



Rizzetta & Company

Venetian Community Development District

**Board of Supervisors' Meeting
December 22, 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 15, 2025

Board of Supervisors Venetian Community Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Venetian Community Development District will be held on **Monday, December 22, 2025, at 9:30 a.m.** at the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275. The following is the agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **PUBLIC COMMENT**
4. **COMMITTEE REPORTS**
 - A. Racquet Sports Advisory Committee
 - B. Landscaping Advisory Committee
 - C. Facilities Advisory Committee
5. **STAFF REPORTS**
 - A. Landscaping Inspection Services
 - B. District Engineer
 - C. District Counsel
 - D. River Club
 - E. Field Manager
 - F. District Manager
6. **BUSINESS ITEMS**
 - A. Discussion and Consideration of Entry and Main Road Proposal Tab 1
 - B. Continued Public Hearing to Consider the Adoption of Amending the District's Rules for Use of River Club Facilities Tab 2
 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 3
 - E. Discussion and Consideration of Storm Smart Proposal Tab 4
 - F. Discussion Regarding the Monetary Threshold for Disbursement of Funds Without Prior Board Approval Tab 5
 - G. Appointment of Advisory Committee Members for 2026
 - H. Review and Discussion Regarding Quotes for River Club Server Replacement Tab 6
 - I. Consideration of Sod Proposals for Laurel Road Tab 7

- J. Discussion Regarding Vesta and Process Forward
- K. Discussion Regarding River Club "Member Only"
Accessible Property
- 7. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors'
Meeting Held on December 08, 2025 Tab 8
- 8. CONSENT ITEMS**
 - A. Acceptance of Advisory Committee Meeting Minutes..... Tab 9
 - 1. Reserve and Finance Advisory Committee Meeting
Minutes of October 20, 2025
 - 2. Facilities Advisory Committee Meeting
Minutes of October 07, 2025
- 9. ADVISORY COMMITTEE LIAISON REPORTS**
- 10. SUPERVISOR REQUESTS AND COMMENTS**
- 11. ADJOURNMENT**

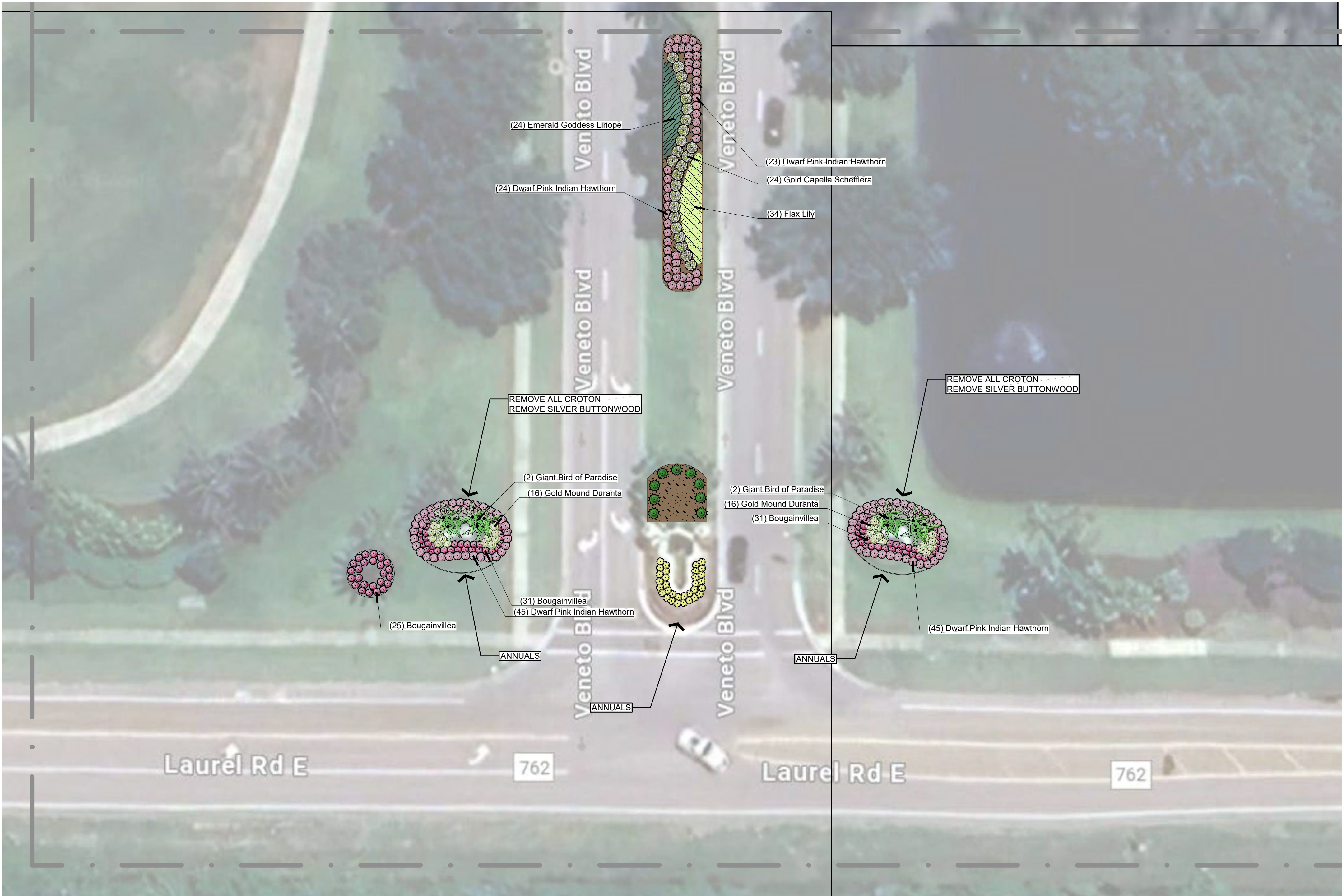
We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (239) 936-0913.

Very truly yours,
Belinda Blandon
Belinda Blandon
District Manager

cc: Andrew Cohen: Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

Tab 1

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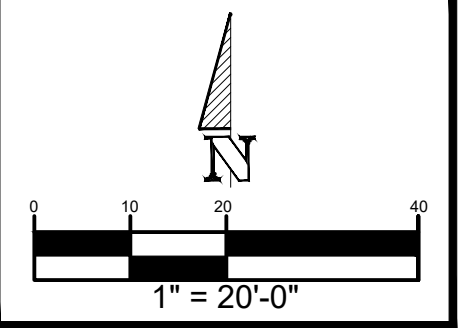
PLANT SCHEDULE ENTRY ROAD

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	REMARKS
TREES						
	5	Royal Poinciana	Delonix regia	100g	18-20' OA	
	3	Southern Magnolia	Magnolia grandiflora	Existing on Site		Relocated
	2	Sylvester Palm	Phoenix sylvestris	F.G.	20-24' OA	Multi-stem
	4	Giant Bird of Paradise	Strelitzia nicolai	45g	12-14' OA	
SHRUBS						
	264	Bougainvillea	Bougainvillea x 'Helen Johnson'	03g		
	45	Gold Mound Duranta	Duranta erecta 'Gold Mound'	03g		
	237	Maui Yellow Ixora	Ixora coccinea 'Maui Yellow'	03g		
	86	Nora Grant Pink Ixora	Ixora coccinea 'Nora Grant'	03g		
	182	Loropetalum	Loropetalum chinense rubrum 'Plum Delight'	03g		
	756	Pink Muhly Grass	Muhlenbergia capillaris	03g		
	34	White Fountain Grass	Pennisetum setaceum 'Alba'	03g		
	539	Dwarf Pink Indian Hawthorn	Rhaphiolepis indica 'Dwarf Pink'	03g		
	148	Gold Capella Schefflera	Schefflera arboricola 'Gold Capella'	07g		
	101	Sandankwa Viburnum	Viburnum suspensum	07g		
	53	Coontie	Zamia pumila	07g	Native	
SHRUB AREAS						
	279	Emerald Blanket Carissa	Carissa macrocarpa 'Emerald Blanket'	03g	30" o.c.	
	101	Flax Lily	Dianella tasmanica	03g	30" o.c.	
	231	Emerald Goddess Liriope	Liriope muscari 'Love Potion No. 13'	03g	30" o.c.	
GROUND COVERS						
	QTY	COMMON NAME	BOTANICAL NAME	UNITS	DEPTH	SPACING
	27,345 sf	Coco Brown Mulch	MULCH Coco Brown	SQFT		
	18,284 sf	Floritam St. Augustine Grass	Stenotaphrum secundatum 'Floritam'	SF		

RETAIN ALL TREES AND PALMS IN PLACE
UNLESS OTHERWISE NOTED ON PLANS.

VENETIAN GOLF & RIVER
MAIN ENTRY ROAD
VENICE, FLORIDA
LANDSCAPE PLAN

VENETIAN GOLF &
RIVER HOA



L1-01

REC. LA 6667392
BRIAN MCFALL, RLA

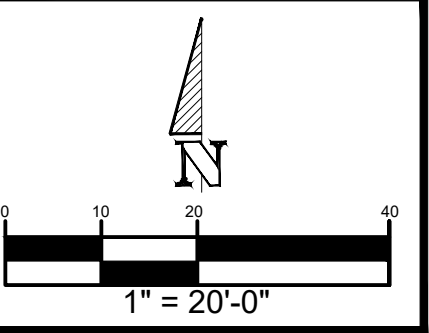
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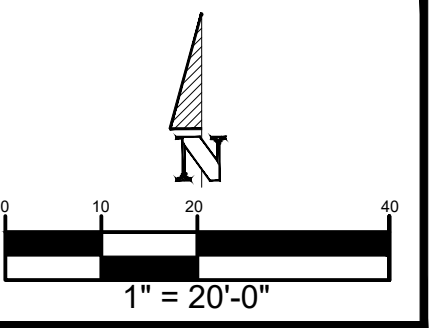
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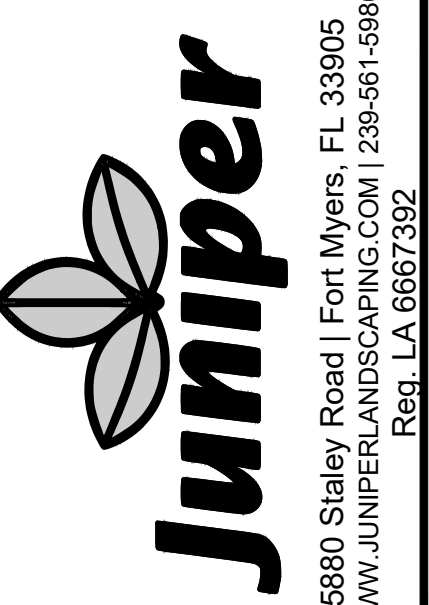


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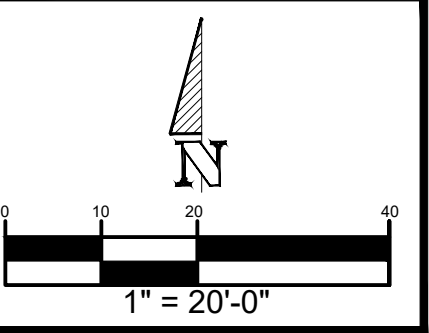


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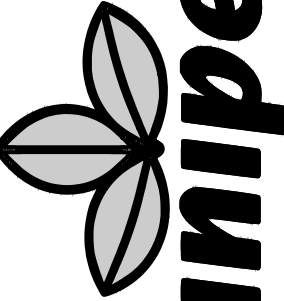


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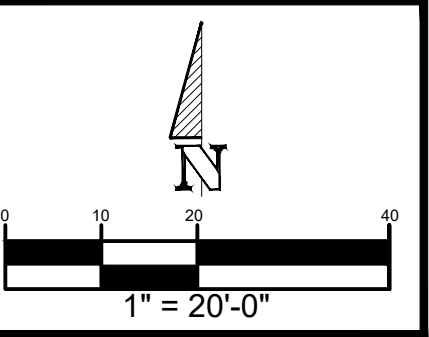


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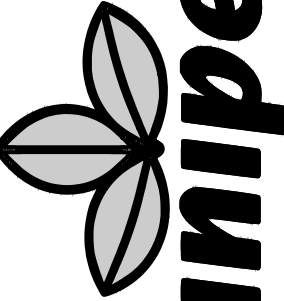


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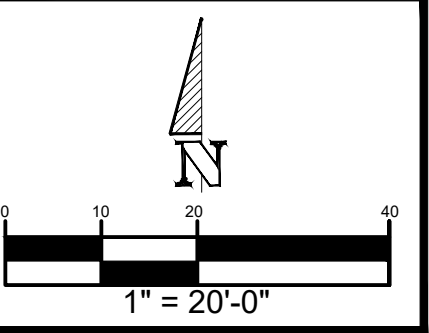
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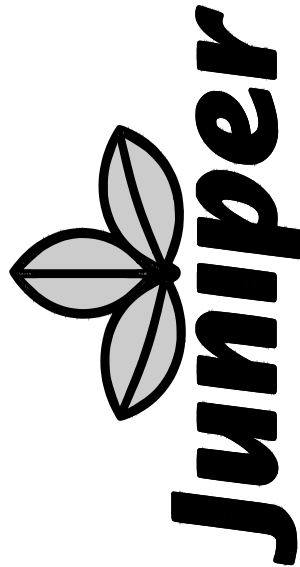


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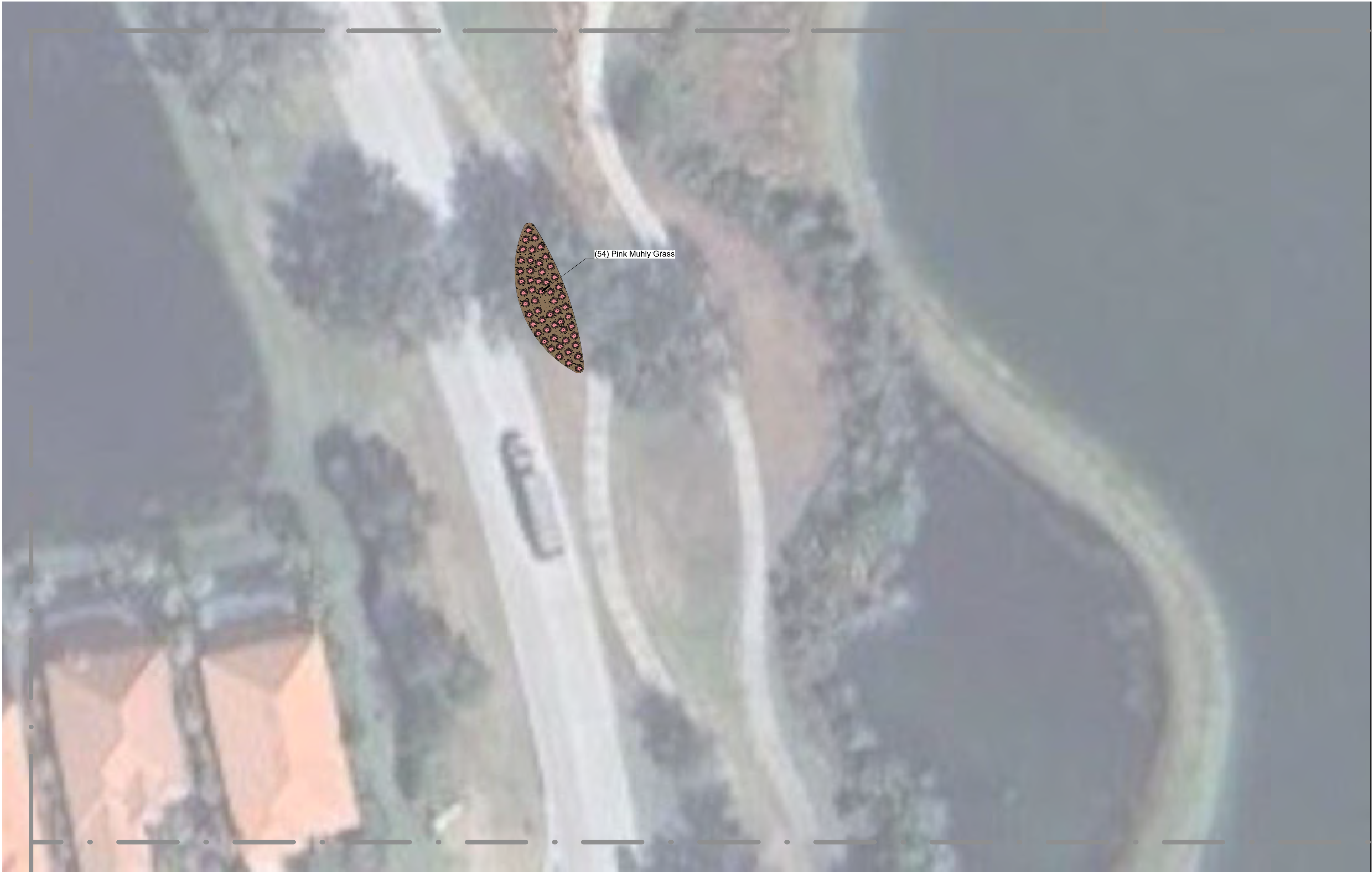
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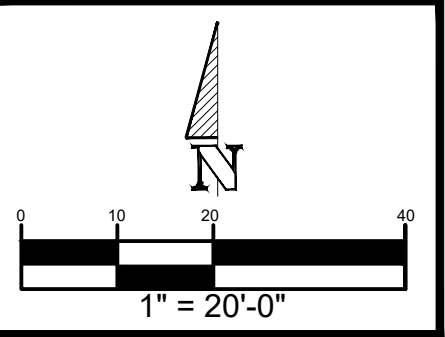


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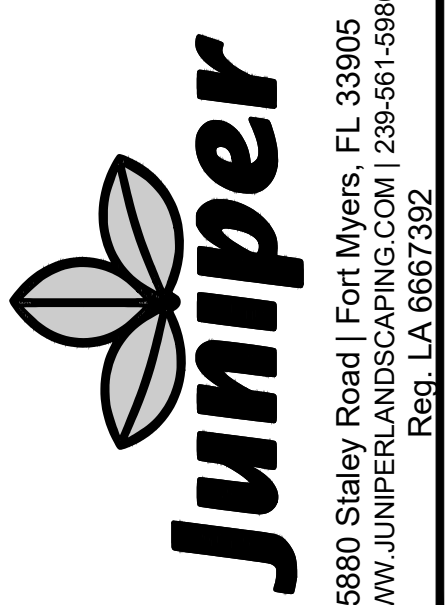


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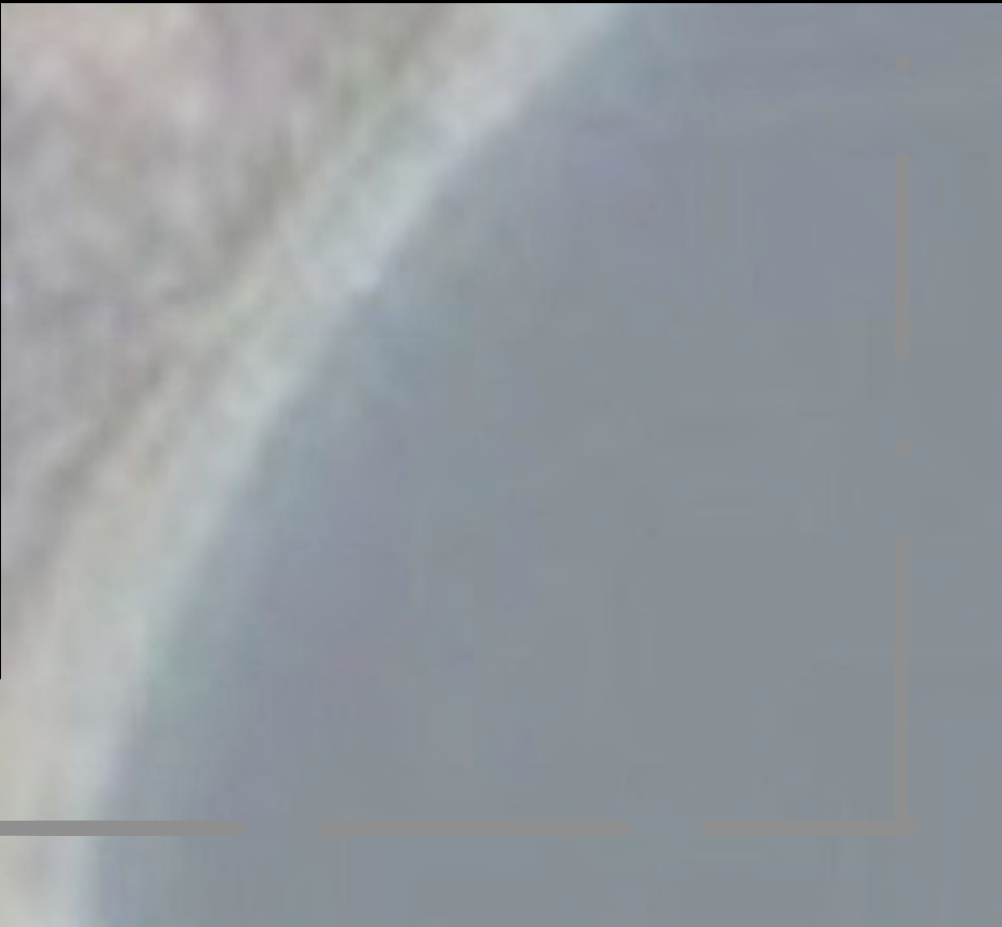
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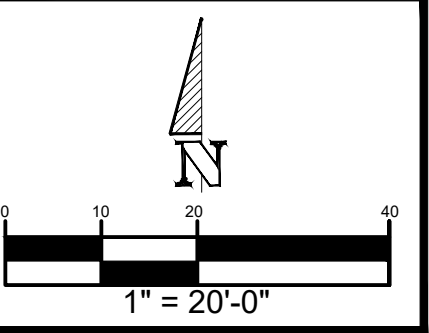


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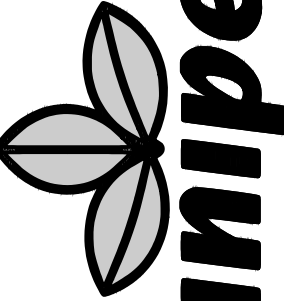


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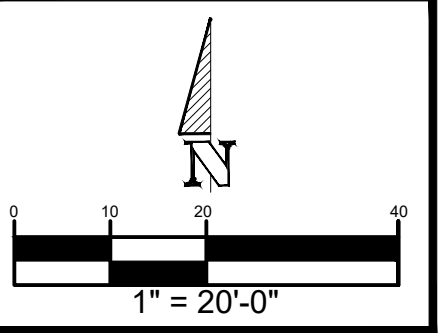


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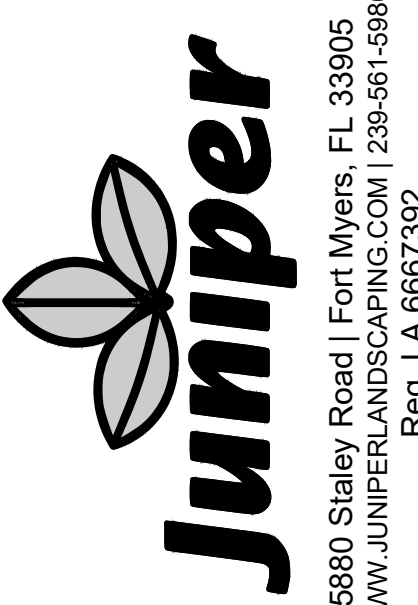


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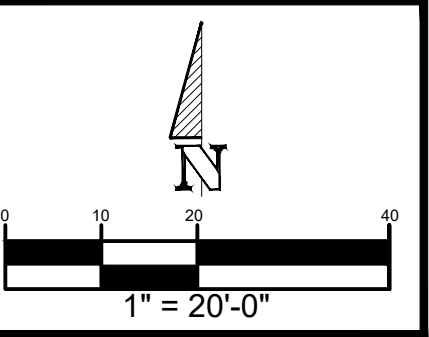
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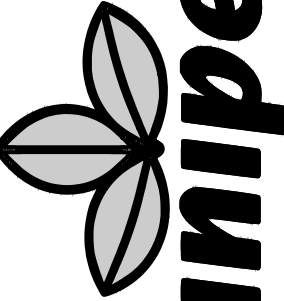


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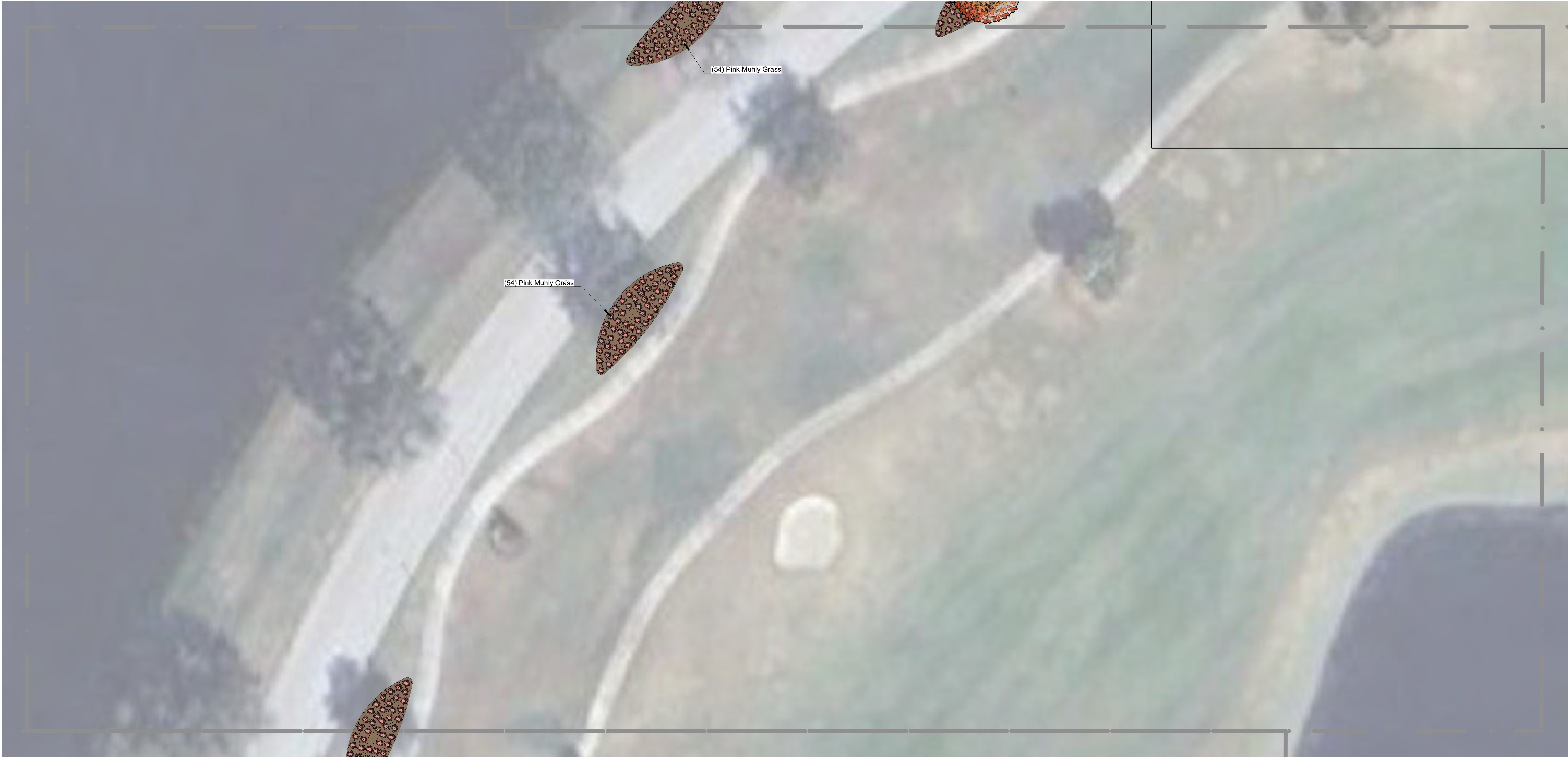
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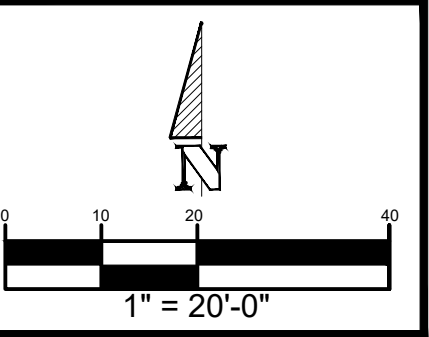


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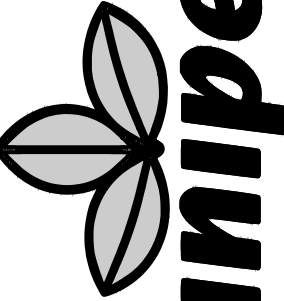


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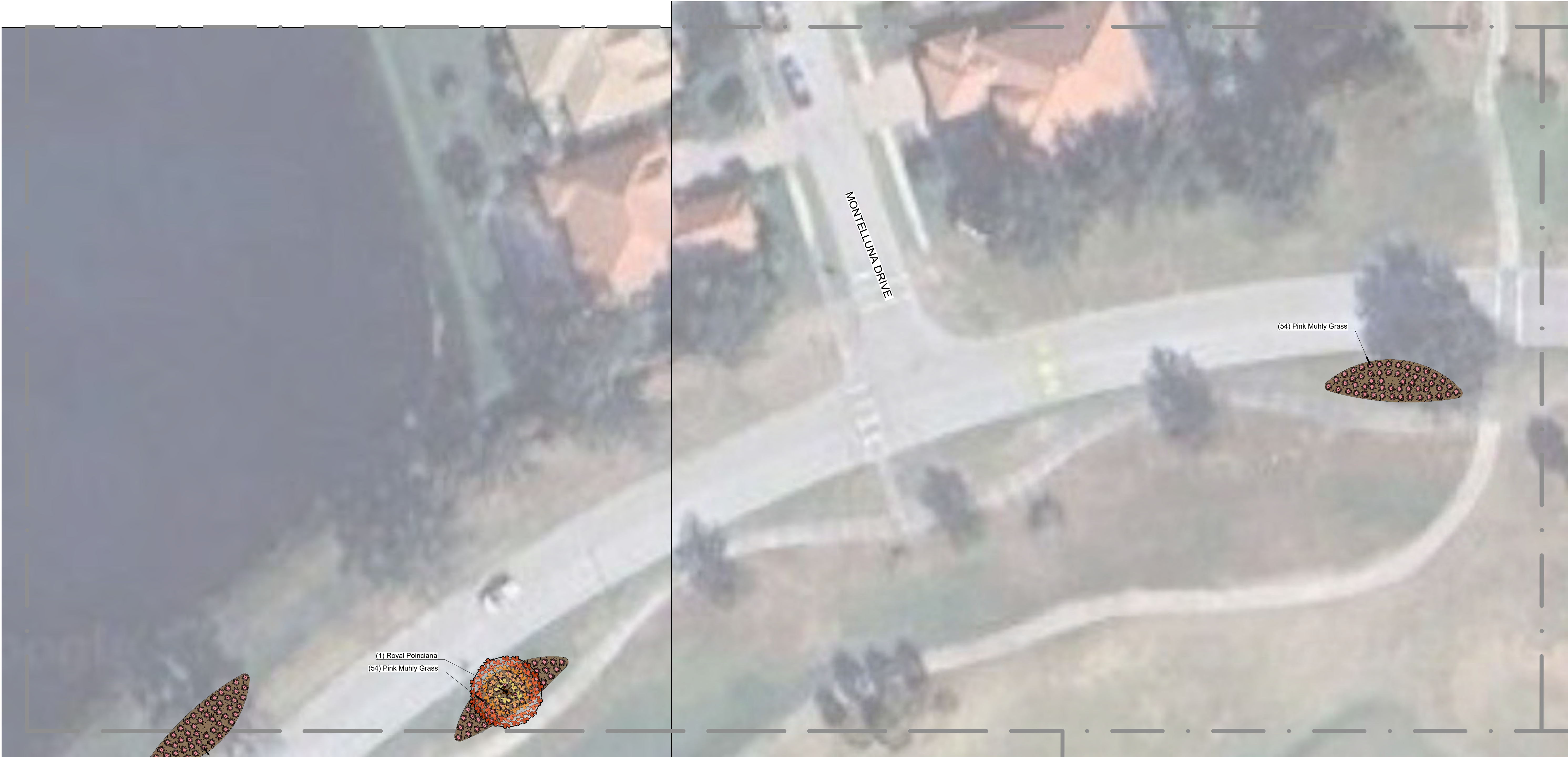


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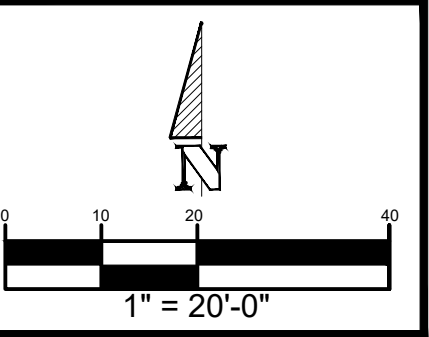
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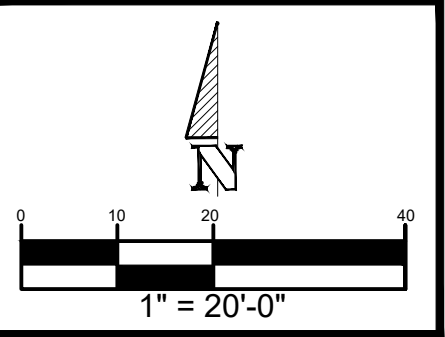
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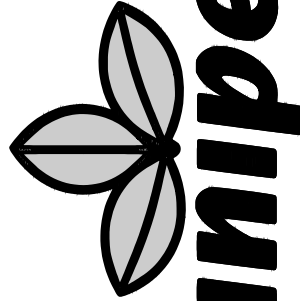


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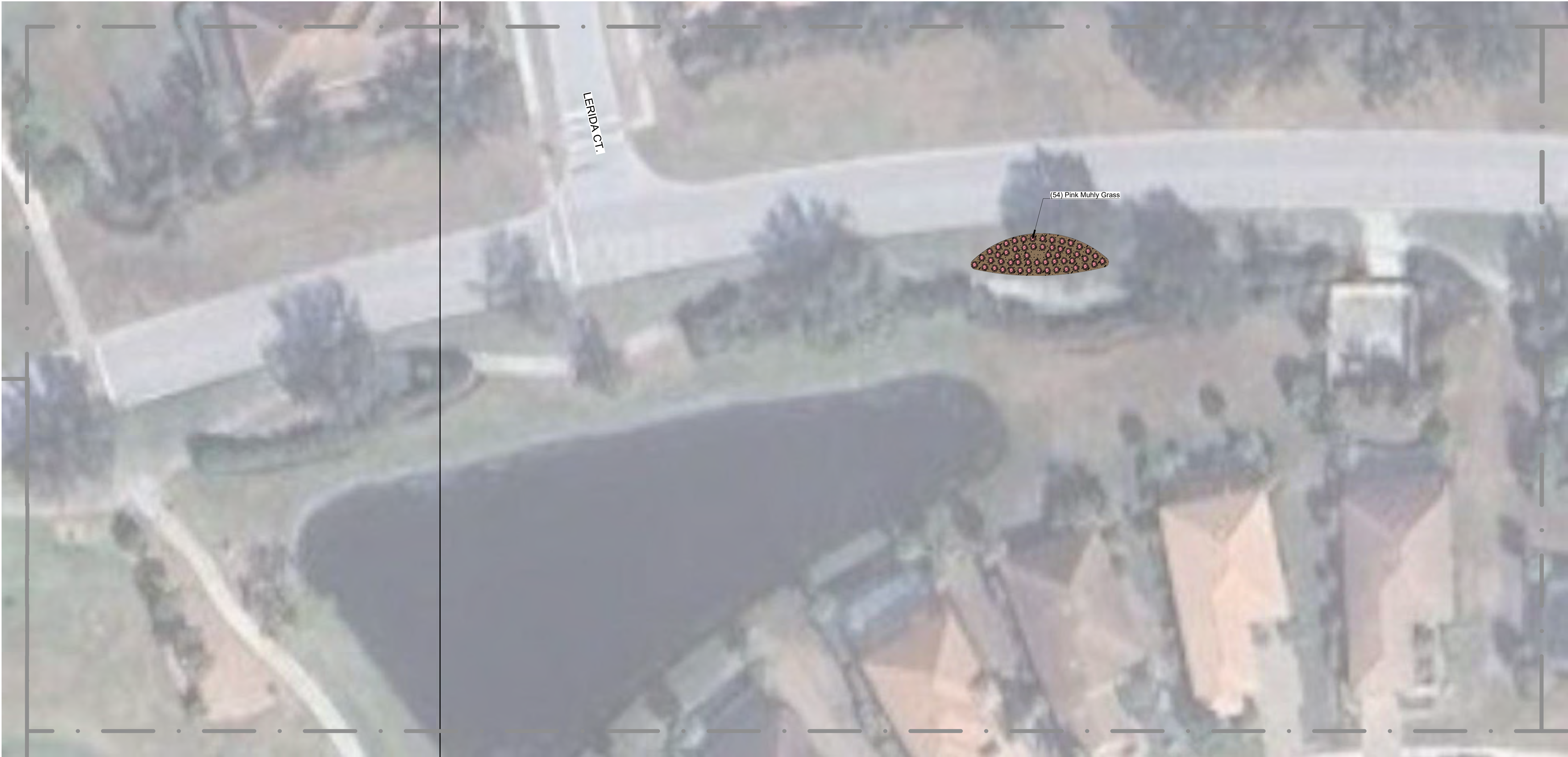
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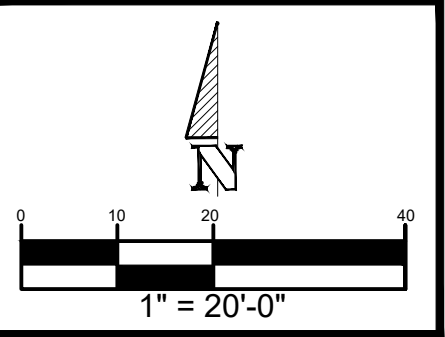
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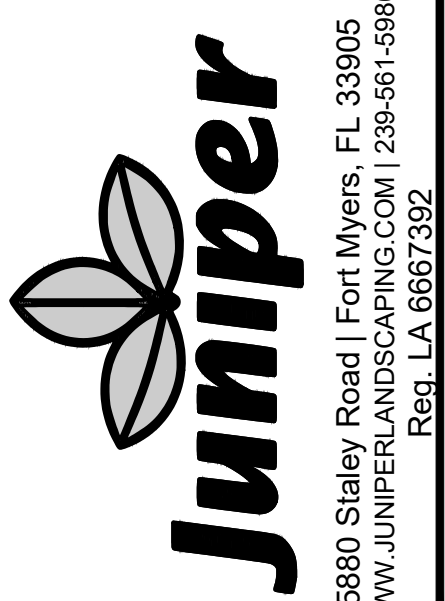


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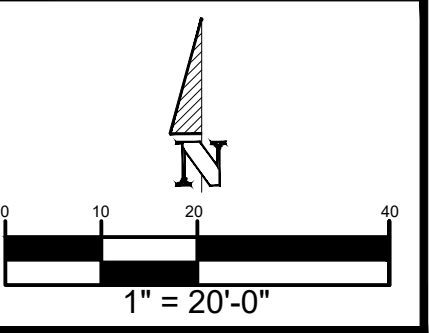
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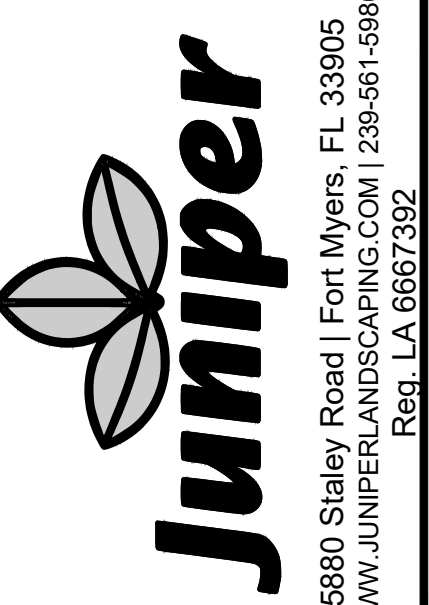


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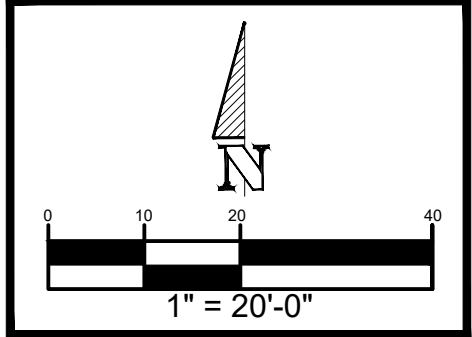
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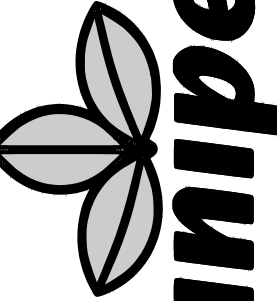


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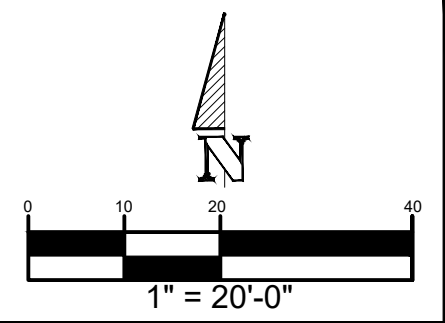


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ROYAL POINCIANA



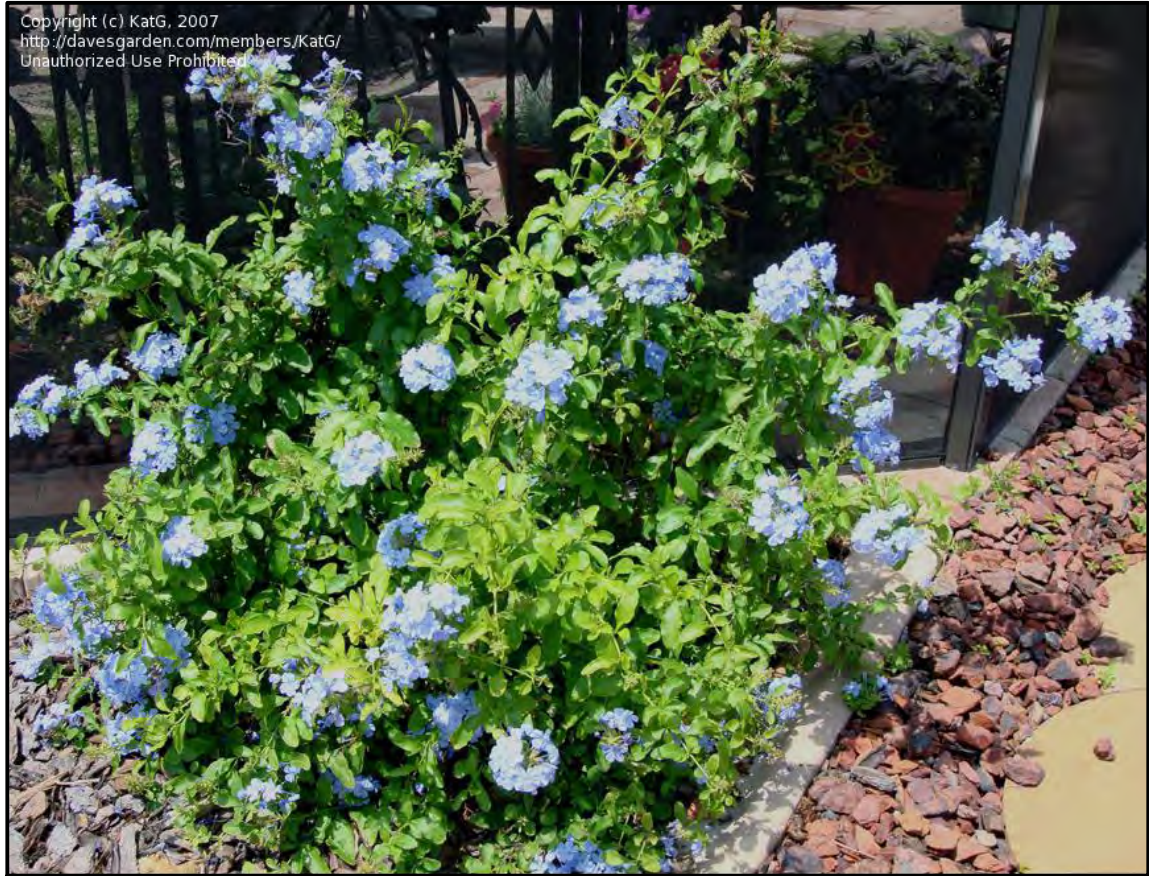
Palm, Sylvester, Multi



Viburnum.Sandankwa



Coontie2



Plumbago



Bougainvillea.Helen Johnson



Ixora.Nora Grant.flowering



Loropetalum.Purple Pixie



Duranta.Gold Mound



Indian Hawthorn.Dwarf Pink



Ixora.Maui.yellow2



Pink Muhly Grass2



Grass.White Fountain

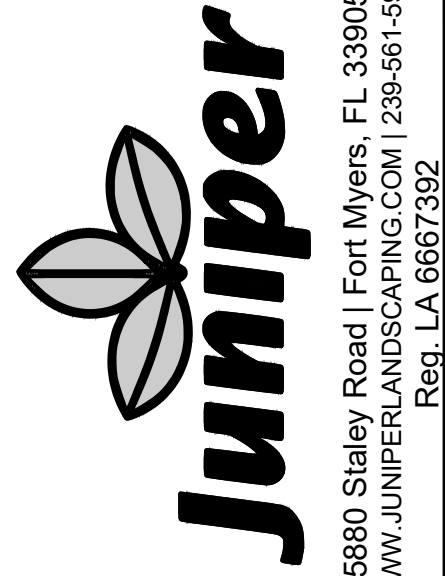


Flax Lily



Liriope.Emerald Goddess.group

I:\Venetian Golf & River\Drawings By: BMC\Fall 12\4/25 10:50 AM



5880 Staley Road | Fort Myers, FL 33905
www.juniperlandscaping.com | 239-561-5980
Reg. LA 6667392
BRIAN MCFALL, RLA

REC. LA 6667392
BRIAN MCFALL, RLA

REVISIONS		
DATE	DESCRIPTION	REVISED PER HOA COMMENTS
5/19/2025		

VENETIAN GOLF & RIVER
MAIN ENTRY ROAD
VENICE, FLORIDA
PLANT PHOTOS

VENETIAN GOLF & RIVER HOA

L1-18

Tab 2

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



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 3

Venetian Community Development District (VCDD)
Standard Operating Procedure (SOP) For Community (RFID) and Amenities Access
Effective ~~April~~ January 1, 2025~~6~~

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 (~~gates~~RFID only)
5. Permanent Employees of the Golf Club and River Club (~~gates~~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.

~~The intended users of this SOP are the CDD Field Office and the River Club Member Relations Office.~~

II. Background

The VCCD 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.

For Resident Members and Lessees, these are always linked to the homeowner address. There can be only one primary homeowner and all other household members or lessees are listed under that primary homeowner. In the spring of 2025, all RFID and amenities access cards were deactivated and a new verification process was completed. all tag and card holders went through an Application and Verification process to reactivate their RFID tags and, where appropriate, be issued a new amenities access card. All other forms of entry were permanently deactivated. This established a clean database and an accurate starting point for the new system.

All new Members, Lessees, Permanent Employees and Guests are subject to this SOP.

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 consistent with the attached form (if being replaced)
- 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)

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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 per Member Form
- 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

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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
- ~~c.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
- ~~b.c.~~ New Members need to obtain a new member River Club ID from the Management Office
- ~~c.d.~~ Add new Resident Members
- ~~d.e.~~ Issue and activate new cards to each Member >15 years old matching to the Member ID number

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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
- ~~c.d.~~ New Lessees need to obtain a Tenant ("T") member number from the River Club Management Office
- ~~d.e.~~ Issue cards to Tenants >15 years old matching to the Tenant member number with expiration date coordinating with Lease end date to those named on lease
- ~~e.f.~~ Deactivate Primary Homeowner at this address

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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
- b.c. Do not create a family member in the resident profile. These are "guest" passes only
- c.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
- h.

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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 foregoing 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 4



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



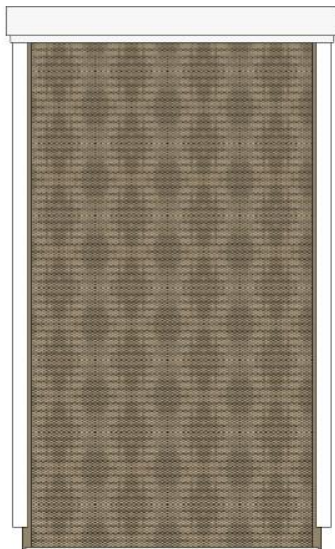
Rolldown Screen

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 Screen1 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 Screen1 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

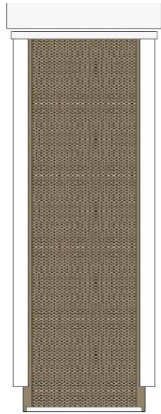
Dining Area Screen

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

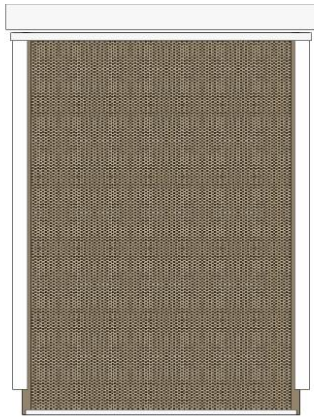
Description:	<i>Rolldown Screen</i>
Opening Number:	8
Buck Width (inches):	31
Buck Height (inches):	96
Hood Location:	<i>Above Opening</i>
Screen Type:	<i>Storm Catcher</i>
Manual or Motorized System:	<i>Motorized</i>
Motor Override:	Yes
Mount Location:	<i>Outside</i>
Left Structure Out:	<i>Tier 3</i>
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

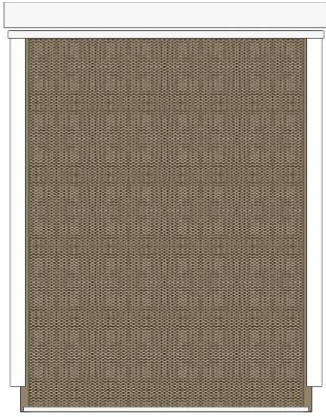
Description:	Rolldown Screen
Opening Number:	10
Buck Width (inches):	89
Buck Height (inches):	96
Hood Location:	Above Opening
Screen Type:	Storm Catcher
Manual or Motorized System:	Motorized
Motor Override:	Yes
Mount Location:	Outside
Left Structure Out:	Tier 3
Right Structure Out:	Tier 3
Standard Notch:	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 Screen

1 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 Screen

1 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 5

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 6

Back

View All Discounts, Offers & Coupons([//www.dell.com/en-us/lp/dell-coupons-codes](http://www.dell.com/en-us/lp/dell-coupons-codes))

Student Discounts([//www.dell.com/en-us/lp/students](http://www.dell.com/en-us/lp/students))

Military & Veteran Discounts([//www.dell.com/en-us/lp/dell-military](http://www.dell.com/en-us/lp/dell-military))

Employee Discounts([//www.dell.com/en-us/lp/dellmember](http://www.dell.com/en-us/lp/dellmember))

Dell Rewards([//www.dell.com/en-us/lp/dell-rewards](http://www.dell.com/en-us/lp/dell-rewards))

Dell Expert Network([//www.delltechnologies.com/den/en-us/dell-expert-network.htm](http://www.delltechnologies.com/den/en-us/dell-expert-network.htm))

Dell Business Partnerships([//www.dell.com/en-us/lp/dell-business-partnerships-program](http://www.dell.com/en-us/lp/dell-business-partnerships-program))

Financing([//www.dell.com/en-us/lp/dell-financing-details#Special-Offers](http://www.dell.com/en-us/lp/dell-financing-details#Special-Offers))

Dell Outlet (Certified Refurbished)([//www.dell.com/en-us/dfh/lp/outlet](http://www.dell.com/en-us/dfh/lp/outlet))

Financing

Back

For Home Purchases([//www.dell.com/en-us/lp/dell-financing-details](http://www.dell.com/en-us/lp/dell-financing-details))

For Business Purchases([//www.dell.com/en-us/lp/flexible-payment-solutions-premier#Overview](http://www.dell.com/en-us/lp/flexible-payment-solutions-premier#Overview))

Make a Payment - Home([//www.dell.com/ManageDellPay](http://www.dell.com/ManageDellPay))

Make a Payment - Business(dfs.dell.com/#/?lang=en-us)

Dell Premier for Business(<https://www.dell.com/en-us/lp/dell-premier>)

Contact Us(<https://www.dell.com/en-us/lp/contact-us>)

US/EN

Back

Save big with limited time deals up to \$650 off on PCs, accessories, and more. View the Deals (<https://www.dell.com/en-us/shop/deals>) | Questions? Call 1-877-275-3355 or Click to Chat (<https://www.dell.com/en-us/lp/contact-us>)

< [View All Configurations\(/En-Us/Shop/Productdetailstxn/Poweredge-T160\)](#).



PowerEdge T160 Tower Server

Starting at \$1,166.00

Financing Offers

[Learn More \(//www.dell.com/financing/comm/mfe/us/en/learn-more\)](http://www.dell.com/financing/comm/mfe/us/en/learn-more) | Pre-Qualify

Best Black Friday Offer

Add to Cart

[Share \(javascript:void\(0\);\)](#)

[Tech Specs & Customization](#)

[Features\(#features_section\)](#)

[Support\(#support_section\)](#)

PowerEdge T160 Tower Server

Selections may result in additional updates to the overall configuration, which may impact the price for Support and Services and the total overall price and savings for this product.

[Components\(javascript:;\)](#)

Base

- ☒ PowerEdge T160 Server
- Selected
- ☐ PowerEdge T160 Smart Value
- \$0.00
- ☐ PowerEdge T160 Server, NativeEdge
- \$0.00

Trusted Platform Module

- ☐ No Trusted Platform Module
- \$34.60
- ☒ Trusted Platform Module 2.0 V6
- Selected

Chassis Configuration

- ☐ 3.5" Chassis with up to 3 Cabled Hard Drives (SATA), 300W Cabled Power Supply
- \$19.57
- ☐ 3.5" Chassis with up to 3 Cabled Hard Drives (SAS/SATA), PERC, 300W Cabled Power Supply
- \$19.22
- ☐ 3.5" Chassis with 3 Cabled HDDs (SATA) and 2x2.5" Cabled HDDs (SATA), 300W Cabled Power Supply
- \$16.42
- ☐ 3.5" Chassis with 3 Cabled HDDs (SAS/SATA) and 2x2.5" Cabled HDDs (SAS/SATA), PERC, 300W Cabled PSU
- \$15.72
- ☒ 3.5" Chassis with up to 3 Cabled Hard Drives (SATA), 500W Cabled Power Supply
- Selected

[more \(javascript:;\)](#)

Processor

[Help Me Choose \(https://www.dell.com/en-us/lp/hmc-intel-processor-poweredge\)](https://www.dell.com/en-us/lp/hmc-intel-processor-poweredge)

- ☐ Intel® Xeon® 6 Performance 6315P 2.8G, 4C/4T, 12M Cache, Turbo, (55W) DDR5-4800
- \$174.72
- ☐ Intel® Xeon® 6 Performance 6325P 3.5G, 4C/8T, 12M Cache, Turbo, (55W) DDR5-4800
- \$139.78

<input type="radio"/>	Intel® Xeon® 6 Performance 6333P 3.1G, 6C/12T, 18M Cache, Turbo, (65W) DDR5-4800	- \$69.89
<input type="radio"/>	Intel® Xeon® 6 Performance 6337P 3.5G, 6C/12T, 18M Cache, Turbo, (80W) DDR5-4800	- \$34.94
<input type="radio"/>	Intel® Xeon® 6 Performance 6349P 3.6G, 6C/12T, 18M Cache, Turbo, (95W) DDR5-4800	+ \$69.89
<input checked="" type="radio"/>	Intel® Xeon® 6 Performance 6353P 2.7G, 8C/16T, 24M Cache, Turbo, (65W) DDR5-4800	Selected
<input type="radio"/>	Intel® Xeon® 6 Performance 6357P 3.0G, 8C/16T, 24M Cache, Turbo, (80W) DDR5-4800	+ \$104.84
<input type="radio"/>	Intel® Xeon® 6 Performance 6369P 3.3G, 8C/16T, 24M Cache, Turbo, (95W) DDR5-4800	+ \$139.78
<input type="radio"/>	Intel® Xeon® E-2414 2.6G, 4C/4T, 12M Cache, Turbo, (55W) DDR5	- \$166.68
<input type="radio"/>	Intel® Xeon® E-2434 3.4G, 4C/8T, 12M Cache, Turbo, HT (55W) DDR5	- \$129.99
<input type="radio"/>	Intel® Xeon® E-2456 3.3G, 6C/12T, 18M Cache, Turbo, HT (80W) DDR5	No longer available
<input type="radio"/>	Intel® Xeon® E-2468 2.6G, 8C/16T, 24M Cache, Turbo, HT (65W) DDR5	+ \$16.78
<input type="radio"/>	Intel® Xeon® E-2478 2.8G, 8C/16T, 24M Cache, Turbo, HT (80W) DDR5	+ \$126.85
<input type="radio"/>	Intel® Xeon® E-2486 3.5G, 6C/12T, 18M Cache, Turbo, HT (95W) DDR5	+ \$90.16
<input type="radio"/>	Intel® Xeon® E-2488 3.2G, 8C/16T, 24M Cache, Turbo, HT (95W) DDR5	+ \$163.55
<input type="radio"/>	Intel® Pentium® G7400 3.7G, 2C/4T, 6M Cache, No Turbo, HT (46W) DDR5	- \$272.92
<input type="radio"/>	Intel® Pentium® G7400T 3.1G, 2C/4T, 6M Cache, No Turbo, HT (35W) DDR5	- \$278.51

[▲ less \(javascript:\);](#)

Processor Thermal Configuration

Heatsink for 80W or less CPU	Selected
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Memory Configuration Type

More Info (<https://www.dell.com/en-us/lp/hmc-powerededge-memory-configuration>)

Performance Optimized Selected

Memory DIMM Type and Speed

[More Info \(https://www.dell.com/en-us/lp/hmc-poweredge-memory\)](https://www.dell.com/en-us/lp/hmc-poweredge-memory)

5600MT/s UDIMMs	Selected
<p> Corsair Vengeance LPX 32GB (2x16GB) DDR5 5600MHz CL36 G.Skill Ripjaws V 32GB (2x16GB) DDR5 5600MHz CL36 Kingston Fury Beast 32GB (2x16GB) DDR5 5600MHz CL36 Corsair Vengeance LPX 32GB (2x16GB) DDR5 5600MHz CL36 G.Skill Ripjaws V 32GB (2x16GB) DDR5 5600MHz CL36 Kingston Fury Beast 32GB (2x16GB) DDR5 5600MHz CL36 </p>	<p> Corsair Vengeance LPX 32GB (2x16GB) DDR5 5600MHz CL36 G.Skill Ripjaws V 32GB (2x16GB) DDR5 5600MHz CL36 Kingston Fury Beast 32GB (2x16GB) DDR5 5600MHz CL36 </p>

Memory *

☐ 16GB UDIMM, 5600MT/s ECC

\$363.99 /ea.

☒ 32GB UDIMM, 5600MT/s ECC

Selected

Qty

- 2 +

\$668.81 /ea.

RAID Configuration

[Help Me Choose \(https://www.dell.com/en-us/lp/hmc-raid-configuration\)](https://www.dell.com/en-us/lp/hmc-raid-configuration)

<input checked="" type="radio"/> C20, No RAID with Embedded SATA for SATA HDDs or SATA SSDs (Mixed Drive Types Allowed)	Selected
<input type="radio"/> C21 Software RAID 0 for S160 Embedded SATA	\$0.00
<input type="radio"/> C22 Software RAID 1 for S160 Embedded SATA	\$0.00
<input type="radio"/> C23 Software RAID 5 for S160 Embedded SATA	\$0.00

RAID/Internal Storage Controllers

More Info (<https://www.dell.com/en-us/lp/hmc-raid-controller>).

No Controller Selected

Storage *

[Help Me Choose \(https://www.dell.com/en-us/lp/hmc-server-hard-drive\)](https://www.dell.com/en-us/lp/hmc-server-hard-drive)

<input type="checkbox"/>	3.84TB SSD SATA 6Gbps Read Intensive 512e 2.5in with 3.5in HYB carrier, 1DWPD, AG Drive	\$2,578.90 /ea.
<input type="checkbox"/>	3.84TB SSD SATA 6Gbps ISE Mixed Use 512e 2.5in with 3.5in HYB carrier, 3DWPD, AG Drive	No longer available
<input type="checkbox"/>	1.92TB SSD SATA 6Gbps ISE Read Intensive 512e 2.5in with 3.5in HYB carrier, 1DWPD, AG Drive	\$1,289.45 /ea.
<input checked="" type="checkbox"/>	1.92TB SSD SATA 6Gbps ISE Mixed Use 512e 2.5in with 3.5in HYB carrier, 3DWPD, AG Drive	Selected
Qty <div><div>-</div><div>1</div><div>+</div></div> \$1,693.41 /ea.		
<input type="checkbox"/>	960GB SSD SATA 6Gbps ISE Read Intensive 512e 2.5in with 3.5in HYB carrier, 1DWPD, AG Drive	\$685.12 /ea.

▶ more (javascript:;).

BIOS and Advanced System Configuration Settings

<input type="radio"/>	Performance BIOS Setting	\$0.00
<input checked="" type="radio"/>	Power Saving BIOS Setting	Selected

Advanced System Configurations

<input checked="" type="checkbox"/> UEFI BIOS Boot Mode with GPT Partition	Selected
<input checked="" type="checkbox"/> No Energy Star	Selected
<input type="checkbox"/> Energy Star	\$0.00
<input type="checkbox"/> No-OS Partition Removed	\$0.00
<input type="checkbox"/> ASHRAE A3, 40C ambient environment	\$0.00

▶ more (javascript:;).

Fan

PCle Fan	Selected

Power Cords

<input type="checkbox"/>	C13 to C14, PDU Style, 10 AMP, 13 Feet (4m) Power Cord, Argentina	\$5.59 /ea.
<input type="checkbox"/>	C13 to C14, PDU Style, 10 AMP, 2 Feet (.6m) Power Cord, Argentina	\$2.80 /ea.
<input type="checkbox"/>	C13 to C14, PDU Style, 10 AMP, 6.5 Feet (2m) Power Cord, Argentina	\$4.19 /ea.

<input checked="" type="checkbox"/> C13 to C14, PDU Style, 12 AMP, 13 Feet (4m) Power Cord, North America	Selected
Qty <div><div>-</div><div>1</div><div>+</div></div> \$6.99 /ea.	
<input type="checkbox"/> C13 to C14, PDU Style, 12 AMP, 6.5 Feet (2m) Power Cord, North America	\$4.19 /ea.
▶ more (javascript:);	
Additional Network Cards	
<input type="checkbox"/> Broadcom 57416 Dual Port 10GbE BASE-T Adapter, PCIe Low Profile	\$223.30 /ea.
<input type="checkbox"/> Broadcom 57454 Quad Port 10GbE BASE-T Adapter, PCIe Low Profile	\$314.15 /ea.
<input type="checkbox"/> Intel Ethernet i350 Quad Port 1GbE BASE-T Adapter, PCIe Low Profile	\$135.24 /ea.
<input type="checkbox"/> Intel X710-T2L Dual Port 10GbE BASE-T Adapter, PCIe Low Profile	\$307.52 /ea.
Additional PCIe Cards	
<input type="checkbox"/> HBA355e Adapter FH & LP, DIB	\$414.10 /ea.
Boot Optimized Storage Cards	
<input checked="" type="radio"/> No BOSS	Selected
<input type="radio"/> BOSS-N1 controller card + with 1 M.2 480GB (RAID 0)	+ \$534.66
<input type="radio"/> BOSS-N1 controller card + with 2 M.2 480GB (RAID 1)	+ \$884.11
<input type="radio"/> BOSS-N1 controller card + with 1 M.2 960GB (RAID 0)	+ \$863.00
<input type="radio"/> BOSS-N1 controller card + with 2 M.2 960GB (RAID 1)	+ \$1,401.29
▶ more (javascript:);	

▼ **OS & Software(javascript:);**

Operating System

[Help Me Choose \(https://www.dell.com/en-us/lp/hmc-server-operating-system\)](https://www.dell.com/en-us/lp/hmc-server-operating-system)

<input type="radio"/> No Operating System	- \$740.83
<input type="radio"/> No OS, No Utility Partition	- \$740.83
<input type="radio"/> No Operating System, No Utility Partition, BOSS	- \$740.83
<input type="radio"/> Red Hat Enterprise Linux, Non Factory Install, Requires Subscription Selection	- \$740.83
<input type="radio"/> SUSE Linux Enterprise, Non Factory Install, Requires License Selection	- \$740.83
<input type="radio"/> Ubuntu Server Non Factory Install, x64,Reqs Subscription Selection	- \$740.83
<input type="radio"/> DELLPLUS NO	- \$740.83
<input checked="" type="radio"/> Windows Server 2025 Standard,16CORE,FI,No Med,No CAL, Multi Language	Selected
<input type="radio"/> Windows Server 2025 Essentials,10CORE,FI,No Med, No CAL, Multi Language	- \$456.03
<input type="radio"/> Red Hat Enterprise Linux 10.0 Factory Install,x64,Requires Subscription Selection	- \$740.83

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Secondary OS

<input checked="" type="radio"/> None	Selected
<input type="radio"/> Red Hat Enterprise Linux, Non Factory Install, Requires Subscription Selection	\$0.00

OS Media Kits

<input checked="" type="checkbox"/> Windows Server 2025 Standard,16CORE,DF Recovery Image, Multi Lang, (Downgrade not included)	Selected
Qty <div><div>-</div><div>1</div><div>+</div></div> \$0.00 /ea.	
<input type="checkbox"/> Windows Server 2025 Standard,No Media, WS2019 Std Downgrade w/DVD Media,Multi Lang	\$10.83 /ea.
<input type="checkbox"/> Windows Server 2025 Standard,16CORE,Media Kit, Multi Lang, (Downgrade not included)	\$21.67 /ea.
<input type="checkbox"/> Windows Server 2025 Standard,No Media, WS2022 Std Downgrade w/DVD Media,Multi Lang	\$10.83 /ea.

Additional Virtual Machines for Windows Server OS

<input type="checkbox"/> WS2025, Additional 2Virtual Machines,1 Processor with 8CORES each	\$0.00 /ea.
<input type="checkbox"/> WS2025, Additional 2Virtual Machines,2 Processor with 8CORES each	\$0.00 /ea.

Licenses

<input type="checkbox"/> Red Hat Satellite, 1-2SKT, Unlimited Guests, 1 Year Sub	\$703.09 /ea.
<input type="checkbox"/> Red Hat Satellite, 1-2SKT, Unlimited Guests, 3 Year Sub	\$2,069.26 /ea.
<input type="checkbox"/> Red Hat Satellite, 1-2SKT, Unlimited Guests, 5 Year Sub	\$3,449.59 /ea.
<input type="checkbox"/> RHEL, 1-2SKT,1yr Premium Subscription,Virtual Datacenters, Digitally Fulfilled	\$1,537.58 /ea.
<input type="checkbox"/> RHEL, 1-2SKT,3yr Premium Subscription,Virtual Datacenters, Digitally Fulfilled	\$4,611.57 /ea.

[▶ more \(javascript:\);](#)

Microsoft SQL Server

<input checked="" type="radio"/> None	Selected
<input type="radio"/> Microsoft SQL Server 2022 Standard,OEM, Incl. 5 USER CALs, NFI with SQL2019/2017 DWGD Media	+ \$1,523.60
<input type="radio"/> Microsoft SQL Server 2022 Standard,OEM, Incl. 5 Device CALs, NFI with SQL2019/2017 DWGD Media	+ \$1,523.60
<input type="radio"/> Microsoft SQL Server 2022 Standard,OEM, Includes 5 USER CALs, NFI, ENGLISH	+ \$1,506.13
<input type="radio"/> Microsoft SQL Server 2022 Standard, 4 CORE, OEM, NFI, ENGLISH	+ \$5,682.04

[▶ more \(javascript:\);](#)

Client Access Licenses

[Help Me Choose \(https://www.dell.com/en-us/lp/hmc-server-client-licenses\)](https://www.dell.com/en-us/lp/hmc-server-client-licenses)

<input type="checkbox"/> Microsoft SQL Server 2022 Standard, OEM, Additional Server	\$733.84 /ea.
<input type="checkbox"/> Microsoft SQL Server 2022 Standard, Additional 2 CORE, No MEDIA	\$2,841.02 /ea.

<input type="checkbox"/>	Microsoft SQL Server 2022 Standard, 5 USER CALs Only OEM, No Media, NFI	\$775.78 /ea.
<input type="checkbox"/>	Microsoft SQL Server 2022 Standard, 5 Device CALs Only OEM, No Media, NFI	\$775.78 /ea.
<input type="checkbox"/>	1-pack of Windows Server 2025/2022 Device CALs (Standard or Datacenter)	\$31.80 /ea.
<input type="checkbox"/>	1-pack of Windows Server 2025/2022 User CALs (Standard or Datacenter)	\$40.54 /ea.
<input type="checkbox"/>	5-pack of Windows Server 2025/2022 Device CALs (Standard or Datacenter)	\$137.33 /ea.
<input type="checkbox"/>	5-pack of Windows Server 2025/2022 User CALs (Standard or Datacenter)	\$181.01 /ea.
<input type="checkbox"/>	10-pack of Windows Server 2025/2022 Device CALs (Standard or Datacenter)	\$269.77 /ea.
<input checked="" type="checkbox"/>	10-pack of Windows Server 2025/2022 User CALs (Standard or Datacenter)	Selected
Qty <input type="text" value="-"/> <input type="text" value="1"/> <input type="text" value="+"/> \$357.14 /ea.		
<input type="checkbox"/>	50-pack of Windows Server 2025/2022 Device CALs (Standard or Datacenter)	\$1,328.26 /ea.
<input type="checkbox"/>	50-pack of Windows Server 2025/2022 User CALs (Standard or Datacenter)	\$1,765.07 /ea.
<input checked="" type="checkbox"/>	5-pack of Windows Server 2025 Remote Desktop Services, User	Selected
Qty <input type="text" value="-"/> <input type="text" value="1"/> <input type="text" value="+"/> \$766.34 /ea.		
<input type="checkbox"/>	5-pack of Windows Server 2025 Remote Desktop Services, Device	\$591.62 /ea.
<input type="checkbox"/>	1-pack of Windows Server 2025 Remote Desktop Services, Device	\$122.66 /ea.
<input type="checkbox"/>	1-pack of Windows Server 2025 Remote Desktop Services, User	\$157.60 /ea.
▲ less (javascript:;)		

Embedded Systems Management

[Help Me Choose \(https://www.dell.com/en-us/lp/embedded-system-management-14g\)](https://www.dell.com/en-us/lp/embedded-system-management-14g).

<input type="checkbox"/>	Dell Connectivity Client - Disabled	\$0.00
<input checked="" type="checkbox"/>	Dell Connectivity Client - Enabled	Selected
<input checked="" type="checkbox"/>	iDRAC9, Basic 16G	Selected
<input type="checkbox"/>	iDRAC9, Express 16G	+ \$147.82
<input type="checkbox"/>	iDRAC9, Enterprise 16G	+ \$290.39
► more (javascript:;)		

Dell Secure Onboarding

<input checked="" type="radio"/>	Dell Secure Onboarding Client Disabled	Selected
<input type="radio"/>	Dell Secure Onboarding Client Enabled	\$0.00

iDRAC System Management Options

[Help Me Choose \(https://www.dell.com/en-us/lp/hmc-systems-management-upgrades\)](https://www.dell.com/en-us/lp/hmc-systems-management-upgrades).

<input type="checkbox"/>	iDRAC management traffic over shared LOM	\$0.00
<input type="checkbox"/>	DHCP, Zero Touch Configuration	\$0.00
<input type="checkbox"/>	Static IP	\$0.00
<input type="checkbox"/>	Provisioning Server Enabled	\$0.00

Password

[Help Me Choose \(https://www.dell.com/en-us/lp/hmc-idrac-password-14g\)](https://www.dell.com/en-us/lp/hmc-idrac-password-14g).

<input checked="" type="radio"/>	iDRAC,Factory Generated Password, No OMQR	Selected
<input type="radio"/>	iDRAC,Legacy Password, No OMQR	\$0.00
<input type="radio"/>	Force Change Password iDRAC9 x4	\$0.00

Group Manager

[Help Me Choose \(https://www.dell.com/en-us/lp/hmc-idrac-group-manager-14g\)](https://www.dell.com/en-us/lp/hmc-idrac-group-manager-14g).

<input checked="" type="radio"/>	iDRAC Group Manager, Disabled	Selected
<input type="radio"/>	iDRAC Group Manager, Enabled	\$0.00

▼ [Virtualization\(javascript:;\)](#)

Enabled Virtualization





<input checked="" type="radio"/>	None	Selected
<input type="radio"/>	Hyper-V role enabled with pre-installed Standard or Datacenter Ed OS on incl Virtual HDD	+ \$0.35

▼ [Accessories\(javascript:;\)](#)

Server Accessories

<input type="checkbox"/>	8X DVD-ROM, USB, External	+ \$34.60
<input type="checkbox"/>	Keyboard and Optical Mouse - US English - Black	+ \$4.19

Dell Recommended

<input type="checkbox"/>	 APC Rack Shelf A0008259 (javascript:;)	\$191.99 /ea.
<input type="checkbox"/>	 Eaton Tripp Lite Series SmartRack 12U Mid-Depth Small Rack Enclosure A7430181 (javascript:;)	\$787.88 /ea.
<input type="checkbox"/>	 APC Basic Rack PDU AP9567 - 0U - 120V NEMA 5-15 Input / (14) NEMA 5-15 Output A7541364 (javascript:;)	\$311.39 /ea.
<input type="checkbox"/>	 APC Smart-UPS C SMC1500-2UC - UPS (rack-mountable) AA062231 (javascript:;)	\$931.89 /ea.

- ☐
- Onsite Consulting Residency For Modern WorkForce, 5 Days For 1 Week

+ \$18,872.19

Dell Learning


- | | |
|-------------------------------------------------------------------------------------------------------------------|---------------|
| <input type="checkbox"/> Dell Learning - Learning Hub Learn 1-9 Subscriptions 1 Year Access | + \$7,338.43 |
| <input type="checkbox"/> Dell Learning - Learning Hub Learn More 1-9 Subscriptions 1 Year Access | + \$10,483.47 |
| <input type="checkbox"/> Dell Learning Training Credits 100 - Redeem at Learning.Dell.com Expires 1yr from order | + \$34.94 |
| <input type="checkbox"/> Dell Learning Training Credits 1000 - Redeem at Learning.Dell.com Expires 1yr from order | + \$349.45 |
| <input type="checkbox"/> Dell Learning Dell EMC PowerEdge Server Concepts and Products On Demand | + \$436.81 |

▶ more (javascript:;).

Also included in this system

The following options and default selections are included with your order.

PowerEdge T160 Motherboard with Broadcom 5720 Dual Port 1Gb On-Board LOM, MX



Best Black Friday Offer

PowerEdge T160 Tower Server

Shipping

Free

Dell Price

\$6,007.36

Selections may result in additional updates to the overall configuration, which may impact the price for Support and Services and the total overall price and savings for this product.

Financing Offers

Get the **Best Deal at Dell**, plus earn **\$100 (10,000 points) bonus** Dell Rewards dollars* ([#UF-footnote-rewards](#)), just for opening a Dell Pay Credit Account^D ([#UF-footnote-D](#)). (must enroll/ be enrolled in the Dell Rewards Program).

[Learn More](#)
<https://www.dell.com/financing/comm/mfe/us/en/learn-more>) | Pre-Qualify

DELL **REWARDS**

(<https://www.dell.com/en-us/lp/dell-rewards>) Earn 2X rewards (6%) until December 7th.

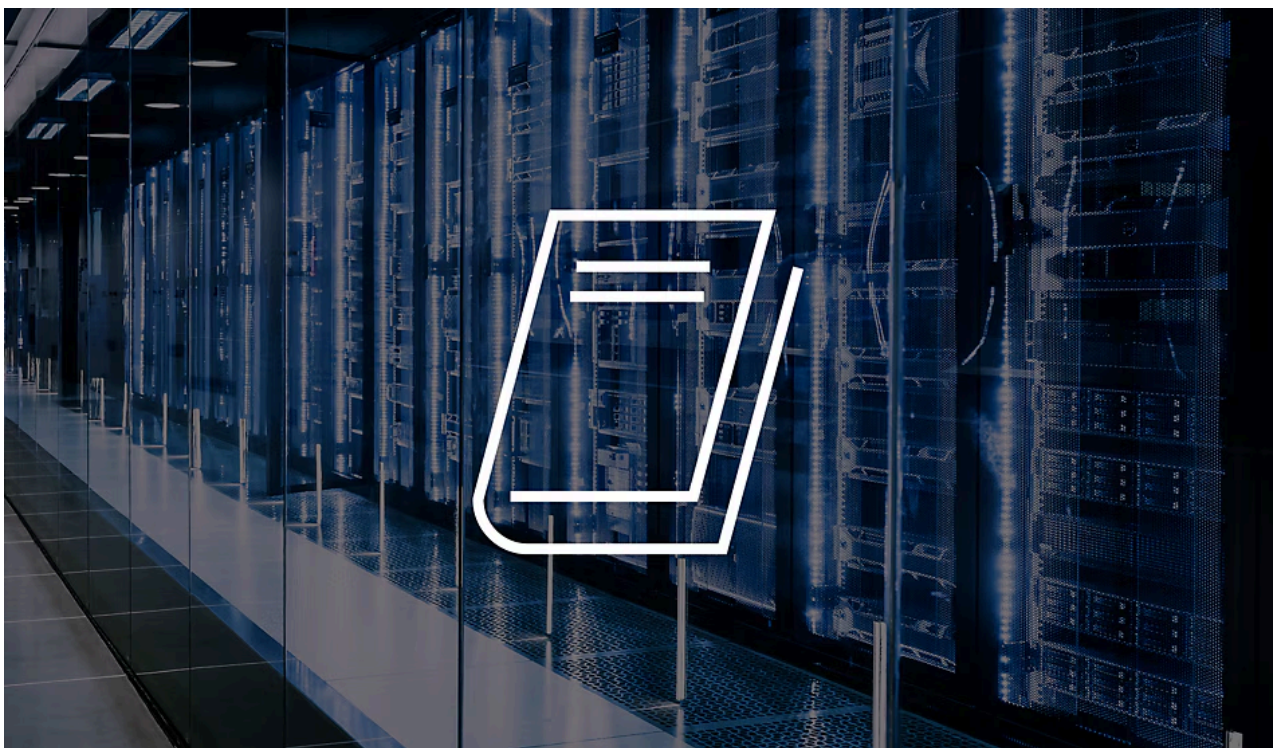
Get it as soon as **Tuesday, Dec 16**

View Delivery Dates for 33101

Add to Cart: \$6,007.36

Review

Order Code pe_t160_tm_vi_vp_sb



PowerEdge T160 tower server resources

PowerEdge T160 Spec Sheet (<https://www.delltechnologies.com/asset/en-us/products/servers/technical-support/powerededge-t160-spec-sheet.pdf>)

PowerEdge T160 Technical Guide (<https://www.delltechnologies.com/asset/en-us/products/servers/technical-support/poweredge-t160-technical-guide.pdf>)

PowerEdge Tower Server Quick Reference Guide (<https://www.delltechnologies.com/asset/en-us/products/servers/technical-support/poweredge-tower-quick-reference-guide.pdf>)

Hands On Labs (<http://www.dell.com/en-us/dt/hands-on-labs/index.htm>)



CERTIFIED QUOTATION

Customer Number 4606823	Quotation Number 9750847	Issue Date 12/03/25	Payment by Amex	Customer Reference None
----------------------------	-----------------------------	------------------------	--------------------	----------------------------

Issued by: Stephen Camburn 330-433-2563 SCamburn@provantage.com

VENETIAN COMMUNITY DEVELOPMENT **QUOTATION**
502 VENETO BLVD
NORTH VENICE, FL 34275-6652

steve@gegervision.com

Shipping
Via Ground Service

SKU	Product Name	Part Number	Quantity	Each	Total
CSC8W59	Meraki MX67 Enterprise License and Support, 3YR	LIC-MX67-ENT-3YR	1	460.00	460.00
CSC9RH7	Meraki 3YR Lic And Sup MR Enterprise	LIC-ENT-3YR	4	248.75	995.00
CSC7AUV	Meraki MR44 Wifi 6 Indoor Ap • 4 week estimated delay	MR44-HW	3	546.00	1,638.00
MRK10J3	Meraki MR36 Wi-Fi 6 Indoor Ap • 4 week estimated delay	MR36-HW	1	325.00	325.00
MRK10EJ	Meraki MX67 Router/Security Ap • 4 week estimated delay	MX67-HW	1	325.00	325.00

Provantage LLC
7576 Freedom Ave NW
North Canton, OH 44720

Subtotal: 3,743.00
Shipping: FREE
Total: \$3,743.00

To place your order, email SCamburn@provantage.com or call 330-433-2563.

Please note that prices on this quotation cannot be guaranteed beyond the issue date.

Tab 7

Juniper

Proposal

Proposal No.: 375020

Proposed Date: 11/26/25

PROPERTY:	FOR:
Venetian CDD Belinda Blandon 502 Veneto Blvd. North Venice, FL 34275	Re-sod Medici berm

Re-sod Medici berm with bahai sod. Inspect and repair irrigation. Set for daily watering once installed for two weeks.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Medici Berm					
Site Prep					\$3,450.00
Bed Prep - Plant, Sod, Debris Removal	40.00	HR	\$60.00	\$2,400.00	
Debris by the truck	3.00	1	\$350.00	\$1,050.00	
Landscape Material					\$16,446.15
Enhancement Labor	40.00	HR	\$60.00	\$2,400.00	
Bahia, 01 Square Foot - 01SF	15000.00	01SF	\$0.94	\$14,046.15	
Irrigation Renovation					\$300.00
Irrigation Technician Labor	4.00	HR	\$75.00	\$300.00	
Misc Irrigation Parts	5.00	EA	\$0.00	\$0.00	
				Total:	\$20,196.15

Juniper

Proposal

Proposal No.: 375011

Proposed Date: 11/26/25

PROPERTY:	FOR:
Venetian CDD Belinda Blandon 502 Veneto Blvd. North Venice, FL 34275	Re-sod Laurel Rd

Re-sod Laurel Rd with floritam sod. Use sod cutter to remove old turf and set irrigation for daily watering once installed. Repair irrigation as needed.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Laurel Rd					
Site Prep					\$5,350.00
Bed Prep - Plant, Sod, Debris Removal	60.00	HR	\$60.00	\$3,600.00	
Debris by the truck	5.00	1	\$350.00	\$1,750.00	
Landscape Material					\$23,598.60
Enhancement Labor	60.00	HR	\$60.00	\$3,600.00	
Floritam Saint Augustine, 01 SF MATERIAL ONLY	15000.00	01SF	\$1.33	\$19,998.60	
Irrigation Renovation					\$300.00
Irrigation Technician Labor	4.00	HR	\$75.00	\$300.00	
Misc Irrigation Parts	5.00	EA	\$0.00	\$0.00	
Total:					\$29,248.60

Tab 8

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, December 08, 2025, at 9:38 a.m.** at Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

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

Also, present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc. (Via Teams)
Andrew Cohen	District Counsel – Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Keith Livermore	VCDD Field Manager
Spencer Gonzales	Landscape Inspection Services
Rick Schappacher	District Engineer – Schappacher Engineering
Greg Barker	Hampton Golf, River Club General Manager

Audience **Present**

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

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

THIRD ORDER OF BUSINESS

Public Comment

Tim Carr commented on Board Members recusing themselves from any negotiations. Mr. Carr also spoke on the potential fraud by Vesta and previous Board Members.

Barbara Silkworth reminded everyone of the Annual Meeting coming up and the need for more proxies. She stated some residents are volunteering to plant trees on their property. Ms. Silkworth gave compliments to Greg Barker and Hampton Golf.

Steve Thomason asked the Board to consider putting up Christmas lights on all the palm trees. Mr. Thomason also gave kudos to the Guard House. He also stated that the Tiki Bar needs another bartender to accommodate for the volume for season.

Darlene Schimberg commented on the landscaping around the River Club surroundings. She commented on the dumpster areas and waste disposal. Ms. Schimberg commented on the ongoing issues with Jonas and making reservations. She commented on the lack of mulch for landscape areas.

FOURTH ORDER OF BUSINESS

Committee Reports

A. Social and Dining Advisory Committee

Darlene Schimberg reported on the River Club rules and policies. She reported on upcoming events. Ms. Schimberg also reported the need for employees at the Tiki bar.

B. Racquet Sports Advisory Committee

Nancy Spowkowski reported that no procedures need Board input at the time. She stated that everything is moving smoothly. Greg Barker reported on the Tennis Instructors.

C. Reserve and Finance Advisory Committee

Bryon Matson did not have anything to report at this time.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Services

Spencer Gonzales discussed the inspection report with the Board and provided an overview of areas to be addressed. He advised the Board of staking that should be removed and oaks to be trimmed away from the hedges. He provided an overview of areas to be addressed including invasive species. Mr. Gonzales advised that he will return at the end of December for the January inspection report.

B. Field Manager

Keith Livermore discussed an electrical issue on Medici and an estimate received. The irrigation on Medici and Laurel Road needs to be repaired. After discussion and vote the Board approved the amount of \$10,000 for the electrical repairs for Medici.

Ms. Pozarek opened the floor for public comment.

A resident asked if there is a different source for powering the electrical line. Mr. Livermore stated that solar power is an alternative but can be easily damaged and may not have enough energy to power the area.

On a motion by Ms. Snizek, Seconded by Mr. Goodman, with all in favor, The Board Approved the Electrical Line for the Irrigation System on Medici Terrace, not to exceed \$10,000, for the Venetian Community Development District.

Mr. Livermore discussed the proposals for the Medici Berm fence. The Board discussed the fence, location spacing and requirements including options. Supervisor Terrana agreed to work with Mr. Livermore to discuss the fencing and spacing requirements. Supervisor Smaha advised that based on what he has been told by the planning commission this would need to go to them. Mr. Livermore discussed ongoing issues with the irrigation pumps and their maintenance issues. He advised the Board that the maintenance contractor had not been maintaining additional filters that were not part of their agreement. After discussion and vote the Board approved a not to exceed amount of \$15,000 to address the issue with the irrigation pump filter systems.

Ms. Pozarek opened the floor for public comment. There were none.

On a motion by Ms. Prozarek, Seconded by Ms. Snizek, with all in favor, The Board Approved the Irrigation Replacement, not to exceed \$15,000, for the Venetian Community Development District.

The Board discussed the sidewalk inspections and spraying of the locations. The Board was advised that inspections are taking place 1 day a week. The monument painting will take place in January. Supervisor Harmon Terrana provided an update on a walk through conducted with Juniper on the Laurel Road Landscaping. They are replacing plants that did not survive and are evaluating the irrigation. There will be two proposals to be discussed at the next meeting. Replacements are pending until the repairs are done. Mr. Livermore advised that they are spraying sidewalks as they are inspected.

SIXTH ORDER OF BUSINESS

Hampton Golf Insurance Coverage

The Board discussed the Hampton Insurance Coverage Issues. Andy Cohen outlined the discussions held with Egis regarding the coverages. He advised that Hampton wants to place the insurance under the name of the District. He spoke in detail regarding the provisions and how the contract is prepared. Mr. Cohen advised of Hampton's intent to obtain coverage for the District so that they are covered. He outlined the cost for this expense and possible budget reductions outlined by Hampton.

Ms. Pozarek opened the floor for public comment.

A resident asked about not being insured since October. The Board informed him the District continues to be insured and that it is Hampton that needs to be insured.

Darlene Schimberg stated that she was confused about Hampton not being able to insure the CDD since 2019.

Resident Barbara was also confused about the CDD's coverage. The Board informed her that Hampton Golf is writing the policy in the CDD's name. She then asked why the CDD needs their own policy. Mr. Cohen and the Board explained the policies and costs.

Another Resident asked about the purchasing policy and funds. Bill from Hampton explained the costs and contract details.

Darlene Schimberg asked about liability and costs. The Board informed her of the difference in costs.

On a motion by Ms. Prozarek, Seconded by Ms. Terrana, with a majority in favor and 1 against, The Board Accepted the Insurance Proposals Provided by Hampton Golf, for the Venetian Community Development District.

SEVENTH ORDER OF BUSINESS

Joint Landscape Meeting

The joint meeting with the landscaping committee was called to order at 11:29 am. Supervisor Terrana discussed the designs all the way to the roundabout. The Board discussed the design and the plantings. Supervisor Terrana will give the information back to Brian and ask him for a new plan included with comments from the meeting. The Board decided to continue the meeting on December 22nd.

On a motion by Ms. Prozarek, Seconded by Ms. Terrana, with all in favor, The Board Approved Continuing the Joint Meeting/Workshop on December 22nd at 9:30 A.M., for the Venetian Community Development District.

The Board took recess at 11:58 a.m. and resumed the meeting at 12:04 p.m.

EIGHTH ORDER OF BUSINESS

Continued Staff Reports

C. River Club

There was no report given at this time.

D. District Engineer

Rick Shappacher advised that there are a few minor items for the SWFWMD Inspection. He advised that he is working on proposals for sidewalk repairs. He advised that about 20% is completed and that he is working with Keith Livermore. The Board agreed to move several agenda items to the next meeting.

E. District Counsel

Andy Cohen reported on the ongoing issues with Vesta. Mr. Cohen and Supervisor Goodman have decided to obtain outside counsel. The Board went into a very intensive discussion regarding how to proceed with the Vesta issues. The Board discussed the path forward in relation to Vesta. After extensive discussion, the Board agreed not to move forward with current outside counsel and requested for Andy Cohen to contact litigators and to confirm the Statute of Limitations for this matter along with the timeline for filing action

through the DBPR. The Board discussed the current record storage and asked that the records not be touched.

The Board discussed the suspension of a member for two weeks. After discussion and vote the Board suspended Robert Zarella. The suspension will commence once the letter is sent out by District Counsel.

On a motion by Ms. Prozarek, Seconded by Ms. Snizek, with all in favor, The Board Suspended Robert Zarella for 2 weeks from River Club Amenities, for the Venetian Community Development District.

The Board discussed correspondence received requesting recusal of Board Members on the Vesta issue. Supervisor Smaha discussed the CAPEX Form. After discussion and vote the Board approved the policy as submitted to the Board.

On a motion by Mr. Smaha, Seconded by Ms. Terrana, with all in favor, The Board Approved the CAPEX Form, 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 22, 2025 at 9:30 a.m. She gave an update on the financials from Hampton Golf. Ms. Blandon received a response from Juniper regarding the second demand. Juniper is working on all of the items of concern and will have the work complete by the end of this week. Ms. Blandon reminded the Board to complete the ethics training before the end of the month. She also thanked Jerry Jasper for his service on the Reserve Committee.

NINTH ORDER OF BUSINESS

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

Ms. Pozarek opened the continued 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. Pozarek and the Board agreed to continue the Public Hearing at the December 22, 2025 Board of Supervisors meeting.

On a motion by Ms. Pozarek, Seconded by Ms. Terrana, with all in favor, The Board Approved Continuing the Public Hearing to December 22nd at the River Club, to consider the Adoption of Amending the District's Rules and Use of River Club Facilities, for the Venetian Community Development District.

TENTH ORDER OF BUSINESS

Consideration of 2026 Club Insights Proposal

The Board discussed the Club Insights Proposal for the survey. After discussion and vote the Board approved the proposal.

On a motion by Ms. Pozarek, Seconded by Mr. Goodman, with all in favor, The Board Approved the 2026 Club Insights Proposal for \$7,500, for the Venetian Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Next Steps for the La Sala Project

Ms. Pozarek gave an overview of the La Sala project. The Board agreed to differ this item until the next meeting.

TWELFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting Held on November 10, 2025

Ms. Blandon presented the Minutes of the Board of Supervisors' Meeting held on November 10, 2025 and asked the Board if they had any questions or changes to the minutes presented. Ms. Sniezek had one change to the minutes.

On a motion by Ms. Terrana, Seconded by Ms. Sniezek, with all in favor, The Board Approved the Meeting Minutes of November 10, 2025, with one change as noted on the record, for the Venetian Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consent Items

A. Acceptance of Advisory Committee Meeting Minutes

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

On a motion by Ms. Sniezek, seconded by Ms. Terrana, with all in favor, the Board Accepted the Consent Items as presented, for the Venetian Community Development District.

FOURTEENTH ORDER OF BUSINESS

Advisory Committee Liaison Reports

Supervisor Smaha advised that the comments on the Welcome Center were sent and are pending.

Supervisor Goodman advised that there will be estimates provided for consideration for the air conditioning systems.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Supervisor Pozarek spoke regarding monthly cash flows and invoice copies to be sent to be sent to the Board.

SIXTEENTH 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 1:41 p.m., for the Venetian Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 9

Venetian River Club Facilities Committee (FC)
October 7, 2025, Minutes

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

- **Attendees**

- Richard Goodman (Supervisor Liaison) (RG)
- Tim Carr Chairman (TC)
- Bob Ruffatto Member (BR)
- William Philips Secretary (WP)
- Robert Crane Vice Chairman (RC)
- Juliet Herman Member (JH)
- Hampton Golf - Bill Rehanek (VP Club Operations) (BR), Nick Nicholson (Operations) (NN)

Order of Business

- 1) **Meeting started at 3:00 pm.**
- 2) **Roll Call:** All members present. JH approved to participate via cellular.
- 3) **Establish a quorum:** Per Charter rules, quorum established.
- 4) **Approval of previous minutes:** October 7, 2025, minutes approved.
- 5) **Public comment,** public comments, no public comments presented, Nancy Spokowski in attendance.
- 6) **Public comments closed:**
- 7) **Hampton River Club GM comments:**
 - A) Facilities committee congratulated Hampton Golf for improvements after a period of intense committee asset management due to past instability.
 - B) **Committee members expressed a desire to shift the committee's focus back to larger, strategic capital projects rather than day-to-day operational issues. Hampton Golf will assume greater responsibility for daily operations. The committee will return to its previous practice of assigning a designated member to monitor operational management and provide updates to the committee as needed.**
 - C) Hampton Golf discussed: Past lack of inspection and permit documentation for salamander installation in the kitchen; concerns over mounting and need for code-compliant review. Kitchen equipment updates: vendor evaluating dishwasher replacement; considering a low-temp, chemical-based machine to save on repair/energy costs, with vendor quotes pending. Painting and access door punch list reviewed- scheduled coordination with Artistry Painting on-going, including door hardware powder coating and temporary handles for residents' access. Waste gate wheels and fencing to be completed properly; temporary fencing not acceptable.
- 8) **Hampton maintenance:** As Hampton Golf begins to assume maintenance responsibilities, the committee discussed several past issues with the incoming management team.

- 9) **Liaison (Rich Goodman) Comment:** Update of new access system, Painting of River Club & bug repellant, Painting of Guard House, Roof maintenance contract.
- 10) **Carpet Cleaning Report (Bob Crane):** Hampton Golf management to assume responsibility for vetting vendors.
- 11) **LaSala Workshop update (Bob Ruffato):** ongoing planning for substantial bar/dining area renovation, with stakeholder interviews and concept plans developed. Awaiting Hampton feedback to proceed to cost estimation stage. Emphasis on coordinating upgrades with other planned projects (flooring, painting, lighting) for efficiency.
- 12) **Geothermal & A/C Units (Juliet Herman):** HVAC units: confusion over service locations clarified, repairs completed; request for comprehensive unit condition report underway. Reserve study identified three units for replacement this year; committee seeking actual assessment before given improved maintenance vendor. Dining room AC identified as candidate for replacement; size and specifics to be confirmed. Asset management practices updated – will obtain more detailed quotes for repair versus replace decisions and maintain records going forward. **Energy management project underway for HVAC system integration; working towards centralized temperature control and improved efficiency. Conversations are ongoing to balance cost, disruption, and functionality. Budget target of \$15,000–\$25,000 suggested for suitable system. Energy management – estimated costs – Hampton Golf management to assume responsibility: JH to coordinate with Jamie of Hampton Golf on this.** Water fountains at tennis courts and fitness areas identified for replacement/upgrade, with consideration for bottle-filling stations and chiller units; more vendor quotes to be gathered. Ongoing water usage monitoring continues, issues with wi-fi connectivity to be addressed, and potential for well installation for irrigation being explored (pending regulatory approval).
- 13) **Old Business:**
- a) David (Signature Blue Pools) presented a \$52,000 budget proposal for proactive maintenance (pump and light replacements, valve repairs, replumbing, filter replacement, surge pit valves, etc.). (Recommendation to have Hampton Golf management review all pool proposals before action, taking into consideration future budget.
 - b) Next year's budget items.
- 14) **New Business:**
- Open Discussion by members.
- 15) **FAC Meeting Date 2025:** Tuesday November 4, 2025, December 02, 2025
- 16) **Motion to adjourn:** 16:31

Next Meeting Tuesday November 4, 2025, 3:00 PM

Meeting Closed at 4:31 PM.

Venetian Community Development District
502 Veneto Boulevard North Venice, FL 34275
Reserve/Finance Committee
Meeting Minutes October 20, 2025

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

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

There was no public comment for meeting. Committee welcomed guest John Coman and Carol McGrail (via phone) from Hampton, our new amenities management company.

Motion by JJ, second DM that minutes for September 3, 2025 be approved. Carried.

Old Business:

1. Committee reviewed analysis compiled by BM, who focused on September and Year End results. September revenue was \$35.2k, down \$9k from LY. COGS was 57% vs 46% YTD. Salaries were 152% of Revenue, higher due to transition from Vesta to Hampton mgt., with unpaid vacation and benefit costs accrued.
2. Credit Card charges were \$3,196, or 9% of Revenue, higher due to accounting change with September representing 2 months charges.
3. YTD loss was \$583,693 - \$88k over Budget for F&B. Salaries and Wages were \$97.8 over Budget. This was a frustrating issue for committee, with hopes that Hampton has a process to better manage wage costs to Revenues and Budget. The annual shortfall will result in a loan from the hurricane reserve to the River Club, with future taxes collected to offset expense.
4. Discussion regarding upgrades and expenses. Pizza oven purchased for \$60k on assumption it would have a 2 year payback to Revenue. August YTD Revenue is \$80k, so 2 year looking realistic. Question whether Lasalle lounge revenues are sufficient to justify proposed renovation expenses. Question to Hampton as to use of Temp / Contract help. Carol replied "as a norm we do not". Vesta did reduce Temp Wage expense in last fiscal year.

New Business:

1. SOP (Standard Operating Procedure) and appropriate forms for Capital and Reserve Fund projects. Carol advised Hampton has discussed and can definitely assist in adopting a process for these expenses for community.
2. Carol advised that transition from Vesta to Hampton was progressing well, with Melissa being very helpful. KS advised that Hampton has finalists for the GM and F&B positions, hoping these would be filled shortly.
3. Discussion regarding opening of Tiki Bar for 7 days in high season. Focus on bar and perhaps packaged snacks or simple items so kitchen staff not required. KS to take recommendation to BOS for consideration; ultimately a Hampton decision.

4. Discussion re: Reserve Payment Monitoring. Objective to allow us to place more funds in short term higher interest investments. It is also an effective planning tool, posting in what month the reserve expense is planned to be expensed. RFC should then report monthly on what was spent vs Plan.
5. RFC should look at updating Reserve Study, starting in January to find supplier, so it will be complete for Budget process for next fiscal year.
6. Cash Analysis Report. \$250k investments converted to Cash for September / October expenses. Committee to invite Cindy to December meeting to review actual vs. planned expenditures for September / October.

Other Business:

1. Chair MM to address BOS October 27 meeting. MM asked for committee input in what areas to cover in 3-5 minute presentation and received feedback.
2. Discussion regarding Welcome Centre owned by Heritage Golf and any options for community. It is currently an 'eye-sore', built for a specific purpose over 20 years ago. Question to what purpose it may be useful for us to own / lease. Comments ensued; feeling it would be a 'difficult sell' to the community.

Next Meeting Monday, December 1, 2025 @ 2:00 pm River Club. November 3 meeting cancelled, as October financials will not be available. MM to advise Rizzetta.

3:40 pm motion for adjournment DM, second BM. Carried
Minutes submitted by Don Regier