



Rizzetta & Company

# Venetian Community Development District

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**Board of Supervisors' Meeting  
March 09, 2026**

**District Office:  
9530 Marketplace Road, Suite 206  
Fort Myers, Florida 33912  
(239) 936-0913**

[www.venetiancdd.org](http://www.venetiancdd.org)

# VENETIAN COMMUNITY DEVELOPMENT DISTRICT

Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275

[www.venetiancdd.org](http://www.venetiancdd.org)

<b>Board of Supervisors</b>	Jill Pozarek Cheryl Harmon Terrana Ken Smaha Cyndi Sniezek Rich Goodman	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Belinda Blandon	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andy Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
<b>District Engineer</b>	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](http://www.venetiancdd.org)

March 02, 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, March 09, 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. Raquet Sports Advisory Committee
  - B. Landscaping Advisory Committee
  - C. Reserve/Finance Advisory Committee
- 5. STAFF REPORTS**
  - A. Landscaping Inspection Services
  - B. District Engineer
  - C. District Counsel
  - D. River Club
  - E. Field Manager
  - F. District Manager
- 6. BUSINESS ITEMS**
  - A. Discussion Regarding Member Survey
  - B. Consideration of Distribution Direct 3-Year Mulch Proposal ..... Tab 1
  - C. Review and Discussion Regarding Access Policy ..... Tab 2
- 7. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting Held on February 23, 2026 ..... Tab 3
- 8. CONSENT ITEMS**
  - A. Acceptance of Advisory Committee Meeting Minutes..... Tab 4
    - 1. Social and Dining Advisory Committee Meeting Minutes of December 10, 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

# ***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

Feb. 26, 2026

Install Location

Venetian Community Development  
502 Veneto Blvd  
North Venice, FL 34275

940 cubic yards chocolate mulch

Chocolate Mulch	\$14,280.00
Labor	\$22,023.92
Freight, Fuel & Forklift	\$5,200.00
Split Load Fee	\$0.00
<b>Total w/o sales tax</b>	<b>\$41,503.92</b>
<u>Sales Tax (Tax Exempt)</u>	
<b>Total</b>	<b>\$41,503.92</b>

Distribution Direct, Inc agrees to install mulch and Venetian Community Development agrees to exclusively use Distribution Direct, Inc. for a period of three years for annual installation at the above pricing and quantity. Price changes are subject to national inflation rates not to exceed two and one-half percent (2.5%) per year.

Approved by: \_\_\_\_\_

Title & Company: \_\_\_\_\_

Signature: \_\_\_\_\_

Approved by: \_\_\_\_\_

Title & Company: \_\_\_\_\_

Signature: \_\_\_\_\_

# Tab 2

## **VENETIAN COMMUNITY DEVELOPMENT DISTRICT ACCESS POLICY**

### **OVERALL POLICY:**

1. Acting as a deterrent, promote a safe environment for the benefit of residents, staff, and guests of the community
2. Observe and report to appropriate authorities any safety hazards, suspicious incidents, injuries, complaints, or defects sighted on property
3. Be neat and courteous at all times
4. Work with local Police and agencies to promote a safe and secure community

### **GATE DUTIES:**

- A. All vehicles entering property should be accounted for.
- B. Vehicles entering the property should either be logged in or not logged in pursuant to the below policies and a valid photo identification should be requested. If photo identification or other information is refused to be provided, access should still be granted. The District can control access but cannot deny access.
- C. Vehicles NOT logged in include: residents with RFID, fire department, law enforcement (including process servers who provide proper identification and a badge number), medical emergency personnel, medical equipment deliveries, postal deliveries, City or County vehicles, utility companies, trash disposal, FedEx/UPS vehicles.
- D. All vehicles not covered in Section C above need to be logged in including, but not limited to: guests, vendors, food deliveries per Exhibit A below.
- E. Gate attendant to remind all who enter through the guest lane that the speed limit in the Community is 25 mph.

### **LOG-IN PROCEDURES:**

- A. Permanent access list as a resident's guest or household service provider: Scan or record entry and allow access after requesting a valid photo identification.
- B. Temporary access list (resident provided or called in an expected guest): Record entry and allow access after requesting valid photo identification.
- C. Guests not pre-registered: notify residents of visitor. If there is no answer, notify visitor that resident is not answering. If visitor still wishes to enter, log-in identification of individual and license plate number and request a valid photo identification. Roving patrol should follow the visitor to assure destination is reached.

## **VENETIAN COMMUNITY DEVELOPMENT DISTRICT POST ORDERS**

Other duties, including patrol duties, shall be assigned through the Venetian Community Development District Field Manager. These include, but are not limited to:

### **OTHER DUTIES:**

- A. Keep gatehouse clean and orderly
- B. Dispatch patrol officer as required
- C. Maintain telephone log
- D. Advise any homeowner calling about trespassers, gun shots, or any suspicious activity to call the Venice Police Department
- E. Advise any homeowner calling about alligator removal to contact the CDD Field Manager at 941-485-8500. Only the Field Manager can authorize alligator removal via a special permit

### **PATROL DUTIES:**

- A. Patrol neighborhoods to show a presence and to be a deterrent
- B. Answer calls for service when dispatched
- C. Deliver daily reports to Field Manager
- D. Monitor and advise violators of parking and related regulations in the Community
- E. Check, flag, and report any damaged irrigation to Field Manager
- F. Report irrigation violations observed during patrol
- G. Be observant of any hazards to people or property. Report open garage doors to homeowners or their home watch
- H. Shut down irrigation when assigned
- I. Call proper authorities when needed. Patrol should not respond directly to suspicious activity where they may put themselves in harm's way, i.e. reports of gun shots or trespassers. Always call Venice Police Department.
- J. Wash and maintain privacy vehicle
- K. Ensure all gates are locked at 6:00 PM and flag is lowered before dark
- L. Check River Club (including but not limited to pool area and pickle ball entrance) to ensure all doors are secure
- M. Prepare light report daily

## Exhibit A: Standard Operating Procedure

### Non-Resident Entry Process

#### Guests:

Residents – request ID, name and address of resident visiting.

River Club – request ID, purpose, name of resident meeting with (RC is private dining only).

Golf Club – request ID, verify against tee sheet.

Food Delivery, ride service – name and address of resident for delivery or pickup.

#### Vendors:

Residents – request ID or Company, name and address of resident, purpose of visit.

River Club – request ID or Company, who meeting, purpose of visit.

Golf Club – request ID or Company, who meeting, purpose of visit.

If above cannot be verified, call resident, River Club or Golf Club for confirmation.

# Tab 3

**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, February 23, 2026, at 9:30 a.m.** at Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

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

Also, present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Dan Lewis	<b>District Counsel – Persson, Cohen, Mooney, Fernandez &amp; Jackson, P.A.</b>
Keith Livermore	<b>VCDD Field Manager</b>
Spencer Gonzales	<b>Landscape Inspection Specialist</b>
Rick Schappacher	<b>District Engineer – Schappacher Engineering</b>
Greg Barker	<b>Hampton Golf, River Club General Manager</b>

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

Darlene Schimberg commented on the dumpster doors and issues with raccoons. Ms. Schimberg also commented that the circle at Torcello Court looked better before the new plants were installed.

49  
50 Tim Carr commented on the Workshop meeting. Mr. Carr commented on the Friday  
51 Fish Fry and how it was previously well attended. He also commented on the Board  
52 reviewing financials.

53  
54 **FOURTH ORDER OF BUSINESS**

**Committee Reports**

55  
56 The Board agreed to proceed with written reports from the committees. The Board  
57 will share inquiries and comments if necessary.

58  
59 A. Fitness & Pool Advisory Committee

60 Supervisor Sniezek informed the Board of an estimate of \$1,320 for a new rower.  
61 The Board then had discussion regarding fitness classes and possibly adding new  
62 classes with required minimum attendance.

63  
64 B. Facilities Advisory Committee

65 Supervisor Pozarek asked Supervisor Goodman about the Facilities report. The  
66 Board acknowledged that the well must be potable water. The Board will review with  
67 Matt.

68  
69 C. Social and Dining Advisory Committee

70 Ms. Schimberg handed out her report to the Board. There were no questions or  
71 comments.

72  
73 **FIFTH ORDER OF BUSINESS**

**Staff Reports**

74  
75 A. Landscape Inspection Services

76 Spencer Gonzales gave an overview of his report. Mr. Gonzales reported on the  
77 Palm Trees at the River Club entrance. One palm tree has a splitting crown and once  
78 dead, a replacement will be considered. He stated the other trees are healthy. He  
79 reported on the tree proposals and their costs. Discussion was held regarding  
80 structural pruning of the palms. Mr. Gonzales reported on dry areas around the  
81 community. The Board went into discussion regarding obtaining bids if the current  
82 landscape company does not correct deficiencies within an allotted time frame.

83  
84 B. River Club

85 Greg Barker reported on a swarm of bees at the Tiki bar. A vendor is on property to  
86 find the source of the swarm. Mr. Barker gave an update regarding the security  
87 system and contract adjustment. The camera system is not functional due to a lack  
88 of internet connection. Mr. Barker informed the Board that only the cameras need to  
89 be replaced but hardwire is already installed and the agreement has been executed  
90 by the Chairman. The security system will be back online by end of day. Mr. Barker  
91 has been in communication with Juniper regarding annual flowers and informed the  
92 Board they have delayed for now due to the incoming cold front. The annual  
93 flowers will be installed by end of the week. Billing and charging issues have been  
94 identified as technical problems. The majority of the issues have been resolved. The  
95 Board thanked the front desk for doing a good job. Mr. Barker reported that he has

96 been working on the finance reserves regarding Edward Don and kitchen  
97 equipment. Food truck issues were reviewed and discussed. The Board inquired  
98 about financials and extensive discussion was held.  
99

100 The Board went off the record at 10:58 a.m. The Board went back on record at 11:08 a.m.  
101

102 C. District Engineer

103 Rick Schappacher reported on a few items. He reviewed the roadway lifespan map  
104 and costs with the Board. The Board discussed the manholes on Portofino and  
105 Pesaro and asked that they be reviewed. Mr. Schappacher reviewed the  
106 sidewalk, and curb repair bid package with the Board and discussed the proposals  
107 received. After discussion and vote, the Board approved the proposal presented by  
108 Asphalt Remedies for a not to exceed amount of \$ 26,000 subject to preparation of  
109 an agreement by District Counsel.  
110

111 On a motion by Ms. Terrana, seconded by Mr. Goodman, with all in favor, the Board  
112 Approved the proposal presented by Asphalt Remedies for a not to exceed amount of  
113 \$26,000, subject to preparation of an agreement by District Counsel, for the Venetian  
114 Community Development District.

115  
116 The Board reviewed the speed bump locations and proposals presented. After  
117 discussion and vote, the Board approved the proposal presented by Advanced  
118 Asphalt. The Board requested for the Field Manager to send out a  
119 communication prior to the installation. The Board was informed that the bid  
120 package for signage is out and bids are due on Friday.  
121

122 On a motion by Mr. Smaha, seconded by Ms. Sniezek, with all in favor, the Board  
123 Approved the proposal presented by Advanced Asphalt, for the Venetian Community  
124 Development District.

125  
126 D. District Counsel

127 Dan Lewis discussed the suspension of use rights and the research  
128 conducted. The Board discussed the booking of the tennis courts during prime.  
129 Supervisor Sniezek advised that the reservation system is being worked on.  
130 Supervisor Terrana asked if there is a maintenance agreement with the County for  
131 Laurel Road. Both District Counsel and the District Manager will review this. The  
132 Board was informed that a legal demand letter was sent to Vesta. Supervisor  
133 Goodman reported on additional items noted such as amenities insurance, and cell  
134 phone reimbursements.  
135

136 E. Field Manager

137 The Board discussed the paved driveways that need to be repaired by  
138 homeowners. After discussion, Keith Livermore was asked to prepare a list of  
139 addresses. Supervisor Terrana agreed to provide the list to the POA. The Board  
140 discussed proposals for fencing. After discussion, the Board requested Mr.  
141 Livermore to obtain estimates with breaks and a detailed map/drawings from the  
142 vendor.

143  
144 F. District Manager  
145 Belinda Blandon reminded the Board that the next Board of Supervisors' meeting will  
146 be held on March 9th, 2026, at 9:30 a.m. The Board agreed to revise the meeting  
147 schedule. After discussion, the Board agreed the first meeting of the month would be  
148 a business meeting and the 2nd will be a workshop. Ms. Blandon inquired about  
149 scheduling a budget workshop on May 8<sup>th</sup>, 2026. Once financial reports are available,  
150 Ms. Blandon will send them to the Board for review.

151  
152 **SIXTH ORDER OF BUSINESS** **Consideration of Sod Proposals on**  
153 **Laurel Road**

154  
155 Supervisor Terrana gave an overview of the proposals for sod on Laurel Road.

156  
157 On a motion by Ms. Terrana, seconded by Ms. Sniezek, with all in favor, the Board  
158 Accepted the Juniper sod proposal for \$26,550 for the Saint Augustine and \$15,300 for  
159 the Bacysiat, for the Venetian Community Development District.

160  
161 **SEVENTH ORDER OF BUSINESS** **Review and Discussion Regarding**  
162 **Tree/Fence Proposals**

163  
164 Based on Kieth Livermore's recommendation and Spencer Gonzales' comments,  
165 Supervisor Terrana motioned to approve the Greentopp proposal for clearance  
166 trimming and some structural pruning maintenance with Mr. Gonzales supervising  
167 for the first day.

168  
169 On a motion by Ms. Terrana, seconded by Mr. Smaha, with all in favor, the Board Approved  
170 the Greentopp proposal with inclusion of an additional 5 oaks on Pesaro, subject to  
171 preparation of an agreement by District Counsel, for the Venetian Community  
172 Development District.

173  
174 **EIGHTH ORDER OF BUSINESS** **Discussion Regarding Member Survey**

175  
176 The Board discussed proceeding with the member survey. The Board agreed to have  
177 further discussion during their next meeting on March 9<sup>th</sup>.

178  
179 **NINTH ORDER OF BUSINESS** **Review and Discussion Regarding**  
180 **Recent Financial Reports**

181  
182 This agenda item was discussed during the General Manager's report earlier in the  
183 meeting.

184  
185 **TENTH ORDER OF BUSINESS** **Discussion Regarding Record Storage**

186  
187 Supervisor Goodman informed the Board that the monthly price for storage has  
188 increased. Andy Cohen advised there could be documents that should be retained.  
189 The Board discussed possibilities of sorting and retaining certain documents per

190 statute. Ms. Blandon will report back to the Board on this matter.

191  
192 **ELEVENTH ORDER OF BUSINESS** **Consideration of Authorization to**  
193 **Proceed with RFP for River Club Roof**

194  
195 Supervisor Goodman reported that the River Club roof is failing and has had various  
196 leaks along with other failures. The Board agreed to proceed with obtaining RFP's.  
197 The Board discussed scope of work and reserve funds. Mr. Barker will communicate  
198 with Hampton regarding any assistance with the roofing.

199  
200 **TWELFTH ORDER OF BUSINESS** **Discussion Regarding Bocce Courts**

201  
202 This agenda item was previously discussed. Further discussion regarding quotes and  
203 proposals were held.

204  
205 **THIRTEENTH ORDER OF BUSINESS** **Ratification of Social and Dining**  
206 **Committee Charter**

207  
208 The Board discussed the change of the Social and Dining Committee charter.

209  
210 On a motion to ratify by Ms. Pozarek, seconded by Ms. Terrana, with all in favor, the Board  
211 Ratified the changes for the Social and Dining Committee Charter, for the Venetian  
212 Community Development District.

213  
214 **FOURTEENTH ORDER OF BUSINESS** **Discussion Regarding the Booking of**  
215 **Tennis Courts During Prime Time**

216  
217 This was discussed previously in the meeting during District Counsel's report.

218  
219 **FIFTEENTH ORDER OF BUSINESS** **Consideration of the Minutes of the**  
220 **Board of Supervisors' Meeting Held on**  
221 **January 26, 2026**

222  
223 Ms. Blandon presented the Minutes of the Board of Supervisors' Meeting held on  
224 January 26, 2026, and asked the Board if they had any questions or changes to the  
225 minutes presented. No changes were made at this time.

226  
227 On a motion by Ms. Pozarek, Seconded by Mr. Smaha, with all in favor, The Board Approved  
228 the Meeting Minutes of January 26, 2026, for the Venetian Community Development District.

229  
230 **SIXTEENTH ORDER OF BUSINESS** **Ratification of the Operations and**  
231 **Maintenance Expenditures for the**  
232 **Month of December 2025**

233  
234 Ms. Blandon advised that operations and maintenance expenditures for the period  
235 of December 1-31 totaled \$44,303.18. She asked if there were any questions.  
236 There were no questions at this time.



# Tab 4

**Venetian Community Development District**  
**502 Veneto Boulevard**  
**North Venice, FL 34272**  
**Social & Dining Advisory Committee**  
**Meeting Minutes-December 10, 2025**

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

Meeting called to order at 10:03 with a Quorum

No public comments.

Minutes of the November meeting were approved as corrected.

**Committee Members commented** on the following topics:

- A. Social Calendar is not up to date. Events should be listed 2 months in advance even if the flyer isn't ready.
- B. The website should allow for staggered times for NYE inside dinner. Flyer will go out again.
- C. We will not be advertising nor preparing flyers for the Our Mothers House event. It is a private event.
- D. Policy for room rentals needs to be reviewed by CDD board.
- E. People are eating dinner in the La Sala bar causing overcrowding. It was pointed out that some people prefer a pub type setting

**Hampton Update:**

- A. Luciano Marques was introduced as new to Hampton management for the club.
- B. Separate lunch menu will be out soon. Tiki bar menu has been greatly reduced.
- C. Gross revenue is low for our club.
- D. When there is a private party and dinner service and tiki bar event management needs to step in and serve.
- E. Sunday brunch will return every Sunday but attendance will be closely monitored. Also hours may be adjusted. Tiki Bar hours may also be adjusted.
- F. It appears that Friday Fish Fry is gone for now. Also Burger Night has been changed to a basic burger with a topping bar.

**Old Business**

- A. Residents are still not receiving confirmation emails for dinner reservations.
- B. Social committee will not be involved in the Games situation. That will be handled by management and CDD board members.
- C. Committee should be an advisory board not a working committee.
- D. Blue Santa Luncheon went off well but was a mess behind the scenes.

**Venetian Community Development District**  
**502 Veneto Boulevard**  
**North Venice, FL 34272**  
**Social & Dining Advisory Committee**  
**Meeting Minutes-December 10, 2025**

**New Business:**

- A. Going forward management will handle all Ladies Luncheons.
  - Feb Ladies Luncheon - Chocolate Charcuterie Demo
  - March Ladies Luncheon. - Fashion Show with date and vendor TBD
- B. First Friday is very popular. Management needs to address the situation. Secondary bar needs to be added for popular events.
- C. Discussion ensued regarding Club Seating for events. Management will discuss.

**Liaison Report**

LaSala Update- central plan will go out for rough pricing. Hampton will continue to have input.

Meeting Adjourned 12:15 PM

Next Meeting 1/14 9:00 AM

Respectfully Submitted,  
Linda Cautero