



Rizzetta & Company

Venetian Community Development District

**Board of Supervisors' Meeting
January 12, 2026**

**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

January 05, 2026

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, January 12, 2026, at 9:30 a.m.** at the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275. The following is the agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **PUBLIC COMMENT**
4. **COMMITTEE REPORTS**
 - A. Social and Dining Advisory Committee
 - B. Fitness/Pool Advisory Committee
 - C. Reserve/Finance Advisory Committee
5. **STAFF REPORTS**
 - A. Landscaping Inspection Services
 - B. District Engineer
 - C. District Counsel
 - D. River Club
 - E. Field Manager
 - F. District Manager
 1. Discussion with Rizzetta Management
6. **BUSINESS ITEMS**
 - A. Continued Board of Supervisors' Joint Meeting with the Landscape Advisory Committee Tab 1
 1. Discussion and Consideration of Entry Main Road Proposal
 2. Discussion Regarding Fence Estimates for Laurel Road, West of Veneto Blvd.
 3. Consideration of Sod Proposals on Laurel Road
 - 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 and Review of Community Access SOP and Member Application Tab 3
 - D. Discussion Regarding Residency Affidavits
 - E. Review and Discussion Regarding Finalized Speed Hump Locations

7. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors'
Meeting Held on December 22, 2025 Tab 4

8. CONSENT ITEMS

- A. Acceptance of Advisory Committee Meeting Minutes..... Tab 5
1. Social and Dining Advisory Committee Meeting
Minutes of November 12, 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,

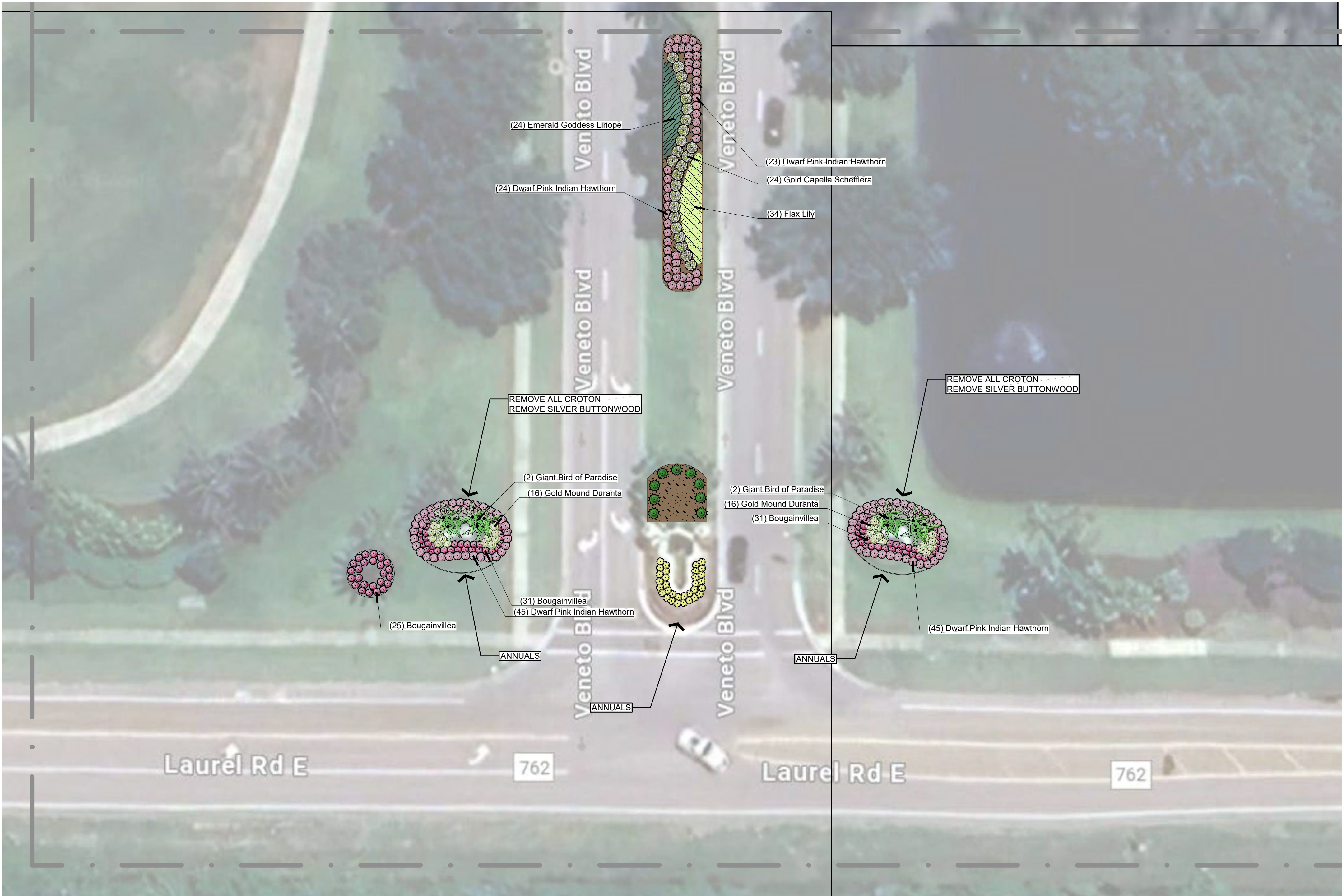
Belinda Blandon

Belinda Blandon
District Manager

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

Tab 1

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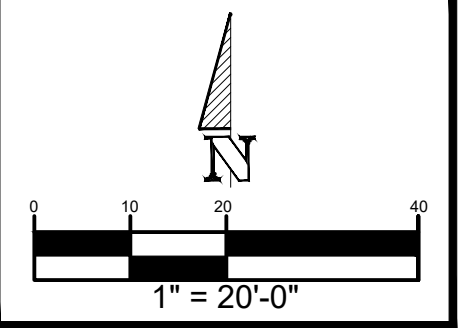
PLANT SCHEDULE ENTRY ROAD

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	Floratum St. Augustine Grass	Stenotaphrum secundatum 'Floratum'	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 &
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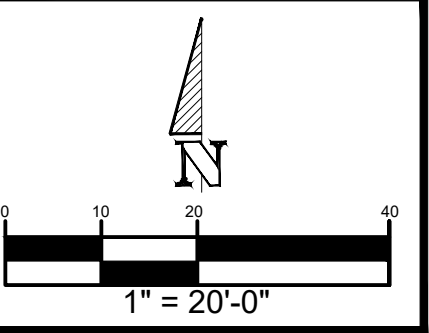
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BRIAN MCFALL, RLA

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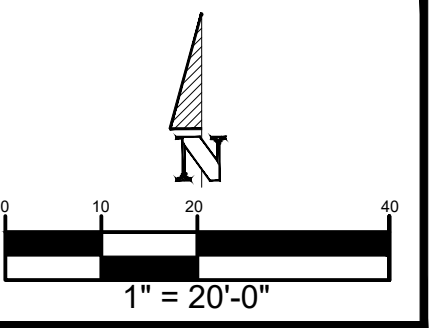
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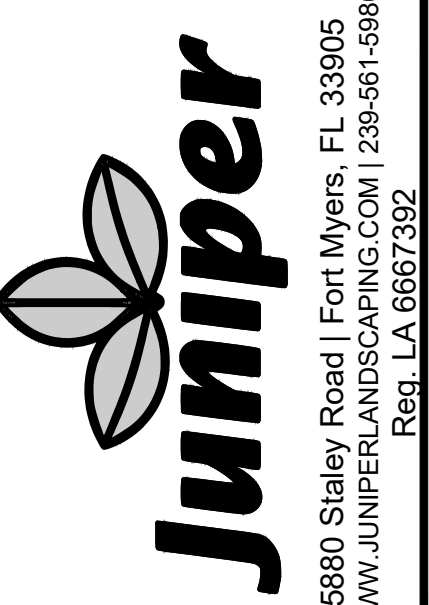


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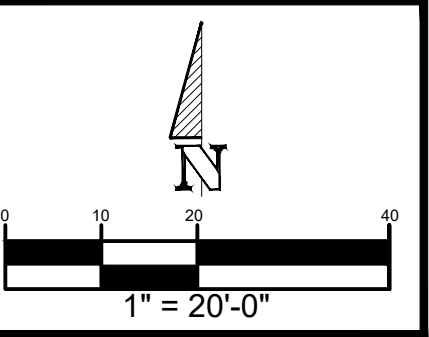
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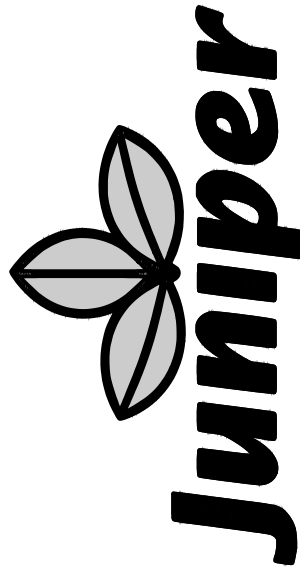


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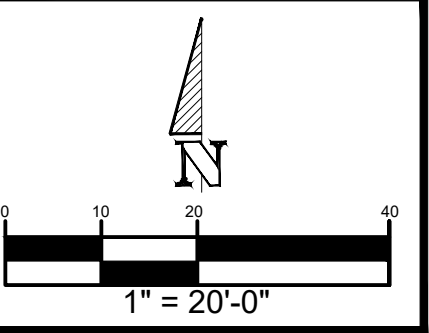
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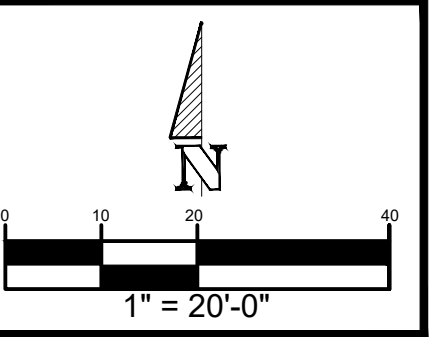
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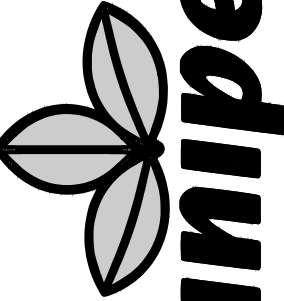


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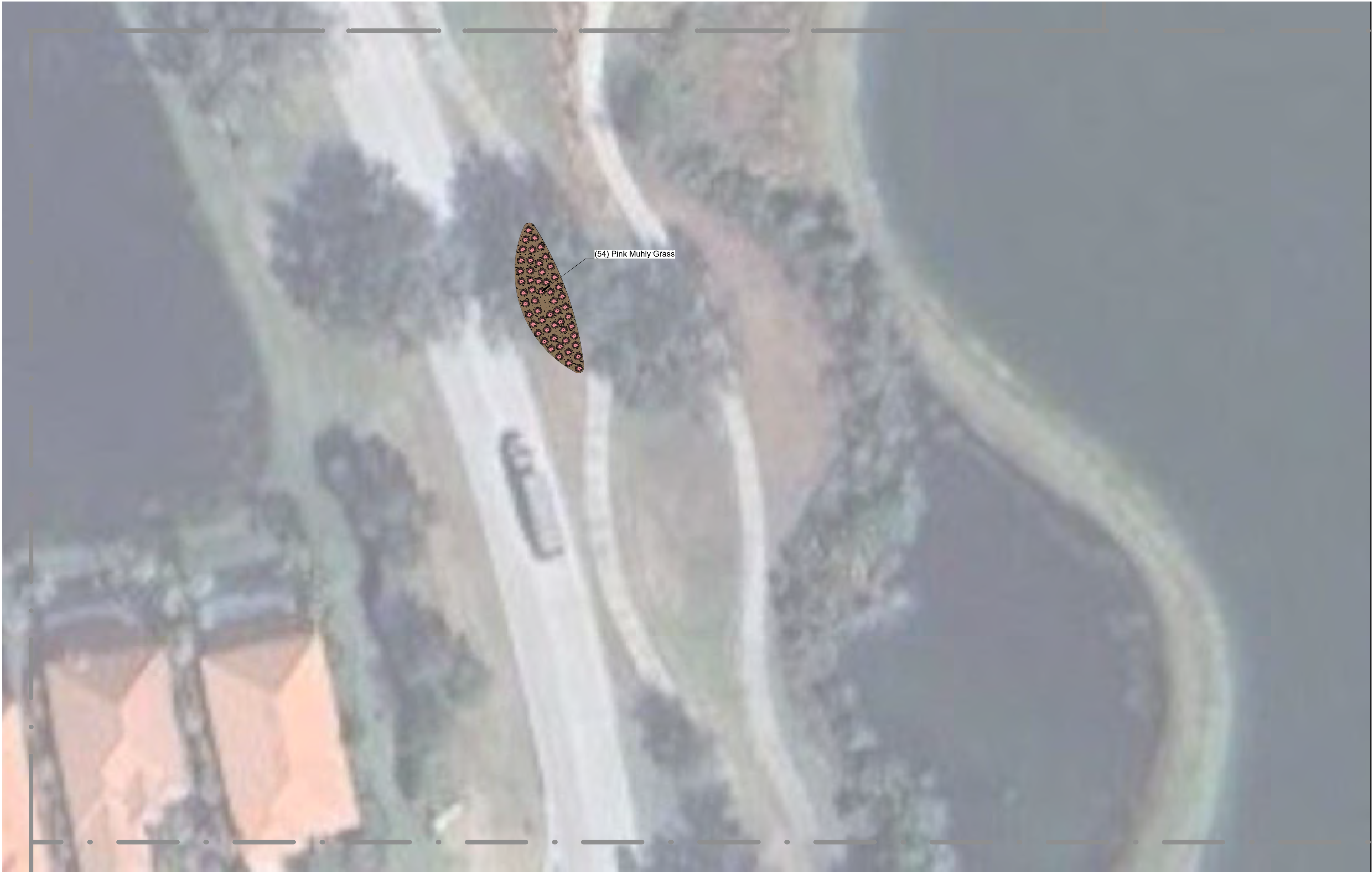
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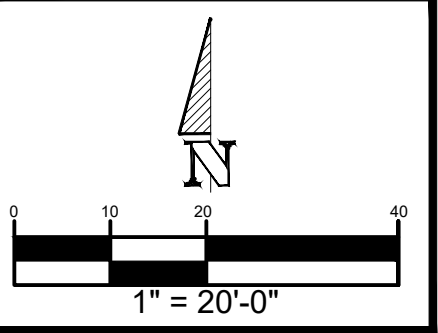
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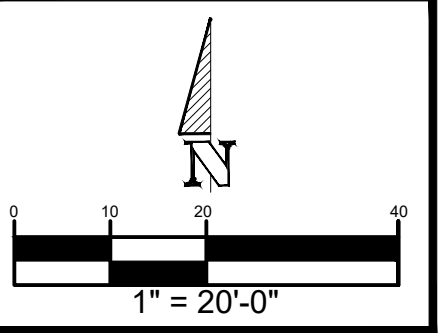
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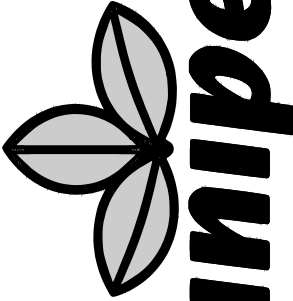


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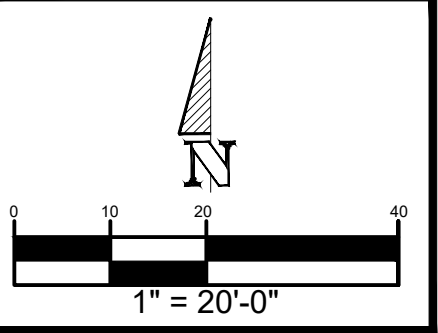
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(54) Pink Muhly Grass

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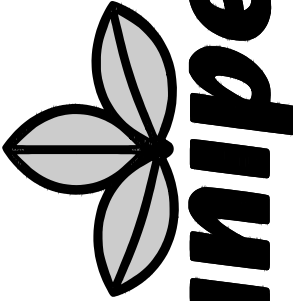


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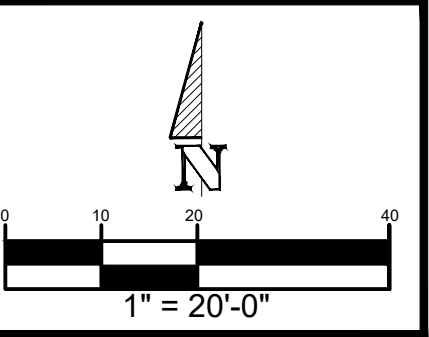


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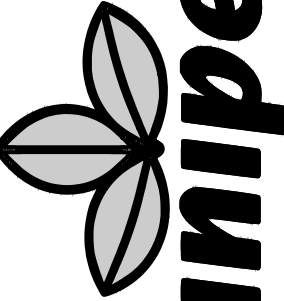


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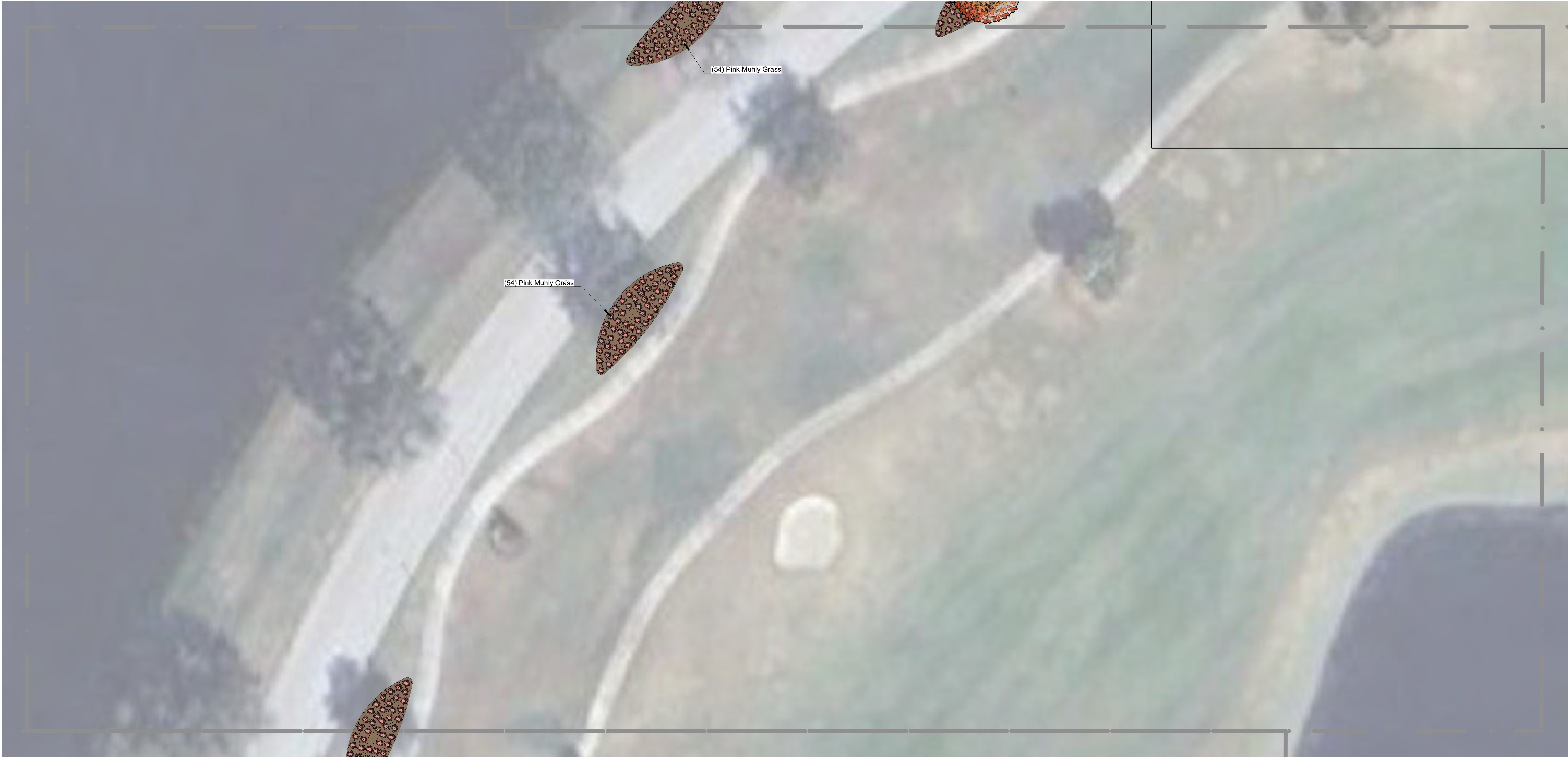
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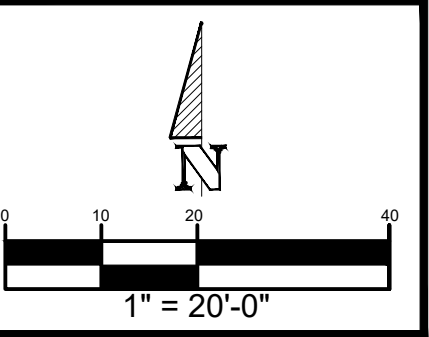


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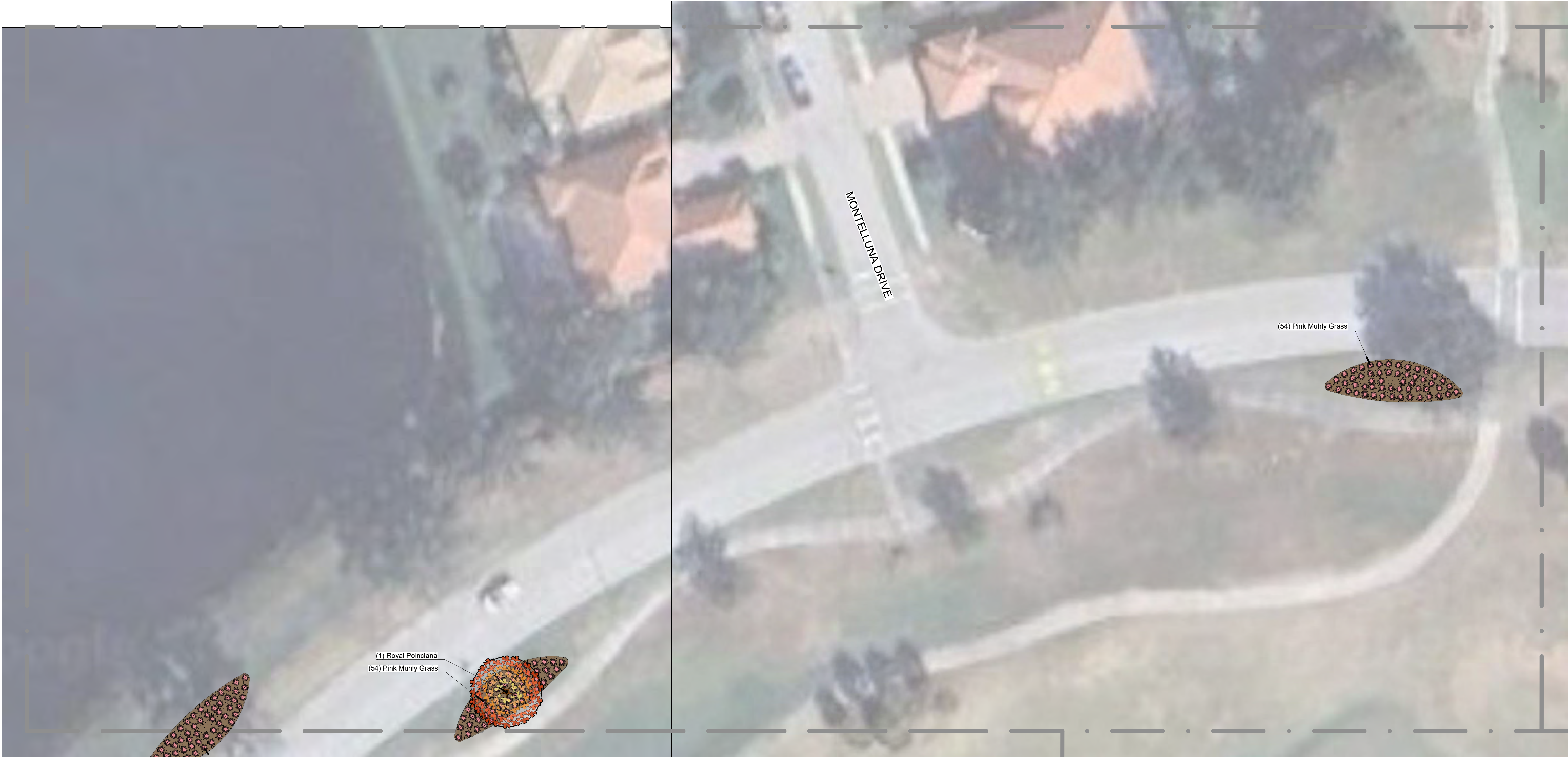
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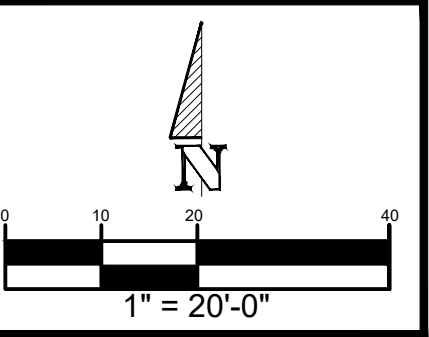
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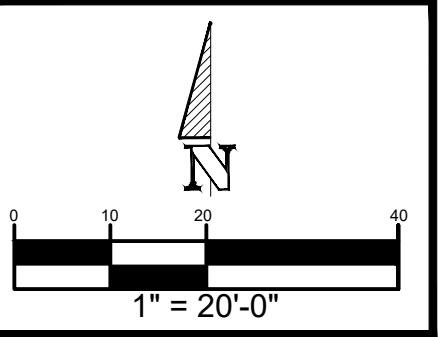
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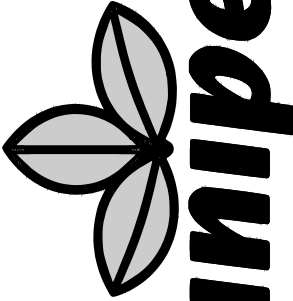


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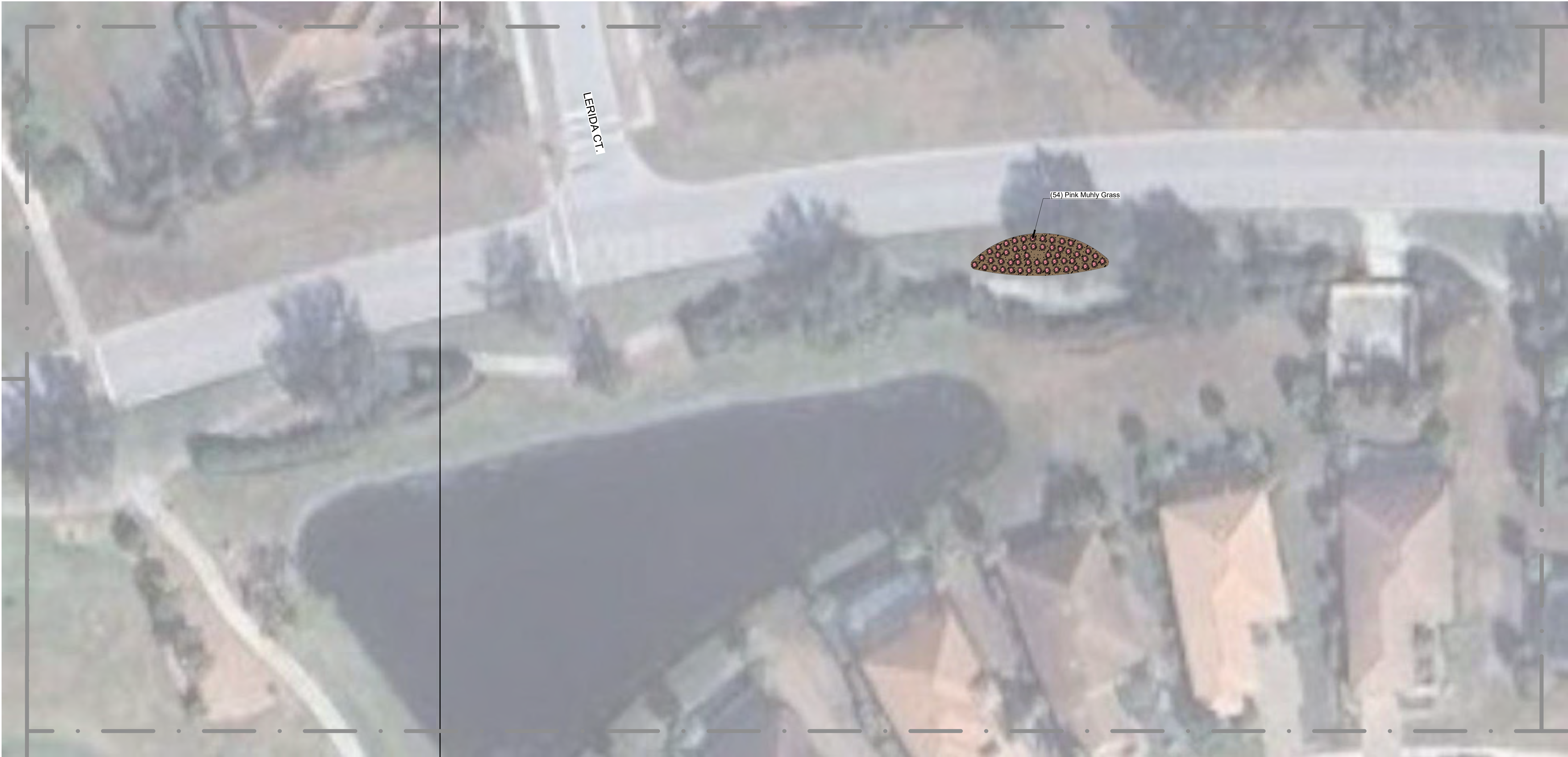
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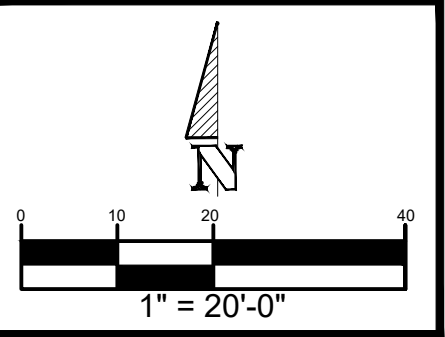
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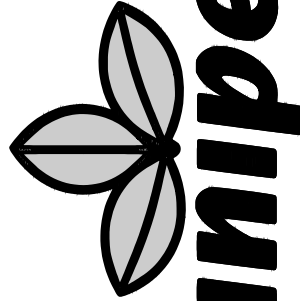


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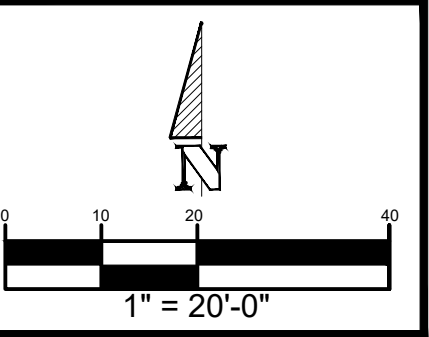
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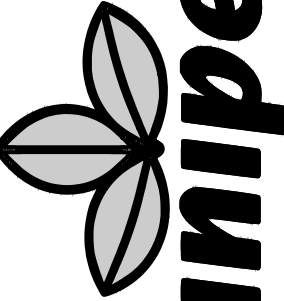


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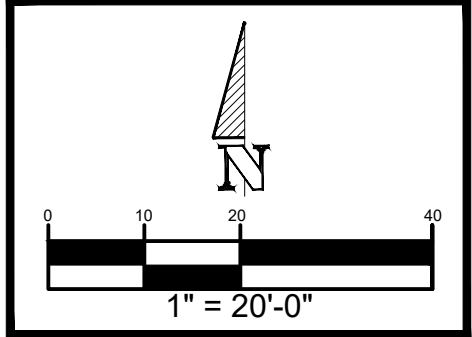


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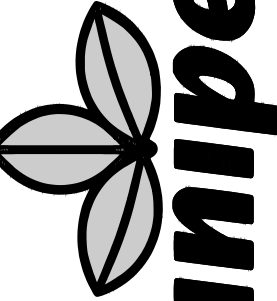


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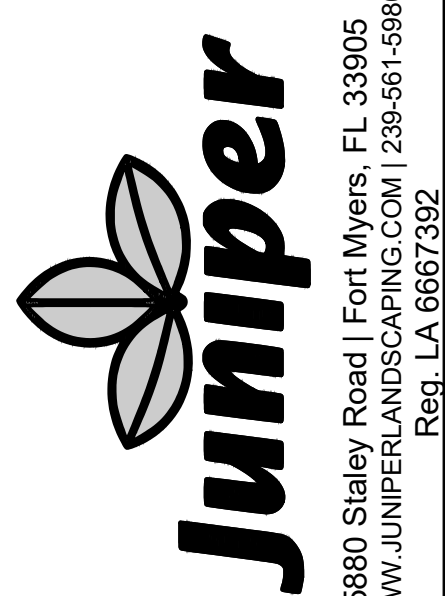
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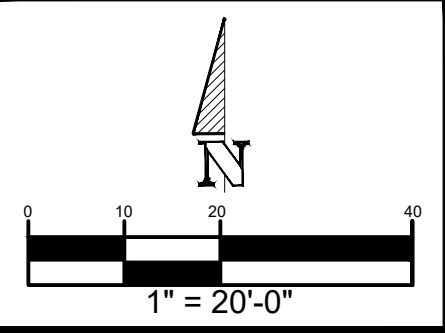


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ROYAL POINCIANA



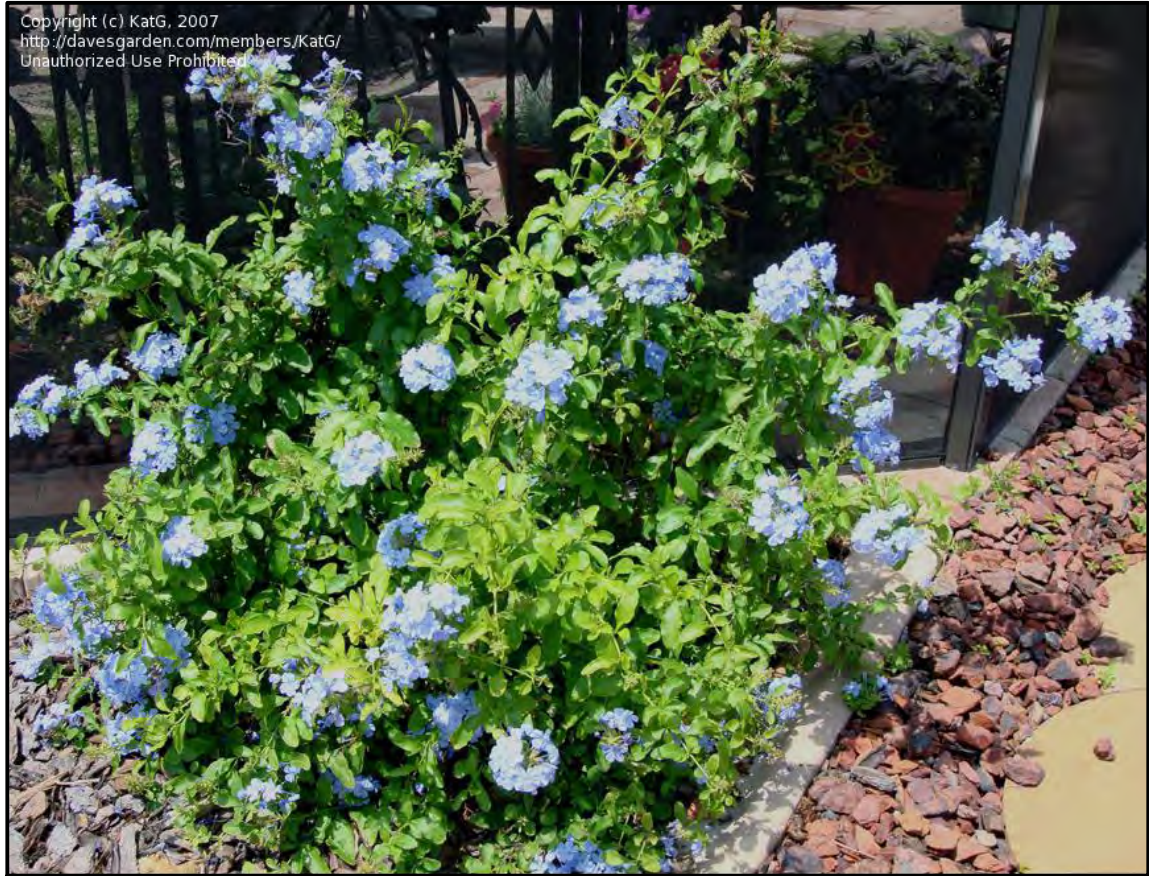
Palm, Sylvester, Multi



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

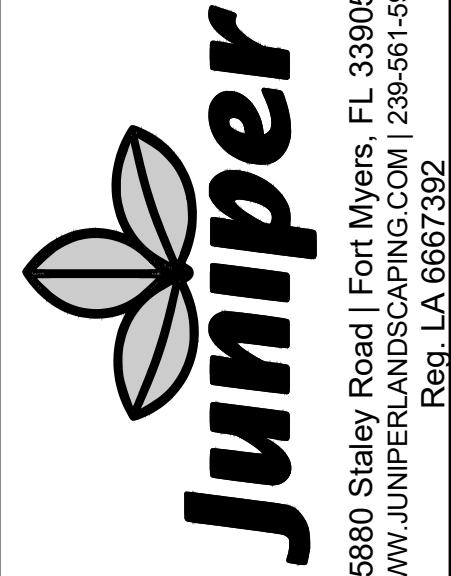


Flax Lily



Liriope.Emerald Goddess.group

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PLANT PHOTOS

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VENETIAN GOLF & RIVER HOA



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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 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



Note regarding edits:
Edits **without** yellow highlight were discussed agreed at 12/22/25 mtg.
Yellow highlighted text to be covered by BoS at 1/12/26 Board meeting.

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, in accordance with operating procedures, will be subject to potentials one-time late fees 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~~will~~ 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 Renters may pay for River Club dining or other charges at the River Club, either by signing up for ACH withdrawal, paying the amount due by check, or paying by credit card at the time of service. 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 aAny River Club charges made by a renter which are determined by River Club Management to be overdue will be the responsibility of the lessor and will be subject to the River Club’s delinquent account policy in the above section.

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

Guests:

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

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.

5.

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Loss or Destruction of Property or Instances of Personal Injury

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

agents for all costs and expenses incurred by them in the defense of the suit (including court costs and attorneys' fees incident to appeals) and in establishing entitlement to and amounts of attorney fees and costs claimed due.

Dining Rules

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

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 usage must be coordinated with tennis staff. 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.~~

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~~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.~~

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7.

8. Use of the tennis courts and facilities shall, at all times, be subject to the control of the River Club Manager who shall determine the suitability of the tennis courts for play. Courts will be closed when necessary for maintenance

operations or when dictated by safety considerations or by reason of adverse weather conditions. The River Club Manager may also restrict courts and facilities during peak periods of play and tournaments.

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. Lessons and clinics are permitted for three or more residents or non-resident members during Prime Time.

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.
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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 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 Service Gratuity Fee including To Go	20% (note: deleted tiers for 22% and 24%) 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 for unreturned keys, maximum of \$25.00 per week. \$10.00 monthly rental \$100.00 annual rental \$15 replacement fee for lost keys
Tennis Day Guest	\$10

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<u>Member Private Events</u>	<u>Set up and recovery based on event needs (minimum)</u>
	<u>Dance floor set up / tear down: \$150 labor fee</u>
	<u>Non-club furniture rental and set up / tear down of A/V equipment: responsibility of member</u>

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Tennis Lessons – to be amended by Matt L.

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

Fitness Classes

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

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

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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Tab 4

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 22, 2025, at 9:37 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 conflict of interests of the Board regarding the purchasing of the Welcome Center. Mr. Carr also commented on tree trimming and weeds around the community. He also mentioned sidewalk repairs.

Steve Thomason thanked Keith Livermore for responding to an alligator the other day. He commented on traffic issues and police enforcement. He also gave compliments regarding the Christmas party.

Carol Lafada commented on card games rules regarding non-residents. Supervisor Prozarek informed Ms. Lafada that she will speak to her about the situation.

FOURTH ORDER OF BUSINESS

Committee Reports

A. Racquet Sports Advisory Committee

Mark Faford provided an update to the Board. Mr. Faford stated that the tennis courts are in excellent condition, thanks to Matt Liverman and Michael. Resident complaints have disappeared. He mentioned many projects have been completed since Matt was hired. The patio furniture has been delivered and inspected. Other furniture will arrive in late January. Matt Liverman will obtain quotes for awnings by the tennis court grandstands. Mr. Faford then reported the concerns regarding the teaching court. A motion was approved at the RSAC meeting to recommend adding to tennis rule #10. Other issues were discussed, they included the use of the ball machine and Jonas not being able to code the existing restrictions to comply with the tennis rule and is in violation. RSAC recommends suspending rule #7 until Jonas can resolve the issues. Mr. Liverman will be developing operating procedure for the ball machine and review with RSAC.

The Board was informed that Joe Spallina met with Juniper landscapers to determine if there is an irrigation issue on the pickleball courts. Mr. Spallina will work with Juniper and Keith Livermore in January to resolve the water issue. The Board asked Mr. Livermore to meet with Mr. Spallina before meeting with the vendor. The Board also asked the committee to review the issues with Jonas and come back with a recommendation.

B. Landscaping Advisory Committee

Supervisor Terrana provided the Landscape Committee update. She advised the Board that the joint meeting with the landscape committee and the architect will take place on January 12th to review the drawings for the entrance and the main road.

C. Facilities Advisory Committee

Tim Carr reported that the facilities committee and Hampton Golf are working together to keep appearance and facilities up to date. Mr. Carr will meet with the newly hired maintenance supervisor and the River Club General Manager, Greg Barker, regarding all open issues with River Club maintenance. The FAC has also provided the Reserves Committee a list of future projects. The FAC will update projections at the January 2026 meeting once final committee members are appointed for 2026. Mr. Carr proceeded to list the items that require maintenance as well as future plans and upgrades.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Services

Spencer Gonzales provided the Board with an executive summary on the landscaping maintenance and expectations for base core services. He advised that Juniper has from now until April to tighten up the property. He advised that due to the acquisition of

vendors the Board may want to re-bid. Mr. Gonzales discussed the trees that were installed poorly on Laurel Road. He informed the Board that plastic wrapping was left on some of the trees and if not removed, may cause serious issues to the trees. Ms. Pozarek asked questions regarding the bracing for some of the trees. Mr. Gonzales explained the pros and cons and provided guidance to the Board. Supervisor Goodman asked Juniper what the plan is to get all of the deficiencies addressed properly. A representative from Juniper advised that they are conducting a property audit and will provide a report to Keith Livermore. The Board asked Mr. Gonzales to review the Magnolias that need to be addressed with Juniper.

B. River Club

Greg Barker thanked Juniper for cleaning up the front of the property. Mr. Barker discussed the success of the events held and the wonderful turnout and compliments received. The Board was informed that Hampton is working on the current vacancies. Mr. Barker informed the Board that the hours of operations and expectations are a priority and he will be working through the details. After discussion, the Board agreed that the workshop on January 12th will be with Greg Barker. The Board inquired about the pool furniture wear and tear, in which they were informed that the maintenance person is working on this. Ms. Sniezek inquired about the pay for the fitness instructors. The Board was informed that this has been resolved. The Board asked about the billing and expressed concerns for those that have not received invoices. Mr. Barker explained that Hampton is working on the problem and some have been resolved. Discussion regarding the contracts for the instructors was held and Supervisor Sniezek agreed to work on this with Mr. Barker. The Board discussed the financials received from Hampton. After extensive discussion, it was agreed that Supervisor Smaha will meet with Mr. Barker to discuss the financials. The Board agreed to hold a workshop in April to review the financials with Hampton. The Board discussed the Jonas system and a module that is currently not being used. After discussion, Hampton was asked to inquire if the District could obtain a credit for the module since it is not being used. Lastly, the Board asked for Hampton to provide the financials in excel monthly.

C. District Counsel

Andy Cohen advised that he informed outside counsel that the Board is not moving forward with the firm and that he received a check for the remaining retainer and provided it to Belinda Blandon. Mr. Cohen discussed the information he previously sent to the Board regarding other firms. The Board asked if check points could be established during the process and the types of criteria. After discussion, the Board agreed that Supervisor Goodman along with Andy Cohen will work with the new firm to begin the process. After discussion and vote, the Board authorized the Chair to sign the engagement correspondence with the firm of Tilden and Prohidney.

On a motion by Ms. Sniezek, Seconded by Mr. Goodman, with all in favor, The Board Approved authorization for the Chair to execute the engagement correspondence to Tilden and Prohidney, for the Venetian Community Development District.

The Board asked for Mr. Cohen to address the public comments earlier in the meeting regarding conflicts of interest regarding the Welcome Center and the Vesta

issue. Mr. Cohen discussed this matter and advised the Board that he does not see that there were issues based on the code of ethics. He discussed the misuse of office and private gain and what would constitute these matters. The Board discussed fund raising and the 50/50. After discussion, the Board was advised that there is no blanket provision but that the entity should provide a certificate.

D. Field Manager

Keith Livermore advised that he obtained quotes for the pruning of the oak trees. He advised that he reviewed the quotes with Mr. Gonzales and provided his feedback on the Juniper proposal based on the type of structural pruning per tree. Mr. Livermore advised the Board that this should be done every 3 years. After discussion, the Board requested for additional proposals to be obtained for comparison. Mr. Livermore advised that he is working on bids for the Medici Berm. He advised one quote is pending and will present it once it is obtained. The fence proposals were discussed during the workshop, Ms. Terrana advised that they will discuss this with the landscape architect at the January 12th meeting. Mr. Livermore was asked about the water levels of the irrigation lake. After discussion, the Board was advised that block 2 will be turned off and a communication will be sent to the community. The Board asked Mr. Livermore asked if the pickleball courts are being locked at night. After discussion, Keith Livermore agreed to discuss this matter with the security company. The Board asked that the pickleball courts signage be redone.

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

E. District Manager

Belinda Blandon reminded the Board that the next Board of Supervisors' Meeting will be held on January 12, 2026, at 9:30 a.m. The Board opened the continued meeting with the landscaping advisory committee.

On a motion by Ms. Terrana, Seconded by Ms. Pozarek, with all in favor, the Board Opened the Continued Joint Landscape and Board of Supervisors meeting, for the Venetian Community Development District.

The meeting was further continued to take place on January 12, 2026, at the River Club at 9:30 am.

On a motion by Ms. Terrana, Seconded by Ms. Pozarek, with all in favor, the Board Approved Continuing Joint Landscape and Board of Supervisors meeting on January 12th, 2026, at 9:30 a.m. at the River Club, for the Venetian Community Development District.

SIXTH ORDER OF BUSINESS

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

The Board opened the Continued Public Hearing to Consider the Adoption of the Districts Rules with Amendments.

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

Ms. Blandon opened the floor for public comment. There were no members of the public present.

The Board extensively discussed the rules and the changes. After the discussion was completed, the Board voted to continue the public hearing to take place on January 12th, 2026, at 9:30 a.m. at the River Club.

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.

Ms. Blandon was asked to change the resolution dates. Ms. Blandon was asked to add an additional agenda item to the next meeting agenda. Ms. Blandon was asked to add discussion regarding Residency Affidavits.

SEVENTH ORDER OF BUSINESS

Discussion Regarding the Monetary Threshold for Disbursement of Funds Without Prior Board Approval

The Board discussed the monetary threshold for disbursement of funds. After discussion no changes were made.

EIGHTH ORDER OF BUSINESS

Appointment of Advisory Committee Members for 2026

The Board discussed the vacancies for the Advisory Committees. After discussion and nomination by each liaison the Board appointed several residents for the 2026 year. Ms. Blandon advised the Board that the new committee members will have email access until their term begins.

On a motion by Ms. Prozarek, Seconded by Mr. Goodman, with all in favor, The Board Approved the Appointments of the Committee Members as presented, for the Venetian Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Sod Proposals for Laurel Road

The Board discussed sod proposals for Laurel Road and the Medici Berm. After discussion the Board requested additional bids to be obtained.

TENTH ORDER OF BUSINESS

**Discussion Regarding River Club
“Member Only” Accessible Property**

The Board discussed accessibility for members only of the River Club. After discussion, the Board requested Supervisor Terrana to speak with the POA regarding locking a gate for card only access.

ELEVENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors’ Meeting Held on
December 08, 2025**

Ms. Blandon presented the Minutes of the Board of Supervisors’ Meeting held on December 08, 2025, and asked the Board if they had any questions or changes to the minutes presented. Andy Cohen had 2 changes to the minutes. Ms. Sniezek had one change to the minutes.

On a motion by Ms. Terrana, Seconded by Ms. Prozarek, with all in favor, The Board Approved the Meeting Minutes of December 08, 2025, with one change as noted on the record, for the Venetian Community Development District.

TWELFTH ORDER OF BUSINESS

Consent Items

A. Acceptance of Advisory Committee Meeting Minutes

1. Reserve and Finance Advisory Committee Meeting
Minutes of October 20, 2025
2. Facilities Advisory Committee Meeting
Minutes of October 07, 2025

On a motion by Mr. Smaha, seconded by Ms. Sniezek, with all in favor, the Board Accepted the Reserve and Finance Committee Meeting Minutes of October 20, 2025, and the Facilities Committee Meeting Minutes of October 07, 2025, as presented, for the Venetian Community Development District.

THIRTEENTH ORDER OF BUSINESS

Advisory Committee Liaison Reports

There were no comments at this time. The Board agreed to remove this agenda item moving forward due to having committee reports.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Supervisor Terrana asked if the sensor for the entrance gate can be moved back to prevent it from being damaged. Keith Livermore agreed to discuss this with the gate company.

Supervisor Smaha advised that the CAPEX procedure is in place. Supervisor Goodman asked if there could be spreadsheet provided.

Supervisor Pozarek discussed the performance objectives and asked for Chico Rivera to attend the next meeting. Ms. Blandon advised that she would invite him.

FIFTEENTH 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 5

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34272
Social & Dining Advisory Committee
Meeting Minutes-November 12, 2025

Attending Members: Darlene Schimberg, Livvy Faford, Sarah Quinn, Ginny Keller, Linda Cautero. Hampton Golf Management members: Greg Barker, Kat Willhoit, Keith Pollick, Bryan Mattson and CDD Liaison Jill Pozarek

Meeting called to order at 9:04 AM with a Quorum

Public Comments - Tim Carr. He expressed his frustration that the mosquito misters were shut off during First Friday at the Tiki Bar. GM Greg will investigate. Also email blasts regarding takeout orders for Thanksgiving seem redundant. Perhaps phone calls could be made to confirm details with residents.

Minutes amended and approved.

Kat will be working on Jonas updating to improve efficiency. Residents are having difficulty making reservations especially for special events. Email confirmations are erratic.

All marketing, flyers and blasts are up to date to Jan 1. Flyers are greatly improved. Greg reported that a Product Mix Report can track exact items purchased for consumption. No cooking demos until January. There will be a new revised Tiki menu with more limited options. The new dining room menu in January will incorporate some of the more popular items from the Tiki bar.

A la Carte Breakfast only has attendance of 20 - 30 but the Buffet Brunch currently has between 160 - 170. The suggestion was made to bring back Brunch every Sunday. Chef has reduced waste by cutting back on both items and quantity. Labor for buffet is 50% of the a la carte staffing, while revenue is 6x more at brunch. A recommendation was made to bring back brunch twice a month. Determined that this is an operational decision.

It has been recommended that residents either call in or go online to request their dinner choice for the Holiday Dinner Dance. Currently at 110 there is a concern that allowing too many more to attend will make the event overcrowded.

Thanksgiving has too many reservations for each time slot. A suggestion was made to reach out to residents to ask them to stagger their arrival time. Those asked to arrive early may be compensated with a complimentary mimosa.

New Years Eve in the main dining room is proving to be an issue for sign ups at requested times. Also, there is a concern about the kitchen being able to manage both the inside and outside events that day/evening. It was pointed out that the size of the kitchen is only adequate for the main dining room.

**Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34272
Social & Dining Advisory Committee
Meeting Minutes-November 12, 2025**

Committee members commented on the success of Dueling Pianos. However, a second bar would have been helpful. Staffing for these events is very difficult now. All current employees are being treated well and are encouraged to stay. Current overall staffing is at a critical level.

Music for both First Friday in January and Valentines Day have been booked.

Greg, Kat and Jill are discussing the current Games Policy. The CDD board will make a decision.

Next Meeting and Adjournment:

Meeting was adjourned at 10:25 AM

Next Meeting December 10 at 10:00 AM

Minutes submitted by Linda Cautero