



Rizzetta & Company

Venetian Community Development District

**Board of Supervisors' Meeting
June 08, 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

June 1, 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, June 8, 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**
 - A. Employee Recognition
4. **COMMITTEE REPORTS**
 - A. Facilities Advisory Committee
 - B. Fitness & Pool Advisory Committee
 - C. Social & Dining 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 BOS Requests to the General Manager/Hampton Golf
 - B. Consideration of Metro PSI Maintenance Agreement..... Tab 1
 - C. Ratification of Metro Pumping Systems Expense to Rebuild all VAF Filters Tab 2
 - D. Consideration of Resolution 2026-05, Reappointing the Assistant Treasurer of the District..... Tab 3
 - E. Presentation of the Proposed Budget for Fiscal Year 2026-2027
 1. Consideration of Resolution 2026-06, Approving the Proposed Budgets for Fiscal Year 2026-2027 and Setting a Public Hearing Thereon Tab 4
 - F. Discussion and Consideration of Modifications to the Allied Security Contract

- G. La Sala Project Update
- H. Review and Consideration of Proposals for Needed Kitchen Equipment Tab 5
- 7. BUSINESS ADMINISTRATION**
- A. Consideration of the Minutes of the Board of Supervisors' Meeting held on May 11, 2026..... Tab 6
- 8. CONSENT ITEMS**
- A. Acceptance of Advisory Committee Minutes Tab 7
 - 1. Facilities Advisory Committee Meeting Minutes of April 7, 2026
 - 2. Reserve and Finance Advisory Committee Meeting Minutes of April 7, 2026
 - 3.. Racquet Sports Advisory Committee Meeting Minutes of April 13, 2026
 - 4. Landscaping Advisory Committee Meeting Minutes of April 20, 2026
 - 5. Social and Dining Advisory Committee Meeting Minutes of March 11, 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



922 SE 14th PL
Cape Coral, FL 33990
Phone: 239-573-9700
Fax: 239-573-6700

Preventative Maintenance Service Agreement

This is an agreement between Venetian – Landscape Station and Metro Pumping Systems for preventative maintenance services.

This agreement will begin on June 2026. Cancellation of this agreement may be made by written notice by either party and will be effective 30 days from receipt of notice.

Metro Pumping Systems will inspect, make necessary adjustments, and give a written report on conditions and repairs needed to maintain normal and effective operations of the pump station(s).

Customer agrees to pay Metro Pumping Systems the amount of \$ 450.00 per station for (1) PM Maintenance visit/year and \$ 175.00 per station for each inspection (11 visits/year) of 1 pump station(s) plus parts, freight, and tax. Each inspection will be billed separately and include a copy of the report.

Metro Pumping Systems will make every effort to identify and report all wear factors and repairs needed, but will not be responsible for subsequent system failure.

X _____
Customer Representative

Date

Quoted By: Kimberly Seidl, May 21, 2026

Tab 2



Metro Pumping Systems, Inc.

922 SE 14th Place
 Cape Coral, FL 33990
 PH: 239-573-9700
 FX: 239-573-6700

DATE	INVOICE NO.
3/6/2026	56949

BILL TO
Venetian Res/Com CDD 502 Veneto Blvd North Venice, FL 34275

SHIP TO
Venetian Res/Com CDD 502 Veneto Blvd North Venice, FL 34275

TERMS	DUE DATE	TECHNICIAN	ESTIMATE	SENT VIA	PO No.	JOB #
Net 30	4/5/2026	CS	R94510	MAIL		2020399
ITEM	DESCRIPTION			QTY	RATE	AMOUNT
STD	Total parts and labor to rebuild all (3) VAF filters complete			1	12,704.38	12,704.38
FRT	Freight			1	135.24	135.24

PLEASE PAY FROM THIS INVOICE.
 NO STATEMENT WILL BE SENT.

Past due invoices are subject to 1.5% per month finance charge

Payments/Credits	\$0.00
Total	\$12,839.62
Balance Due	\$12,839.62



Sales tax included on all parts sales

Tab 3

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VENETIAN COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Venetian Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Sarasota County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2016-08; and

WHEREAS, the Board now desires to remove **Shawn Wildermuth** as Assistant Treasurer and appoint **Susan Garcia** to the position.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF VENETIAN COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Shawn Wildermuth is removed as Assistant Treasurer.

Section 2. **Susan Garcia** is appointed as Assistant Treasurer.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 8TH DAY OF JUNE, 2026.

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 4

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Venetian Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	August 24, 2026
HOUR:	9:30 a.m.
LOCATION:	Venetian River Club 502 Veneto Boulevard North Venice, Florida 34275

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to The City of Venice at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8th DAY OF JUNE, 2026.

ATTEST:

**VENETIAN COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____
Its: Chairman / Vice Chairman

Exhibit A: Fiscal Year 2026/2027 Proposed Budgets

Exhibit A
Fiscal Year 2026/2027 Proposed Budgets

Tab 5



Everything but the Food.®

Quote
06/01/2026

Best and Final
Recd. 6-01-26


Project:
Sales Order VENETIAN RIVER CLUB
6/1/26
VENETIAN COMM DEVEOP
502 VENETO BLVD
NORTH VENICE, FL 34275




From:
Edward Don & Company
Mike Perrino
9801 Adam Don Parkway
Woodridge, IL 60517-8136
(708)655-4366

Project Code: 215315

Job Reference Number: 214714

Item	Qty	Description	Sell	Sell Total
1	1 ea	REACH-IN REFRIGERATOR FOR PANTRY Hoshizaki Model No. VR1A-FS Valiance Series Refrigerator, one-section, 19.07 cu. ft., full stainless steel door, dual guard TM galvanized steel sides, rear-ducted air-flow, LED light, (3) adjustable shelves, (4) 4" casters (2 with brakes), R290 Hydrocarbon refrigerant, 115v/60/1-ph, 2.1 amps, cord & NEMA 5-15P, cULus, UL EPH Classified, ENERGY STAR®	\$1,870.89	\$1,870.89
	1 ea	Warranty: 3-Year labor on entire machine		
	1 ea	Warranty: 4-Year parts on entire machine		
	1 ea	Warranty: 5-Year parts on compressor		
			ITEM TOTAL:	\$1,870.89
7	1 ea	CONVECTION OVEN, GAS Southbend (Middleby) Model No. PCG140S/SD (QUICK SHIP) Platinum Double Convection Oven, Gas 70,000 BTU's each, Standard Depth, Standard Controls, Dependent Doors	\$10,800.00	\$10,800.00
	1 ea	Quick Ship items have limited configurations & that standard configuration may not apply. Contact factory for details		
	1 ea	Standard (1) year limited parts and labor warranty (reference warranty document for details)		
	2 ea	Extended one additional year limited warranty (net)	\$150.00	<Optional>
	1 ea	Natural Gas		
	1 ea	Standard power system		
	1 ea	(2) Standard: 120v/60/1-ph, furnished with 6' cord with 3-prong plug (1 plug/deck)		
	1 ea	6" Casters in lieu of legs	\$125.00	\$125.00
			ITEM TOTAL:	\$10,925.00
8	1 ea	RANGE, 60", 10 OPEN BURNERS W/ TWO CONVECTION OVENS	\$13,911.30	\$13,911.30

Item	Qty	Description	Sell	Sell Total
		Southbend (Middleby) Model No. S60AA S-Series Restaurant Range, gas, 60", (10) 28,000 BTU open burners, (2) convection ovens, snap action thermostat, removable cast iron grates, crumb drawer & shelf, hinged lower valve panel, includes (2) racks per oven, stainless steel front, sides, shelf, 4" front rail & 6" adjustable legs, 350,000 BTU, CSA, NSF		
	1 ea	Domestic Shipping, inside of North America		
	1 ea	Natural Gas		
	1 ea	(2) 115V/60/1-ph, 5.9 amps, 1/2 HP, standard		
	1 ea	Casters, 2 locking & 2 standard, in lieu of legs	\$411.70	\$411.70
			ITEM TOTAL:	\$14,323.00
10	1 ea	PLANETARY MIXER Serv-Ware Model No. PM30-PTO Serv-Ware - Processing - Planetary Dough Mixer 30L W/PTO - 28" W x 26.5" D x 50" H, floor model, 30 quart bowl capacity, 3-speed, #12 attachment hub, gear driven, stainless steel bowl guard, manual timer, thermal overload protection, safety interlock bowl guard/lift, cast iron body, includes: dough hook, beater & wire whip, 2 HP, CE, cETLus, ETL-Sanitation	\$3,350.53	\$3,350.53
	1 ea	1 year parts & labor warranty, valid in the United States, standard		
	1 ea	120v/60/1-ph, cord with NEMA 5-15P, standard		
			ITEM TOTAL:	\$3,350.53
11	1 ea	CONVECTION STEAMER, GAS Southbend (Middleby) Model No. GSX-10HE-SB Convection Steamer, gas, (2) compartments, (10) pan capacity total, 24" cabinet base, manual controls, electronic ignition, Delime mode & automatic blow down, single drain with temperature control, split water connections, includes removable pan supports, safety relief valve, 316 stainless steel liner, 304 stainless steel construction, 6" legs, adjustable flanged feet, 190,000 BTU, CSA Star, CSA Flame, NSF	\$23,222.91	\$23,222.91
	1 ea	NOTE: Failure or malfunction of this appliance due to poor water quality is not covered under warranty. Contact Crown for water quality solutions		
	1 ea	Standard (1) year limited parts & labor warranty		
	1 ea	Specify Gas Type		
	1 ea	120v/50/60/1-ph, standard		
	1 ea	71528211 TruH2O Water Treatment System (multi-stage pack), neutralizes scale, up to 99% chlorine reduction, 5 micron filtration, quick disconnect, easy cartridge change out	\$842.72	\$842.72
			ITEM TOTAL:	\$24,065.63
12	1 ea	TILTING SKILLET BRAISING PAN, GAS	\$22,668.39	\$22,668.39

Item	Qty	Description	Sell	Sell Total
		Southbend (Middleby) Model No. BGLM-40 Tilting Skillet, gas, 40 gallon capacity, manual tilt, solid state thermostat, thermostat & ignition indicator lights, electronic ignition, high temp safety cut-off, removable pour strainer, spring assisted cover, 304 stainless steel construction, tubular legs, adjustable bullet feet front, adjustable flanged feet rear, 125,000 BTU, CSA Star, CSA Flame, NSF		
	1 ea	Standard (1) year limited parts & labor warranty		
	1 ea	Natural Gas		
	1 ea	120v/50/60/1-ph, cord and plug, standard		
	1 ea	Etched markings, gallon, standard		
	1 ea	SF-12 Single pantry faucet with 12" swing spout	\$525.88	\$525.88
			ITEM TOTAL:	\$23,194.27
22	3 kt	GAS CONNECTOR KITS FOR GAS APPLIANCES BK Resources Model No. BKG-GHC-7548-SW3 Packed 1 kt Swivel Pro™ Connection Kit, includes 48" long x 3/4" I.D. stainless steel hose with radial wrap & protective translucent coating, (1) Swivel Pro™ connection, (2) male-to-female 90° elbows, (1) restraining cable & hardware, (1) shut off valve, (1) quick disconnect, cCSAus (packaged in point-of-purchase box)	\$189.00	\$567.00
				
	3 ea	T&S Brass HW-2B-48 Safe-T-Link Connector Hose, water, 3/8" dia., 48"L, stainless steel braid with extruded coating, 3/8" M x 3/8" M threaded ends	\$96.92	\$290.76
			ITEM TOTAL:	\$857.76
21	1 ea	PIZZA PREPARATION REFRIGERATOR True Mfg. - General Foodservice Model No. TPP-AT-67-HC Pizza Prep, 33 - 41°F pan rail, stainless steel cover, 19-1/2"D white polyethylene cutting board, (2) full doors, (4) PVC coated adjustable wire shelves, includes: (9) 1/3 size clear polycarbonate insert pans (top), stainless steel front, top & sides, aluminum interior with stainless steel floor, front breathing, view spec sheet for electrical information & certifications, Made in USA	\$6,075.21	\$6,075.21
				
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.		
	1 ea	Self-contained refrigeration standard		
	1 ea	5" Castors, standard		
			ITEM TOTAL:	\$6,075.21
Z100	1 ea	INSTALLATION Edward Don Model No. INSTALLATION To receive, consolidate, deliver, uncrate and set in place. Final plumbing and Electrical connections by others. Factory calibration to be performed after the equipment is connected/powerd.	\$4,080.00	\$4,080.00
			ITEM TOTAL:	\$4,080.00

Item	Qty	Description	Sell	Sell Total
Z101		REMOVAL Equipment to be removed from facility	\$670.00	
			Merchandise	\$88,742.29
			Freight	\$1,420.00
			Subtotal	\$90,162.29
			Tax 7%	\$6,311.36
			Total	\$96,473.65

IMPORTANT NOTICE: Never trust wiring instructions or ACH or other banking information sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions and bank information. These emails are convincing and sophisticated. Always independently confirm wiring instructions and ACH or other banking information in person or via a telephone call to a trusted and verified phone number. Never wire or transfer money without double-checking that the wiring instructions and ACH or other banking information are correct.

This quote is for product only and final billing will include freight, taxes, and any vendor special charges related to this order. Customer specifically acknowledges and accepts such additional charges upon acceptance of this quote. To the extent that these charges are not incorporated into the Customer's purchase

order, Customer agrees to accept responsibility notwithstanding any purchase order language to the contrary. ****Pricing valid for 14 days from time of quote; provided, however, that we reserve the right to adjust pricing at any time to reflect the impact of tariffs, duties, or similar governmental charges imposed after the date of this proposal. Any such adjustments will be calculated in good faith to ensure fair allocation of the increased costs. We will provide notice of any such adjustments along with documentation supporting the adjustment.****

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: \$96,473.65

Tab 6

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, May 11, 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	Board Supervisor, Chair
Cheryl Harmon Terrana	Board Supervisor, Vice Chair
Cyndi Sniezek	Board Supervisor, Assistant Secretary
Rich Goodman	Board Supervisor, Assistant Secretary
Ken Smaha	Board Supervisor, Assistant Secretary

Also, present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Keith Livermore	VCDD Field Manager
Spencer Gonzales	Landscape Inspection Specialist
Greg Barker	Hampton Golf, River Club General Manager
Rick Schappacher	District Engineer, Schappacher Engineering
	(Joined at 10:10 a.m.)

Audience

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Blandon called the meeting to order and conducted the 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.

Barbara Silkworth commented on irrigation wet check violations. She informed the Board of the number of violations issued by the POA.

Darlene Schimberg commented on the speed bumps being too close to the stop signs. She commented on the great food for the Mother's Day brunch and that she received many compliments.

FOURTH ORDER OF BUSINESS

Committee Reports

A. Racquet Sports Advisory Committee

A report was provided prior to the meeting. Highlights of the report were as follows:

The conditions of the tennis courts continue to be very good except for the recent dryness issue on court 1. Trenches will be dug all around the courts between the shrubbery and tennis fence for summer rain drainage. This project is very tedious and time consuming.

There are currently projects in progress, finalizing hurricane checklist, completing digging trenches for drainage around the tennis courts, and spraying tennis courts for algae.

The Board discussed a resident's violation of the guest use of the tennis courts. After discussion the Board agreed that a letter will be sent from the River Club Management Team to the homeowner in violation and a \$40.00 will be added to the resident's account.

B. Reserve and Finance Advisory Committee

Mark Middlebrook provided the Board with a report with a summary before the meeting. There were several items that he reported on. The committee was able to establish a quorum for the May meeting, but there may be issues with establishing a quorum in the summer months. The Reserve Study was finalized for 2026. Monthly financials were reviewed. The committee discussed the interest earnings.

C. Landscaping Advisory Committee

Supervisor Terrana distributed the Landscape Committee Meeting Minutes which provided recent updates for review by the Board.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscaping Inspection Services

Spencer Gonzales provided the Board with an overview of his report. He informed the Board that the landscape inspection report has grown to 85 items which indicates a decline in the Juniper's performance. The Board requested for District Counsel to send formal notice to the vendor demanding immediate correction and inviting their management team to the July 13, 2026, meeting to discuss the ongoing issues. The Board discussed the diseased foxtail palm and agreed to have it removed.

B. District Engineer

The District Engineer provided the Board with a report on a few items. It was reported that the sidewalk repairs are ongoing. The vendor was onsite Wednesday through Friday cleaning up areas but there is still more work to be done. The Board discussed a section of the sidewalk that was removed by the golf course due to irrigation repairs. The Board was informed that the signage contract was completed, but it will take some time due to the materials needing to be ordered.

100
101 The manhole asphalt repairs were discussed. There is dissatisfaction with the work
102 that was performed, not just the size of the repairs, but the overall appearance. The
103 Board asked the District Engineer to see if the vendor could come back to see what
104 they can do about the raised concerns and he agreed to speak with the vendor. The
105 District Engineer presented the Board with his resignation letter outlining his reasons
106 for resigning. The Board asked him to hold off on further discussions regarding his
107 resignation until he returns from his trip in July.
108

109 C. District Counsel

110 District Counsel provided the Board with an update on pending items. He advised
111 that he spoke with David Jackson regarding the SFWMD permit and suggested trying
112 to get the golf course to be in compliance with reporting. After discussion District
113 Counsel agreed to send a letter to Jay Pittman. The Board was informed that Vesta
114 has been served and they retained counsel. Their response to the complaint is due
115 on May 19, 2026. The fencing contract has been completed. District Counsel
116 informed the Board that the Alliance IT contract was reviewed and concluded that
117 there is a month-to-month contract. Hampton has worked it out to cancel non-
118 essential services, but Microsoft 365 licensing must be retained for now. District
119 Counsel discussed the CPI fees with the Board. After discussion and vote, the Board
120 approved the increase effective October 1, 2026.
121

122 On a motion by Supervisor Pozarek, Seconded by Supervisor Terrana, with all in Favor, the
123 Board approved the CPI increase for District Counsel.

124
125 D. River Club

126 Greg Barker reported on several items. He advised that that the condensation pump
127 for the AC unit over the locker room is scheduled to be installed. The same vendor
128 will review the unit in the kitchen. Mr. Barker distributed a worksheet and discussed
129 his recommendations on operations and staffing with the Board. Supervisors
130 provided their feedback and further discussion will take place at the continued
131 workshop.
132

133 E. Field Manager

134 The Field Manager reported that Juniper is working on the irrigation problem on
135 Laurel Road. Conversations have been had with Juniper regarding irrigation issues.
136 All lift stations have been painted, and the monuments are scheduled for the end of
137 the month. The Board agreed that the trellis' should be removed. Paint colors for the
138 lions were discussed. The Board provided the Field Manager with the color
139 recommendation, and he will obtain a sample.
140

141 F. District Manager

142 The District Manager informed the Board that as per Florida statues, the District is
143 required to announce the number of registered voters residing within the District. As
144 of April 15, 2026, there were 1,816 registered voters residing within the Venetian
145 Community Development District per the Sarasota County Supervisor of Elections.
146
147
148

149 **SIXTH ORDER OF BUSINESS** **Discussion Regarding Roof RFP**

150
151 Supervisor Goodman discussed concerns regarding the roof repairs needed and
152 the RFP.

153
154 On a motion by Supervisor Pozarek, Seconded by Supervisor Sniezek, with 4 in favor and
155 1 against, the Board approved to engage an engineer to prepare a roof inspection report.

156
157 **SEVENTH ORDER OF BUSINESS** **Discussion Regarding RFQ for**
158 **District Engineer**

159
160 This item was tabled.

161
162 **EIGHTH ORDER OF BUSINESS** **Discussion Regarding Staff**
163 **Appreciation**

164
165 This item was tabled.

166
167 **NINTH ORDER OF BUSINESS** **Discussion and Consideration of the**
168 **Landscaping Plan**

169
170 The Landscaping Plan was discussed, the Board provided feedback, and changes
171 were discussed. Supervisor Terrana advised that she would go back and obtain pricing
172 information.

173
174 **TENTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
175 **Board of Supervisors Meeting held on**
176 **April 13, 2026**

177
178 Ms. Bandon presented the Minutes of the Board of Supervisors' Meeting held on
179 April 13, 2026, and asked the Board if they had any questions or changes to the minutes
180 presented.

181
182 On a motion by Supervisor Pozarek, Seconded by Supervisor Goodman, with all in favor,
183 The Board Approved the Minutes of the Board of Supervisors Meeting, as amended, held
184 on April 13, 2026, for the Venetian Community Development District.

185
186 **ELEVENTH ORDER OF BUSINESS** **Ratification of the Operations and**
187 **Maintenance Expenditures for the**
188 **Month of March 2026.**

189
190 Ms. Bandon advised that the Operations and Maintenance Expenditures for the
191 month of March 2026 totaled to \$183,095.53 and asked if there were any questions. There
192 were none.

193
194 On a motion by Supervisor Pozarek, seconded by Supervisor Sniezek, with all in Favor,
195 the Board Ratified the Operations and Maintenance Expenditures for March 2026, totaling
196 \$183,095.53, for the Venetian Community Development District.

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TWELFTH ORDER OF BUSINESS

Consent Items

Ms. Bandon advised that the consent items for the Board’s acceptance included the Facilities Advisory Committee meeting minutes of November 4, 2025, January 6, 2026, February 3, 2026, March 3, 2026, the Racquet Sports Advisory Committee meeting minutes of March 9, 2026, the Fitness and Pool Advisory Committee meeting minutes of March 18, 2026, and the Reserve and Finance Advisory Committee meeting minutes of March 2, 2026.

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

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Bandon opened the floor to Supervisor requests and comments.

Supervisor Goodman discussed the 6-month review with Hampton and Supervisor Pozarek agreed to speak with them.

Supervisor Pozarek advised that the La Sala communication was distributed to everyone.

Supervisor Sniezek advised that the Bocce Task Force is moving forward.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 7

Venetian Community Development District
Facilities Advisory Committee Meeting Minutes
April 27, 2026

Meeting opened at 3:00pm by Tim Carr, FAC Chairman

Attendees:

- Richard Goodman (Supervisor Liaison) RG
- Tim Carr (Chairman) TC
- William Phillips (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 March 3rd, 2026 Meeting Approved

Public Comment: No "Public Comments" provided.

Hampton River Club General and Maintenance Supervisor comments : (Key Items of note)

Presentation by Dave Barker (Symbiont Service Corp) on Geo Thermal Pool/SPA heating and cooling proposal, Key points of note:

1. System will heat the pool water in the winter months and cool in the summer months. Plus, the water for the system needs will come from our Geo Thermal well water
2. Overall rough estimate of our savings is \$30K per year.
3. The new Geo Thermal System will have a 15-20 year serviceable life.
4. They carry a \$2M liability insurance policy and their heaters have a 7 year warranty.
5. The estimated cost to complete system installation is \$262K.

- The duct cleaning project has been delayed for a year.
- A discussion was had with the GM, Greg Barker, on how the maintenance person, used to perform the day-to-day maintenance and not hire out people or call to obtain quotes from various vendors. The facilities committee is here to help and chase down vendors, write scopes of work for large endeavors or maintenance contracts, analyze quotes, interview vendors, and make recommendations to the Club management for presentation to the board.
- The day-to-day items included, but not limited to, light bulbs, switches, painting, cleaning windows, cleaning the pavers outside the front of the club, pick up trash,

minor repairs of the Club equipment, oversee contractors, move furniture, keep an eye on pool equipment and such. The GM just has to ask for assistance when needed with vendors and opinions.

- The hiring of a new River Club Maintenance Supervisor should correct these issues!
- Air conditioning units in the kitchen need to be replaced. Hampton River Club GM getting quotes.

Old Business - No old business to report.

Update on shower usage is still not completed. Needs follow-up and decision on moving forward, or is this work a LaSala & Locker Rooms Project?

Tim Carr made a motion to adjourn the meeting at 4:45 pm. Motion was approved by Bob Crane and Juliet Herman

Next meeting

- Tuesday, May 5, 2026 @ 3:00 pm at VGRC.

Venetian Community Development District
502 Veneto Boulevard North Venice, FL 34275
Reserve/Finance Committee
Meeting Minutes April 7, 2026

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

Call to Order @ 10:05 am - Chair Mark Middlebrook. A quorum established as sufficient members present. Motion to include DM participation in voting by BM, second DR. Carried.

There was no public comment for meeting. GM Greg Barker (GB) attended meeting. Nancy Spokowski attended portion of meeting as guest. Mike Perrino, Edward Don & Co. attended to speak to kitchen equipment status; Chef Bryan also attended this discussion.

Motion by BM, second MM that meeting minutes of March 2, 2026 be approved. Carried.

Old Business:

1. Discussion regarding Kitchen equipment status and replacement needs focused on assets that were in urgent need of replacement, totally approximately \$90,000 including installation. Mike Perrino will present final quote to include installation of new equipment. A new Fryer was also strongly recommended (cost approx \$5k including installation) which would be a Capital Cost. Other items were categorized as: Not Urgent, No Replacement Needed, Future Consideration and Monitor.
2. Discussion on some upcoming major repairs under consideration; replacement of geothermal system for pools @ \$235k and replacement of River Club & tiki bar tile roof, approximately \$360k, due to deteriorating membrane. Both to have Independent inspections to determine whether repairs or partial replacements will suffice, or whether complete replacement is necessary.
3. GB also advised of a tennis court irrigation problem not watering clay courts properly. Any replacements would be at a significant cost.

New Business:

1. BM presented F&B financial analysis for February 2026.
 - Revenue was \$104.9, down \$25k, due to cooler weather, \$12k event not repeated this year and the bee invasion that closed Tiki Bar for a week. Total Wages \$76.3k or 73% of Revenue. Staffing still in fluctuating state, but improving monthly. Net Income was (\$26.6), same as LY.
 - Revenue YTD is \$464k vs \$468k LY, considered a good result given new Management transition and cooler weather in key selling season. Total YTD Wage cost is \$360k vs \$430k LY, a \$70k improvement. YTD Net Profit is (\$169.4), Budget (\$181.7) and LY (\$256.7). This represents an \$87.3k improvement vs LY YTD.
2. Committee reviewed both River Club and General Reserve Study expenditures received from Custom Reserves; a line by line review that focused on the next 3-4 year time span. Some adjustments were made based on current information and

discussion. KS will forward these revisions to Paul Grifoni, Custom Reserves for updating, to be ready for BOS F2027 budget planning sessions.

Next regular meeting Monday, May 4, 2026 @ 2:00 pm. River Club.

1:15 pm motion for adjournment BM, second DM. Carried

Minutes submitted by Don Regier

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Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34275
Racquet Sports Advisory Committee (RSAC)
Meeting Minutes – April 13, 2026

Attending Members: Mark Faford (MF), Karen Wilson (KW), Gary Wein (GW), Pat Carr (PC), Joe Spallina (JS), 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 2:03 pm. with a Quorum.

Motion made for approval of March 9, 2026 RSAC Minutes by JS seconded by GW, approved 5-0.

CS Comments: CS gave highlights of today's CDD Meeting.

ML reviewed his Racquet Sports Report

Accomplishments:

- Dug a hole on court #1 to help alleviate dry spot in the middle of the court – Welch Tennis Courts, Inc. relayed to ML the procedure in finding the problem. Ritzman originally built our courts and confirmed the procedure. The court will be blocked off for one week at this time. Greg from Welch Tennis (no longer with Ritzman) agreed to come to the Venetian this week to give input on resolving the problem.
- Michael Fischer, sports/racquet assistant, resigned with a two-week notice.
- Started a 10" to 20" trench around tennis courts between tennis fence and shrubbery for summer rain drainage.
- The company that made the acoustic panels for the pickleball courts enlightened ML the difference between the metal clips versus plastic clips; plus, instructed how to store the panels properly when taken down. The metal clips were replaced along the sides of the panels with the black plastic clips, which are less expensive. The metal clips will remain across the top. A storage area is needed when the panels come down. GB stated Jill Pozarek (JP) said in the beginning of hurricane season, when we get the first named storm threatening our way, we take the acoustic panels down permanently and do not put them back up until the end of hurricane season when there are no more threatening storms.
- Discussion was made by committee where to store the acoustic panels if taken down. No decision made.

In Progress:

- Working on bids for court work
- Preparing hurricane procedure check list – MF suggested ML to contact Mary Rau-Foster (MRF) – Hurricane Response Team Leader – and send her a copy when completed.
- GB stated all sports furniture will be stored inside the club restaurant as per hurricane procedure.
- MF offered to contact Mary Rau-Foster to find out what plan is in place with the Community Association for hurricanes.
- ML said by June 1 wind screens on the tennis courts will be rolled up and will stay up until end of hurricane season, except for ones in the back.
- Pickleball rules/operational procedures are being updated for the website. CS stated they will not be a mirror image of the Rules and Regulations of the CDD rules. It will include minor different verbiage.
- ML is getting training to implement operational procedures for website update.
- Requests for two new league teams to be put on the schedule for next season, Ladies 3.5 Tri-Cities and Men's Suncoast 60-2. Working on possibility.

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34275
Racquet Sports Advisory Committee (RSAC)
Meeting Minutes – April 13, 2026

- Change in Captains 2026/27: Leah Marks and Maria Brinkley – Tri Cities Ladies 3.0; Pat Hinsch – Tri Cities Ladies 3.5; Jim Kelley - 60.2, possibly.
- Looking for alternative system from Jonas Encore as this program is not compatible with our needs and the Venetian is wasting too much time and energy on this company. Need to move on to another system. Club Essentials is a strong possibility to go back to using as there were no issues with them except capturing bots. ML waiting for Club Essentials to get back to him to see if they still have all our programming from the past.

TO DO:

- Spray tennis courts for algae
- Add clay to courts

New Business

PC questioned ML why several courts are closed with cones late afternoon to evening. What is the procedure? There was no communication out to the community regarding this new operational procedure.

ML said we are having a problem with tennis players not putting the ball machine away when their time is up.

ML received a letter from Craig Tirgrath requesting a summer reciprocal on Wednesdays with Courtside & Venice Golf & Country Club - 4 courts at 11 a.m. starting May 6. MF said Pat Hinsch has a reciprocal 3.5 ladies tennis group starting in May on Thursdays at 11 a.m. MF and ML said these groups should be opened to all qualified tennis players in the community. The tennis director should circulate an email notifying the community that interested individuals can try out for each team.

KW called Florida Patio regarding the purchase of a new 9' tilted umbrella for the pickleball area. It needs at least a 48" round table with a base on wheels or just a base weighing 125 lbs. that is full of concrete costing \$425. MF will follow up with CS. Total of umbrella and base will be approximately \$1200.

KW asked who shuts down the umbrellas when we have a windy day around the courts. ML said the tennis crew does that.

JS summarized the Latest Pickleball Meeting:

- New paddle holder has been approved for resident volunteer to build. Estimate completion date is October.
- Reviewed the rules/procedure on and off the court
- Ambassadors gave opinions on the new rules
- ML will have clinics, tournaments and events starting in October 2026
- Dink and Drink will still be sponsored by the ambassadors
- Next Ambassador's Meeting will be April 14 @ 1:30 p.m.

KW asked will we be having summer meetings this year? MF said most likely, let's see.

Next Meeting and Adjournment:

Meeting was adjourned at 3:51 p.m.

Next Meeting May 11, 2026 @ 2 p.m.

Minutes Submitted by Pat Carr, Secretary

Venetian Community Development District

502 Veneto Blvd.

North Venice, FL. 34275

Landscape Advisory Committee

Meeting Minutes of April 20, 2026

Attending Members:

Barbara Bracco, Lynn Matson, Harry Wildman, Joe Spallina, Kitt Briggs

Also in attendance: Cindy Sniezek- CDD Liaison, Keith Livermore- Field Manager, Greg Barker-General Manager.

Call to Order – 9:00 A.M.

Previous Minutes – approved.

Discussion items:

Old Business:

1-Cul de sacs are completed but cleanup is not finished

2- some plants are smaller than expected

3- Field Managers report:

- a- Oak trees are currently being trimmed.P
- b- Sod on Laurel Rd. to be laid tomorrow
- c- Palms in round about in front of RC are diseased and need to be replaced.
Decision needs to be made soon.
- d- Dead palm on Laurel Rd. to be removed today
- e- Oak on Veneto to be replaced. Get quotes on decent sized replacement oak to be planted now or wait until fall.
- f- Painting of monuments to start soon.
- g- Lift stations currently being painted
- h- Fountain turned off because of drought. A leak has been found. Will get quote to fix it.

New Business:

1-Cindy Sniezek informed us that the perimeter fence has been approved by the CDD and the contract is being negotiated.

2- Greg Barker noted that all pots at the RC have been planted and maintenance has been discussed with Jupiter.

3-Discussion on four questions from the CDD to Landscape Architect. A motion was proposed and unanimously passed stating:

a-LAC recommends using Italian Cypress "Tiny Tower" trees instead of Taylor Red Cedar.

b-Palm trees in circle in front of RC to remain and not be remove

c-LAC is in agreement with the Architect assessment/response to the CDD dated April 18, 2026.

Next Meeting- Monday, May 18, 2026 at 9:00 a.m.

Meeting adjourned:

Minutes submitted by Barbara Bracco