



Rizzetta & Company

Venetian Community Development District

**Board of Supervisors' Meeting
January 26, 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 Cheryl Harmon Terrana Ken Smaha Cyndi Sniezek Rich Goodman	Chairman Vice Chairman Assistant Secretary Assistant Secretary 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 19, 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 26, 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. Racquet Sports Advisory Committee	
B. Landscape Advisory Committee	
C. Reserve/Finance Advisory Committee	
5. STAFF REPORTS	Tab 1
A. Landscaping Inspection Services	
B. District Counsel	
C. River Club	
D. Field Manager	
E. District Manager	
6. BUSINESS ITEMS	
A. Discussion Regarding Fence Estimates for Laurel Road, West of Veneto Blvd	
B. Consideration of Sod Proposals on Laurel Road.....	Tab 2
C. Review and Discussion Regarding Finalized Speed Hump Locations	
D. Discussion Regarding Wet Checks	
E. Discussion Regarding Member Survey	
F. Consideration and Review of Distribution Direct Mulch Proposal	Tab 3
G. Discussion Regarding Cards and Game Rules	
H. Discussion to Set Up Full Multi-Hour Workshop with GM and possible F&B and Lifestyle Manager	
I. Discussion Regarding "Private" Bocce Group Use of Event Lawn and Restaurant Reservations	

7. BUSINESS ADMINISTRATION

A.	Consideration of the Minutes of the Board of Supervisors' Meeting Held on January 12, 2026.....	Tab 4
B.	Ratification of Operations and Maintenance Expenditures for Months of October 2025 and November 2025.....	Tab 5

8. CONSENT ITEMS

A.	Acceptance of Advisory Committee Meeting Minutes.....	Tab 6
1.	Reserve & Finance Advisory Committee Meeting Minutes of December 01, 2025	
2.	Racquet Sports Advisory Committee Meeting Minutes of December 08, 2025	
3.	Facilities Advisory Committee Meeting Minutes of November 04, 2025 and December 02, 2025	

9. SUPERVISOR REQUESTS AND COMMENTS

10. ADJOURNMENT

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

Very truly yours,
Belinda Blandon
Belinda Blandon
District Manager

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

Tab 1

VENETIAN

LANDSCAPE INSPECTION REPORT



December 31, 2025
Rizzetta & Company
Spencer Gonzales – Landscape Specialist

EXECUTIVE SUMMARY

- Overall site conditions remain largely unchanged from the prior inspection period. While this observation is neutral in nature, the remaining portion of the slow-growth season is limited, and measurable progress is anticipated prior to the onset of mid-spring.
- Outside of irrigation-related decline, mulch applications or other scope items requiring proposals, and tree-related work, multiple actionable maintenance items are present. Soft edging, uniform hedge maintenance, and bed weed control can be addressed immediately and do not require additional authorization or approved proposals.

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

1. On Citadella, near the intersection with Laurel, ensure that hard edging is performed during the next service visit, as turf runners are beginning to encroach onto the sidewalk.
2. At the next detail service visit, prioritize the removal of unwanted vegetation within the landscape beds along Laurel. Specifically, at the corner of Laurel and Citadella, remove the cardboard palm and associated palm volunteers, utilizing appropriate systemic control measures to prevent rapid regrowth. (Pic 2a>, 2b>)
3. Noting a newly dead turf at the corner of Citadella and Laurel between sidewalk and road.
4. Ensure that soft edging is thoroughly applied to the landscape beds along Laurel during the next service visit, as turf is beginning to encroach into the beds in multiple areas, with more pronounced intrusion observed near Citadella.
5. During the next detail service visit, remove invasive plant material from....



Laurel Road

within the viburnum hedge, including the umbrella tree observed near the southwest corner of Lake 58. (Pic 5)

5



6. The viburnum hedge located behind the oaks along Laurel requires trimming, as maintenance is currently uneven and overgrowth is present in multiple sections. At the next scheduled trimming cycle, the entire Laurel hedge should be addressed concurrently and brought into uniform compliance. (Pic 8)

8



7. Viburnum hedge is still growing through the fence on Laurel. Please address this next detail visit.

8. Shrub and small plant decline is ongoing within the beds along Laurel. Please advise if Juniper's replacement responsibility is limited while irrigation repairs are pending.

9. Please bury exposed funny pipe near lake 50 on Laurel. (Pic 9)

9



10. Viburnum growth has encroached into the oak canopy near Lake 50 along Laurel. The hedge requires trimming, and oak limb lifting may be necessary. Please confirm whether this work is fully within maintenance scope or if oak limb pruning should be incorporated into the broader tree work proposal. (Pic 10)

10



11. Large turf weeds are present across from the fire station near the ornamental grasses. Turf in this area was not mowed to the same standard as surrounding locations, and the hard edge has fully overgrown the sidewalk. Hard edging should be applied at each service visit to maintain clear separation.

12. Remove all guide rods from newly installed trees along Laurel.



Rizzetta & Company
Professionals in Community Management

Laurel Rd

13. A rake was left in the hedges from a previous visit. Across from the fire station. (Pic 13)

13



14. Please remove the holly growing through the viburnum hedge near the fire station. (Pic 14)

14



15. Please investigate and determine the cause of the dead hedge located along the fence across from the Jacaranda intersection.

16. Weed pressure has increased along the western portions of Laurel, particularly around newly planted trees in multiple locations. Extra attention is required in these areas due to the presence of recently installed, unestablished trees.

17. Please propose the removal of a dead fan palm along laurel near Lake 37. (Pic 17>)

18. Please remove and replace the dead podocarpus located near the electrical box along Laurel. The observed condition appears to be chemical-related.

19. Weed pressure as we move further west on Laurel increases.

20. Please replace dead turf that has died in between the sidewalk and ornamental grasses near lake 37. (Pic 20)

20



21. Please remove the weeds growing within cardboard palms near lake 37.

22. Please provide an estimated timeline for turf recovery within the entrance median.

23. Schedule a trim of the jasmine in the medians.

<17



Rizzetta & Company
Professionals in Community Management

Veneto, River Club, & Subdivisions

24. What is being proposed for the dying date palm near the entrance? (Pic 24)



25. Clusia is exhibiting yellowing in the Riverclub area, likely related to irrigation, as soil conditions were observed to be very dry at the time of inspection. Please confirm whether irrigation is operating in the area bordering Lake 12.

26. Please remove dead oleander near Lake 12. (Pic 26)



27. Viburnum is overgrown around the River Club.

28. Please remove invasive vines from the viburnum hedges around River Club (Pic 28>)

29. Remove dead plant material from the beds near the courts, with attention to crotons.

30. Please remove the guide rods from trees installed in the River Club median.

31. Along Veneto, moving away from the River Club, the area of browned turf is expanding, with some sections showing complete turf loss. (Pic 31)



32. Please identify the cause of decline and appropriate restoration strategies for the dead portions of shrubs surrounding the Cipriani Way roundabout. These findings will be referenced for evaluation of other roundabouts.

33. Please remove vines from the shrubs located at the Bellini Court roundabout.

34. Please address the ant piles popping up in the Bellini Court roundabout.



Rizzetta & Company
Professionals in Community Management

Subdivisions

35. Large hotspot evident at the corner of Cipriani and Veneto.

36. Please address severe dieback in the shrubs in the Palazzo Court roundabout. (Pic 36)



37. Noting higher than average weed pressure in the Palazzo Court.

38. On the south side of the Cipriani Way roundabout, a planting void remains where plant material was removed and not backfilled. Any excavation should be properly backfilled at the time of removal. (Pic 38)



39. Large broad leaf weeds observed in the Lerida Court roundabout. Please treat.

40. Dead hedge material was removed along Veneto between Martellago Drive.....

.... and Lerida Court; however, the work was completed incompletely. Remaining material shows uneven cuts approximately 2 inches above grade, indicating hurried removal. Please correct to proper flush cuts at grade. (Pic 40)



41. The Burano Court roundabout currently lacks mulch and is experiencing elevated weed pressure. Please advise if there is a specific reason mulch has not been installed in this location.

42. Please address the lack of string trimming along the border wall.

43. Please advise on the cause and recommended action for declining plant material within the southern portion of the Martellago roundabout. (Pic 43)



Rizzetta & Company
Professionals in Community Management

Subdivisions

44. The Tiziano monument bed has failed and requires weed removal and full reestablishment. (Pic 44)



45. Please remove the cardboard palms growing through the trinettes within the Savona Way roundabout.

46. Remove vines from the Medici Court roundabout.

47. Please address the declining trinette within the Medici Terrace roundabout. (Pic 47)



River Club Report

Agenda Items

- Renter requirement and SOP including CC/ACH information to receive R number for billing including deactivation of owners account during rental period.
- Sangoma Update; Christina Bauerschmidt VRC Rep
- Allied : Michael Burgess on-site and troubleshooting with recommendations
- Phone Tree and extensions
- Swat Mosquito systems details
- Bocce Court Proposal - Welch
- Roof Repair – Eric Saenz, Westfall Roofing

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.venetiancdd.org



FIELD MANAGER AGENDA ITEMS

Week Ending: 1/16/26

Employee Name: Keith Livermore

Title: Field Manager

Agenda Items

Electric Berm Completion

- The electric berm installation has been completed.

Tree Maintenance Quotes

- Currently awaiting three quotes for the removal/replacement of oak trees and dead palm trees.

Entry Gate Stop Sign Repair

- The stop sign on the entry gate arm was struck and has since been repaired.

Fence Project Walkthrough

- Rescheduled the site walk with the fence company to review the location of the new fence installation.



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 26, 2026
- **FY 2023-2024 Audit Completion Deadline:** June 2026
- **Next Election (Seats 2 & 4):** November 2026

District Manager's Report

January 19

2026

Financial Report will follow once financials have been completed.

V
E
N
E
T
I
A
N

C
D
D



District Management Report and Notes:

1. **January 26, 2026 Meeting** – We will need agenda items both for the workshop and the regular meeting by Friday, 1-16-2026.
2. **Financial Statements** – We are still pending receipt of the financials to complete the October and November statements. We are now coming upon the deadline for the December statements.
3. **Staff Bonuses** – All staff members received their bonuses on Friday, 1-16-2026.
4. **Sunshine Law Presentation** – The presentation was advertised, and all committee members were invited.
5. **River Club Rules/Link** – A link was created, and the rules were emailed to the Community.

Tab 2

Juniper

Proposal

Proposal No.: 375020
 Proposed Date: 11/26/25

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

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

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Medici Berm					
Site Prep					
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					
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					
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 floratam 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	
Floratam 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

Invoice



Invoice number MZBSJPVX-0001

Date of issue January 9, 2026

Date due February 8, 2026

Sunshine Sod

28290 Old 41 Road

Bonita Springs, Florida 34135

United States

+1 239-451-4930

admin@sunshinesod.com

Bill to

Venetian Golf Club

fieldmanager@vcdd.org

\$38,250.00 USD due February 8, 2026

[Pay online](#)

We appreciate your business! Order submission and payment constitutes customer agreement to Sunshine Sod Terms and Conditions found here (<https://sunshinesod.com/terms-and-conditions>). Thank you!

Description	Qty	Unit price	Amount
Removal of approximately 14,000sqft of existing Floratam @.40 Laurel Rd	14,000	\$0.40	\$5,600.00
Basic raking & prep of 36,000 interior fenceline Laurel Rd @.20	36,000	\$0.20	\$7,200.00
1 load of topsoil for fenceline area @\$350	1	\$350.00	\$350.00
Delivery & installation of 90 pallets Bahia @\$170 pallet	90	\$170.00	\$15,300.00
Delivery & installation of 35 pallets of St Augustine Floratam @\$280 pallet	35	\$280.00	\$9,800.00
Prices based on using on site area for removal debris	1	\$0.00	\$0.00
Areas/material can be subtracted or added at clients discretion and budget	1	\$0.00	\$0.00
		Subtotal	\$38,250.00
		Total	\$38,250.00
		Amount due	\$38,250.00 USD

Please refer to our website for installation tips. As our product is perishable, we strongly recommend installation on day of delivery and 1 total hours of watering per day for the first 2 weeks. By fulfilling this payment, you agree that refunds will only be provided for unsatisfactory product if picture of the product is received by a Sunshine Sod representative on day of delivery. Cancellations and changes to orders must be received at least 2 days prior to delivery. Thank you! We appreciate your business. Sunshine Sod Terms and Conditions found here [https://sunshinesod.com/terms-and-conditions/](https://sunshinesod.com/terms-and-conditions)

Pay \$38,250.00 with a bank transfer

Bank transfers can take up to two business days. To pay via bank transfer, transfer funds using the following bank information.

Bank name Wells Fargo
Routing number 121000248
Account number 40630236258549206
SWIFT code WFBUS6SXXX
Reference MZBSJPVX-0001

Tab 3

Distribution Direct, Inc.

2425 Lasso Lane
Lakeland, FL 33801
Phone: 863-666-1404
Fax: 863-667-1397

Mr. Keith Livermore
Venetian Community Development
502 Veneto Blvd.
North Venice, FL 34275

Dec. 29, 2025

Install Location

Venetian Community Development
502 Veneto Blvd
North Venice, FL 34275

500 cubic yards chocolate mulch

Chocolate Mulch	\$7,560.00
Labor	\$11,714.85
Freight, Fuel & Forklift	\$2,600.00
<u>Split Load Fee</u>	<u>\$0.00</u>
Total w/o sales tax	\$21,874.85
 <u>Exempt</u>	 \$0.00
Total	\$21,874.85

Thank you for your business!

Respectfully,
Chris Peterson
Distribution Direct, Inc.
407-625-9066

Approved by: _____
Name: _____

*Invoice payment is due within 15 days. Please be advised that we will charge 5% interest per month on late invoices.

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, January 12, 2026, at 9:41 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
Chico Rivera	Amenity Services, Rizzetta & Company, Inc.
Rick Schappacher	District Engineer – Schappacher Engineering
Greg Barker	Hampton Golf, River Club General Manager
Brian McFall	Juniper Landscaping
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**

Elaine Demarco commented on suspicious individuals on the Golf Course and asked the Board to install signs for safety and to keep intruders away.

49
50 Mark Legg thanked the Board for their work and efforts around the community. Mr.
51 Legg mentioned trespassers and security around the community.
52

53 Barbara Silkworth commented on irrigation violations. Ms. Silkworth informed the
54 Board that the POA will begin to issue violations and fines. The POA coupon books are late
55 but there will be no late fees for the first January assessment. Inspections will continue and
56 there will be fines for residents who do not comply within the time frame. Ms. Silkworth
57 informed the Board that the POA is looking for a new ACC Board member as well as a new
58 POA Board Secretary and other positions.
59

60 Tom Jones spoke on supporting the installation of the fence west of the entry way.
61

62 Suzanne Jerry commented on concerns with the back gate and people waiting for
63 access. Ms. Jerry spoke on the River Club rules regarding card games.
64

65 Raisa Ovvetsky commented on various rules and regulations. Ms. Ovvetsky
66 commented on lack of communication with no response. She also informed the Board of an
67 issue regarding an overflow toilet in the locker room.
68

69 Sandra Wiper spoke on the lap pool temperature being too cold. Ms. Wiper asked to
70 have the temperature adjusted.
71

72 Gina Daly commented on the card game rules and restrictions. Ms. Daly expressed
73 concern regarding food service.
74

75 Helen Burgess spoke on supporting the fencing for security. Ms. Burgess expressed
76 that the fence would greatly enhance her feeling of security.
77

78 Darlene Schimberg spoke on the speed bump on Pradova and informed the Board
79 that people are not stopping at the stop sign. Ms. Schimberg also commented on boys
80 netting turtles at one of the lakes.
81

82 Janet Pelts spoke about a reservation at the Christmas dinner. Ms. Pelts talked
83 about the grounds around the River Club, Tennis and Pickle Ball Courts not being taken
84 care of. She also mentioned confusion regarding rules for Mahjong players.
85

86 **FOURTH ORDER OF BUSINESS**

87 **Continued Board of Supervisors Joint** 88 **Meeting with the Landscape Advisory** 89 **Committee**

90 Ms. Blandon asked for a motion to reconvene the continued Board of Supervisors'
91 joint meeting with the Landscape Committee.
92

93 On a motion by Mr. Goodman, Seconded by Ms. Snieszek, with all in favor, The Board
94 Reconvened the Board of Supervisors' Joint Meeting with the Landscape Advisory
95 Committee at 10:10 a.m., for the Venetian Community Development District.

96

97 Supervisor Terrana introduced the Landscape Architect from Juniper, Brian McFall.
98 Brian McFall gave an overview of his design for the main entry gate house to the River Club.
99 Mr. McFall described that the plan is to add color with a more formal landscape design,
100 including seasonal landscape and palm trees along the front entrance.

101 After discussion, Mr. McFall was asked to come back with revisions for
102 the fountain, entrance, and islands up to the large circle. The Landscape Committee will
103 work on plantings around the River Club and provide recommendations to the Board.

104

105 On a motion by Ms. Pozarek, Seconded by Mr. Goodman, with all in favor, The Board
106 Adjourned the Board of Supervisors' Joint Meeting with the Landscape Advisory Committee
107 for the Venetian Community Development District.

108

109 **FIFTH ORDER OF BUSINESS**

Committee Reports

110

A. Social and Dining Advisory Committee

111 Darlene Schimberg provided a report on behalf of the Social and Dining
112 Committee. She reported that the month of December was successful and outlined the
113 events that took place. She informed the Board that the "Ladies' Luncheon" will take place
114 on January 14th. Other events to take place are "Music Bingo" on January 24th and "Slice
115 Slice Baby" on January 31st. A chocolate charcuterie board for the ladies' luncheon will
116 be prepared by the Chef on February 11th. The attendance will be limited because it is a
117 demonstration. The Board was informed that "First Fridays" at the Tiki Bar have been
118 successful. The Board was informed that recent changes have been made to the weekly
119 dinner options at the River Club and Tiki and there are more revisions to come.

120

B. Fitness/Pool Advisory Committee

121 Nancy Spokowski provided the Board with a report on behalf of the Fitness and Pool
122 Committee. She informed the Board that the fitness classes are going well, and class
123 profiles need to be managed. She advised that Hampton has been asked to make changes
124 with the non-popular classes. She provided updates on two injured instructors. The Board
125 was informed that the committee is working on a list of capital improvements for the reserve
126 committee. She informed the Board that there are issues with several ceiling lights that
127 cannot be fixed. She advised that the new maintenance person is working on sourcing
128 replacements. The Board was advised that the excess clay in the parking lot is an issue that
129 needs to be addressed. The Board discussed the pool attendants and will look into finding
130 a part time pool attendant. The Board was informed that the pool furniture inspection is
131 pending to be completed.

132

C. Facilities Advisory Committee

133 Supervisor Smaha informed the Board that there was confusion and the
134 Reserve/Finance meeting did not take place. Supervisor Goodman provided an update
135 on the work being done by the Facilities Advisory Committee. He advised that they are
136 working on obtaining quotes for the air conditioning system and have proposals for the
137 Geothermal System.

138

139

143

SIXTH ORDER OF BUSINESS**Staff Reports**

145

A. Landscape Inspection Services

146

Spencer Gonzales was not present and will be at the next meeting. Ms. Blandon will forward any responses in regard to the Landscape Inspection Report, from the Board to Spencer.

147

B. District Manager

148

1. Discussion with Chico Rivera, Amenity Services, Rizzetta & Company, Inc.

149

The Board discussed performance expectations with Chico Rivera from Rizzetta Amenity Services and outlined expectations. After discussion, Chico agreed to check in with the Supervisors when he is onsite.

150

151

The Board went off the record at 11:25 a.m. and resumed the meeting at 11:33 a.m.

152

C. District Engineer

153

Rick Schappacher provided the Board with a report on a few items. He advised that the sidewalk repairs are in progress and more areas have been marked. Supervisor Goodman provided locations where the sidewalks need to be addressed. Mr. Schappacher advised that there is also a damaged curb gutter that needs to be repaired. The Board discussed a recent fuel spill and possible damages. The Board was advised that the spill was from a classic car owned by a homeowner. Keith Livermore was asked to obtain an estimate to clean the areas. The Board discussed signage and Mr. Schappacher advised that inspections are a part of his annual review. After discussion, Mr. Schappacher advised that once there is a list, he will work with Mr. Livermore.

154

D. District Counsel

155

Andy Cohen advised that he exchanged an email with the Chair regarding a Sunshine Law Presentation. After discussion, the Board agreed the presentation should take place on January 26th. Ms. Blandon was asked to send a communication to the committees inviting them to attend the presentation. Mr. Cohen advised that he is still working on the insurance issue with Hampton and Egis. The Board was informed that Mr. Cohen, along with Supervisor Goodman, met with the litigation attorney to discuss the Vesta issue. The Board was given an overview on the meeting and agreed that the attorney should proceed with a letter. Mr. Cohen agreed to discuss the records in storage with the attorney.

156

E. River Club

157

Greg Barker advised that they are working on staffing which includes onboarding and training. He advised that he did review the budget and there is an allocation for a pool attendant and will begin sourcing one. He advised that he has been working with the accounting department trying to align accounts. He advised that the adjustments for the October and November Financials are almost done. He advised that they are working on equipment and several maintenance issues. Supervisor Terrana asked that the aging report for the accounts receivables be discussed at the next workshop.

158

190 F. Field Manager

191 Keith Livermore advised that the stop signs on the gate arms were installed. He
192 advised that the guards have reported vehicles slowing down. He discussed the flower beds
193 and the need to remove mulch as they need to be lowered due to loss. He advised that the
194 irrigation electrical work for the Medici Berm is in progress and should be completed by
195 Wednesday. He informed the Board that he spoke with Jay Pittman regarding the fence and
196 he stated he would work with the District. Supervisor Sniezek discussed wildlife
197 corridors. After discussion, Ms. Sniezek agreed to review this issue with Keith Livermore.

198
199 G. District Manager (Continued)

200 Belinda Blandon reminded the Board that the next Board of Supervisors' Meeting will
201 be held on January 26th, 2026, at 9:30 a.m. Ms. Blandon discussed the meetings and the
202 long hours. She recommended having all staff members provide reports to be added to the
203 agenda in advance of the meeting to shorten meeting times. The Board agreed. The Board
204 also discussed the committee reports and agreed that they should provide a quick short
205 summary as well for inclusion in the agenda as well. Ms. Blandon was asked to add the wet
206 check discussion to the next meeting agenda.

207
208 **SEVENTH ORDER OF BUSINESS****Continued Public Hearing to Consider
the Adoption of Amending the
District's Rules and Use of River Club
Facilities**

213 The Board asked for a motion to open the Continued Public Hearing to Consider
214 the Adoption of the District's Rules with Amendments.

215
216 On a motion by Mr. Goodman, Seconded by Ms. Sniezek, with all in favor, The Board
217 Opened the Continued Public Hearing to consider the Adoption of Amending the District's
218 Rules and Use of River Club Facilities, for the Venetian Community Development District.

219
220 Ms. Blandon opened the floor for public comment.

221
222 A resident commented on the River Club use for various clubs or groups. She
223 expressed concerns about utilizing areas that aren't being used.

224
225 Another resident commented on activities in the River Club and availability for
226 residents and guests.

227
228 Darlene Schimberg asked the Board if the rule changes have been sent out to the
229 community.

230
231 On a motion by Ms. Sniezek, Seconded by Ms. Pozarek, with all in favor, The Board
232 Adjourned the Public Hearing to consider the Adoption of Amending the District's Rules and
233 Use of River Club Facilities, for the Venetian Community Development District.

234

235

236

237 On a motion by Ms. Terrana, Seconded by Mr. Smaha, with all in favor, The Board Approved
238 Resolution 2026-02 with revisions as noted on the record, Amending the District's Rules for
239 Use of River Club Facilities, for the Venetian Community Development District.

240

241 EIGHTH ORDER OF BUSINESS**Discussion and Review of Community
242 Access SOP and Member Application**

243

244 The Board reviewed the Community Access SOP. Andy Cohen had one
245 change on page 4 regarding age requirement for access cards. After discussion, the
246 Board approved the Community Access SOP.

247

248 On a motion by Ms. Terrana, Seconded by Ms. Goodman, with all in favor, The Board
249 Approved the Community Access SOP and Member Application with changes as noted on
250 the record, for the Venetian Community Development District.

251

252 NINTH ORDER OF BUSINESS**Discussion Regarding Residency
253 Affidavits**

254

255 Supervisor Sniezek will give Keith Livermore affidavits so they can contact the
256 residents to let them know more proof of residency is required. The Board agreed on a 30
257 day timeframe.

258

259 TENTH ORDER OF BUSINESS**Review and Discussion Regarding
260 Finalized Speed Hump Locations**

261

262 The Board decided to continue discussion on this item at the next workshop meeting
263 on January 26th.

264

265 ELEVENTH ORDER OF BUSINESS**Consideration of the Minutes of the
266 Board of Supervisors' Meeting Held on
267 December 22, 2025**

268

269 Ms. Blandon presented the Minutes of the Board of Supervisors' Meeting held on
270 December 08, 2025, and asked the Board if they had any questions or changes to the
271 minutes presented. Supervisor Pozarek had 2 changes regarding misspelled names. Andy
272 Cohen noted the header was incorrect.

273

274 On a motion by Mr. Goodman, Seconded by Ms. Sniezek, with all in favor, The Board
275 Approved the Meeting Minutes of December 22, 2025, with changes noted on the record,
276 for the Venetian Community Development District.

277

278 TWELFTH ORDER OF BUSINESS**Consent Items**

279

280 A. Acceptance of Advisory Committee Meeting Minutes

281

1. Social and Dining Advisory Committee Meeting
Minutes of November 12, 2025

282

283

284 On a motion by Ms. Terrana, seconded by Ms. Pozarek, with all in favor, the Board
285 Accepted the Social and Dining Committee Meeting Minutes of November 12, 2025, as
286 presented, for the Venetian Community Development District.

287

288 **THIRTEENTH ORDER OF BUSINESS** **Supervisor Requests and Comments**

289

290 Supervisor Sniezek mentioned the resignation of Lance Schilling on the Fitness/Pool
291 Advisory Committee Board and recommended Chuck Schultz as a replacement. Ms.
292 Sniezek will email the point of contact to Zachary Grubb, the admin assistant.

293

294 On a Motion by Ms. Sniezek, seconded by Mr. Goodman, with all in favor, the Board
295 Accepted the Resignation of Lance Schilling and the Appointment of Chuck Schultz for the
296 Fitness/Pool Advisory Committee, for the Venetian Community Development District.

297

298 Supervisor Terrana mentioned she reached out to Pat Neal and his Project Manager
299 but has not received a response. The Board agreed to hold off on the Member Survey.

300

301 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

302

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

305

306 On a Motion by Ms. Pozarek, seconded by Ms. Terrana, with all in favor, the Board
307 Adjourned the Meeting at 1:27 p.m., for the Venetian Community Development District.

308

309

310

311 Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 5

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

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

**Operation and Maintenance Expenditures
October 2025
For Board Approval**

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

The total items being presented: **\$205,936.93**

Approval of Expenditures:

Chairperson
 Vice Chairperson
 Assistant Secretary

Venetian Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
A N J Excavation, LLC	300233	48 - 09/25	Irrigation Repair - 121 Mestre Ct 09/25	\$ 4,425.00
AMF Mark Mobile Welding, LLC	300244	2927	Weld Mailbox 09/25	\$ 150.00
AMF Mark Mobile Welding, LLC	300244	2931	Weld Mailbox 10/25	\$ 175.00
AMF Mark Mobile Welding, LLC	300244	2933	Weld Mailbox 10/25	\$ 150.00
Anthony's Tampa Bay Pressure Washing, LLC	300234	092525 Trimmers	Holiday Decorations 09/25	\$ 4,840.00
Berger, Toombs, Elam, Gaines & Frank CPA	300245	373556	Auditing Services 09/30/2024	\$ 7,500.00
City of Venice	300246	44300-59516 08/25	101 Vwneto BV 08/25	\$ 89.59
City of Venice	300246	76604-72272 08/25	111 Asti CT 08/25	\$ 9.41
Clean Sweep Parking Lot Maintenance Inc	300247	59071	Street Sweeping 09/25	\$ 450.00
COMCAST	20251006-1	8535 10 050 0439604 10/25	Phone & Internet 10/25 ACH	\$ 487.10
COMCAST	20251020-1	092425-8535100500435487	Guardhouse Phone & Internet 10/25 ACH	\$ 119.85
Florida Patio Furniture, Inc.	300248	30976	Umbrellas with Vents 08/25	\$ 2,935.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>		<u>Invoice Amount</u>
Florida Power & Light Company	20251015-1	FPL Summary 09/25 ACH- 264	FPL Summary 09/25 ACH	\$	4,221.65
Frontier Florida, LLC	20251007-1	941-485-8500-120513-5 ACH	Phone and Internet 09/25	\$	528.54
Gannett Florida LocaliQ	300249	0007350665	Legal Advertising 09/25	\$	539.40
Immaculate Exteriors, LLC	300240	3142	Pressure Wash Sidewalks/Curb 07/25	\$	13,250.00
Landscape Maintenance Professionals, Inc.	300250	350231	Tree Removal 08/25	\$	500.00
Landscape Maintenance Professionals, Inc.	300260	359921	Monthly Maintenance & Irrigation 10/25	\$	29,683.33
Landscape Maintenance Professionals, Inc.	300260	360786	Fertilizer & Pest Control 09/25	\$	2,800.00
Persson, Cohen & Mooney, P.A.	300251	6398	Legal Services 09/25	\$	10,862.55
Rizzetta & Company, Inc.	300236	INV0000103675	Assessment Roll (Annual) 10/25	\$	5,570.00
Rizzetta & Company, Inc.	300237	INV0000103519	Personnel Reimbursement 09/25	\$	6,981.21
Rizzetta & Company, Inc.	300238	INV0000103774	Amenity Management & Oversight Personnel	\$	8,062.02
Rizzetta & Company, Inc.	300239	INV0000103559	District Management Services 10/25	\$	6,842.42
Rizzetta & Company, Inc.	300257	INV0000103799	Excess Meeting Time 09/22/25	\$	1,045.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300258	INV0000103863	Cell Phone for September 10/24/25	\$ 50.00
Rizzetta & Company, Inc.	300259	INV0000104429	Personnel Reimbursement 10/25	\$ 7,228.93
Schappacher Engineering, LLC	300252	2945	Engineering Services 09/25	\$ 4,162.50
Solitude Lake Management, LLC	300235	PSI204343	Monthly Maintenance 09/25	\$ 650.00
Solitude Lake Management, LLC	300235	PSI204344	Lake Monthly Maintenance 09/25	\$ 4,451.00
Solitude Lake Management, LLC	300235	PSI204345	Wetland Maintenance 09/25	\$ 16,200.00
Solitude Lake Management, LLC	300261	PSI211866	Lake Monthly Maintenance 10/25	\$ 4,451.00
Staples	300253	6043704177	Office Supplies 09/25	\$ 78.54
The Flagman, LLC	300241	3863486	Maintenance Supplies 09/25	\$ 1,275.00
Tropitone Furniture Co., Inc.	20251024-1	2508-Capital	Patio Furniture 09/25	\$ 5,551.58
Tropitone Furniture Co., Inc.	20251024-1	2508-Reserve	Patio Furniture 09/25	\$ 9,773.61
Universal Access, LLC	300254	AAAI3326	Management System 09/25	\$ 1,725.00
Universal Access, LLC	300254	AAAI3359	Side View Tags 09/25	\$ 2,500.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Universal Protection Service, LLC	300255	17581948	Security Services 08/29/2025 - 09/25/2025	\$ 34,758.80
Venetian Golf Club	300256	46851	Effluent Water Use 8-7-25 to 9-5-25	\$ 698.90
Water Boy Inc.	300242	567518	Water Delivery 09/25	\$ 15.00
Water Equipment Technologies of Southwest Florida LLC	300243	27038	Weekly Fountain Maintenance 09/25	\$ 150.00
Total Report				\$ 205,936.93

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures November 2025 For Board Approval

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

The total items being presented: **\$375,215.02**

Approval of Expenditures:

Chairperson
 Vice Chairperson
 Assistant Secretary

Venetian Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
A N J Excavation, LLC	300263	49	Irrigation Leak Repair 10/25	\$ 2,450.00
AMF Mark Mobile Welding, LLC	300264	2940	Weld Mailbox 10/25	\$ 150.00
Blue Sky Landscaping of Sarasota, Inc.	300280	2025-11410	Plant Removal 10/25	\$ 10,050.00
COMCAST	20251105-1	8535100500439604-101125	Phone & Internet 11/25	\$ 487.58
COMCAST	20251118-1	102425-8535100500435487	Guardhouse Phone & Internet 11/25	\$ 119.85
ACH				
Distribution Direct, Inc.	300281	2249	Mulch Install 09/25	\$ 3,503.23
Distribution Direct, Inc.	300281	2265	Hurricane Expense 09/25	\$ 22,915.68
Florida Department of Commerce	20251113-2	92748 ACH	Special Districts Fee for FY 25/26	\$ 175.00
Florida Power & Light Company	20251112-1	1481515326-102925	186 Medici Ter # Pump 10/25	\$ 27.23
Florida Power & Light Company	20251112-1	2115929107-102925	3990 Laurel Rd E # Fountain 10/25	\$ 752.54
Florida Power & Light Company	20251112-1	4446951594-102925	102 Ciltadella Dr #Entr Gate 10/25	\$ 31.36
Florida Power & Light Company	20251112-1	4889096162-102925	221 Montelluna Dr # Pond 10/25	\$ 60.74

Venetian Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20251112-1	5319489109-102925	241 Padova Way # Air Pump 10/25	\$ 47.07
Florida Power & Light Company	20251112-1	5717652241-102925	417 Padova Way #Gate Hse 10/25	\$ 105.87
Florida Power & Light Company	20251112-1	5808010200-102925	110 Veneto Blvd # Irrigation 10/25	\$ 27.23
Florida Power & Light Company	20251112-1	6080249110-102925	Street Lights # Venetian Glf &R 10/25	\$ 172.87
Florida Power & Light Company	20251112-1	8728104327-102925	101 Veneto Blvd # Guardhs 10/25	\$ 131.37
Florida Power & Light Company	20251112-1	8803407470-102925	Street Lights # Venetian Glf &R 10/25	\$ 1,191.71
Florida Power & Light Company	20251113-1	7139584325-102925	110 Veneto Blvd # Homepmmps 10/25	\$ 1,567.31
Frontier Communications of FL	20251105-2	941-485-8500-120513-5 ACH-264	Phone and Internet 10/25	\$ 546.07
IKANDI , LLC	300282	4129	Reflective 10/25	\$ 1,017.50
IKANDI , LLC	300286	4144	NO Trespassing Signs 11/25	\$ 875.00
Juniper Landscaping of Florida, LLC	300265	111125 Juniper	Enhanced Planting Design 11/25	\$ 3,500.00
Juniper Landscaping of Florida, LLC	300271	361260	Landscape Replacement 09/25	\$ 194,966.58

Venetian Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	300284	367088	Irrigation Repair 10/25	\$ 1,633.98
Juniper Landscaping of Florida, LLC	300284	367278	Pest Control Services 10/25	\$ 12,050.00
Juniper Landscaping of Florida, LLC	300284	367442	Monthly Maintenance 11/25	\$ 29,683.33
Landscape Maintenance Professionals, Inc.	300277	364006	Fertilizer 10/25	\$ 800.00
Persson, Cohen & Mooney, P.A.	300273	6496	Legal Services 10/25	\$ 8,199.50
Rizzetta & Company, Inc.	300262	INV0000104471	District Management Services 11/25	\$ 7,887.42
Rizzetta & Company, Inc.	300272	INV0000104784	Cell Phone 11/25	\$ 50.00
Rizzetta & Company, Inc.	300276	INV0000104590	Amenity Management & Oversight Personnel	\$ 8,236.83
Rizzetta & Company, Inc.	300285	INV0000105083	Personnel Reimbursement 11/25	\$ 7,284.88
Schappacher Engineering, LLC	300267	2964	Engineering Services 10/25	\$ 1,443.75
Solitude Lake Management, LLC	300266	WO-00904504	50% Deposit for Val Removal 10/25	\$ 2,115.00
Solitude Lake Management, LLC	300278	PSI217511	Lake Monthly Maintenance 11/25	\$ 4,451.00
Staples	300274	6046229713	Office Supplies 10/25	\$ 2.50

Venetian Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Staples	300274	6046229714	Office Supplies 10/25	\$ 73.70
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.	300275	16117135	Advanced Fee - Investigation of Potential Claims vs. Vesta	\$ 160.00
Universal Access, LLC	300268	AAAI3374	Service call 10/25	\$ 1,150.00
Universal Access, LLC	300268	AAAI3375	Remote control 3 button replacements for guards 10/25	\$ 165.00
Universal Access, LLC	300268	AAAI3410	Service Call for Gate Entry Arm 10/25	\$ 321.00
Universal Access, LLC	300268	AAAI3440	Management System 10/25	\$ 825.00
Universal Protection Service, LLC	300279	17712577	Security Services 09/26/2025 - 10/30/2025	\$ 42,260.00
Valley National Bank	20251126-1	CC103125-264 ACH	Mass Emailing's 10/25	\$ 398.74
Water Boy Inc.	300269	21141279	Water Delivery 10/25	\$ 26.60
Water Equipment Technologies of Southwest Florida LLC	300270	27294	Weekly Fountain Maintenance 10/25	\$ 150.00
Westfall Construction	300283	340	Repair Tiles 10/25	<u>\$ 975.00</u>
Total Report				<u>\$ 375,215.02</u>

Tab 6

Venetian River Club Facilities Committee (FC)
November 4, 2025, Minutes

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

- Attendees

- Richard Goodman (Supervisor Liaison) (RG)
- Tim Carr Chairman (TC)
- Bob Ruffatto Member (BR)
- William Philips Secretary (WP)
- Robert Crane Vice Chairman (RC)
- Juliet Herman Member (JH)
- Kelso Ballantyne (KB) (Vesta GM), Rolando Marquez (RM) (Facilities Supervisor)

Order of Business

- 1) **Meeting started at 3:00 pm.**
- 2) **Roll Call:** All members present. JH & RG approved to participate via cellular.
- 3) **Establish a quorum:** Per Charter rules, quorum established.
- 4) **Approval of previous minutes:** October 07, 2025, minutes approved.
- 5) **Public comment,** public comments, no public comments.
- 6) **Public comments closed:**
- 7) **Committee member report updates:**

Water Meter & Utility Updates

- No water usage reports available yet; passwords for meter access are on hand.
- Existing water meter on the courts is still operational; discussion about moving it to court 4 and eventually consolidating to a main meter.
- Flow on court 2 reported as moderate with no immediate concerns.
- Plan to verify city water meter accuracy by comparing readings after relocation of club meters.
- Blue Bot connectivity issues tied to Wi-Fi; a new router is slated for installation on Thursday, with an extender already in place.
- Water damage observed in the fitness-room window; follow-up needed to ensure the leak is fully repaired.

HVAC Control System Proposal

- IP Mechanical, with David Jonas of Universal Controls, presented a three-tier HVAC control solution:

- **Good** – basic Wi-Fi Honeywell thermostats with remote app access.
- **Better** – adds an energy-management layer for optimal start/stop and peak-demand smoothing.
- **Best** – includes analytics, alarms, and advanced scheduling.
- Thermostats can be locked to restrict unauthorized temperature changes; current lock boxes are ineffective.
- Integration with the existing iAir system is a key concern; compatibility will be confirmed during a technician visit.
- A comparable installation in Florida cost approximately \$28,000 for the best-tier solution.
- Needed data for ROI: square footage, number of HVAC units (≈ 10), and recent energy-bill history.
- Action items include obtaining budget estimates for all three tiers, confirming thermostat count on-site, and sending replacement quotes for two aging split-system units (units 8 & 9) and a fan-motor repair (unit 5).

Suggested Action Items

- Provide budget numbers for the good, better, and best HVAC control options.
- Supply square-footage data, unit count, and recent energy-bill copies for ROI analysis.
- Dispatch a technician to diagnose the iAir system and verify the number of thermostats on site.
- Send replacement quotes for split-system units 8 & 9 and the fan-motor repair for unit 5.
- Move club water meters to the designated locations and compare readings with the city meter.
- Install the new router and finalize Wi-Fi extender placement to restore Blue Bot functionality.
- Follow up with Jamie on duct-cleaning status and confirm completion.
- Obtain guard-house repair updates from Jason and close out the painting job.
- Arrange fencing and cleanup of the garbage dumpster area.
- Obtain and file geothermal closeout documents from Dave.
- Collect and forward pool-equipment repair quotes (electrical, lightning protection, soft-start).
- Confirm lock-out settings for all thermostats and replace ineffective lock boxes.
- Update the board on all pending items at the next meeting.

Hampton River Club GM updates:

Maintenance & Facility Projects

- **Duct cleaning:** No progress reported; follow-up with Jamie is required.
- **Guard house painting:** Painting is complete; awaiting repair work from Jason.
- **Garbage area:** Needs fencing and cleanup; pending coordination.
- **Pool equipment:** Electrical issues identified; quotes needed from Synergy for repairs, lightning protection, and soft-start motor starters.
- **Geothermal:** Closeout documents from Dave are still pending and must be filed for club records.
- **Wi-Fi/Blue Bot:** New router installation and extender adjustments aim to resolve connectivity problems affecting building systems.
- Additional tasks: finalize locker-room paint touch-ups, address carpet stains, and coordinate miscellaneous repairs (doors, handles, signage).

8) **Liaison (Rich Goodman) Comment:** Update of community issues presented.

9) **Fitness Room Report (Bob Crane):** Bob Crane to assume minutes as of January 1, 2026.

10) **LaSala Workshop update (Bob Ruffato):** Recent meeting selected a central design plan; a workgroup meeting is set for Sunday to update drawings and move to phase-two pricing.

11) Old Business:

- a) Add Pool Fill and possibly Tennis to the Geothermal well. Need design and quotes. Next year's budget item. Signature Blue to quote.
- b) Look into Soft Start Motor Starter for pool pumps.
- c) Lighting protection for the River Club.

12) New Business:

- La Sala & Lockers Room Project Coordination discussed.

13) **FAC Meeting Dates 2026:** Tuesday 01/06, 02/03, 04/07, 05/05, 06/02, 07/07, 08/04, 09/01, 10/06, 11/03, 12/01

14) Motion to adjourn: 16:07

Next Meeting Tuesday December 02, 2025, 3:00 PM

Meeting Closed at 4:07 PM.

VGRC Facilities Committee

Meeting Minutes

12-02-25 3:00 PM

Call to order by T. Carr at 03:00 PM

Attendance: T Carr, R Crane, Greg Barker (VGRCGM). R Goodman (BOS Liaison)

Absent: B Philips, J Herman, R Ruffatto

Public: N Spokowski

Quorum not established; this is a workshop only.

- Nancy gave public comment.
- Newly appointed VGRC General Manager Greg Barker updated the meeting attendees on the status of key projects now underway and informed us that a maintenance person has been hired and has given notice to his current employer. Ray will be starting within 2-weeks and will take over all of the maintenance and existing projects to completion.
- Painting on the outside of the River Club is underway and is planned to be completed ~~this~~ after the holidays with Ray overseeing.
- Pool heating system gas leak has been completed today and it will take a few days for the heating to "catch up".
- Irrigation system leaks are being reviewed and an action plan to fix them is being developed with Keith Livermore.
- The tennis courts irrigation issue is getting immediate attention, and a leak detection company is researching the issue for remedy. This ~~and~~ has been an issue since last February.
- The current geothermal system, which is significantly undersized, also has wiring issues. The estimated cost to replace the system is \$250K with a correct size system that will eliminate the need for gas heaters.
- Juliet Herman is working on AC System quotes and control issues and will have a full report in January 2026.
- Rich Goodman had multiple applications for the open seats and is reviewing, he is leaning towards full time residents as we have had multiple meeting with no quorum.

All budget quotes have been hand delivered to the Reserves Committee by T Carr for implementation into the Reserves Funds. Geothermal, Pool equipment, AC status reports, Tennis court watering controls.

Workshop closed at 4:05 PM

Next meeting January 06, 2025 3:00 PM

Venetian Community Development District
502 Veneto Boulevard North Venice, FL 34275
Reserve/Finance Committee
Meeting Minutes December 1, 2025

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

Call to Order @ 2:00 pm Mark Middlebrook. A quorum established as sufficient members present.

Committee welcomed Greg Barker, GM and Carol McGrail, Hampton, to the meeting.

Public Comments:

Tim Carr, Chair of Facilities Committee, brought forward some upcoming major expenses that RFC should be aware of. The pools heating system will need to be addressed, as it nears replacement cycle. The geothermal system is undersized and should be used for both pools. The recommendation is also to eliminate the gas heating system. The cost estimate is \$250k. Tennis court watering control boxes should be replaced - cost estimate \$70k. Also pool equipment will require replacement in future - cost estimate \$52k.

Cyndi Sneizek, member of BOS, presented a Cash Flow analysis for September 30 year end and November / December. This was done in part due to the transition from Vesta to Hampton management.

The Committee thanked Jim and Cyndi for their attendance.

Motion by BM, second JJ that minutes for October 20, 2025 be approved - Carried.

Old Business:

1. October financials were not available. Carol explained much work is necessary converting and downloading data files from Vesta to Hampton. She is working to have October completed by this Friday, December 5.
2. Some comments that members have not received their Statements in past two months. Carol is working on this issue. Part of this may be due to the email address members are having Statements sent to. Members can go on line to see if their statements are current and payments up to date.
3. in lieu of October financials, BM completed in depth year end analysis of Overall Revenue Performance. Total F&B Revenue was \$966,485. Food dominated revenue at 66%. Tiki Bar Revenue was \$298,498, or 31% of revenue. Discussion followed re: breakdown of food vs beverage, accounting challenges as customers and staff cross between locations. Greg Barker GM, thanked BM for his analysis which he found helpful going forward.
4. KS presented revised CAPEX form. This is a project approval form that ensures all details are listed, approvals signed off by responsible parties, and expenses are tracked as each project with have an ID number and tracked on system. A report can be created each month updating each project. Motion by BM, second DM, that committee accept CAPEX form proposal and KS present to BOS. Carried.

New Business:

1. In preparation for Reserve Study update in 2026, JJ will contact Custom Reserves with plan to start the process in January 2026. Study needs to start with communication to all committees; plan to hold a workshop for January 26, 2026, 2:00 pm, where committees will present their Reserve expense updates and proposals.
2. KS advised committee that he and BM met with Dave Mazza, Dana Investments. Dave advised that Dana is planning to introduce a personal Dana bond and treasury's ETF. Dave is asking if BOS will be prepared to participate in investing in this fund. Committee felt such a fund may generate additional income and would consider contributing once fund was up and running and sufficiently capitalized.

Other Business:

1. JJ announced resignation from RFC, effective December 31, 2025. MM will follow up to initiate search for a new committee member. Hopefully, there are community members who have expressed an interest in serving on the Reserve / Finance Committee. All committee members express their thanks to JJ for his valued contribution to VGRC over many years.

Motion to adjourn by DM, second BM. Carried. Meeting adjourned 3:50 pm

Next Meeting Monday, January 5, 2026 @ 2:00 pm River Club

Minutes submitted by Don Regier

r

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

Attending Members: Karen Wilson (KW), Mark Faford (MF), Gary Wein (GW), Joe Spallina (JS) and Pat Carr (PC) via phone.

VCDD: Board Liaison: Cyndi Sniezek (CS)
Hampton Golf Staff: Greg Barker (GB) and Matt Liverman (ML)

1. Call to Order: Meeting was called to order by MF at 2:04 pm.
2. Establish Quorum: A quorum was established by MF. A motion was made by MF to allow PC to participate and vote via phone. Motion passed 4 – 0.
3. Approval of Minutes: Minutes from the November 10, 2025 RSAC meeting were discussed. A motion was made by MF and seconded by GW to accept the Minutes. The motion passed 5-0.
4. Liaison Statement:
 - A. CS stated we have one opening on the RSAC in 2026 as KW's term ends in December 2025. CS stated she is reviewing the applications submitted to Belinda Blandon by the deadline for the open committee position and expects that all open committee positions, including RSAC, will be approved by the CDD Board of Supervisors at the December 22, 2025 CDD meeting.
 - B. CS stated nothing else discussed at today's CDD meeting directly affects the RSAC.
5. Old Business:
 - A. Racquet Director's Report:
 - I. Projects completed in last 3 weeks since ML was hired include, but not limited to, cleaning grates outside court 6; inventory most of tennis garage; ordered tennis line cleaners, brushes and hand rake; added wind screen to court 2; ice and water machine outside tennis garage was cleaned, serviced and repaired; etc.
 - II. Projects to do include determining how to properly install new sun shade by the pickleball courts with new facilities supervisor; inventory existing clay in garage; Jonas training; re-establish lessons and clinics once Jonas training is completed; investigate purchase of free-standing pickleball paddle rack and additional foot washers; add laminated tennis and pickleball rules to display boards.
 - III. ML will be meeting with Jonas representatives to get full admin access and eventually troubleshoot the ongoing limitations in the Jonas tennis reservation system.

- IV. November tennis guest report was presented. CS to follow up with Justin Kuehl of Hampton Golf to determine who will bill appropriate Venetian members who brought guests to play tennis in October and November 2025.
- V. PC asked if there is a tennis rule limiting members to the number of guests one can host. The answer is no but something to address if this becomes an issue.

B. October RSAC meeting open action items:

- I. How many umbrella bases do we need to purchase for the new furniture expected to be delivered at the end of January 2026? Response: none (see 5c for more details)
- II. ML agreed to obtain quotes for 2 awnings to be added at tennis grandstands as well as scaffolding at court 6 and provide quotes to CS. CS to see if funds are available in reserve study or capital budget.
- III. Purchase additional tennis line cleaners/sweepers. Completed by ML.
- IV. Update Jonas on our ball machine rules: in progress.

C. Update on purchasing new pickleball and tennis furniture:

- I. MF reported contacting both vendors and confirming all furniture has been ordered.
- II. Florida Patio Furniture: The 5 commercial 7.5 ft resort umbrellas for tennis area have estimated delivery date of December 16.
- III. Tropitone: 5 round 42" umbrella tables (with built-in bases) and 20 Cabana club dining chairs for tennis area have estimated delivery date of January 28, 2026.
- IV. Tropitone: 6 LaStratta 20" round tea tables and 12 Cabana club dining chairs for pickleball area have estimated delivery date of January 28, 2026.
- V. MF to coordinate with ML and GB on furniture delivery and payment of balance due.
- VI. Tennis awnings on grandstands – see 5.B.II above.

D. Tennis and pickleball rules:

- I. MF read approved tennis Rule #10 which states "*The teaching court must be released three (3) days in advance of play time if no lesson or clinic is booked.*"
- II. Discussion ensued how best to address concerns from members about tying up a teaching court during prime time while allowing Racquets Director to earn revenue from conducting lessons and clinics.
- III. Motion made by MF and seconded by JS to add the following to existing tennis rule #10: "*Lessons and clinics are permitted for three (3) or more residents or non-resident members during prime time.*" Motion passed 5-0.
- IV. Discussion on tennis rule #7 on use of the ball machine. Issue: Jonas has not been able to code the existing restrictions (limit to 60 minutes, booking only one day in advance, etc.) to comply with our tennis rule, so we are in violation.
 - i. ML to work with Jonas to hopefully resolve open issues.
 - ii. Agreement reached to suspend existing Rule #7 on use of ball machine.
 - iii. ML to develop operating procedure for use of the ball machine and review with RSAC at a future meeting.

6. New Business:

6A. Pickleball Irrigation Issues:

- I. JS discussed meeting with landscapers to determine if there is a irrigation issue since pickleball courts are often wet.
- II. Possible solutions include replacing irrigation valve, replace irrigation heads, change timing of irrigation, remove grass, cap irrigation heads between tennis courts and pickleball courts.
- III. Action item: JS to work with Juniper (landscaper) and Field Manager in January to recommend proposal to resolve water issue.

6B. Pickleball Ambassadors Meeting Update:

- I. KS reported that ambassadors proposed to limit to 20 members, including social players.
- II. ML to be given access to the "Ambassadors" page on TeamReach.
- III. ML currently communicating with pickleball players on TeamReach.
- IV. CS to send email to GB to requesting him to remind Privacy Managers to lock the pickleball gates at sunset.

6C. Ball Machine Operating Procedure:

- I. See 5.D.IV above

6D. 2026 RSAC Meeting Schedule:

- I. MF distributed 2026 RSAC meeting dates.
- II. Meetings will continue to be held on the second Monday of the month at 2:00pm in 2026, excluding holidays.

7. Public Comments:

- I. Tim Carr asked about a teaching pickleball court.

8. Committee Member Comments:

- I. KS expressed concerns about players not complying with the tennis rules.
- II. ML is learning names and will "remind" members of tennis rules.

9. Next Meeting Date: January 12, 2026

10. Adjournment: With no other business, a motion was made by MF and seconded by JS to adjourn at 3:30 pm. All in favor.

Minutes submitted by MF at 3:31PM.