our jurisdiction.
 3. CS said the CDD Board denied furniture near the grandstands, so there will be 2 less tables, 8 less chairs, and 2 less umbrellas ordered from the original request. PC recommended keeping the grandstands and purchasing two new awnings over the seating area.
 4. PC relayed a resident's request of installing fans to the 3 covered bench areas between the tennis courts for respite. MF suggested we get the new sun shades for the pickleball area first before we consider fans.
 5. CS spoke to Justin Kuehn, V.P Hampton Golf, to consider installing electricity to the pickleball area for access readers. GW suggests the same access readers be installed to the tennis courts too.
 7. MF expressed his disappointment that there was no Hampton Golf representative in attendance at this meeting.

OLD BUSINESS:

A. Tennis Courts Maintenance:

MF feels Ritzman did a great job reconditioning the tennis courts in 5 days by adding 3 tons of clay to every court and replacing our tennis lines. The following questions were asked to SD:

- MF questioned why Sunday 4 tennis courts were closed due to dryness when Ritzman finished the job the Friday before?
- PC asked what did he do to resolve the chronic dryness on court 2?
- Why in recent months was the water bill for the tennis courts higher than other months?
- The work on the tennis courts was finished Friday and it is now Monday and the tennis benches are still a mess and need to be cleaned. Who was doing maintenance this weekend?
- MF said that he received an email complaint from a resident being very indignant that he was asked to move from court 4 to court 5 on Sunday. Why was court 4 dry? NN explained he did that in order to keep the players safe as court 4 was very dry.
- What is the tennis and pickleball maintenance schedule going forward starting October 1?

- Resident asked if we can have a line cleaner on every court and can SD get prices for new ones.
- Long discussion about water usage on the tennis courts and nothing resolved.

SD and NN answers:

SD resolved the chronic problem on court 2 by using a hose and adjusting the floats. SD said court 4 was all caught up with using a hose and adjusting the floats. Courts 1 & 2 were catching up and he was going to address them immediately following this meeting by using a top hose. SD said the floats were incorrectly adjusted and now he readjusted them and will add top hose as needed. NN said he had trouble with the water meter connecting to the WiFi. A WiFi extender was added and now the water meter is connecting and information will be available shortly. Water meter only runs on the tennis courts. The main line is strictly to the tennis courts. NN is running the meter 48 hours per court so he can disseminate the information once available. SD and NN said they cannot keep up the tennis courts maintenance because they have other responsibilities to handle. SD and NN will work alternate weekends.

2. Racquet Director's Report - Highlights from SD handout:

September was very slow with events. 4 people for cardio and 4 attended dinks and drinks. This past Friday for pickleball 13 showed up. It was great. New people showed up.

SD talked with Stacey from Tri Cities to correct the total amount of 3.5 matches at home. Not an equal amount of games at VRC compared to other facilities they play.

Pro Exhibition at the Venetian the week of November 12. Each pro will have a clinic before the event proceeded by a match amongst the pros. No fee to be charge.

New tennis lines are going past the doubles outline. Hitting the ball along the longer line is out. Will this cause confusion? Keep as is for now.

SD used weed killers along the lines. CS said Hampton Golf will take over grooming the property around the RC, tennis and pickleball courts.

Court 3 top metal pole is still not fixed with metal hooks. SD will fix that today.

NEW BUSINESS

CS ordered for pickleball 12 armless chairs, 6 round tea tables. Tennis area ordered 5 round tables, 20 armless chairs, 5 umbrellas, 2 bases. Need quotes for 2 awnings for the grand stands. NN said he will do the necessary price quotes.

KW looking into the next Ambassadors meeting date.

Discussed updated rules being presented to the CDD Board.

Discussion: Should the pro be allowed to teach during prime time. No singles lesson during 9:30 a.m.

GW made a motion that SD needs to have 4 or more people on the court to teach during prime time for 1-1/2 hrs.

PC asked does SD have a contract and the committee wants to see it. SD agreed to present his contract to CS.

Motion tabled until SD's contract is presented and reviewed.

3.0 Ladies team has requested after their season ends to invite teams to play at the Venetian. RSAC recommends that with extended season play, teams can have up to 4 courts booked by pro after prime time subject to guest fees for all non-members. Any more than 4 courts, need to be booked by a VR player and guests fees are also applicable.

PUBLIC COMMENT: CS – weather is getting cooler and sound in the community is more prevalent – pickleball may be a concern with sound.

COMMITTEE MEMBER COMMENTS:

GW

- Residents would like Pro Player Events
- Availability of apparel with the Venetian Logo
- Need a new wind sock
- Drink coolers on 2 & 3 and 3 & 4 have issues
- Ball machine complaint: You can reserve the ball machine even though its broken and not available.
- What is the status of going back to Club Essentials? CF said she will look into it. Hampton Golf is not keen on having two different systems: Jonas and Club Essentials. Venetian purchased more modules with Jonas and Hampton Golf claims they can resolve most of our issues. MF offered to look into this situation with SC.

KW

- A few times after a men's match ended last year at the RC, some players continued to play for fun. Against the VR rules.

PC

- Questioned where is the hurricane plan for the tennis & pickleball courts?
- Suggested to SD to have a weekly tennis clinic "stroke of the week."

MF

- We have one committee member ending their term December 2025.

Next meeting November 10, 2025 @ 2 p.m.

Meeting adjourned at 4:04 p.m. Minutes submitted by Pat Carr, Secretary for this meeting.

Venetian Community Development District

502 Veneto Boulevard

North Venice, FL 34275

Fitness/Pool Advisory Committee (FPAC)

Meeting Minutes – October 15, 2025

Attending Members: Nancy Spokowski, Mary Taylor, Lance Schilling

Absent: Shari Souza

CDD Liaison: Cyndi Sniezek

Hampton Golf Representative: Bill Rehanek, VP of Club Operations

Call to order: Quorum was established, and Nancy Spokowski called the meeting to order at 9:00 AM. The minutes from Aug. 20 and Sept. 17 were approved. No members of the public were in attendance.

Discussion Items:

Reports from Committee Members:

Fitness Center - Lance reported that the remote for the third TV in the gym is missing. Bill said it's broken and 3 new ones have been ordered.

The kill switch on the broken treadmill was fixed.

Lance requested 60 lb. dumbbells for the gym and Bill said he would investigate the cost.

The rowing machine has lost its tension, and we need to look at replacing it. Cyndi said there is money in reserves to replace it. Bill will put the rowing machine on the new GM's punch list along with replacing treadmills, and investigating the cost of a stair stepper, dip machine, and Jacob's ladder. Adding these would require getting rid of a couple of redundant machines to make room. Lance said he would pass on all the information he has gathered on cost of new treadmills to Bill.

Nancy added that although still functional –the wipes dispenser in the gym is missing the top steel piece.

Resort & Lap Pool – Shari previously reported that there was mold around the edges of the resort pool. Bill said that Dave, the pool vendor, said that it was not mold, but that the grout

and coping needs to be redone. He will provide a price for the work. This is being handled by the Facilities Advisory Committee and will involve closing the resort pool.

Cyndi said she talked to Dave about the geothermal heater and that the pool will be heated to a temperature of between 84-86 degrees beginning at the end of October. She also added that the pool cannot exceed 87 degrees as per the Florida health code. She suggested that Hampton include something in the resident newsletter about “how we heat the pool.”

Bill reported that the pool will be closed from Oct. 21-24th for power washing of the pavers. Cyndi asked that a process for future pool closures be added to Hampton’s punch list.

Fitness Studio – Nancy reported that the new shelf unit for the Studio, which was ordered by Stephanie/Vesta, has not come in and asked that Hampton to please track the status of the order.

Liaison Report - Cyndi noted that October 15 is the deadline for anyone wanting to take home a yoga bolster or blanket for their personal use. What is left will be disposed of. She has addressed concerns of two residents and Lauren explaining this matter, which was approved by CDD. The removal of these items from the studio is because they hold bacteria and can cause sepsis, ring worm, and other diseases. Furthermore, they are not laundered by the River Club, and if laundered privately by an instructor can contain allergens. Residents taking yoga classes will need to bring their own bolster and blankets to class. Mats, blocks, and straps will still be provided. Cyndi asked that this change be reflected in the Jonas registration system.

Cyndi reported that she would like to recommend to the CDD at its November meeting that Connie Warring be approved as a new member of FPAC. Upon approval she will join FPAC in November. The Committee voted and agreed that Cyndi go forward with CDD approval of Connie’s appointment to FPAC.

Old & New Business:

a. Based on input from instructors, Nancy summarized their requests for the Fitness Class schedule commencing November 1st. Nancy reported that she asked all instructors if they were able/willing to accommodate resident requests for variety from the prior year class concepts and/or to schedule any earlier classes. The schedule as requested totaled to 29 classes, which is two more than last year’s in season schedule and in excess of the allowable budget. As a result, the Committee discussed which of the requested classes it would recommend that Hampton consider eliminating, so that the new schedule can be

rolled out. Mary will work with Kat Willhoit from Hampton to update the Class Descriptions on the River Club web site and the registration system. The registration system also needs to be programmed to reflect the 4 indoor class per week limit.

b. There was also discussion on how registrations will be monitored in the future. For example, should a class be cancelled if only 2 people register – what is the minimum? The committee recommended that registrations should be looked at over time, rather than per class. If a class has a history of low attendance – then it should be recommended for replacement with a potentially more desired class. Management was asked to draft a protocol for instructors where registration is the driving factor for classes going forward. Once the protocol is in place an email should go out to both instructors and residents. This possible protocol will be further discussed with Hampton when a GM is hired.

c. Fitness instructor contracts are due to expire on 12/31. Hampton will have to write new contracts to be discussed once a GM is hired.

d. The committee discussed the possibility of adding a new weight rack to the Fitness Studio as well as extra storage shelves to the closet. Discussion on this and other equipment purchases such as new mats were tabled until a GM is hired.

e. Nancy asked for an update on pool umbrellas and furniture that were sent out for repair by Vesta. Bill reported that Nick has been asked to investigate the cost of replacement vs. the cost of repair. Bill also added that all the pool furniture will be cleaned after the pavers on the pool deck are power washed.

Next Meeting and Adjournment:

Next meeting to be held Nov. 19, 2025

Meeting adjourned at 11:00 AM

Minutes submitted by Mary Taylor