



Rizzetta & Company

Venetian Community Development District

**Board of Supervisors' Meeting
February 23, 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

February 17, 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, February 23, 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. Fitness & Pool Advisory Committee
 - B. Social & Dining Advisory Committee
 - C. Facilities Advisory Committee
- 5. STAFF REPORTS**
 - A. Landscaping Inspection Services
 - B. District Engineer
 1. Updated Roadway Lifespan Map
 2. Sidewalk and Curb Repair Bid Package
 3. Proposed New Speed Bump Locations - C. District Counsel
 - D. River Club
 - E. Field Manager
 - F. District Manager

Tab 1
Tab 2
- 6. BUSINESS ITEMS**
 - A. Consideration of Sod Proposals on Laurel Road.....
 - B. Review and Discussion Regarding Tree/Fence Proposals....
 - C. Discussion Regarding Member Survey
 - D. Review and Discussion Regarding Recent Financial Reports
 - E. Discussion Regarding Record Storage
 - F. Consideration of Authorization to Proceed with RFP for River Club Roof
 - G. Discussion Regarding Bocce Courts
 - H. Ratification of Social & Dining Committee Charter
 - I. Discussion Regarding the Booking of Tennis Courts During Prime Time

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- 7. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting Held on January 26, 2026.....

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Tab 7

- B. Ratification of Operations and Maintenance Expenditures for Months of December 2025 Tab 8
- 8. CONSENT ITEMS**
- A. Acceptance of Advisory Committee Meeting Minutes..... Tab 9
 - 1. Reserve & Finance Advisory Committee Meeting Minutes of January 05, 2026
 - 2. Landscape Advisory Committee Meeting Minutes of November 17, 2025 and January 19, 2026
 - 3. Fitness & Pool Advisory Committee Meeting Minutes of December 17, 2025
 - 4. Raquet Sports Advisory Committee Meeting Minutes of January 12, 2026
- 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



February 2, 2025
Rizzetta & Company
Spencer Gonzales – Landscape Specialist

Summary, Laurel Road

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 Juniper 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. Remove excess grass trimmings from mulch beds at the west end of Laurel; debris has accumulated within bed areas and requires proper cleanup.
2. Correct overturned soil at the west end of Laurel; regrade disturbed soil to restore appropriate mulch and soil profile.
3. Remove guide rods from holly shrubs at the west end of Laurel. (Pic 3>)
4. Diagnose and address dying plant material along the west end of Laurel.(4>)
5. Remove and replace dead viburnum shrubs along the west side of Laurel.
6. Continue monitoring newly installed trees that remain viable.
7. Remove and replace the dead podocarpus located near the power box.
8. Remove palm volunteers emerging within landscape beds.



Laurel Road

9. Address turf decline along the sidewalk on Laurel; thin and stressed areas require corrective action. (Pic 9>)
10. Diagnose and correct yellow patches of turf at the west side of the entrance monument. (Pic 10)



11. Remove and replace additional dying installed shrubs where near the medjools behind the west entrance monument..
12. Remove weeds from the west side of the monument sign landscape bed. (Pic 12)



15. Trim overgrown viburnum hedges on east laurel frontage.

16. Remove remaining guide rods from trees along Laurel.

17. Trim viburnum growing through the fence line along Laurel. Near Savona Way. (Pic 17)



13. Yellowing turf on both corners of the main entrance observed.
14. Treat and remove broadleaf weeds along the northern sidewalk edge on the east side of Laurel. (Pic 14>)



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Professionals in Community Management

Laurel Road & Veneto

18. Remove volunteer plants and unnecessary guide rods across from the fire station; treat broadleaf weeds in adjacent beds. (Pic 18)

18



19. Reduce overgrown shrubs; lift oak canopy or reduce hedge where growing into viburnum; across from the fire station.

20. Repair damaged turf at the main entrance walkway corner;

21. Monitor sprayed weeds in monument bed for overspray or leaching into the turf.

22. Support turf recovery in the entrance median. It seems the turf is improving but hard to tell in the winter.

23. Treat weeds from the Veneto median entrance bed. (Pic 23)

23



24. Address chlorotic and necrotic turf on the east side of Veneto near the Treviso intersection.

25. Correct extreme turf chlorosis at the Cordova and Veneto corner near the San Marco monument. (Pic 25)

25



26. Restore turf in declining section north of Martellago where soil is exposed on Veneto.

27. Address expanding area of chlorotic turf south of Laredo on Veneto; irrigation review recommended.

28. Address chlorotic turf south of Cipriani on Veneto.

29. Address chlorotic turf north of Cipriani near the telephone pole on Veneto. (Pic 29)

29



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Professionals in Community Management

River Club & Subdivisions

30. Treat ant mounds, turf decline, and weeds in the main roundabout, Including the triangle median. (Pic 30)



30. Remove necrotic plant material and install mulch at the corner of the tennis court and entrance.

31. Remove guide rods from Black Olive trees in the River Club entrance median.

32. Address declining ginger in the River Club entrance median center.

33. Consider a proposal to install annuals in the River Club entrance median cap.



31. Remove necrotic oleander east of the River Club.

32. Remove necrotic crotons and address turf decline in the River Club front beds.

33. Prune Confederate jasmine and remove necrotic surrounding plant material on the west side of River Club.

34. Install mulch around the magnolia area where soil is exposed. (Pic 34)



35. Address necrotic turf in the River Club parking lot islands and median.

34. Address chlorotic turf at the River Club monument in between roundabout and sidewalk.

35. Consider a proposal to install annuals at the River Club monument.

36. Reduce Firebush at the River Club monument.

37. Remove volunteer palms from the River Club parking lot island beds.

38. Provide plan or clarification regarding management of the River Club back lawn area. When can we expect improvement?

39. Treat weeds and remove invasive vines from Terra Bella roundabout.



Subdivisions

39. Remove necrotic Ilex shrubs at the Vicenza Way roundabout (south side).

40. Address general landscape decline and stressed Medjool palm at Vicenza Way; install mulch. (North Side)

41. Reinstall or reset displaced Liriope along Vicenza Way. (North Side)

42. Treat extensive weed infestation throughout the roundabout in Vicenza Way. (North Side) (Pic 42)



45. Remove weeds in sidewalk crevices at Medici Terrace.

46. Perform mechanical edging at Medici Terrace walkway.

47. Remove necrotic Trinette hedge at Medici Court roundabout. Please diagnose its sudden decline.

48. Remove necrotic Ligustrum near the empty lot on Pesaro. (Pic 48)



43. Prune overgrown shrubs in the Valenza Court roundabout.

44. Remove weeds including wild lettuce at the Portofino Drive roundabout; follow-up control required. (Pic 44)



49. Inspect and remove staking straps from live oaks on Pesaro.

50. Remove necrotic Ilex shrubs at Savona Way roundabout.

51. Remove Brazilian Pepper from the Savona Way roundabout bed. (Pic 51)



Subdivisions

52. Remove volunteer cardboard palm from Savona Way roundabout turnouts.

53. Remove weeds from Balanza Court.

54. Restore and weed the deteriorating Tiziano monument bed; remove volunteer palm sprouts. (Pic 54)



55. Remove necrotic Trinette and Firebush along Tiziano Way.

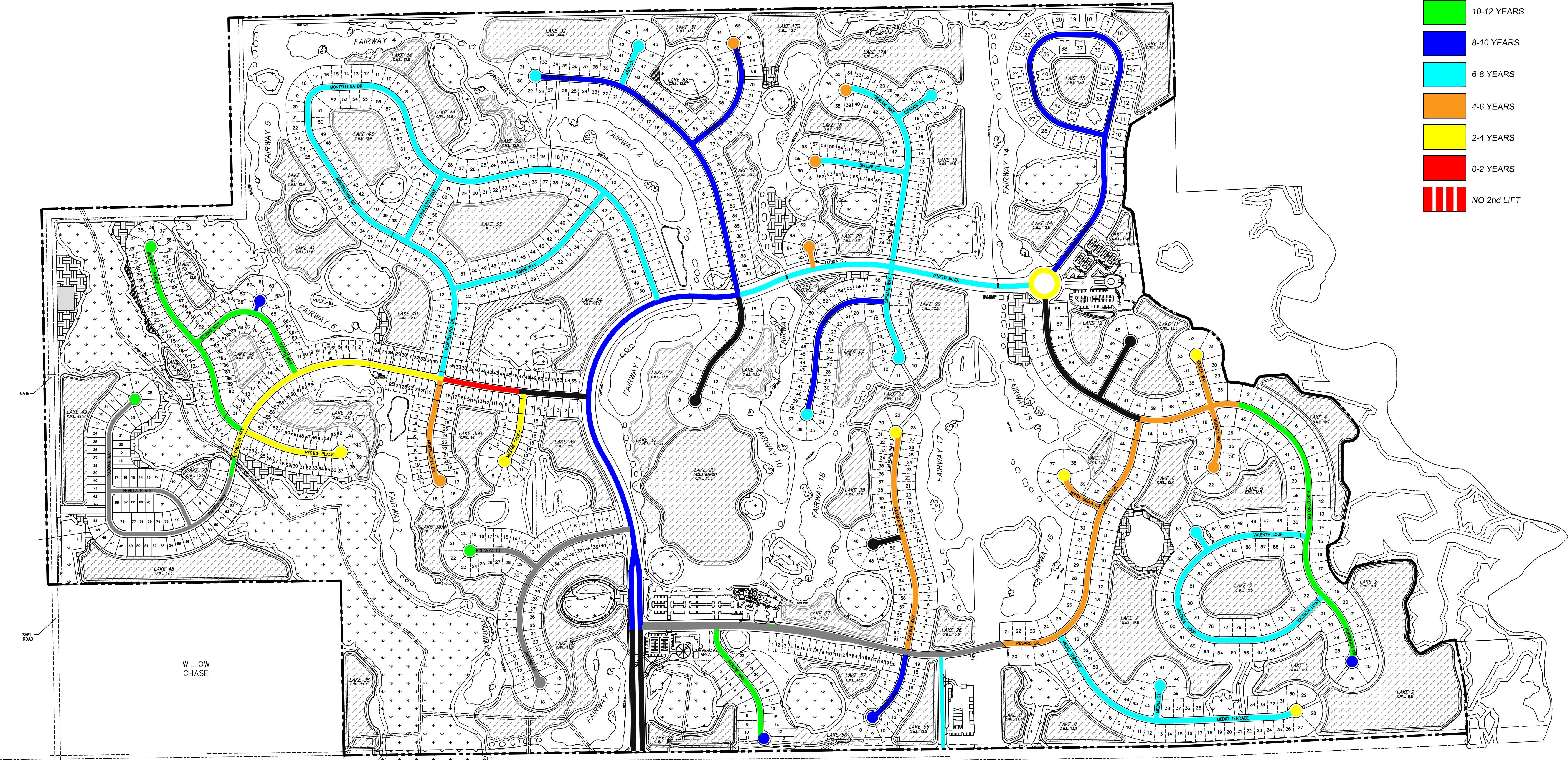
56. Shape and prune shrubs in the Mestre roundabout.

57. Remove necrotic juniper in the Miestre roundabout.

58. Address heavy weed infestation and lack of mulch in the Verano bed. (Pic 58)



Tab 2



VENETIAN COMMUNITY DEVELOPMENT DISTRICT
2026- CDD ROADWAY LIFESPAN

SHEET NUMBER

Schappacher
Engineering, LLC.
3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE: (941) 251-7613
WWW.SCHAPPACHERENG.COM

Date:
Signature:
RICHARD SCHAPPACHER, P.E.
Professional Engineer # 51501

1/22/21	KMS
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Exhibit "A"

Venetian CDD Sidewalk Repairs

Bid Form 1.26.26

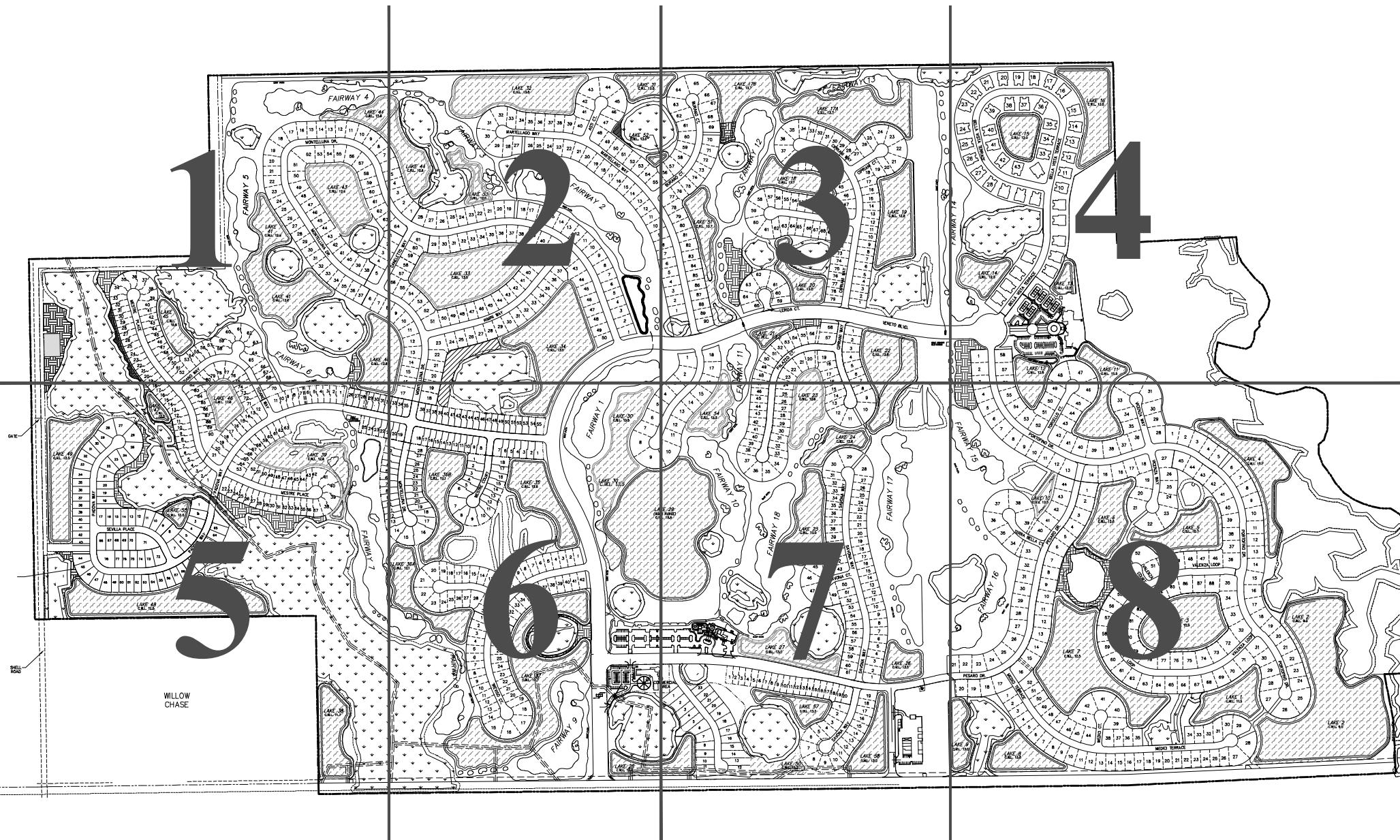
Bid Item	Description	Quantity	Unit	Unit Price	Total
1*	Grind raised sidewalk joints (on 5' wide sidewalks)	105	EA		
2*	Grind raised sidewalk joints (on 8' wide sidewalks)	5	EA		
3	Remove and replace 5' wide sidewalk - 4" thick	171.5	LF		
4	Remove and replace 8' wide sidewalk - 4" thick	14	LF		
5	Remove and replace 5' section of sidewalk with notch for valve pad, saw cut valve pad and pour new 5' wide sidewalk panel	1	LS		
6	Chip loose concrete in curb and epoxy grout	3	EA		
7	Epoxy grout sidewalk gouge	1	EA		
8	Saw cut existing 5' wide sidewalk panel	4	EA		
9	Remove existing gravel and install 8" wide by 4" thick concrete slab (flume) between sidewalk and curb, backfill and sod (bahai)	1	EA		
10	Install 8" wide by 4" thick concrete slab (flume) between sidewalk and curb	1	EA		
11	Miscellaneous cleanup and work	1	LS		
Total					

*Item 1-2 Grind 6" for every 1/2" drop

Contractor: _____

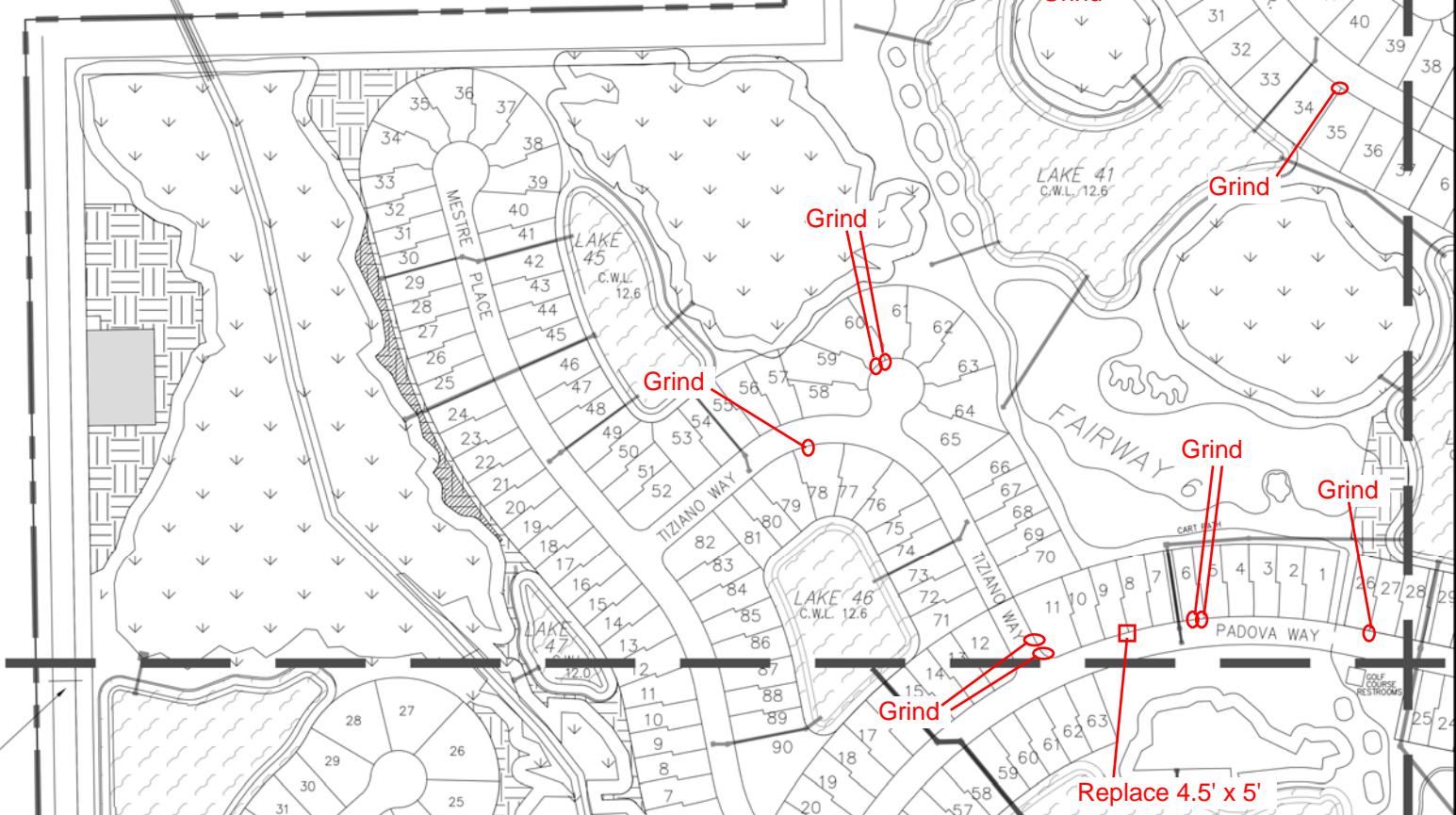
Bids are due by Friday February 6, 2026 by 5:00 PM

Sidewalks & Curbs



Sidewalks & Curbs

1



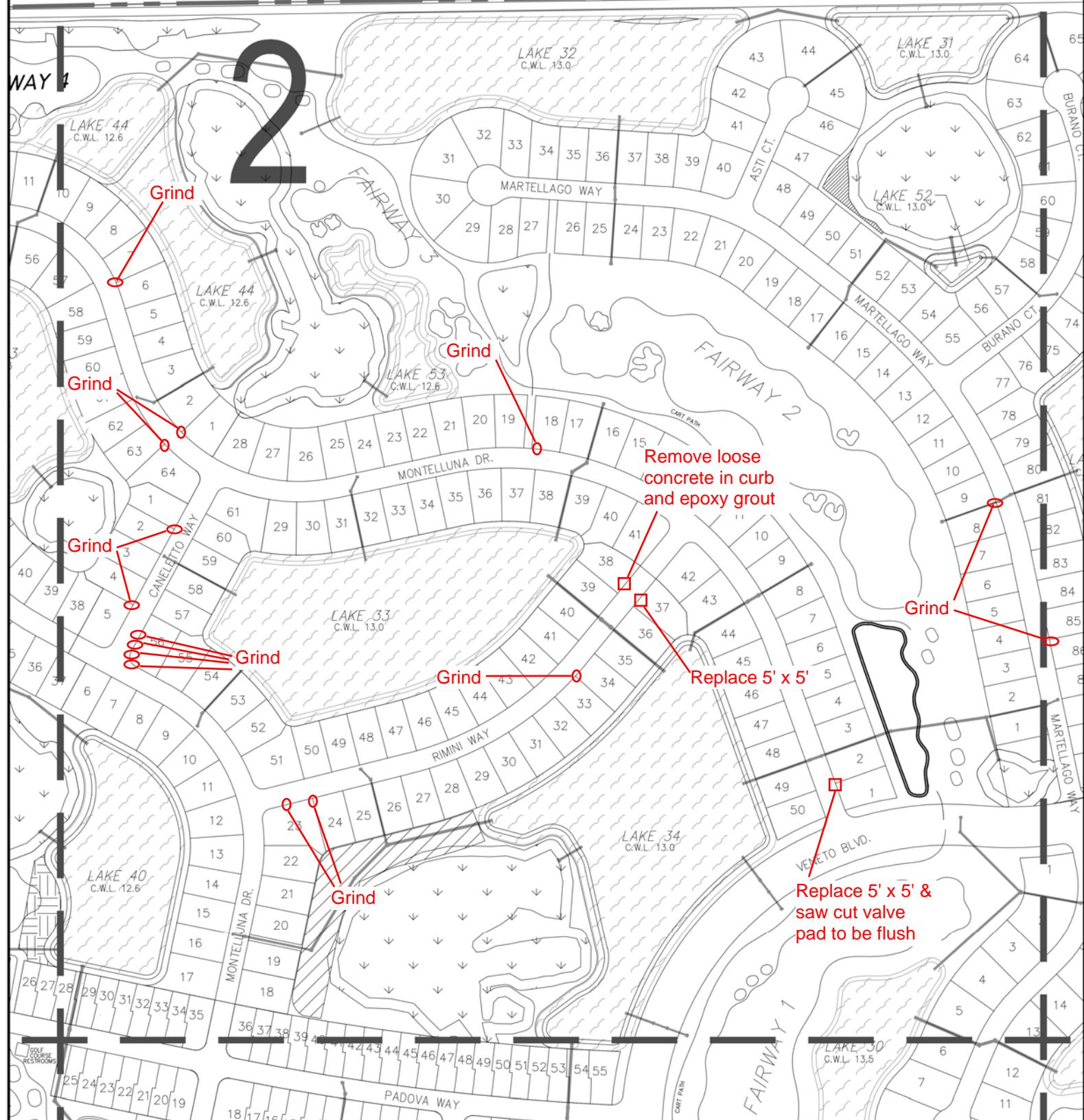
VENETIAN CDD



Schappacher
Engineering, LLC

Sidewalks & Curbs

2



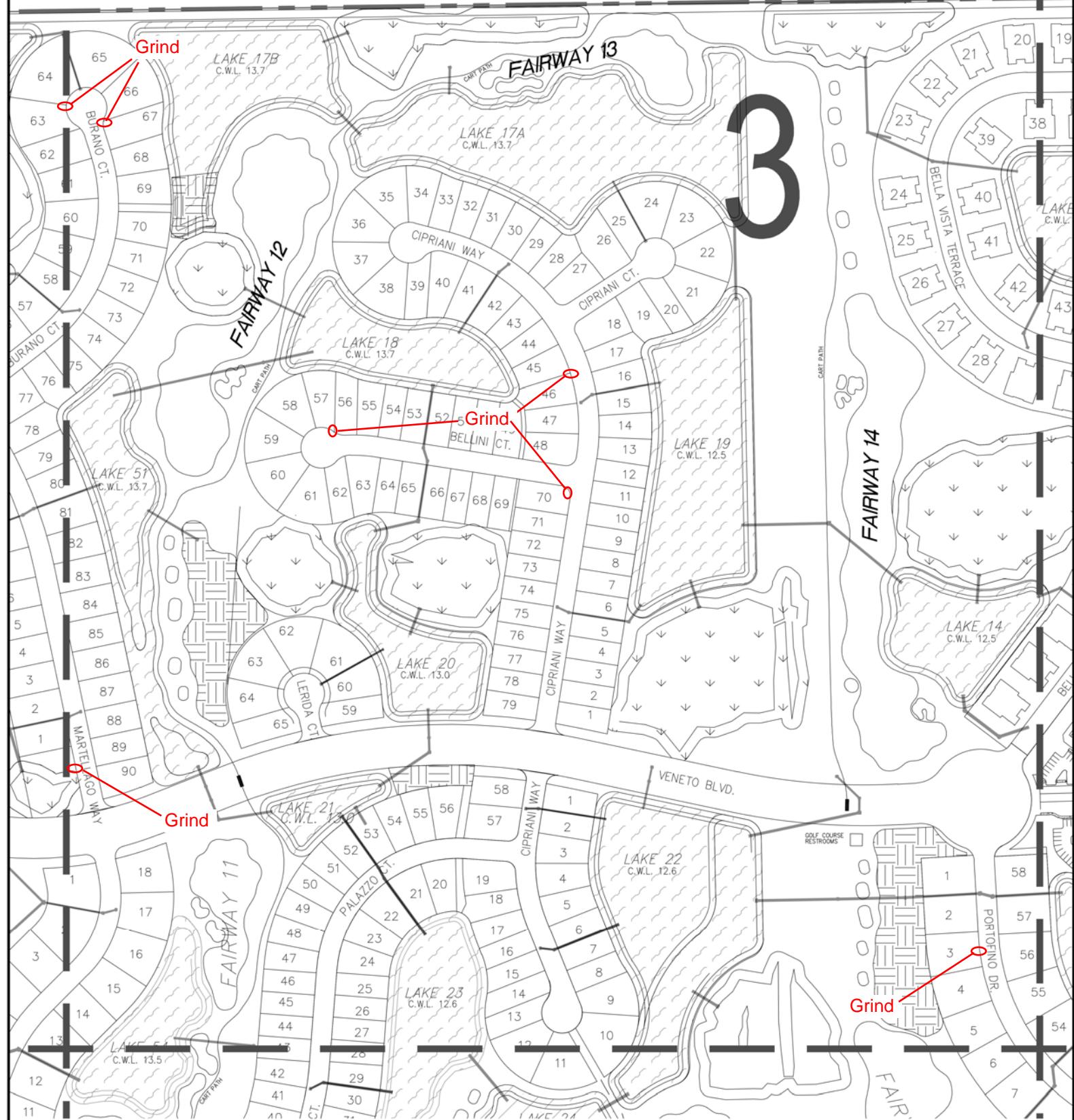
VENETIAN CDD



*Schappacher
Engineering, LLC*

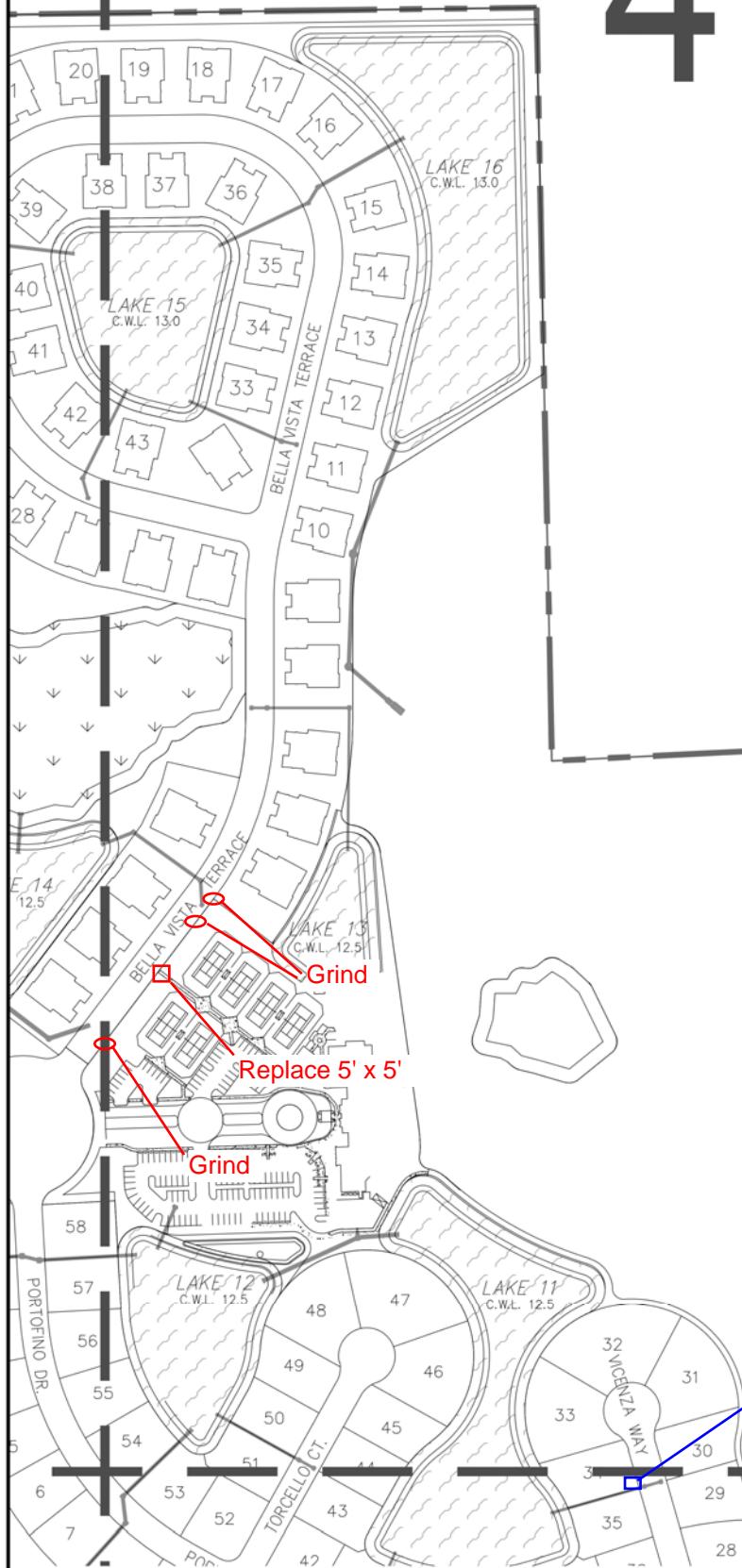
Sidewalks & Curbs

3



Sidewalks & Curbs

4

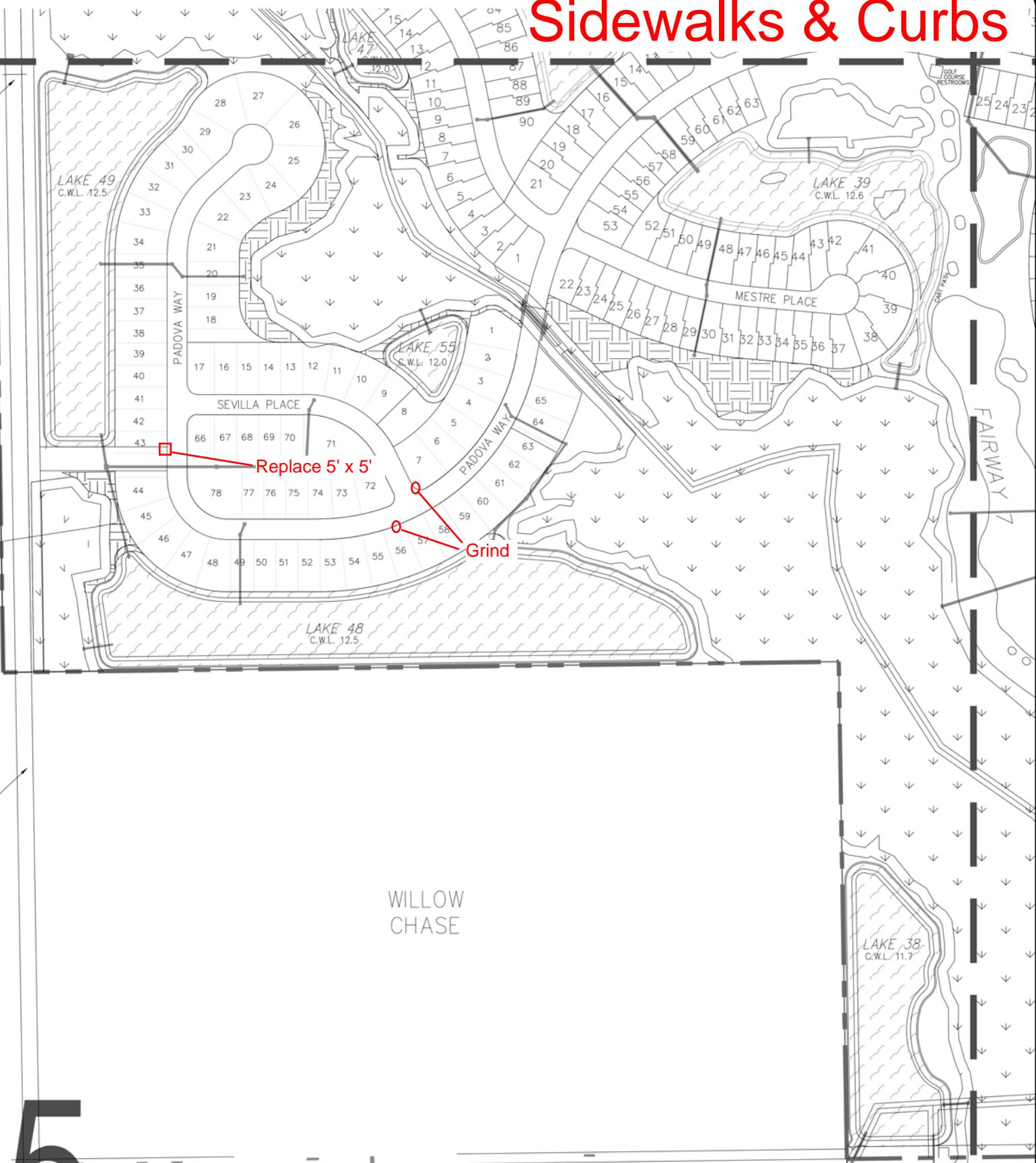


VENETIAN CDD



**Schappacher
Engineering, LLC**

Sidewalks & Curbs



5

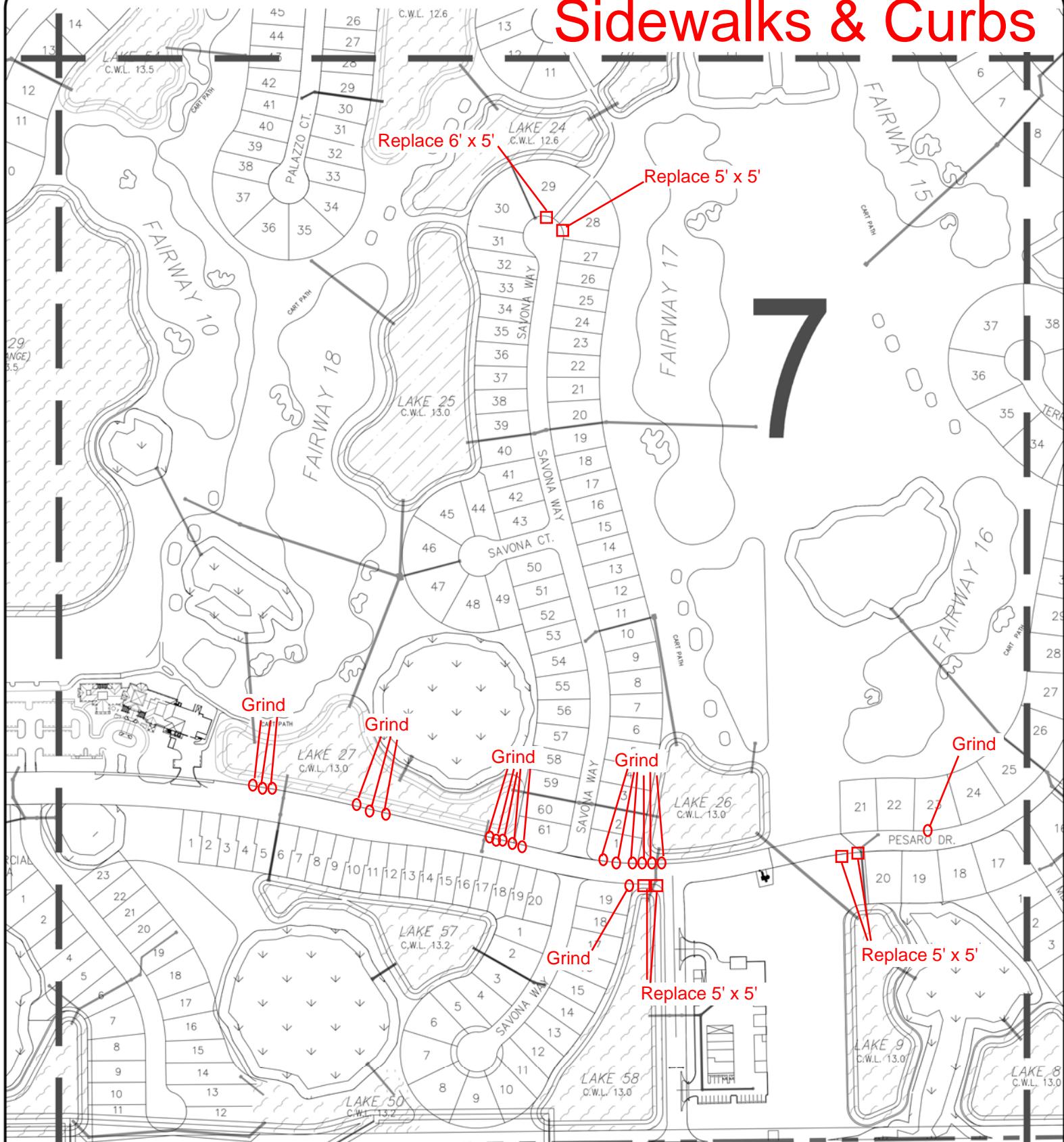
VENETIAN CDD



Schappacher
Engineering, LLC

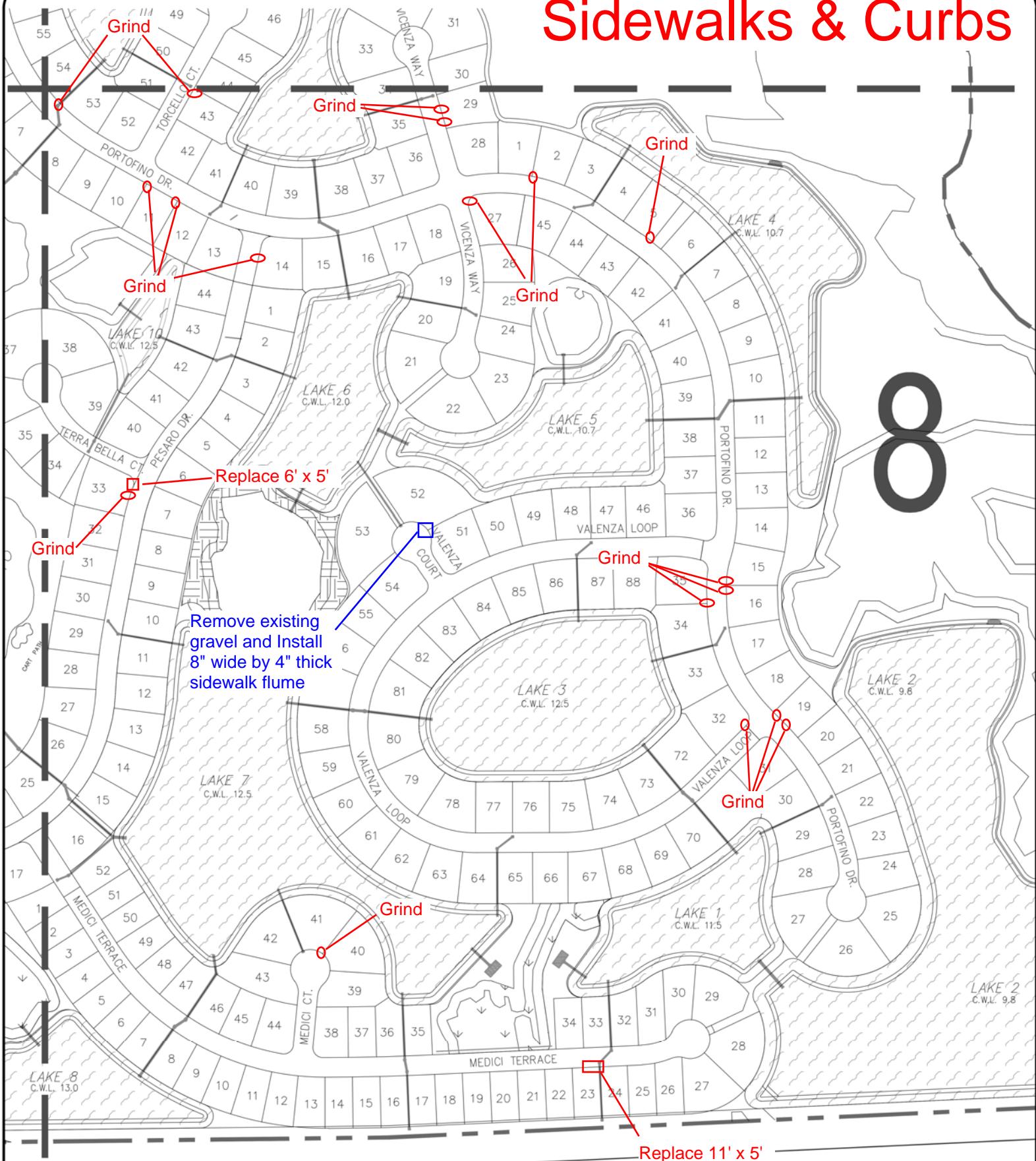
Sidewalks & Curbs

7



Sidewalks & Curbs

8



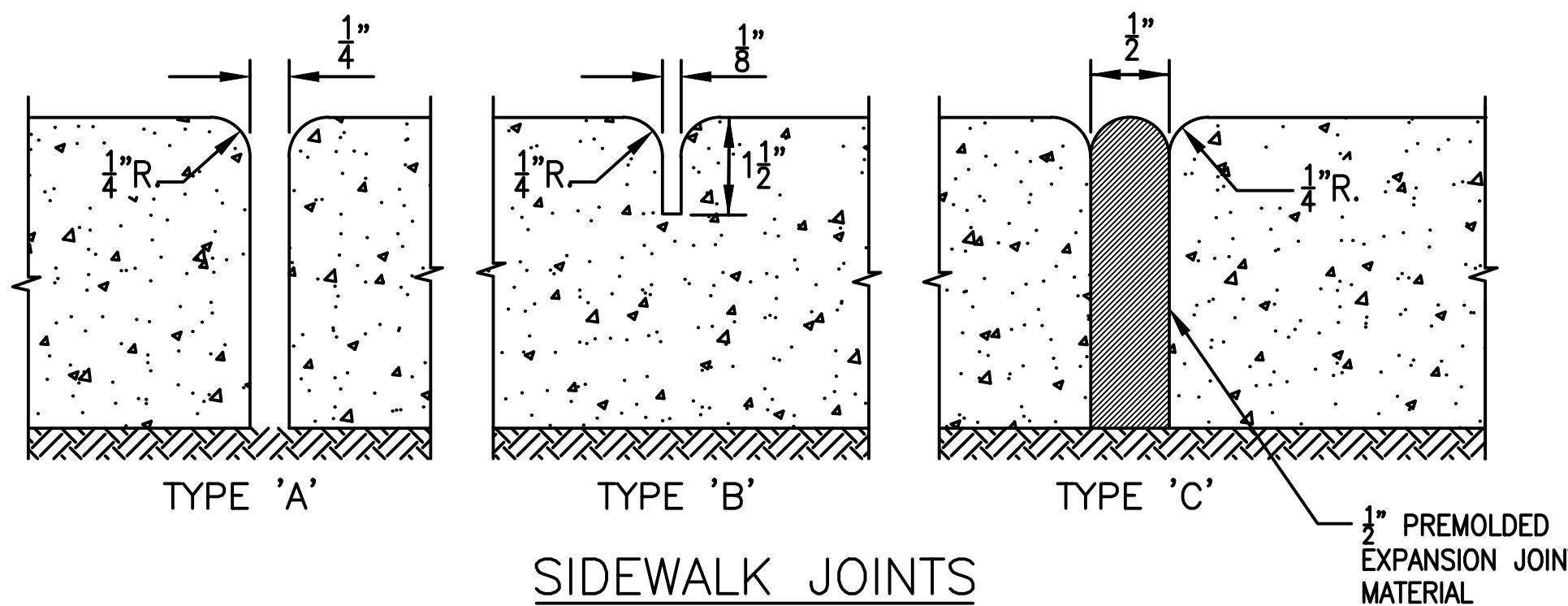
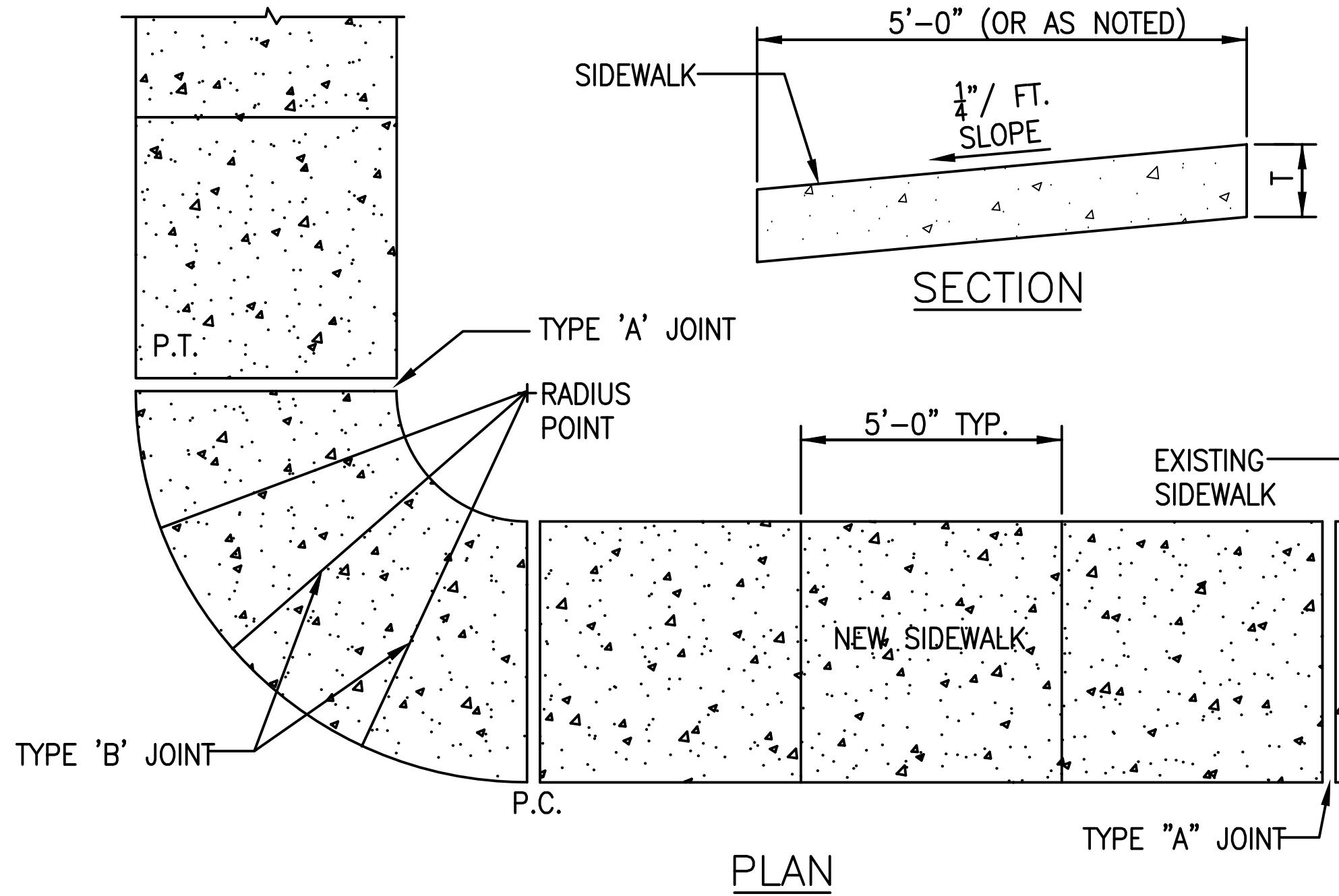


TABLE OF SIDEWALK JOINTS

TYPE	LOCATION
'A'	P.C. AND P.T. OF CURVES.
'B'	5'-0" CENTER TO CENTER ON SIDEWALKS.
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES. JUNCTION OF EXISTING AND NEW SIDEWALKS. AT 50' INTERVALS (MIN.)

TABLE OF SIDEWALK THICKNESS - 'T'

LOCATION	'T'
PEDESTRIAN AREAS	4"
AT DRIVEWAY CROSSING AND OTHER VEHICULAR USE AREAS	6"

NOTE: CONCRETE TO BE 3,000 P.S.I.
AT 28 DAYS WITH FIBERMESH REINFORCEMENT.

SIDEWALK CONSTRUCTION



Remove and replace 5' x 5' panels on Pesaro Dr near Veneto



Remove and replace 5' x 5' panel on Pesaro Dr near commercial area



Remove and replace 5' x 5' panel on Pesaro Dr near commercial area



Remove and replace 5' x 5' panel on Pesaro Dr near commercial area

Venetian CDD - Sidewalk & Curb Deficiencies Photo Summary 1.23.26 - Page 1



Remove and replace 5' x 5' panels on Pesaro Dr near Citadella Dr



Remove and replace 5' x 5' panel on Pesaro Dr near Pond 9



Remove and replace 5' x 5' panel on Pesaro Dr near Pond 9



Remove and replace 11' x 5' panel on Medici Terrace

Venetian CDD - Sidewalk & Curb Deficiencies Photo Summary 1.23.26 - Page 2



Remove and replace +/- 6' x 5' panel on SW corner of Pesaro & Terra Bella



Remove and replace 6' x 5' panel on Savona Way cul-de-sac



Remove and replace 5' x 5' panel on Savona Way cul-de-sac



Remove and replace 5' x 5' panel on Pesaro Dr near golf course parking lot

Venetian CDD - Sidewalk & Curb Deficiencies Photo Summary 1.23.26 - Page 3



Remove and replace 4.5' x 8' panel on Veneto Blvd north of Pesaro Dr



Remove and replace 9' x 8' panel on Veneto Blvd south of Padova Way



Remove existing gravel and install 8" x 4" sidewalk flume on Valenza Ct



Add 8" x 4" sidewalk flume on Vincenza Way

Venetian CDD - Sidewalk & Curb Deficiencies Photo Summary 1.23.26 - Page 4



Remove and replace 5' x 5' panels on Bella Vista near tennis courts



Remove and replace 5' x 5' panel on Rimini Way near east Montelluna



Remove sidewalk slab, cut valve pad, pour new sidewalk on Montelluna



Epoxy repair curb at 149 Rimini Way

Venetian CDD - Sidewalk & Curb Deficiencies Photo Summary 1.23.26 - Page 5

3604 53rd Ave. East - Bradenton, Florida 34203; Phone: (941) 251-7613



Remove and replace 5' x 5' panels on Padova Way at Montelluna



Remove and replace 5.5' x 5' panel on Padova Way south of Sevilla Pl



Remove and replace 4.5' x 5' panel on Padova Way east of Tiziano Way



Epoxy repair damaged curb at 154 Padova Way

Venetian CDD - Sidewalk & Curb Deficiencies Photo Summary 1.23.26 - Page 6



Remove and replace 5' x 5' panels on Treviso Ct west of Veneto Blvd



Saw cut existing sidewalk on Bolanza Ct & grind edge



Remove and replace 5' x 5' panel on Bolanza Ct at Treviso Ct



Epoxy grout sidewalk gouge on Bolanza Ct

Venetian CDD - Sidewalk & Curb Deficiencies Photo Summary 1.23.26 - Page 7



Remove and replace 5' x 5' panels on Treviso Ct south of Bolanza Ct



Remove and replace 5' x 5' panels on Treviso Ct near cul-de-sac



Remove and replace 9' x 5' sidewalk in Treviso Ct cul-de-sac



Epoxy grout damaged curb on Treviso Ct near cul-de-sac

Venetian CDD - Sidewalk & Curb Deficiencies Photo Summary 1.23.26 - Page 8

Exhibit "A"

Venetian CDD Sidewalk Repairs

Bid Tabulation Form 2.6.26

				Asphalt Remedies		ANJ Excavation		Infinity Concrete	
Bid Item	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total
1*	Grind raised sidewalk joints (on 5' wide sidewalks)	108	EA	50.00	5,400.00	53.00	5,724.00	50.00	5,400.00
2*	Grind raised sidewalk joints (on 8' wide sidewalks)	5	EA	75.00	375.00	83.00	415.00	80.00	400.00
3	Remove and replace 5' wide sidewalk - 4" thick	211.5	LF	60.00	12,690.00	55.00	11,632.50	62.50	13,218.75
4	Remove and replace 8' wide sidewalk - 4" thick	13.5	LF	80.00	1,080.00	85.00	1,147.50	100.00	1,350.00
5	Remove and replace 5' section of sidewalk with notch for valve pad, saw cut valve pad and pour new 5' wide sidewalk panel	1	LS	55.00	55.00	375.00	375.00	312.50	312.50
6	Chip loose concrete in curb and epoxy grout	3	EA	70.00	210.00	175.00	525.00	50.00	150.00
7	Epoxy grout sidewalk gouge	2	EA	70.00	140.00	75.00	150.00	50.00	100.00
8	Saw cut existing 5' wide sidewalk panel	9	EA	40.00	360.00	75.00	675.00	40.00	360.00
9	Remove existing gravel and install 8" wide by 4" thick concrete slab (flume) between sidewalk and curb, backfill and sod (bahai)	1	EA	100.00	100.00	225.00	225.00	100.00	100.00
10	Install 8" wide by 4" thick concrete slab (flume) between sidewalk and curb	1	EA	100.00	100.00	200.00	200.00	100.00	100.00
11	Miscellaneous cleanup and work	1	LS	0.00	0.00	200.00	200.00	0.00	0.00
Total					20,510.00		21,269.00		21,491.25

*Item 1-2 Grind 6" for every 1/2" drop

Tab 3

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: 2/17/26

Employee Name: Keith Livermore

Title: Field Manager

Agenda Items

Paver Driveways vs. Sidewalk Shaving/Excavation

- Discussion regarding whether paver driveways or existing sidewalks marked for shaving/excavation will be addressed and direction on how to proceed with the identified areas.

Fencing Direction

- Discussion needed to provide direction on fencing, including scope, location, and next steps.

Sod for Laurel Rd

- Discussion regarding the installation of sod along Laurel Rd.

Tab 4

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 5



ESTIMATE #400

SENT ON:

Jan 15, 2026

RECIPIENT:

Keith

502 Veneto Boulevard
Nokomis, Florida 34275
Phone: 9414858500

SENDER:

Lamb Tree Care

4411 Bee Ridge Road
Suite 150
Sarasota, Florida 34233

Phone: 941-377-3333
Email: info@lambtreecare.com
Website: www.lambtreecare.com

Product/Service	Description	Qty.	Unit Price	Total
Trimming:	<ul style="list-style-type: none">Trimming 240 Live Oaks, Raising Canopy 16 ft over Sidewalk & RoadwaysExport Debris <p>Work Area: Map Provided</p>	1	\$48,885.00	\$48,885.00
Total				\$48,885.00

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ Date: _____



Greentopps Landscape Maintenance & Tree Services

3403 Kennedy Drive | Venice, Florida 34292
(941) 468-1655 | greentopps2@gmail.com

RECIPIENT:**Venetian CDD**

502 Veneto Blvd
Nokomis, FL 34275
Phone: (941) 485-8500 (Keith)

Estimate #2481

Sent on

Feb 10, 2026

Total**\$44,400.00****SERVICE ADDRESS:**

502 Veneto Blvd
Nokomis, FL 34275

Product/Service	Description	Qty.	Unit Price	Total
Garry Emery	Estimate created by Garry Emery ISA Certified Arborist FL -9982A	1	\$0.00	\$0.00
Equipment Needed	Small bucket truck Bucket truck Grapple truck Blowers Mini skid steer with grapple Mats Ladders and climber	1	\$0.00	\$0.00
Administration Fee- 3%	IMPORTANT NOTE: This fee is only to be included if you are paying online via ACH or Credit Card. If you are paying by check, please subtract this fee from the total price. Thank you!	0.03	\$0.00	\$0.00
Tree Trimming	Type of tree:Live oaks Location of tree: along laurel road on the North side of Laurel, on both sides of Veneto Blvd from Laurel road to the clubhouse and the berm behind the residential homes on Medici terrace starting at 142 and ending at the cul de sac to the east end of Medici and finally on both sides of ciltadella dr. Structural prune the trees, lift up the growth over the streets of 16 feet, flipped up over the sidewalks 8 to 10 feet, remove any broken branches and lift up the growth over the hedge plants or fences.	240	\$185.00	\$44,400.00

Total**\$44,400.00**



Greentopps Landscape Maintenance & Tree Services

3403 Kennedy Drive | Venice, Florida 34292
(941) 468-1655 | greentopps2@gmail.com

Please review this proposal carefully, by agreeing you understand:

This quote is valid for the next 30 days, after which values may be subject to change.

General Liability: Greentopps is not liable for any damages sustained to unmarked underground utilities or irrigation systems. Greentopps is not responsible for any damages to irrigation systems or water lines. You are allowing Greentopps access to your property with our trucks and equipment.

Permitting: Your job may require a permit/approval from your city, county or HOA. It is the responsibility of the client to determine if a permit is necessary.

Locates - Sunshine 811: When any digging is required on a job site Greentopps will call Sunshine 811 to request location services for the property. Due to the nature of the Sunshine 811 service not all items on the property will be marked by the location technician. It is the customer's responsibility to notify Greentopps and document any utilities in the job site area that will not be marked by Sunshine 811 before the start of the job. These areas include but are not limited to; septic and sewer lines, the main water lines that run from the back flow valve or meter to the house, gas lines and/or gas tanks, any and all irrigation or landscape lighting/electrical in the work area.

Stump Grinding: Due to safety concerns any stumps will be ground 3"- 6" below the surface unless the located utilities prevent this, or if another depth is specified as necessary by Greentopps. It will be up to the grinding operator to decide if it is safe to proceed with grinding. If any foreign objects or metal are found embedded in a stump additional charges may be added to the final invoice. This is due to the amount of labor and time it takes to remove foreign objects and metal from a stump to be able to grind it below surface level without damaging equipment.

Additional Service Charge: Extra work requested day of service will result in additional charges. Your job may need to be stopped and rescheduled if unforeseen issues arise while on site. **Cancellation Fee:** We ask that you provide 48 hours notice if your job needs to be canceled. We reserve the right to charge a 10% cancellation fee if proper notice is not given.

Billing: Invoices are emailed upon completion and are due upon receipt. Check, money order, and bank account transfer are the preferred methods of payment. 1 - Check - Please mail your check/money order (US funds only) to the below PO Box. Please include the invoice #. Greentopps Landscape Maintenance and Tree Service PO Box 7452 North Port, FL 34290 2 - Bank account transfer - There will be an option to pay online with an account transfer linked to the invoice email. 3 - Credit card - Please call the office if you must make a payment with a credit or debit card. There is a 3.5% service charge for all card payments.

Greentopps may place a contractor's lien on the property if payment is not received within 60 days. Any fees associated are the responsibility of the client and/or the property owner.



Art's Tree Service

2537 Grand Cayman Street | Sarasota, Florida 34231

941-877-1317 | info@ArtsTreeServiceSarasota.com | ArtsTreeServiceSarasota.com

RECIPIENT:

Keith Livermore

502 Veneto Boulevard
Nokomis, Florida 34275

Quote #5466

Sent on

Jan 28, 2026

Total

\$132,000.00



Art's Tree Service

2537 Grand Cayman Street | Sarasota, Florida 34231

941-877-1317 | info@ArtsTreeServiceSarasota.com | ArtsTreeServiceSarasota.com

Product/Service	Description	Qty.	Unit Price	Total
Tree Pruning	<p>For your live oak trees, we recommend a combination of structural pruning and reduction pruning to support long-term health, safety, and appearance.</p> <p>- Structural pruning focuses on developing a strong, well-balanced framework. This includes identifying and managing competing or crossing limbs, improving branch spacing, and encouraging proper load distribution so the tree can better withstand wind and future growth.</p> <p>- Reduction pruning is then selectively applied to reduce the length and weight of specific limbs without altering the tree's natural form. Cuts are made back to appropriate lateral branches, which helps lower stress on major limbs while preserving the canopy's overall shape.</p> <p>All pruning would follow ANSI A300 standards and proper live oak pruning practices, with an emphasis on clean cuts, minimal tissue removal, and maintaining the tree's natural architecture. Our goal is to improve structural integrity, reduce risk, and promote healthy growth over time—rather than aggressive or cosmetic cutting.</p>	240	\$550.00	\$132,000.00

Tree Locations:

Along both sides of Veneto Blvd. from the main entrance to the parking lot of The River Club

North side of Laurel Rd. from the monument to the eastern end of the road.

North side of Pesaro Dr. from Ciltadella Dr. to The Gold Club.

West side of Ciltadella from Pesaro Dr. to the exit at Laurel Rd.

(240 Live Oak Trees (*Quercus virginiana*)

- Trim the lower-hanging vegetation to a height of 10ft over the lawn, 12ft over the sidewalks, and 16ft or more over the street.
- Prune suckers on the lower third of the tree including the trunk and major limbs.
- Prune hazardous deadwood (over 1" diameter).
- Prune compromised and/or select crossing limbs in the canopy.



Art's Tree Service

2537 Grand Cayman Street | Sarasota, Florida 34231

941-877-1317 | info@ArtsTreeServiceSarasota.com | ArtsTreeServiceSarasota.com

Product/Service	Description	Qty.	Unit Price	Total
Final Clean Up	Haul away all associated debris, rake area clean, blow off roof and/or relevant paved areas.			
				Total \$132,000.00

Attachments

View online <https://l.jbbr.io/U194BqY>

- 📎 Liability and WC insurance 2025-2026.pdf
- 📎 Florida Bus License 2025-2026.pdf

Reviews

Caryn Troxell

CougarDenTV

Danny Snider

Very detailed in their explanation on how they were going to handle the tree trimming. Very knowledgeable and clear when it came to explaining what the best path was. And very affordable.

Excellent company!! Very personable, professional, and came out to give a quote very fast. Price was perfect as was the work done. Definitely will be keeping them on retainer.

Ryan Barnhouse
Facilities Manager
Sarasota Christian School

We used Art's to trim a tree overhanging the road and we couldn't be happier with our experience. The tree looks better than it has in the 8 years we've owned our home and the cleanup was immaculate! Highly Recommend!

Art's Tree Service - Sarasota, Florida. Trusted for nearly a decade, we care for trees with skill and integrity.
"Your Trees, Our Passion"

This quote is valid for the next 30 days, after which values may be subject to change.



Proposal

Proposal No.: **377291**
Proposed Date: **12/15/25**

PROPERTY:	FOR:
Venetian CDD Belinda Blandon 502 Veneto Blvd. North Venice, FL 34275	Thinning/lifting oak trees at CDD

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Details: Inclusive of vine and moss removal

Class 1 pruning follows the ANSI A300 Pruning Standards. Improve aesthetics: Prune to improve the visual appearance of trees and reduce mechanical stress from storm winds.

Specification:

Selectively remove branches, leaders or other parts to achieve aesthetically pleasing trees. This includes removal of dead or dying limbs, sucker growth on the trunk and branches of trees. Remove moss/vines. Live branches larger than 3" in diameter will not be removed. Elevating lower limbs will not exceed 10 feet from ground.

Overzealous pruning is detrimental to all trees. The Arborist Guideline is to remove no more than 25% living foliage of the entire canopy.

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Arbor Care Services					
Hardwood Pruning					\$88,206.00

Thinning - X-Large	241.00	EA	\$366.00	\$88,206.00
Total: \$88,206.00				

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Tab 6

VENETIAN CDD
Social & Dining Advisory Committee Charter

MISSION STATEMENT

The Social & Dining Advisory Committee, chartered by the Venetian Community Development District (VCDD) gathers feedback in order to provide recommendations to the CDD Board with the goal of enhancing the quality and enjoyment of the River Club's dining and social experience for Venetian residents.

The Committee is advisory, therefore, neither the Committee nor any member(s) of the Committee may take action or provide direction on behalf of the Board.

COMPOSITION OF COMMITTEE

The Committee will consist of five (5) voting members who are residents in the community and are appointed by the Board for two (2) year terms. To the extent possible the terms will be staggered. The River Club Manager and/or designated River Club staff and appointed Board Liaison will also attend meetings but may not vote. At no point should any Committee member miss a total of four (4) calendar year meetings. It should be noted that participation by phone or Teams satisfies the attendance requirement. In the event a Committee member is not present at the required number of meetings, a recommendation for removal will be made by a majority vote of the members. The Liaison will then make the recommendation to the Board of Supervisors for consideration. For any meeting where votes are taken, a quorum must be physically present (the majority of the Committee members). In this Committee, three (3) members will constitute a majority.

The Board Liaison will provide regular updates to the Board on the activities of the Committee. The Liaison is also responsible to advise the District Manager of any requests or recommendations of the Committee requiring action of Board, so that the item(s) may be placed on the published agenda at least one week prior to a scheduled meeting. The VCDD Board may fill any member vacancy at any time by appointing a replacement, who will serve the remaining term of the replaced member.

A Chairperson will be elected by the members of the Committee. They will be tasked with providing notice of meetings to the members and liaisons, as well as the preparation and distribution of agendas in advance of each meeting. The Chairperson, or their designee, will conduct each meeting.

A Secretary will also be elected, or the members will agree to rotate the role of Secretary for the purposes of preparing minutes. If rotating, the Chairperson will establish the rotation schedule. The member preparing the minutes will do so in the approved Board format and will submit to the Chairperson for approval two (2) weeks in advance of the next Committee meeting.

SUNSHINE LAWS

The Committee will be governed by the Florida Sunshine laws, and members are required to abide by the Florida Sunshine Statutes, public records laws, and cases interpreting them. Members are required to use the assigned vcdd.org email account for any and all Committee correspondence.

MEETINGS

The Committee meets monthly when a quorum is available. Meeting dates will be provided on an annual basis, prior to the beginning of the calendar year, to the District Manager for publication on the VCDD website. Meeting dates/times may only be changed by a majority vote of the Committee and with 2 weeks' notice to the District Manager to provide adequate time for public notice.

All meetings shall include time for public comment at the start, which is limited to three (3) minutes per person. Any member may seek to reopen public comment during the meeting with an approved motion by the majority of members.

Tab 7

MINUTES OF MEETING

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

**VENETIAN
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Venetian Community Development District was held on **Monday, January 26, 2026, at 9:39 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 (Via Phone)
Cyndi Snizek	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.
Dan Lewis	District Counsel – Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Keith Livermore	VCDD Field Manager
Spencer Gonzales	Landscape Inspection Specialist (Via Teams)
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.

On a motion by Ms. Pozarek, seconded by Ms. Snizek, with all in favor, the Board approved Supervisor Terrana to participate and vote via phone to the Board of Supervisor's Meeting, for the Venetian Community Development District.

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**

Mark Faford spoke about a sponsored resident orientation. Mr. Faford mentioned it was a great collaborated effort from the different associations and groups of the community to explain each of their roles and responsibilities. He informed everyone that the

49 presentation is on the community association website for anyone interested. Volunteer
50 opportunities and assistance with special projects were brought up. Mr. Faford thanked all
51 those who participated.

53 Darlene Schimberg commented on the progress of the Torcello Court round about.
54 Ms. Schimberg also expressed concerns regarding Jonas. She commented on the speed
55 bumps being placed too close to the stop sign and are not effective. Ms. Schimberg
56 commented on the River Club and staff shortage issues.

FOURTH ORDER OF BUSINESS

Committee Reports

A. Racquet Sports Advisory Committee

Supervisor Sniezek commented on Matt doing a good job and thanked him. Supervisor Pozarek also gave compliments to Matt, who interested non-resident members in the Tennis Club. Supervisors Pozarek and Sniezek complimented Mark on his report.

B. Landscape Advisory Committee

66 Supervisor Terrana responded to the public comment regarding the cul-de-sac and
67 informed the Board the work by Juniper is set to begin and should be finished within 2
68 months. Ms. Terrana informed the Board that the electrical conduit was completed and now
69 the irrigation work can be completed in which the replacement can begin on Laurel Road.
70 The Board discussed landscaping around the River Club. Supervisor Terrana will talk to the
71 vendor regarding the Board's concern regarding trees and landscaping.

C. Reserve/Finance Advisory Committee

74 Supervisor Smaha reported on the Reserve Meeting with the committees had to
75 be pushed out to a later date. All committees have been very responsive about getting
76 requests in and has been very helpful. Financials were reviewed at the last meeting,
77 December is still pending. The Board and District Manager requested if Mr. Smaha could
78 resend the reports out again.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Services

83 Spencer Gonzales joined via Teams. Supervisor Pozarek expressed frustration
84 regarding upkeep and thanked Mr. Gonzales for pointing out the issues. He commented on
85 the general condition of the property. The Board then discussed irrigation issues. Ms.
86 Blandon asked the Board about moving forward with a final notice of deficiencies and
87 request for Juniper to attend the next meeting regarding the maintenance. The Board
88 confirmed they would like Juniper to attend the next meeting. Ms. Blandon will send the
89 notice out and request Scott Carlson to be at the next meeting.

B. River Club

96 discussed the mosquito systems, and he provided the Board with an overview on the billing
97 issues and the credit issued. He provided the Board with a proposal from Welch for the
98 installation of bocce courts. The Board agreed that this item would be discussed during their
99 next workshop. The Board was informed that the roof repairs would take place on January
100 27th, 2025. The Board was advised of the repairs to be conducted by Signature Blue on
101 Friday, January 30th, 2026, on the main pool. The lap pool and tiki bar will be open during
102 the repairs. The Board discussed the pool attendant and was advised that the staff member
103 will be onsite 30 hours per week. The Board was notified that the gas lines are being
104 reviewed. Mr. Barker was asked by the Board to remind the pool attendant that drinks are
105 not allowed within 4 feet of the pool. The Board discussed managers on duty and how to
106 identify them. After discussion, it was agreed this could be discussed at the workshop.

107

108 C. District Counsel

109 Dan Lewis joined the meeting at 10:28 a.m. Supervisor Goodman discussed the
110 records in storage and those that were moved. Supervisor Pozarek discussed a resident
111 who is a forensic accountant and the offer of assistance. Dan Lewis agreed to speak with
112 Andy Cohen regarding this issue.

113

114 E. Field Manager

115 Keith Livermore provided a report for the Board. Supervisor Pozarek inquired if the
116 fence was closed on Medici, Mr. Livermore confirmed the fence is closed. Ms. Pozarek also
117 noted that some sidewalk items should be added to the list of work. Mr. Livermore informed
118 the Board that Rick Schappacher was onsite last Friday, January 23rd. Mr. Schappacher is
119 putting together a bid package for sidewalk maintenance and milling. Mr. Livermore was
120 asked to ensure that the sidewalk on the corner of Veneto and Pesaro be replaced entirely
121 instead of in sections. The Board was advised of the irrigation issue on Valenza Loop and
122 how it needs to be added on to a schedule to be watered. The Board discussed irrigation
123 repairs and funding for the future. Mr. Livermore advised that he is still pending one proposal
124 for the structural pruning of the Oak Trees. The Board discussed fencing proposals and after
125 discussion, Mr. Livermore agreed to obtain revised proposals to be discussed at the 2nd
126 meeting in February.

127

128 F. District Manager

129 Belinda Blandon reminded the Board that the next Board of Supervisors' meeting will
130 be held on February 9th, 2026, at 9:30 a.m. Ms. Blandon and the Board discussed the next
131 meeting. After discussion, the Board agreed that the February 9th meeting will only be a
132 workshop with Greg Barker, the River Club General Manager. Ms. Blandon requested that
133 Mr. Barker to provide her with the items to be discussed at the workshop so that an agenda
134 could be prepared and circulated.

135

136

137 The Board went off the record at 11:14 a.m. and resumed the meeting at 11:24 a.m.

138

139

140

141

142

143

SIXTH ORDER OF BUSINESS**Discussion Regarding Fence Estimates for Laurel Road, West of Veneto Blvd**

147

The Board agreed to table discussion until Mr. Livermore obtains more proposals after completing the walkthrough.

150

SEVENTH ORDER OF BUSINESS**Consideration of Sod Proposals on Laurel Road**

153

Supervisor Terrana gave an overview of the proposals from Juniper and Sunshine Sod. After discussion, the Board agreed to table this and place it on the agenda for the 2nd meeting in February, pending further irrigation review.

157

EIGHTH ORDER OF BUSINESS**Review and Discussion Regarding Finalized Speed Hump Locations**

160

The Board held discussion regarding locations of speed bumps in the community. After discussion, the Board agreed to add (2) speed humps on Veneto at Cipriani, (2) on Padova/Montelluna North, removing the one on Pesaro/Veneto and adding a speed cushion at the intersection. Keith Livermore was asked to see if a speed limit sign could be posted on the solar traffic signs. He was also asked to check on one of the speed humps on Padova as well as the Solar Sign on Pesaro.

167

NINTH ORDER OF BUSINESS**Discussion Regarding Wet Checks**

169

The Board discussed the wet checks and the acceptable timing. The Board was provided with an overview as provided by the landscape inspector. After discussion, the Board agreed to the timeline provided. The POA advised that they are sending violations to those homeowners who are not adhering to the wet checks.

174

TENTH ORDER OF BUSINESS**Discussion Regarding Member Survey**

176

The Board discussed the member survey. After discussion, the Board agreed to defer this conversation until the workshop.

179

ELEVENTH ORDER OF BUSINESS**Consideration and Review of Distribution Direct Mulch Proposal**

182

Supervisor Smaha asked Mr. Livermore about a bill from September. Mr. Livermore informed Supervisor Smaha the bill was in regard to Laurel Road. Mr. Livermore explained that a lot of the mulch was lost due to rain. The Board inquired about how the mulch would have to wait for the cul-de-sac work to be completed within the next 2 months. Mr. Livermore will speak to Juniper to have the cul-de-sac mulched as they are completed. He will also inquire about storing the mulch to save on costs. After discussion, the Board agreed to approve the proposal to commence in April after completion of the cul-de-sacs.

190

191 On a motion by Ms. Pozarek, seconded by Ms. Snizek, with all in favor, the Board
192 Approved the proposal subject to preparation of an agreement by District Counsel for work
193 to commence in April after completion of the cul-de-sacs, for the Venetian Community
194 Development District.

195

TWELFTH ORDER OF BUSINESS**Discussion Regarding Card Games
and Game Rules**

196

197 The Board covered this in the workshop meeting and had no further discussion.

198

THIRTEENTH ORDER OF BUSINESS**Discussion to Set-Up Full Multi Hour
Workshop with General Manager and
Possible Food & Beverage and
Lifestyle Manager**

199

200 This was discussed previously during the District Manager Report and no further
201 discussion was held.

202

FOURTEENTH ORDER OF BUSINESS**Discussion Regarding "Private" Bocce
Group Use of Event Lawn and
Restaurant Reservations**

203

204 This was previously discussed at the workshop. The Board had a short discussion
205 regarding the details of a resident's bocce group and restaurant reservations.

206

FIFTEENTH ORDER OF BUSINESS**Consideration of the Minutes of the
Board of Supervisors' Meeting Held on
January 12, 2026**

207

208 Ms. Blandon presented the Minutes of the Board of Supervisors' Meeting held on
209 January 12, 2026, and asked the Board if they had any questions or changes to the minutes
210 presented. Supervisor Snizek had one change on line 78.

211

212 On a motion by Ms. Snizek, Seconded by Mr. Smaha, with all in favor, The Board Approved
213 the Meeting Minutes of January 12, 2026, with changes noted on the record, for the Venetian
214 Community Development District.

215

SIXTEENTH ORDER OF BUSINESS**Ratification of the Operations and
Maintenance Expenditures for the
Months of October and November 2025**

216

217 On a motion to ratify by Ms. Pozarek, seconded by Mr. Smaha, with all in favor, the Board
218 Approved the Ratification of the Operations and Maintenance Expenditures for the
219 Months of October and November 2025, for the Venetian Community Development District.

220

236

237 SEVENTEENTH ORDER OF BUSINESS**Consent Items**

238

A. Acceptance of Advisory Committee Meeting Minutes

240 1. Reserve & Finance Advisory Committee Meeting
241 Minutes of December 01, 2025

242 2. Racquet Sports Advisory Committee Meeting
243 Minutes of December 08, 2025

244 3. Facilities Advisory Committee Meeting Minutes of
245 November 04, 2025 and December 02, 2025

246

247 On a motion by Mr. Goodman, seconded by Ms. Pozarek, with all in favor, the Board
248 Accepted the Reserve & Finance Advisory Committee Meeting Minutes of December 01,
249 2025, Racquet Sports Advisory Committee Meeting Minutes of December 08, 2025, and
250 the Facilities Advisory Committee Meeting Minutes of November 04, 2025 and December
251 02, 2025, as presented, for the Venetian Community Development District.

252

253 EIGHTEENTH ORDER OF BUSINESS**Supervisor Requests and Comments**

254

255 Supervisor Pozarek commented on the La Sala meeting this Friday, January 30th.
256 Ms. Pozarek will report back to the Board with more information afterward. She informed the
257 Board that the leadership group, along with Mark Faford, are working on a FAQ document
258 and plan to post on the River Club website. Ms. Pozarek commented on the guest card
259 games involving non-residents and space is limited.

260

261 Greg Barker commented on the on-boarding process.

262

263 NINETEENTH ORDER OF BUSINESS**Adjournment**

264

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

267

268 On a Motion by Ms. Pozarek, seconded by Ms. Sniezek, with all in favor, the Board
269 Adjourned the Meeting at 12:20 p.m., for the Venetian Community Development District.

270

271

272

273

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 8

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 December 2025 For Board Approval

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

The total items being presented: **\$44,303.18**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Venetian Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Anthony's Tampa Bay Pressure Washing, LLC	300289	326	Holiday Decorations 12/25	\$ 2,710.00
Cheryl Harmon Terrana	300304	CT100625	Board of Supervisor Meeting 10/06/25	\$ 100.00
Cheryl Harmon Terrana	300304	CT110525	Board of Supervisor Meeting 11/10/25	\$ 100.00
City of Venice	300290	4430059516-111625	111 Asti CT 10/25	\$ 84.80
City of Venice	300302	4430059516-121225	111 Asti CT 11/25	\$ 176.33
City of Venice	300290	7660472272-111625	111 Asti CT 10/25	\$ 8.72
City of Venice	300302	7660472272-121225	111 Asti CT 11/25	\$ 18.31
COMCAST	20251218-1	8535100500435487-112425	Guardhouse Phone & Internet 12/25	\$ 119.85
COMCAST	20251205-1	8535100500439604-101125	Phone & Internet 11/25	\$ 487.58
Custom Reserves LLC	300291	SUR1069.26	Site Visit 12/25	\$ 2,700.00
Cynthia M. Snizek	300305	CS100625	Board of Supervisor Meeting 10/06/25	\$ 100.00
Cynthia M. Snizek	300305	CS1111025	Board of Supervisor Meeting 11/10/25	\$ 100.00

Venetian Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20251209-1	1481515326-112625	186 Medici Ter # Pump 11/25	\$ 27.23
Florida Power & Light Company	20251209-1	2115929107-112625	3990 Laurel Rd E # Fountain 11/25	\$ 720.19
Florida Power & Light Company	20251209-1	4446951594-112625	102 Ciltadella Dr #Entr Gate 11/25	\$ 30.46
Florida Power & Light Company	20251209-1	4889096162-112625	221 Montelluna Dr # Pond 11/25	\$ 57.54
Florida Power & Light Company	20251209-1	5319489109-112625	241 Padova Way # Air Pump 11/25	\$ 44.52
Florida Power & Light Company	20251209-1	5717652241-112625	417 Padova Way #Gate Hse 11/25	\$ 99.00
Florida Power & Light Company	20251209-1	5808010200-112625	110 Veneto Blvd # Irrigation 11/25	\$ 27.32
Florida Power & Light Company	20251209-1	6080249110-112625	Street Lights # Venetian Glf &R 11/25	\$ 156.35
Florida Power & Light Company	20251209-1	7139584325-112625	110 Veneto Blvd # Homepmps 11/25	\$ 1,668.21
Florida Power & Light Company	20251209-1	8728104327-112625	101 Veneto Blvd # Guardhs 11/25	\$ 103.86
Florida Power & Light Company	20251209-1	8803407470-112625	Street Lights # Venetian Glf &R 11/25	\$ 1,191.71
Frontier Communications of FL	20251205-2	111025-94148585001205135 ACH	Phone and Internet 11/25	\$ 543.64

Venetian Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Gannett Florida LocaliQ	300292	0007453553	Legal Advertising 11/25	\$ 76.85
Jill Pozarek	300306	JP100625	Board of Supervisor Meeting 10/06/25	\$ 100.00
Jill Pozarek	300306	JP102725	Board of Supervisors Meeting 10/27/25	\$ 100.00
Jill Pozarek	300306	JP111025	Board of Supervisor Meeting 11/10/25	\$ 100.00
Juniper Landscaping of Florida, LLC	300298	369272	Pest Control Services 11/25	\$ 800.00
Kenneth J. Smaha	300307	KS100625	Board of Supervisor Meeting 10/06/25	\$ 100.00
Kenneth J. Smaha	300307	KS102725	Board of Supervisors Meeting 10/27/25	\$ 100.00
Kenneth J. Smaha	300307	KS111025	Board of Supervisors Meeting 11/10/25	\$ 100.00
Landscape Maintenance Professionals, Inc.	300299	361871	Irrigation Repairs 10/25	\$ 400.00
Persson, Cohen & Mooney, P.A.	300294	6560	Legal Services 11/25	\$ 4,650.00
Persson, Cohen & Mooney, P.A.	300294	6561	Legal Services 11/25	\$ 475.44
PSI Metro Pumping Systems Inc	300295	56576	troubleshoot Fire Alarm 12/25	\$ 345.00
Rizzetta & Company, Inc.	300287	INV0000105286	Accounting Services 12/25	\$ 6,842.42

Venetian Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300288	INV0000105398	Amenity Management & Oversight Personnel	\$ 8,024.82
Rizzetta & Company, Inc.	300297	INV0000105467	Cell Phone Nov Service 12/25	\$ 50.00
Rizzetta & Company, Inc.	300301	INV0000105852	Personnel Reimbursement 12/25	\$ 6,873.81
Schappacher Engineering, LLC	300300	2975	Engineering Services 12/25	\$ 1,113.75
School Now	300293	INV-SN-1147	Quarterly ADA Compliance 12/25	\$ 384.38
Valley National Bank	20251226-1	CC113025-264 ACH	Mass e-mailing's 11/25	\$ 810.51
Venetian Golf Club	300296	46857	Effluent Water Use 10/25	\$ 1,330.58
Water Equipment Technologies of Southwest Florida LLC	300303	27477	Weekly Fountain Maintenance 11/25	\$ 150.00
Total Report				\$ 44,303.18

Tab 9

Venetian Community Development District
502 Veneto Boulevard North Venice, FL 34275
Reserve/Finance Committee
Meeting Minutes January 5, 2026

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

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

There was no public comment for meeting. Greg Barker (GB) and Carol McGrail (via zoom) from Hampton, also attended.

Motion by DM, second BM that minutes for December 1, 2025 be approved. Carried.

New Business:

1. BM presented analysis of F&B financials for October 2025. Revenue of \$70,596 showed significant improvement over LY. Carol advised that some of the expenses for October were understated due to timing of receipts received in November. After discussion, it was agreed that Carol should charge invoices to their correct month. Carol will send revised October statements, along with November by end of week January 5.
2. Discussion re: alignment of financial statements from Vesta and Hampton. Hampton expense categories are somewhat different and expenses need to be broken down more. Agreed that KS, GB and Carol will meet Jan 6 @ 10 am to discuss account and Budget alignment. Carol will also send BM October / November financials in excel, noting that it may be in a different format.
3. Discussion re: correct accounting for F&B Revenue by Area. Dining Room is regular weekly dining with established menu. Club Events are special non-reoccurring events with a special menu; ie: Hallowe'en, Thanksgiving, Christmas. Banquets are private events that can be either member or from outside sources.
4. MM has sent an Email to each of the CDD Committee chairs, requesting update for their Reserve Study expenses. Workshop scheduled for January 26 @ 2pm to review each Committee's submission. Keith Livermore and Rick Schappacher input also required. Paul G. Of Custom Reserves also willing to meet RFC committee members as a preliminary for Reserve Study.

Next Meeting (Workshop) Monday, January 26, 2026 @ 2:00 pm River Club.
Next regular meeting Monday, February 2, 2026 @ 2 pm. River Club.

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

Venetian Community Development District

502 Veneto Boulevard

North Venice, FL 34275

Landscape Advisory Committee

November 17, 2025

Attending Members: Lynn Mattson, Barbara Bracco, Joe Spallina, Kit Briggs (by phone).
Also in attendance: Cheryl Terrana (CDD liaison), Keith Livermore (Field Manager), four
representatives from Juniper Landscaping.

Call to Order: 9:04

Public Comment: one resident spoke regarding dissatisfaction with landscaping
maintenance.

Previous minutes: approved.

Discussion items

OLD BUSINESS: Keith Livermore stated that a planned walking review of Laurel Road plantings including Cheryl Terrana, Barbara Bracco and Juniper employees is scheduled for Nov. 20 at 11:00 A.M. Keith expects Juniper supervisor to be on site on a daily basis. There are many complaints about irrigation on Laurel Road. VGRC has extended watering for Laurel Rd. from 4 hours to 6 hours. River Club event lawn needs attention.

Cheryl Terrana: A notice of deficiency has been sent to LMP but there has been no response. We are hoping for better communication with Juniper. Flower pots at RC need attention which is the responsibility of Hampton Golf. GM stated it will be taken care of. Barbara Bracco and Kitt Briggs will put together information regarding maintenance needs for flower pots. Power line area needs attention. Letter to be sent to Belinda Blanden. Cul de Sac update. Mestre Place cul de sac is complete. There are 36 more cul de sacs to do. A priority list for completion has been given to Juniper. Main entrance landscape plan has not been completed. Cheryl is following up. Plan is needed for joint CDD/Landscape Committee meeting on Dec. 8.

NEW BUSINESS: New General Manager, Greg stated the beds throughout RC area have too much mulch. Suggested using rock rather than mulch in future. Juniper was asked to send proposal regarding flower pot maintenance to GM. Juniper stated irrigation system controller problems must be fixed. Much work needs to be done with irrigation. Juniper is doing an audit of the entire property irrigation issues. Juniper will be giving monthly reports on their work. Extensive discussion on irrigation issues ensued.

NEXT MEETING: Joint session with CDD on Dec. 8. Regularly scheduled Landscape Committee meeting Dec. 15.

MEETING ADJOURNED: 10:35.

Minutes submitted by Barbara Bracco

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

MEETING MINUTES JANUARY 19, 2026

ATTENDEES: JOE SPALLINA, HARRY WILDMAN, BARBARA BRACCO, LYNN MATTSON, KEITH LIVERMORE, CHERYL TARRANA, GREG BARKER, BRIAN GUAY

THE MEETING WAS CALLED TO ORDER AT 9:00 AM
NO PUBLIC COMMENTS
MEETING MINUTES FROM DECEMBER WERE APPROVED

RIVER CLUB LANDSCAPING AND MAINTENANCE OF FLOWER POTS:
JUNIPER TO PROVIDE BID TO COMPLETELY REDO TWELVE TO
FOURTEEN FLOWER POTS WITH PROPER SOIL, DRAINAGE, AND A
PRODUCT CALLED TERRASORB TO REDUCE WATERING.

THE RESPONSIBILITY FOR MANAGING POTS IS DELEGATED TO GREG THE GM.

COMMITTEE SUGGESTED USING ANNUALS FOR A VISUAL IMPACT
DURING PEAK SEASON AROUND THE CLUBHOUSE, PARKING LOT
ENTRANCE, AND WHERE A TREE FELL BY TENNIS AREA. GROUND COVER
WOULD BE
ADDED TO FILL SPACES EFFECTIVELY.

CUL-DE-SAC RENOVATION PROJECT:
A BID FROM JUNIPER FOR THE REMAINING CUL-DE-SACS WAS
DISCUSSED AT APPROXIMATELY \$1,500 PER CUL-DE-SAC. PROJECT USES
FUNDS IN RESERVES, WHICH WERE INITIALLY BUDGETED AT \$4,500 PER
CUL-DE-SAC. ALL
25-30 REMAINING CUL-DE-SACS WILL BE DONE.

MEDICI BERM AND LAUREL ROAD:
ELECTRICAL CONDUIT WAS RUN TO MEDICI BERM FIXING ELECTRICAL
ISSUE, ALLOWING FOR THE RESTORATION OF PLANTS.

NEW PLANTINGS AND SOD INSTALLATION WILL PROCEED AFTER IRRIGATION WORK IS COMPLETED. THIS WILL ALSO INCLUDE LAUREL ROAD. WORK TO BE COMPLETED BY END OF FEBRUARY.

IRRIGATION SYSTEM-WIDE:

AN APPROVED TUNE-UP IS PLANNED TO ADDRESS SEVERAL ISSUES, INCLUDING REPLACING A CONTROLLER, REMOVING BATTERY TIMERS, AND PUTTING SYSTEMS BACK ON THE MAIN CLOCK.

POWER HAS BEEN RESTORED TO IRRIGATION CLOCK ON LAUREL ROAD AND THE TEAM WILL NOW ASSESS WHICH LINES ARE OPERATIONAL.

ADJUSTMENTS WILL BE MADE TO IRRIGATION LINES TO COVER AREAS WITH DEAD PLANTS AND CORRECT A LINE HITTING A POLE ON LAUREL ROAD.

PICKLEBALL COURT WATER LEAKAGE ISSUE:

PREVIOUS ADJUSTMENTS HAVE NOT SOLVED THE PROBLEM. A REQUEST WAS MADE FOR A QUOTE TO INSTALL DRIP LINES INSTEAD OF SPRAY HEADS. THE GROUP WILL INVESTIGATE IF THE WATER IS FROM IRRIGATION OR RAIN.

FLOWER BED MAINTENANCE AND QUARTERLY PLANT ROTATION:

REQUEST MADE TO HAVE IRRIGATION SYSTEM CHECKED BEFORE NEXT FLOWER ROTATION.

FOR FUTURE PLANTINGS, IT WAS AGREED THAT THE SOIL MUST BE THOROUGHLY TURNED, AND AMENDED WITH FERTILIZER, AND THE ADDITION OF A WATER-ABSORBING PRODUCT (LIKE TERRASORB). A TWO-COLOR SCHEME OF PINK AND PURPLE FOR THE NEXT ROTATION OF ANNUALS.

HARRY VOLUNTEERED TO BE THE POINT PERSON TO COORDINATE THE NEW PLANTINGS.

LANDSCAPE ARCHITECT'S PLAN DISCUSSION:

ARCHITECT'S INITIAL PLAN DISCUSSED, WITH A CONSENSUS THAT A NEW DIRECTION IS NEEDED.

CONSENSUS TO MAINTAIN THE OPEN FEEL ALONG THE LAKES AND GOLF COURSE AND NOT RE-INSTALL GROUND COVER, BUSHES, OR GRASSES. IT WAS CLARIFIED THAT THE GROUP IS NOT AGAINST TREES.

TREE TRIMMING AND REMOVAL PROJECTS:

BIDS BEING COLLECTED FOR LIFTING AND RESHAPING OAK TREES THAT HAVEN'T BEEN SERVICED IN 27 YEARS.

BID RECEIVED TO REMOVE A DEAD PALM AND ROOT BALL BY THE FRONT POND THAT WAS STRUCK BY LIGHTNING \$900.00.

BIDS FOR OTHER TREE WORK ARE ALSO CONSIDERED HIGH (\$1,800-\$1,900), ADDITIONAL QUOTES WILL BE SOUGHT FROM JUNIPER.

ANOTHER DEAD TREE NEEDS TO BE REMOVED NEAR THE "WEDDING TREE POND".

A CONCERN FROM A RESIDENT AT 198 VALENZA LOOP REGARDING HIS SIDE YARD WAS DETERMINED TO BE A NON-COMMON AREA ISSUE. KEITH LIVERMORE WILL SPEAK WITH RESIDENT.

INSPECTION WAS REQUESTED FOR EMERGENCY EXIT AREA AT THE END OF PODOVA REGARDING CONCERN OF POOR GRASS QUALITY, LEANING TREES, AND HANGING STAKES.

ELECTIONS:

JOE SPALLINA WAS ELECTED AS CHAIR, AND HARRY WILDMAN WAS ELECTED AS VICE CHAIR.

THE ROLE OF NOTE-TAKER WILL CONTINUE TO ROTATE. NOTE TAKER WILL ALSO SUBMIT 5-6 BULLET POINTS SUMMARIZING KEY ACTIVITIES OF MEETING.

MEETING ADJOURNED AT 10:10 AM

NEXT MEETING TO BE FEBRUARY 16TH, 9:00 AM

MINUTES SUBMITTED BY LYNN MATTSON

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

Attending Members: Nancy Spokowski (Committee Chairperson), Mary Taylor (Fitness Studio Lead), Shari Souza (Resort Pool and Lap Pool Lead), Connie Waring (Resort Pool and Lap Pool Lead)

Hampton Golf Representative: Matt Liverman (Director of Racquet Sports)

CDD Liaison: Cyndi Snizek **Absent:** Lance Schilling (Fitness Center Lead)

Call to order: Quorum was established. Nancy called the meeting to order at 8:59 a.m.

Public Hearing: No residents were present

Discussion Items:

Old & New Business:

- a. Connie Waring was introduced as a new committee member.
- b. Matt Liverman was asked by Nancy about having two new, already purchased coat hooks installed in the Fitness Studio. He will see if Ray, new Maintenance Supervisor, can install these.
- c. Matt was informed by Nancy that the pool tables feel greasy and need to be cleaned. He will see if Ray can clean these.
- d. Matt was informed by Shari that the palm tree seed pods in the pool area are ripening and need to be cut off. He will see if Ray can have these cut off.
- e. Matt stated that he is aware that there are audio issues in the Fitness Studio. The audio jumps in and out so he will look into having this fixed.
- f. Connie stated that the fitness phone line message has Sam's name & voice, along with a very long message, on it. She called it to cancel a class. Matt will look into having this changed, along with a shorter message.
- g. Mary stated that we can make reservations on the Jonas system up to one hour before classes start and asked how do we cancel classes on this system. Matt will look into having Hampton Golf run a test to see how to do this.
- h. Matt stated that he will look into splitting Jonas responsibility so that Yumi monitors the fitness classes and he monitors the rest.
- i. Matt was asked to look into giving all six instructors access to fitness classes on Jonas in a way that the site will not be corrupted. Matt will look into implementing this and training the instructors on it as well.
- j. Matt stated that he would speak to Kat Wilhoit about better organizing the printed fitness schedule. He was also informed that people who sign up for more than the maximum allowed classes need to be kept track of manually now. Is there a way to automate this?
- k. Mary stated she asked for Pilates rings to be ordered.
- l. Nancy stated that there are foam boards in the fitness studio and fitness center that need to be updated and made more generic to remove contact names. Matt will look into reprinting these with the generic fitness e-mail instead.
- m. Mary stated that the Fitness Studio vent needs to be cleaned.
- n. Matt stated that he saw a light bulb burnt out in the Fitness Studio. He will request to have it replaced.
- o. Mary stated that the chair marks on the Fitness Studio wall need to be removed. Also, a small sign needs to be hung by the chairs stating that the chairs need to be put back when use is finished and kept away from the wall so that the wall does not get marked up going forward.

- p. Nancy stated that the pool signs need to be updated, due to the daylight saving time change, to 1/2 hour after sunrise and 1/2 hour before sunset.
- q. Connie asked if it is possible to replace the drinking fountain with one that is specific to filling water bottles. This would be an expensive replacement, so the facilities committee will be asked about this.
- r. Shari informed the committee that all the flower pots in the pool area have plants in them that have not been taken care of properly. She was informed that Hampton Golf needs to be notified to take care of them going forward.
- s. Nancy stated that a quote was requested for the grout needs of the pools.
- t. Nancy gave a pool furniture update. 2 new umbrellas were ordered. They were placed in the pool area. During her inventory count, she learned that we have two missing umbrellas, one missing 20" cocktail table, three missing dining chairs, and two missing lounge chairs. She suggested that Hampton Golf find a vendor to do Tropitone furniture repairs. She also suggested that three lounge chairs need to be repaired and advised that the two missing umbrellas can be addressed at a later date.
- u. Nancy stated that the pool furniture and umbrellas are two and three years old now. She suggested replacing all of them in 2030, which gives them five more years before replacement.
- v. Nancy stated that she will ask Rich Goodman about re-polishing the Studio floors as this needs to be done on a regular basis. Ray should clean floor scuffs regularly.
- w. Sharon George of the Community Association will be asked about allowing the Fitness and Pool Advisory Committee to give a short overview of the areas under our purview at the New Resident Orientation.
- x. Shari gave a presentation regarding a Fitness & Pool Advisory Committee logo. The committee narrowed down three logo examples, a font style, and a blue color scheme. The committee answered five marketing questions. Shari will work with Cyndi to submit the responses to Greg, GM, so he can forward to marketing. They will create six different logos for our review and to narrow down during the next meeting.
- y. Nancy shared a spreadsheet that highlighted classes with consistently low attendance. The committee agreed that indoor classes that consistently underperform may be cancelled and replaced with more popular class formats.
- z. Mary stated that she knows of someone who is interested in becoming a committee member. She will follow up and ask her to reply to an e-mail.
- aa. Cyndi stated that she knows of someone, Chuck Schulz, who is interested in becoming a committee member. He is a full-time resident with an excellent fitness background. Cyndi will follow-up with Chuck. She will also make a request to approve six committee members, instead of the current five.

FUTURE TO DOs (Tracking purposes only)

- a. Audio Fetch Trouble Shooting
- b. Investigation of Treadmill Options
- c. 60 pound weights request - Bill Rehanek with Hampton Golf, was to investigate
- d. Rower purchase status - Is someone from Hampton Golf investigating options and pricing?
- e. Run Into the New Year - There is too much on Kat's plate to organize now. She will consider a Bunny Hop around Easter time.
- f. Fitness Studio Storage solution recommendations - closet and rack for extra weights

Next Meeting and Adjournment:

Next meeting to be held Wednesday, January 21st, 2026 at 9am
 Meeting adjourned at: 11:31 AM
 Minutes submitted by: Shari Souza

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34275
Racquet Sports Advisory Committee (RSAC)
Meeting Minutes – January 12, 2026

Attending Members: Mark Faford (MF), Karen Wilson (KW), Gary Wein (GW) arrived 10 minutes late, Pat Carr (PC), VCDD Board Liaison Cyndi Sniezek (CS) Hampton Golf Staff: Greg Baker (GB), General Manager (arrived 1-1/2 hrs. late), Matt Liverman (ML), Director of Racquet Sports

Meeting called to order by CS at 2:02 pm. with a Quorum.

Vote for 2026 Committee Positions: KW nominated MF to be Chairman; PC second it. 3-0 vote in favor; MF nominated PC to be secretary; KW second it. 3-0 vote in favor; When GW arrived, MF nominated GW to be VP Chairman; KW second it; 4-0 vote in favor.

Motion made for approval of Minutes from the December 8, 2025 meeting by MF, second by KW, approved 3-0.

CS Comments: CDD Board did not approve removing or suspending the RSAC Rule for the Ball Machine as requested by the RSAC. CDD Board decided the Ball Machine will be coordinated with the tennis staff for community usage until the Jonas System can accommodate our requirements.

Public Comments – Juliette Herman, Jerry Quinn, Barbara Jasper, Deb Smith, Hildee Ryan, Carol Bishko: Welcomed ML to our community as the new Racquets Director; requested “no single tennis playing” from 8 a.m. to 11 a.m. time slots; “no single tennis playing” at 9:30 a.m. to 11 a.m.; restricting residents from adding only two names to the reservation while booking and then adding another two names later; only allowing tennis play 3 or 4 times a week per resident during prime time; Jonas System not working properly when booking a tennis court.

MF and ML contacted Jonas recently giving them a detailed list of issues that need to be resolved on their system for us to continue using the Jonas System. If not resolved, MF and ML recommend that we go back to the Club Essential System. GW asked the audience for support if RSAC advises the CDD Board to go back to Club Essential.

The new tennis and pickleball furniture arrived and placed in the appropriate locations around the courts. ML pricing new awnings and metal support for the grand stands by courts 4 and 6.

ML reviewed his Racquet Sports Report and Capital Project for CDD Reserve – see attached.

- Court 1 grates need to be cleaned out. Where there are no grates, trenching needs to be done on the exterior of the courts. Aiming for it all to be done before rainy season.
- A letter will go out to the residents with a date and time letting them know if anyone wants to take the old tennis/pickleball furniture.
- Getting bids on replacing the 1 damaged control box, plus a bid replacing all 6 control boxes for our 6 courts.
- Our courts are watered from underneath called hydro courts; getting a bid on hydron grid courts, they are on a timer and can save water usage.
- Contacting Club Essential for more clear information on their software and evaluate it.
- Ball machine procedures discussed.
- Courts 5 & 6 and 1 & 2 have outlets for ball machine. Looking for outlets to be installed on courts 3 & 4.
- Ball machine is 5 years old. Looking into the cost of a new one.
- Looking into the cost of 6 new tennis nets.
- Need clay to be added shortly to the courts for upkeep. Possibly ML doing it if we purchase the appropriate equipment instead of hiring someone.

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34275
Racquet Sports Advisory Committee (RSAC)
Meeting Minutes – January 12, 2026

- ML started teaching lessons and clinics.

Old Business: Due to Joe Spallina being absent today, the pickleball irrigation will be discussed at the February Meeting.

ML is looking into hanging tennis rules around the tennis courts. A reminder going out the community on our tennis rules.

Discussion was made amongst the audience and RSAC on prime-time singles play and number of times allowed to play during prime time per week. Conclusion was ML and GB to come up with a recommendation needing at least a month to respond.

MF stated the 3 big accomplishments the RSAC has achieved in 2025: resurfacing the tennis courts, purchasing new tennis and pickleball furniture, and hiring our new Racquets Director, Matt Liverman.

Next Meeting and Adjournment:

Meeting was adjourned at 3:55 p.m.

Next Meeting February 9, 2026 @ 2 p.m.

Minutes Submitted by Pat Carr, Secretary