



Rizzetta & Company

# Venetian Community Development District

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**Board of Supervisors' Meeting  
May 11, 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)

May 04, 2026

**Board of Supervisors  
Venetian Community  
Development District**

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Venetian Community Development District will be held on **Monday, May 11, 2026, at 9:30 a.m.** at the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT**
- 4. COMMITTEE REPORTS**
  - A. Racquet Sports Advisory Committee
  - B. Reserve and Finance Advisory Committee
  - C. Landscaping Advisory Committee
- 5. STAFF REPORTS**
  - A. Landscaping Inspection Services
  - B. District Engineer
  - C. District Counsel
    - 1. Consideration of Persson, Cohen, Mooney, Fernandez & Jackson, P.A, CPI Fee Increase ..... Tab 1
  - D. River Club
  - E. Field Manager
  - F. District Manager
    - 1. Presentation of Registered Voter Count ..... Tab 2
- 6. BUSINESS ITEMS**
  - A. Discussion Regarding Roof RFP
  - B. Discussion Regarding RFQ for District Engineer
  - C. Discussion Regarding Staff Appreciation
  - D. Discussion and Consideration of Landscaping Plan..... Tab 3
- 7. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on April 13, 2026 ..... Tab 4
  - B. Consideration of the Operations and Maintenance Expenditures for the Month of March 2026 ..... Tab 5

**8. CONSENT ITEMS**

- A. Acceptance of Advisory Committee Minutes ..... Tab 6
1. Facilities Advisory Committee Meeting Minutes of November 04, 2025, January 06, 2026, February 03, 2026, and March 03, 2026
  2. Racquet Sports Advisory Committee Meeting Minutes of March 09, 2026
  3. Fitness and Pool Advisory Committee Meeting Minutes of March 18 2026
  4. Reserve and Finance Advisory Committee Meeting Minutes of March 02, 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

RECEIVED

APR 15 2026

BY: 

PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

ATTORNEYS AND COUNSELORS AT LAW

David P. Persson\*\*

Andrew H. Cohen

Kelly M. Fernandez\*

Maggie D. Mooney\*

R. David Jackson\*

Daniel P. Lewis

Amy T. Farrington

Karla M. Armstrong

\* Board Certified City, County and Local Government Law

\*\* Retired

Telephone (941) 306-4730

Facsimile (941) 306-4832

Email: acohen@flgovlaw.com

Reply to: Venice

April 8, 2026

Belinda Blandon, District Manager

Rizzetta & Company, Inc.

3434 Colwell Avenue, Suite 200

Tampa, FL 33614

RE: CPI Attorney Fees - Venetian Community Development District

Dear Belinda:

Pursuant to our fee agreement with the Venetian Community Development District, our hourly rate is adjusted annually on October 1 by the Consumer Price Index ("CPI") established for the preceding year in February. As in past years, we are providing a reminder early in order that the District may have ample time to consider what, if any, effect the CPI has upon the District's next year's budget. The applicable CPI for this year's adjustment is 2.4%. The adjusted hourly rate we are requesting is as follows: \$317.00 per hour.

---

Lakewood Ranch

6853 Energy Court

Lakewood Ranch, Florida 34240

Venice

236 Pedro Street

Venice, Florida 34285

Thank you for your attention to this matter. As always, should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew H. Cohen". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Andrew H. Cohen  
Signed electronically

AHC:mk

cc: Jill Pozarek, Chair

# Tab 2



# Ron Turner Supervisor of Elections

Sarasota County: Our County. Our Vote.

April 15, 2026

Kari Hardwick

Rizzetta & Company, Inc.

9530 Marketplace Road Suite 206

Fort Myers, Florida 33912

Subject: Registered Electors

Dear Kari Hardwick :

Listed below is the total number of registered electors for the Venetian Community Development District as of April 15, 2026.

Voters: 1816

Sincerely,

Ron Turner  
Supervisor of Elections  
Sarasota County

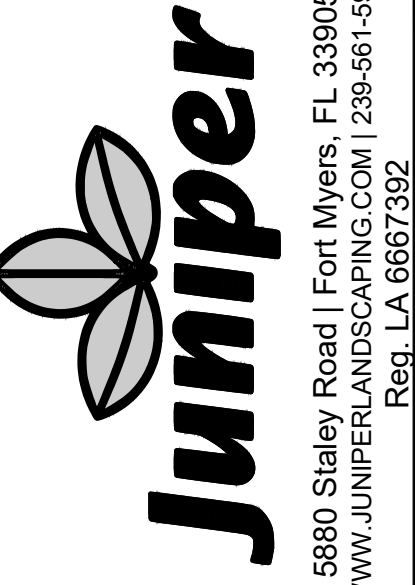
RT/jmp

# Tab 3





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



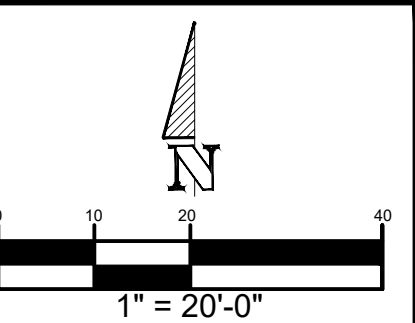
5880 Staley Road | Fort Myers, FL 33905  
 WWW.JUNIPERLANDSCAPING.COM | 239-561-5980  
 REG. LA 6667392

REG. LA 6667392  
 BRIAN MCFALL, RLA

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

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

VENETIAN GOLF & RIVER HOA



L1-02





REMOVE CHRISTMAS PALM

5' SOD STRIP

(3) Tiny Tower Cypress  
(1,016 sf) Floratam St. Augustine Grass

(1) Jacaranda  
(17) Foxtail Fern  
(23) Little John Bottlebrush  
(62) Dwarf Pink Indian Hawthorn

REMOVE CHRISTMAS PALM

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



5880 Staley Road | Fort Myers, FL 33905  
WWW.JUNIPERLANDSCAPING.COM | 239-561-5980  
Reg. LA 6667392

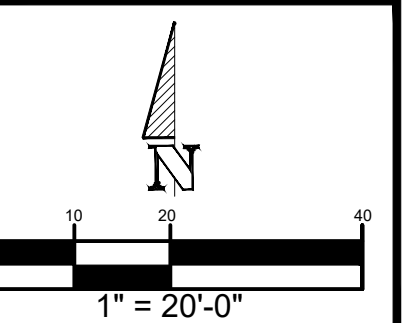
REG. LA 6667392  
BRIAN MCFALL, RLA

REVISIONS

DATE	DESCRIPTION
5/19/2025	REVISED PER HOA COMMENTS

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

VENETIAN GOLF & RIVER HOA



L1-04









Palm.Sylvester.Multi



Cypress.Tiny Towers



Jacaranda2



Coontie2



Ixora.Nora Grant.flowering



Loropetalum.Purple Pixie



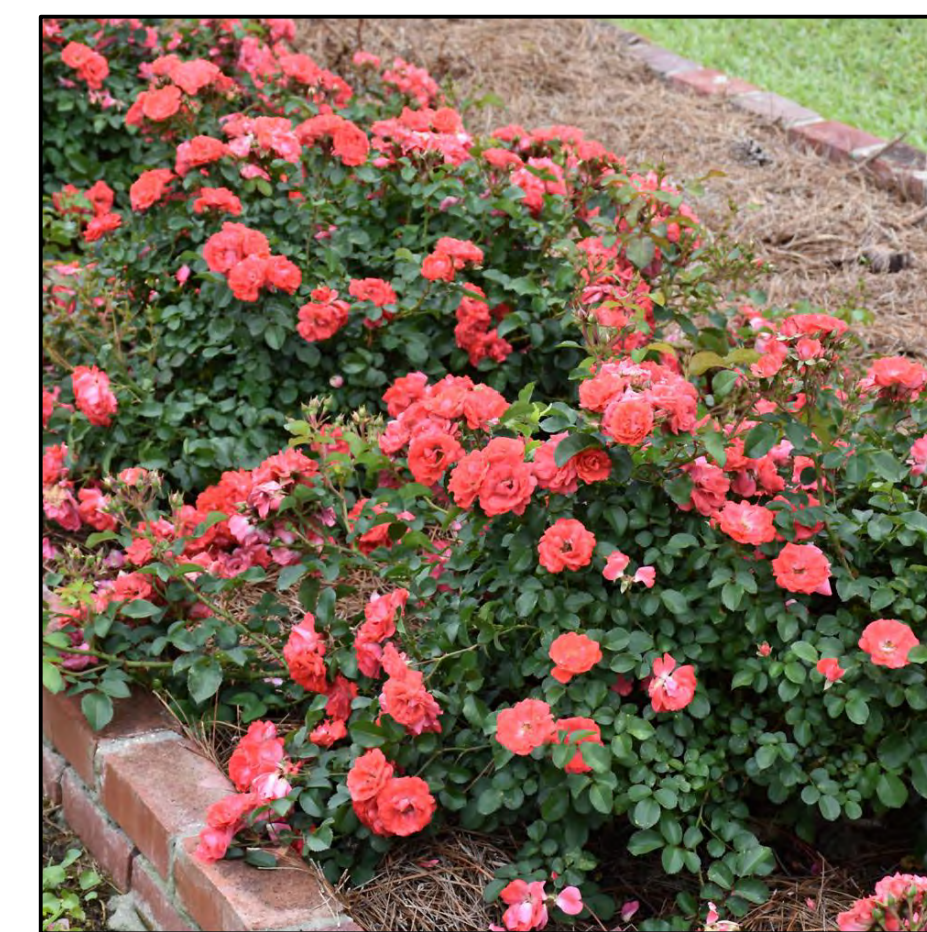
Bottlebrush.Little John



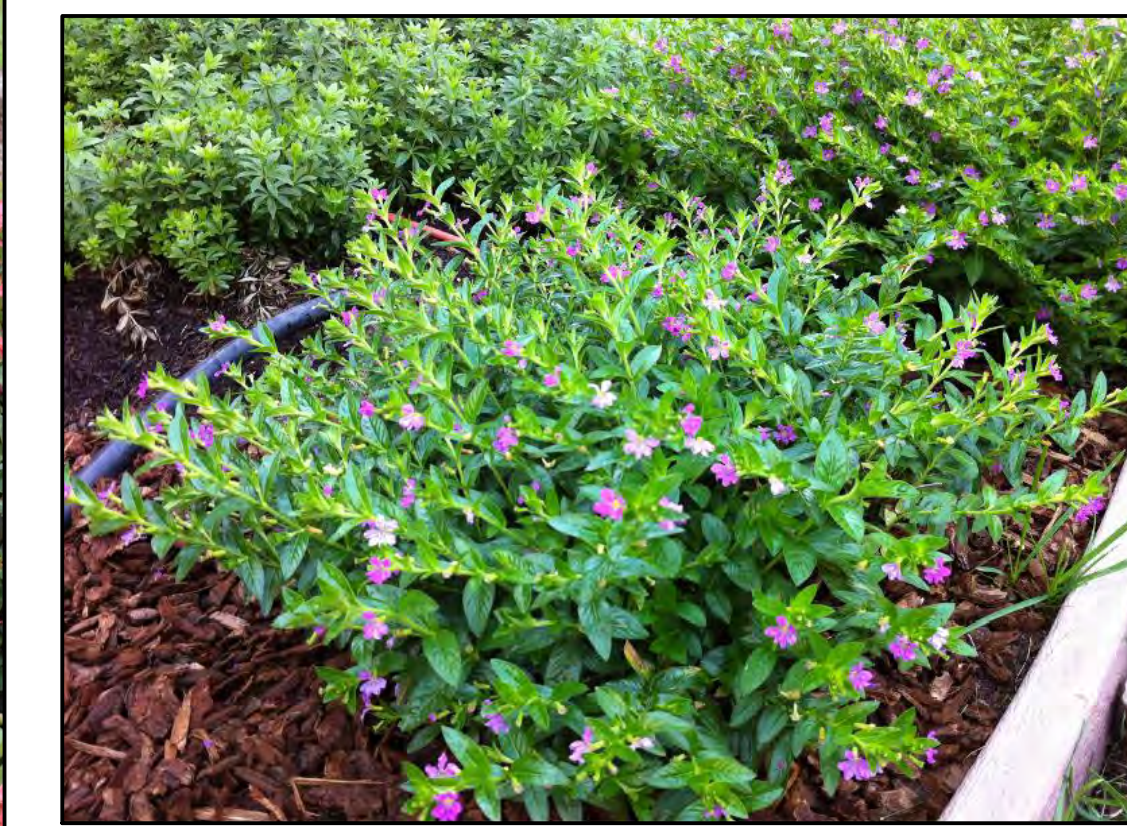
Duranta.Gold Mound



Arbicola Dazzle



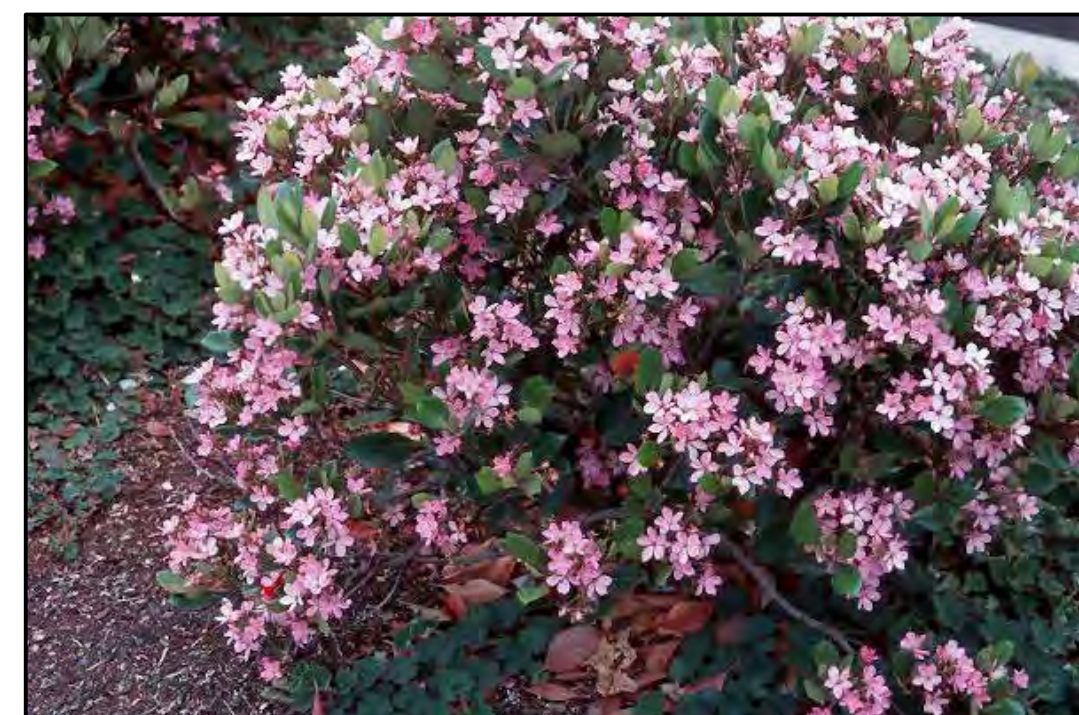
Rose.drift2



Mexican Heather



Ixora.dwarf.yellow



Indian Hawthorn.Dwarf Pink



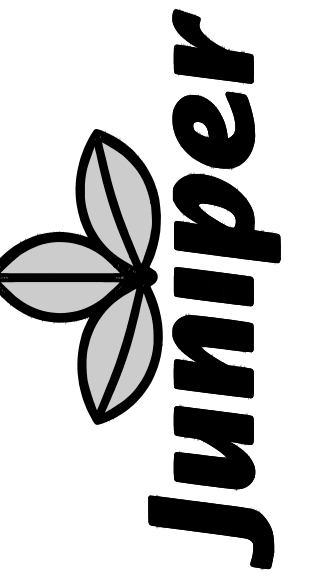
Fern.Foxtail



Flax Lily



Liriope.Emerald Goddess.group



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Reg. LA 6667392

REG. LA 6667392  
BRIAN MCFALL, RLA

REVISIONS

DATE	DESCRIPTION	REVISED PER HOA COMMENTS
5/19/2025		

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

VENETIAN GOLF & RIVER HOA

I:\Venetian Golf & River\Drawings By: BMC\Fall 5/2/25 1:21 PM

# Tab 4

**MINUTES OF MEETING**

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

**VENETIAN  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Venetian Community Development District was held on **Monday, April 13, 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>
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>
Andy Cohen	<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>
Greg Barker	<b>Hampton Golf, River Club General Manager</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering (Joined at 9:59 a.m.)</b>
Kristina Rudez	<b>Via Teams</b>
Andy Jimenez	<b>Via Teams</b>
Audience	

**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**

Ms. Blandon opened the floor to comments from members of the public.

Diana Watters commented on flowerpots and the pool project.

Dawn Rhodes commented on plants and palms near the entrance and décor.

51 Barbara Silkworth commented on the POA Report mentioning violations.

52  
53 Darlene Schimberg spoke regarding the cul de sacs and the size of the plants that  
54 have recently been planted stating they were poorly planted as well. She commented on  
55 bocce as well.

56  
57 **FOURTH ORDER OF BUSINESS**

**Agenda Amendments**

58  
59 Ms. Blandon requested for agenda item 6.C. to be moved to the beginning of the  
60 meeting to accommodate representatives from Egis who were present via Teams. The  
61 Board agreed.

62  
63 **FIFTH ORDER OF BUSINESS**

**Discussion Regarding District  
Hurricane Coverage**

64  
65  
66 Mr. Jimenez responded to questions raised regarding roof coverage. He discussed  
67 coverage for direct physical damage (hurricane, hail, falling branches) including related  
68 water damage; wear and tear, underlayment deterioration, and flashing/vent issues  
69 typically excluded. He advised that age does not reduce replacement cost for covered  
70 storm damage; and recommended submitting claims for storm-related water losses for  
71 coverage determination. He recommended obtaining an independent engineering firm  
72 opinion to identify leak sources, repairs, or replacement needs. Valley flashing repairs  
73 may require tile removal/replacement and matching tiles may be difficult other flashing  
74 areas may fail over time. Andres Jimenez will provide a list of Engineering firms to Ms.  
75 Blandon for consideration.

76  
77 **SIXTH ORDER OF BUSINESS**

**Committee Reports**

78  
79 A. Facilities Advisory Committee

80  
81 The District Manager advised the Board that an agenda item was missed.  
82 The Board was asked to amend the agenda to add a presentation by Westfall  
83 Roofing.

84  
85 On a motion by Supervisor Goodman, Seconded by Supervisor Pozarek, with all in Favor,  
86 the Board Added the Presentation by Westfall Roofing to the Agenda, for the Venetian  
87 Community Development District.

88  
89 The Facilities Advisory Committee provided the Board with a detailed report  
90 prior to the meeting. At the request of Mr. Barker, the Venetian River Club  
91 General Manager, a presentation was provided by Symbiont Service Corp.  
92 regarding a proposal in the amount of \$262,269.00 to replace the current  
93 geothermal pool heating and cooling system serving the pool amenities. It was  
94 noted that the current system is approaching its end of life. Discussion  
95 included installation, anticipated savings, and electrical consumption. It was  
96 noted that a complete cost analysis may be carried out by the  
97 Reserves/Finance Committee. Symbiont may be requested to provide an  
98 additional presentation.  
99

100  
101  
102 Additional discussion included existing AC systems, building maintenance  
103 items, and vendor coordination. The Committee discussed obtaining quotes,  
104 reviewing scopes of work, and coordination with Hampton.

105  
106 B. Fitness and Pool Advisory Committee

107 The Fitness and Pool Advisory Committee reported on the fitness center and  
108 pool areas. The Committee continues to indicate that active management of  
109 the fitness and pool areas is required.

110  
111 Discussion included reserve and capital expenditures, fitness equipment, and  
112 assessment of future needs. Additional discussion included lighting  
113 improvements, maintenance items, signage, cleanliness concerns, and  
114 staffing needs. The Committee discussed pool operations, including the need  
115 for a pool attendant, cleaning procedures, and maintenance of pool furniture  
116 and facilities.

117  
118 Fitness class attendance and resident compliance with facility rules were also  
119 discussed. It was noted that repeat violations may result in suspension from  
120 classes.

121  
122 Supervisor Sniezek spoke on the deterioration/lack of maintenance of chairs.  
123 She mentioned lease terms for cardio equipment.

124  
125 C. Social and Dining Advisory Committee

126 The Committee noted that a workshop was held in April due to lack of quorum  
127 for prior meetings. Discussion included recent events, including holiday  
128 events and luncheons, which were well attended. The Committee discussed  
129 communication efforts and noted that timely delivery of information remains  
130 inconsistent.

131  
132 Additional discussion included lunch in the main dining room, dining  
133 operations, event planning, and efforts to increase resident participation,  
134 including cooking demonstrations and tastings.

135  
136 The Committee also discussed restaurant operations and staff maintaining  
137 resident flow during peak season. Several upcoming events were discussed.

138  
139 **SEVENTH ORDER OF BUSINESS**

**Staff Reports**

140  
141 A. Landscape Inspection Services

142 Mr. Gonzales gave an overview of his report. Discussion included tree  
143 supports, Juniper performance improvements, specific landscaping issues,  
144 irrigation proposals, and maintenance concerns. The Board then moved into  
145 item number 6 B, which is the Consideration of the Juniper Irrigation  
146 Proposals.

147  
148

149  
150 The Board asked questions and there was extensive discussion regarding  
151 the existing condition of the controllers and maintenance. The Board  
152 discussed the proposal presented for irrigation on Valenza Loop. After  
153 discussion, this proposal was tabled.  
154

155 On a motion by Supervisor Sniezek, Seconded by Supervisor Smaha, with all in Favor the  
156 Board Approved Proposal # 391693 for \$17,667.82, subject to Juniper revising the  
157 Proposal Language to Add Parts and Labor Warranty Information, for the Venetian  
158 Community Development District.

159  
160 La Sala Work Group Update

161 After two years of research architect was engaged; and a central bar concept was  
162 selected. Preliminary hard cost was \$1,000,000 with 30% contingency  
163 (\$300,000), bar equipment, \$133,000, furniture/fixtures, \$300,000; A/E fees,  
164 \$80,000; interior design \$25,000, for total project of \$1.8 million. The group  
165 explained the next steps to follow. The update will be posted on the District's  
166 Website.  
167

168 Eric Saenz from West Fall Roofing provided the Board with a PowerPoint  
169 presentation outlining the repairs performed on the roof. He advised that the roof is  
170 23 years old and its petrochemical underlayment is deteriorating and cracking from  
171 heat, causing leaks. Five leaks were repaired last year for \$20,540, with four in the  
172 tile roof valleys and one on the flat roof over the kitchen. Rotten wood was found  
173 under the underlayment, particularly in a large valley. The valleys were identified  
174 as the most problematic areas. Photos of rotted wood were described as  
175 concerning. Blown-in foam insulation in the attic makes inspections difficult. There  
176 are still 50-60 damaged tiles. The members of the Board asked several questions  
177 and thanked Mr. Saenz for his presentation.  
178

179 B. District Engineer

180 Mr. Schappacher discussed the signage repair proposals. The Board  
181 discussed the pricing options.  
182

183 On a motion by Supervisor Sniezek, Seconded by Supervisor Pozarek, with 3 in favor and  
184 1 against (Supervisor Goodman), the Board Approved the Proposal Presented by Mike's  
185 Signs, for the Venetian Community Development District.

186  
187 Mr. Schappacher discussed cloud-based radar data. Average speed is  
188 around 26 mph which includes carts.  
189

190 Mr. Schappacher reported that he called 7 vendors for the manhole repairs,  
191 but only two responded. He mentioned that pricing was high. He explained  
192 he asked for 10 ft around manhole covers. Mr. Schappacher counted 13 in  
193 total.  
194  
195  
196  
197



247 **NINTH ORDER OF BUSINESS** **Consideration of Resolution #2026-04,**  
248 **Amending the District's Access Policy**  
249 **and Post Orders**  
250

251 The Board approved Resolution #2026-04 amending the District's Access Policy and  
252 Post Orders.  
253

254 On a motion by Supervisor Pozarek, seconded by Supervisor Sniezek, with all in Favor,  
255 the Board Approved Resolution #2026-04, Amending the District's Access Policy and Post  
256 Orders, for the Venetian Community Development District.

257 **TENTH ORDER OF BUSINESS** **Discussion Regarding Proposal to**  
258 **Paint Venetian Monuments**  
259

260  
261 The Board discussed the proposal from Charlotte County Painting and the changes  
262 made.  
263

264 On a motion by Supervisor Pozarek, seconded by Supervisor Smaha, with all in Favor,  
265 the Board Ratified the Charlotte County Painting Proposal, in the Amount of  
266 \$11,995.00, for the Venetian Community Development District.

267 **ELEVENTH ORDER OF BUSINESS** **Consideration of the Minutes of the**  
268 **Board of Supervisors' Meeting Held on**  
269 **March 9, 2026**  
270

271  
272 Ms. Blandon presented the Minutes of the Board of Supervisors' Meeting held on  
273 March 9, 2026, and asked the Board if they had any questions or changes to the minutes  
274 presented.  
275

276 On a motion by Supervisor Pozarek, Seconded by Supervisor Goodman, with all in favor,  
277 The Board Approved the Minutes of the Board of Supervisors Meeting held on March 9,  
278 2026, for the Venetian Community Development District.

279 **TWELFTH ORDER OF BUSINESS** **Consideration of the Operations and**  
280 **Maintenance Expenditures for the**  
281 **Month of February 2026**  
282

283  
284 Ms. Blandon advised that the Operations and Maintenance Expenditures for the  
285 month of February 2026 total \$126,238.03 and asked if there were any questions. There  
286 were none.  
287

288 On a motion by Supervisor Pozarek, seconded by Supervisor Smaha, with all in Favor,  
289 the Board Ratified the Operations and Maintenance Expenditures for February 2026,  
290 totaling \$126,238.03, for the Venetian Community Development District.

291  
292  
293  
294

295 **THIRTEENTH ORDER OF BUSINESS** **Consent Items**

296  
297 Ms. Blandon advised that the consent items for the Board's acceptance include  
298 the Reserve and Finance Advisory Committee Meeting Minutes of February 2, 2026, the  
299 Racquet Sports Advisory Committee Meeting Minutes of February 9, 2026, and the Social  
300 and Dining Advisory Committee Meeting Minutes of February 11, 2026.

301  
302 On a motion by Supervisor Sniezek, seconded by Supervisor Pozarek, with all in favor,  
303 the Board Accepted the Consent Items, as Presented, for the Venetian Community  
304 Development District.

305  
306 **FOURTEENTH ORDER OF BUSINESS** **Supervisor Requests and Comments**

307  
308 Ms. Blandon opened the floor to Supervisor requests and comments.

309  
310 Supervisor Smaha reported that he will analyze the reserve study at end of month.

311  
312 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

313  
314 Ms. Blandon stated that there was no further business to come before the Board and  
315 asked for a motion to adjourn.

316  
317 On a Motion by Supervisor Smaha, seconded by Supervisor Pozarek, with all in favor, the  
318 Board Adjourned the Meeting at 1:24 p.m., for the Venetian Community Development  
319 District.

320  
321  
322 \_\_\_\_\_  
323 Secretary / Assistant Secretary Chairman / Vice Chairman

# Tab 5

# VENETIAN COMMUNITY DEVELOPMENT DISTRICT

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

## Operation and Maintenance Expenditures March 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$183,095.53**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Venetian Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Asphalt of SW FL, Inc.	300392	1027	Install Speed Bumps 03/26	\$ 7,885.00
Allied Universal Security Services	300374	18174575	Security Service 01/30/2026 - 02/26/2026	\$ 34,632.41
AMF Mark Mobile Welding, LLC	300375	2973	Weld Mailbox 02/26	\$ 175.00
AMF Mark Mobile Welding, LLC	300378	2975	Weld Mailbox 03/26	\$ 175.00
AMF Mark Mobile Welding, LLC	300382	2976	Replace Bottom Post 03/26	\$ 175.00
Cheryl Harmon Terrana	300388	CT011226	Board of Supervisor Meeting 01/12/26	\$ 100.00
Cheryl Harmon Terrana	300388	CT012626	Board of Supervisor Meeting 01/26/2026	\$ 100.00
Cheryl Harmon Terrana	300388	CT022326	Board of Supervisor Meeting 02/23/26	\$ 100.00
Cheryl Harmon Terrana	300388	CT030926	Board of Supervisor Meeting 03/09/2026	\$ 100.00
Cheryl Harmon Terrana	300388	CT120825	Board of Supervisor Meeting 12/08/2025	\$ 100.00
Cheryl Harmon Terrana	300388	CT122225	Board of Supervisor Meeting 12/22/25	\$ 100.00
City of Venice	300383	4430059516-031226	101 Veneto Blvd 02/26	\$ 80.63
City of Venice	300383	7660472272-031226	111 Asti CT 02/26	\$ 8.72

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Clean Sweep Parking Lot Maintenance Inc	300393	60477	Street Sweeping 03/26	\$ 450.00
COMCAST	20260317-1	8535 10 050 0435487-022426	Guardhouse Phone & Internet 03/26	\$ 119.85
COMCAST	20260304-1	8535 10 050 0439604-021126	Phone & Internet 03/26	\$ 505.14
Cynthia M. Sniezek	300389	CS011226	Board of Supervisor Meeting 01/12/26	\$ 100.00
Cynthia M. Sniezek	300389	CS012626	Board of Supervisor Meeting 01/26/2026	\$ 100.00
Cynthia M. Sniezek	300389	CS022326	Board of Supervisor Meeting 02/23/26	\$ 100.00
Cynthia M. Sniezek	300389	CS030926	Board of Supervisor Meeting 03/09/2026	\$ 100.00
Cynthia M. Sniezek	300389	CS120825	Board of Supervisor Meeting 12/08/2025	\$ 100.00
Cynthia M. Sniezek	300389	CS122225	Board of Supervisor Meeting 12/22/25	\$ 100.00
Florida Power & Light Company	20260311-1	14815-15326 022726	86 Medici Ter # Pump 02/26	\$ 32.68
Florida Power & Light Company	20260311-1	21159-29107-022726	3990 Laurel Rd E # Fountain 02/26	\$ 744.60
Florida Power & Light Company	20260311-1	44469-51594-022726	102 Ciltadella Dr #Entr Gate 1 02/26	\$ 36.20
Florida Power & Light Company	20260311-1	48890-96162-022726	221 Montelluna Dr # Pond 02/26	\$ 62.48

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20260311-1	53194-89109-022726	241 Padova Way # Air Pump 02/26	\$ 48.15
Florida Power & Light Company	20260311-1	57176-52241-022726	417 Padova Way #Gate Hse 02/26	\$ 106.09
Florida Power & Light Company	20260311-1	58080-10200-022726	110 Veneto Blvd # Irrigation 02/26	\$ 32.68
Florida Power & Light Company	20260311-1	60802-49110-022726	165 Medici TER # Pond 02/26	\$ 161.25
Florida Power & Light Company	20260311-1	7139584325-022726	110 Veneto Blvd # Homepmps 02/26	\$ 1,516.01
Florida Power & Light Company	20260311-1	8728104327-022726	101 Veneto Blvd # Guardhs 02/26	\$ 179.57
Florida Power & Light Company	20260311-1	88034-07470-022726	Street Lights # Venetian Glf &R 02/26	\$ 1,281.72
Frontier Communications of FL	20260309-1	94148585001205135- 021026	Phone and Internet 02/26	\$ 583.36
Jill Pozarek	300390	JP011226	Board of Supervisor Meeting 01/12/26	\$ 100.00
Jill Pozarek	300390	JP012626	Board of Supervisor Meeting 01/26/2026	\$ 100.00
Jill Pozarek	300390	JP022326	Board of Supervisor Meeting 02/23/26	\$ 100.00
Jill Pozarek	300390	JP030926	Board of Supervisor Meeting 03/09/2026	\$ 100.00
Jill Pozarek	300390	JP120825	Board of Supervisor Meeting 12/08/2025	\$ 100.00

# Venetian Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jill Pozarek	300390	JP122225	Board of Supervisor Meeting 12/22/25	\$ 100.00
Juniper Landscaping of Florida, LLC	300384	377353	Monthly Maintenance 01/26	\$ 29,683.33
Juniper Landscaping of Florida, LLC	300370	383874	Fertilizer Application #1 02/26	\$ 5,800.00
Juniper Landscaping of Florida, LLC	300370	384195	Fertilization 02/26	\$ 6,690.00
Juniper Landscaping of Florida, LLC	300370	385470	December Palm Fertilization #4 02/26	\$ 1,600.00
Juniper Landscaping of Florida, LLC	300384	386342	Plant Install 02/26	\$ 1,504.63
Juniper Landscaping of Florida, LLC	300384	386726	Monthly Maintenance 03/26	\$ 29,683.33
Juniper Landscaping of Florida, LLC	300384	386979	Mainline Repair 03/26	\$ 405.08
Juniper Landscaping of Florida, LLC	300384	387210	Plant Install 03/26	\$ 1,603.39
Juniper Landscaping of Florida, LLC	300384	387211	Irrigation Repair 03/26	\$ 699.15
Kenneth J. Smaha	300391	KS0112266	Board of Supervisor Meeting 01/12/26	\$ 100.00
Kenneth J. Smaha	300391	KS012626	Board of Supervisor Meeting 01/26/2026	\$ 100.00
Kenneth J. Smaha	300391	KS022326	Board of Supervisor Meeting 02/23/26	\$ 100.00

# Venetian Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kenneth J. Smaha	300391	KS030926	Board of Supervisor Meeting 03/09/2026	\$ 100.00
Kenneth J. Smaha	300391	KS120825	Board of Supervisor Meeting 12/08/2025	\$ 100.00
Kenneth J. Smaha	300391	KS122225	Board of Supervisor Meeting 12/22/25	\$ 100.00
Persson, Cohen & Mooney, P.A.	300376	6813	Legal Services 02/26	\$ 3,332.50
Persson, Cohen & Mooney, P.A.	300376	6814	Legal Services 02/26	\$ 2,077.00
Rizzetta & Company, Inc.	300381	INV0000106206	Accounting Services 01/26	\$ 6,842.42
Rizzetta & Company, Inc.	300369	INV0000107445	Accounting Services 03/26	\$ 6,842.42
Rizzetta & Company, Inc.	300373	INV0000107565	Cell Phone FEB Service 03/26	\$ 50.00
Rizzetta & Company, Inc.	300380	INV0000107593	Management & Oversight Personnel 03/26	\$ 8,199.32
Schappacher Engineering, LLC	300385	3016	Engineering Services 02/26	\$ 3,918.75
School Now	300371	INV-SN-1295	Quarterly ADA Compliance 03/26	\$ 384.38
Solitude Lake Management, LLC	300386	PSI244284	Lake Monthly Maintenance 03/25	\$ 4,451.00
Solitude Lake Management, LLC	300386	PSI244285	Wetland Maintenance 03/01/26- 05/31/26	\$ 16,200.00

## Venetian Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	300386	PSI244872	Monthly Maintenance 03/26	\$ 650.00
The Law Offices of Lobeck & Rowe, P.A.	300379	3644	Legal Services 01/26	\$ 410.44
Universal Access, LLC	300387	AAAI3396	Service Call10/25	\$ 375.00
USA TODAY Media Corp	300372	0007596650	Legal Advertising 02/26	\$ 255.20
Water Boy Inc.	300377	21145465	Water Delivery 02/26	\$ 33.15
Water Boy Inc.	300377	21146785	Water Delivery 03/26	\$ 13.50
<b>Total Report</b>				<b><u>\$ 183,095.53</u></b>

# Tab 6

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

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

- **Attendees**

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

**Order of Business**

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

**Water Meter & Utility Updates**

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

**HVAC Control System Proposal**

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

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

### **Suggested Action Items**

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

## **Hampton River Club GM updates:**

### **Maintenance & Facility Projects**

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

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

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

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

#### **11) Old Business:**

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

#### **12) New Business:**

- La Sala & Lockers Room Project Coordination discussed.

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

14) **Motion to adjourn:** 16:07

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

**Meeting Closed at 4:07 PM.**

**VENETIAN COMMUNITY DEVELOPMENT DISTRICT  
FACILITIES ADVISORY COMMITTEE  
MEETING MINUTES  
JANUARY 6, 2026**

Meeting opened at 2:00 PM by Rich Goodman (FAC liaison)– Timothy Carr

Attendees:

- Richard Goodman (Supervisor Liaison) RG
- Tim Carr (Chairman) TC
- William Philips (Member) WP
- Robert Crane (Recording Secretary) RC
- Juliet Herman (Vice Chairman) JH
- Greg Barker VGRC General Manager/Hampton River Club
- Doug Swartz (New Member) DS

Quorum Established

Elections of Chairperson: Tim Carr elected as Chairperson

Chairperson took over the meeting agenda.

Election of Co-Chairperson: Juliet Herman elected as Co-Chair

Public comment: Nancy Spokowski discussed some agenda items to be reviewed during the meeting.

Hampton River Club General Manager updates:

- Introduced the new maintenance supervisor, Ray Williams, to the committee. Key projects underway:
  - Planned outside painting and access doors to the Towers being repaired are on schedule.
  - Wall by the garbage containers and gates is moving to completion.
  - Quotes are being received for enclosing the outside of the rear patio along the edge of the pavers.
  - Pool pump equipment shading project is being quoted.
  - AC equipment repair contract is moving forward.
  - Tennis court water usage is still too high and under investigation.
  - Mosquito remediation at the Tiki Bar is in the process of being reviewed. We have a contract, need to better understand the terms and value of the contract to the VGRC. Hampton to review.
  -

**VENETIAN COMMUNITY DEVELOPMENT DISTRICT  
FACILITIES ADVISORY COMMITTEE  
MEETING MINUTES  
JANUARY 6, 2026**

Liaison Rich Goodman comments:

- Hampton River Club needs to review the current roofing contracts. Issues exist!

Juliet Herman

- Requests for quotes on our HVAC equipment maintenance being reviewed. Trane pulled out of the quoting process. Need a system that will cover all the space in the dining area. High priority project with the summer season on the horizon.

-

Old Business:

- Looking into “soft start motor starters” for the pool pumps which will be an improvement over what we currently have.

New business:

- Estimated cost to replace the Geothermal System is \$250,000, which includes an additional well. Could be a reserve issue.
- We should be reviewing the current roofing maintenance contract, with repairs probably awaiting scheduling.

Motion to adjourn meeting was made by Robert Crane and seconded by Tim Carr.

Next meeting

- Tuesday, February 3, 2026, 3:00 pm at VGRC.

**VENETIAN COMMUNITY DEVELOPMENT DISTRICT  
FACILITIES ADVISORY COMMITTEE  
MEETING MINUTES  
FEBRUARY 3, 2026**

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

-

Attendees:

Richard Goodman (Supervisor Liaison) RG

Tim Carr (Chairman) TC

William Philips (Member) WP

Robert Crane (Recording Secretary) RC

Juliet Herman (Vice Chairman) JH

Greg Barker VGRC General Manager/Hampton River Club

Doug Schwartz (New Member) DS (Phoned in)

**QUORUM ESTABLISHED**

- Doug Schwartz phoned in and was voted in by the FAC Committee.

Hampton River Club General Manager comments: (Key items of note)

- Painting punch list was updated and will be completed quickly with weather cooperating.
- Electrical issues with pool equipment is moving forward for completion. Synergy Electric has the lead.
- Some kitchen equipment needs replaced (3-5 items) and kitchen staff and Hampton River Club are getting quotes. Greg Barker to issue a list of kitchen equipment that needs to be replaced.
- Maintenance staff schedule is as follows:
  - 8:00 am – 8:30 pm Tuesday, Wednesday, Thursday and Friday
  - 6:30 am – 2:00 pm Sunday and Monday
  - (Note: Maintenance staff are not here for the full opening to closure)
- River Club “Duct cleaning” is moving for completion with two quotes being reviewed. Project to be delayed until May so as not to impact operations. Quote will include all registers.
- Many tennis players are cleaning their shoes in the parking lots, depositing sand and clay. Hampton to send out a notice asking members to clean shoes at courtside.
- Tennis courts’ water control issues keep popping up. Repair costs could be as high as \$3,500 per court.

Liaison Rich Goodman comments:

Community survey to be sent out on River Club needs and community suggestions on future needs.

Juliet Herman reported that quotes are coming in for improving our AC systems' performance. We should have a plan by March, 2026. Juliet to review and analyze quotes.

-

Old Business:

- Coordination of LaSala and Locker Room improvement projects is moving forward. Many questions have surfaced on the “cost of the project versus benefits for the community.” Tim Carr asked everyone to poll their friends and neighbors as to shower use at the River Club Facilities.

Tim Carr made motion to adjourn meeting at 4:37 and it was approved.

Next meeting

- Tuesday, March 3, 2026, 3:00 pm at VGRC.

VENETIAN COMMUNITY  
DEVELOPMENT DISTRICT  
FACILITIES ADVISORY COMMITTEE  
MEETING MINUTES  
MARCH 3rd, 2026

Meeting opened at 3:00PM by Facilities Vice Chairman, Juliet Herman.

Attendees:

Richard Goodman (Supervisor Liaison) RG

William Philips (Member) WP

Robert Crane (Recording Secretary) RC

Juliet Herman (Vice Chairman) JH

Doug Swartz (Member) DS

Greg Barker VGRC General Manager/Hampton River Club

Quorum Established

Minutes from the January 6<sup>th</sup> and February 3<sup>rd</sup> Meetings Approved

Public Comment: Closed- No Comments

Hampton River Club General and Maintenance Supervisor Updates: Key Projects of Note)  
Motion submitted and accepted for approval of B&I Contractors for the AC equipment  
overview and maintenance. Estimated cost with drywall repairs is \$23K (10-year warranty)

1. Approved Synergy Electric for the pool area electrical equipment repair work which is scheduled to start this summer. Total estimated cost is \$19K but does not include any rebates currently.
2. Tennis court water control issues seem to be working better. Biggest question which needs to be sorted out, is the age of the equipment and reliability?
3. Major discussion on the current VGRC roof condition, as the roof is 20 plus years old, versus the initial estimated life of 30-40 years, this project will need an RFQ process, with a total review of the roof's condition and the viability of minor repairs to extend the roof's life versus a major repairs versus replacement project.

VGRC Board Liaison Update (Rich Goodman)

We need to be very diligent in our research of major projects for future funding needs.

Old Business:

- Coordination of the LA SALA and Locker Room Projects is imperative for moving the projects forward. FAC Board needs to be kept informed.

VENETIAN COMMUNITY  
DEVELOPMENT DISTRICT  
FACILITIES ADVISORY COMMITTEE  
MEETING MINUTES  
MARCH 3rd, 2026

- Adding the well water for the Tennis Courts needs an environmental engineering review prior to moving forward. There does seem to be an opportunity to save money on water usage longer term.
- Shower usage report from committee members did not shed any new light on the usage question versus cost outlay for a very few residents.

Meeting Adjourned at 4:19pm.

Venetian Community Development District  
502 Veneto Boulevard  
North Venice, FL 34275  
Racquet Sports Advisory Committee (RSAC)  
Meeting Minutes – March 9, 2026

**Attending Members:** Mark Faford (MF), Karen Wilson (KW), Gary Wein (GW), Pat Carr (PC), Joe Spallina, VCDD Board Liaison Cyndi Sniezek (CS), Hampton Golf Staff: Greg Barker (GB), General Manager, Matt Liverman (ML), Director of Racquet Sports

Meeting called to order by MF at 2:01 pm. with a Quorum.

Motion made for approval of Minutes from the February 9, 2026 meeting by GW, second by JS, approved 5-0.

**CS Comments:** The CDD suspended a resident from all amenities for 90 days for violating the River Club rules. CS relayed positive feedback to ML from the entire CDD board on how well everything is running on the tennis and racquet ball courts. CS is putting together a work group for potential bocce courts and is trying not to have this activity under the Racquet Sports Advisory Committee. Going forward, ML will be giving the front gate a list of visiting tennis teams coming into our community for matches. MF stated to the CDD Board that ML attention is being diverted a bit by pickleball and fitness and some of our racquet projects will be taking a back seat.

**ML reviewed his Racquet Sports Report**

- Replaced nets on all tennis courts except #6. All tennis courts need new net anchors/clasps. Ball park cost \$4,000 to \$6,000.
- Installed trailer hitch on the golf cart.
- Created new process/workflow fee billing for guests. MF suggests billing should not take 2 months.

**In Progress:**

- Communications to Jonas about reservation system
- Email to Club Essential
- Email to Accoustiblok about pickleball panels – are the panels put up properly? Can the clasps holding the panels be plastic and how to store the panels properly
- Interior fitness sign was ordered. Waiting to see how it looks and use as a template for the pickleball & tennis signs. All signs should have consistent verbiage for specific rules
- Bids for tennis courts center anchors, control box for court 6, replace all control boxes, pickleball resurface, bocce courts
- Purchasing U bolt to replace caddie on tennis court #5
- Ball machine operating procedure needs to be easily available to residents

**To Do:**

- Spray tennis courts for algae
- Add clay to tennis courts
- Shovel trench on exterior of courts for rainy season
- Waiting to hear from Club Essentials on how they handle BOT issues

Venetian Community Development District  
502 Veneto Boulevard  
North Venice, FL 34275  
Racquet Sports Advisory Committee (RSAC)  
Meeting Minutes – March 9, 2026

1. KW asked ML if a blue umbrella can be put in the pickleball area. CS asked GB to look into getting an additional umbrella. ML added that four poles are needed to be installed by the pickleball courts to hang the sail – possibly the Facilities Committee responsibility. CS said it is a capital project – GB needs to get approval from Hampton.
2. JS learned from the Ambassador’s Meeting that pickleball players are concerned not everyone is following the new rules. A resident is willing to build a new free-standing pressure treated paddleball rack. ML said it would cost \$100 or less and GB gave approval to build it.
3. JS - Irrigation issue on the pickleball courts seems to be resolved. The stain on the court probably won’t go away – most likely stained from brick dust.
4. JS - What is the hurricane plan for the pickleball courts and the screens? ML said all side wind screens will be rolled up to the top of the fence by June 1<sup>st</sup> and back down end of hurricane season. If we have a named storm - the back screens will be rolled up and taken down for storage and also on the tennis courts screens.
5. Oynx pickleballs are still being used and ordered by ML.
6. JS asked ML for Pickleball clinics, if possible. ML said next season to start.
7. GB suggested ways for ML to contact tennis/pickleball players. JS suggests using Team Reach for tennis players as pickleball players are already on it. GW suggests to ML to reach out to team captains and tennis groups for their tennis databases.
8. PC to ML - please continue looking into tennis fans on the courts under the canopies.

**Next Meeting and Adjournment:**

Meeting was adjourned at 3:39 p.m.

Next Meeting April 13, 2026 @ 2 p.m.

Minutes Submitted by Pat Carr, Secretary

**Venetian Community Development District**  
**502 Veneto Boulevard**  
**North Venice, FL 34275**  
**Fitness Committee Minutes**  
**March 18, 2026**

Attending: Nancy Spokowski, Mary Taylor, Shari Souza, Chuck Schultz - Committee Members, Greg Barker - GM, Matt Liverman - Director of Racquet Sports and Fitness, Jill Pozarek -CDD Liaison

- Call to order at 9:02 a.m.
- Quorum was Established.
- Approval of Prior Minutes

**Old/Current Business**

1. Greg informed us that Matt Liverman is officially the Fitness Committee Liaison.
2. Greg stated they are actively interviewing for a Pool Attendant
3. The order has been placed for Concept 2 rowing machine from Fit/Rev.
4. Quotes are available for a Stair Climber- \$10,779, and for equivalent brands. Based on durability, size/configuration and price, the Precor model at \$8,185 was recommended. Space and layout is still a concern and the Fit/Rev Rep offered to visit and work with us in this regard.
5. No outside Maintenance contract is available for the fitness equipment with repairs handled in-house. The out of commission elliptical machine is waiting for a new mother board - on order.
6. LED lighting has been installed in the Fitness Studio. Fitness Center lighting will be installed shortly.
7. It was requested by Hampton we explore the leasing, lease/ buy option for the Fitness Center equipment.
8. It was confirmed that 60 lbs weights are available in the Fitness Center.
9. Signs are present indicating that tennis and racquet sports shoes need to be cleaned off before entering the Fitness Center or Studio. Greg requested that Hampton provide more permanent and professional signs in this regard.
10. Clean up coverage of the pool area outside the normal hours of operation remains an issue due to budget constraints. For now Hampton personnel handle clean up when personnel are available.
11. New water and a bottle filling fountain for the Fitness Center has not been prioritized at this time. Considering sanitary concerns and aesthetics, should it be (?). A retrofit similar to the pool's water fountain isn't feasible.
12. Greg and a few Committee members toured the fitness rooms and pool area for any housekeeping issues.

13. New Venetian App soon to be implemented. This should address sign-up and cancellations at the lap pool and other sign-up activities. It was mentioned that residents exceeding 4 indoor fitness classes have been notified.
14. Greg discussed the protocol for having private contractors as class instructors as it relates to types of classes offered. The cancellation of low attendance classes will wait until after the busy season.

#### **New Business/Action Required**

1. Chuck Schultz will request review of equipment and layout of weight/work out room by a Fit/ Rev Representative. This includes where to locate a Stair Climber. Scheduled for Monday, March 30th at 10 a.m.
2. Decision on Stair Climber brand pending- sent quotes to Cyndi for review.
3. Chuck Schultz will begin investigating Lease, Lease/ Buy option per Hampton request.
4. Decision either to prioritize water dispensers and out dated water fountain replacement in the Fitness Center - or not.
5. Paper towel and wet wipe dispenser in the Fitness Studio – Paper towel dispenser has been repaired; top for wet wipe dispenser needed.
6. Review SOP for pool maintenance and clean up after personnel issues are addressed and budget is approved.
7. Repair of elliptical and lounge chairs to be done.
8. Review capabilities of new Venetian App regarding scheduling, sign up, cancellations, etc. for fitness activities.
9. Professional signs in the Fitness Center and Fitness Studio forbidding court shoes is in Hampton's court.
10. Revisit topic of Fitness Mirror programs for the Fitness Studio.
11. Finalize type of Fitness Classes desired by user community. Eliminate low usage classes.
12. Schedule completion of LED lighting in the Fitness Center

Meeting Adjourned at 11:45 a.m.

Minutes submitted by Chuck Schultz

Next Meeting – Wednesday, April 15, 2026 – 9 a.m.

Venetian Community Development District  
502 Veneto Boulevard North Venice, FL 34275  
Reserve/Finance Committee  
Meeting Minutes March 2, 2026

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

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

There was no public comment for meeting. GM Greg Barker (GB) attended meeting. Chair MM advised he has not yet been successful in search for finding a new Committee member.

Motion by DM, second BM that meeting minutes of February 2, 2026 be approved. Carried.

New Business:

1. Committee reviewed January and YTD Financials prepared by BM from Hampton and Rizzetta reports. January F&B Revenue was \$97,406, a 20% improvement vs LY. COGS was 46% vs 49% LY. Total Wages \$84,140 were 86% of Revenue vs \$85,386 or 106% LY. Credit Card Fees for January were \$1,835, significantly less than LY; the new 2.5% surcharge for CC usage does not fully offset the Fees.
2. Discussion on Accounts Receivable which were \$223,001 ending January. Hampton is working diligently to ensure accuracy of member's statements. Residents using ACH for payment appear to be waiting for Hampton to debit their accounts. GB assured committee this matter is a priority.
3. GB gave us an update of the issues he is managing through as the transition to Hampton carries through. Improvement in staffing levels and training is a priority, as well as ensuring transactions and POS systems are accurate. YTD financials show improved Revenue and expense management. GB's main focus is to ensure residents are very satisfied with their Club services.

Next meeting a Workshop with Paul Grifoni, Custom Reserves, Wednesday, March 11, 2026 @ 10:00 am River Club

Next regular meeting Tuesday, April 7, 2026 @ 10:00 am. River Club.

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

