



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 05, 2026

**Board of Supervisors
Venetian Community
Development District**

2ND REVISED 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 **Tab 4**
 - 1. Consideration of Resolution 2026-06, Approving the Proposed Budgets for Fiscal Year 2026-2027 and Setting a Public Hearing Thereon Tab 5
 - 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 6
 - 1. DEI Food Service Equipment & Design
 - 2. Edward Don & Company
- 7. BUSINESS ADMINISTRATION**
- A. Consideration of the Minutes of the Board of Supervisors' Meeting held on May 11, 2026..... Tab 7
- B. Consideration of the Operations and Maintenance Expenditures for the Month of April 2026..... Tab 8
- 8. CONSENT ITEMS**
- A. Acceptance of Advisory Committee Minutes Tab 9
 - 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
 - 6. Fitness & Pool Advisory Committee Meeting Minutes of April 15, 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



Rizzetta & Company

Venetian Community Development District

www.venetiancdd.org

**Proposed Budget Fiscal Year
2026-2027**

Table of Contents

| | <u>Page</u> |
|---|-------------|
| General Fund Budget for Fiscal Year 2026/2027 | 1 |
| Reserve Fund Budget for Fiscal Year 2026/2027 | 4 |
| River Club Budget for Fiscal Year 2026/2027 | 5 |
| River Club Reserve Fund for Fiscal Year 2026/2027 | 7 |
| Debt Service Fund Budget for Fiscal Year 2026/2027 | 8 |
| Assessments Charts for Fiscal Year 2026/2027 | 9 |
| General Fund Budget Account Category Descriptions | 12 |
| Reserve Fund Budget Account Category Descriptions | 16 |
| Debt Service Fund Budget Account Category Descriptions | 17 |



Venetian Community Development District

Debt Service

Fiscal Year 2026/2027

| Chart of Accounts Classification | Series 2022A-1 | Series 2022A-2 | Budget Year 2026/2027 |
|---|---------------------|---------------------|--------------------------|
| REVENUES | | | |
| Special Assessments | | | |
| Net Special Assessments ⁽¹⁾ | \$326,460.99 | \$786,558.82 | \$1,113,019.80 |
| TOTAL REVENUES | \$326,460.99 | \$786,558.82 | \$1,113,019.80 |
| EXPENDITURES | | | |
| Administrative | | | |
| Debt Service Obligation | \$326,460.99 | \$786,558.82 | \$1,113,019.80 |
| Administrative Subtotal | \$326,460.99 | \$786,558.82 | \$1,113,019.80 |
| TOTAL EXPENDITURES | \$326,460.99 | \$786,558.82 | \$1,113,019.80 |
| EXCESS OF REVENUES OVER EXPENDITURES | \$0.00 | \$0.00 | \$0.00 |

County Collection costs (1.5%) and Early payment Discounts (4%)

5.5%

GROSS ASSESSMENTS

\$1,177,051.40

Notes:

Tax Roll Collection Costs (1.5%) and Early Payment Discount (4%) is a total 5.5% of Tax Roll. Budgeted net of tax roll asse:
See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

VENETIAN COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

| | | | | |
|---|------|-----------------------|---|---------------------|
| 2026/2027 O&M Budget: | | \$1,768,986.00 | 2025/2026 O&M Budget: | \$1,677,601.00 |
| Collection Cost: | 1.5% | \$28,079.14 | 2026/2027 O&M Budget: | \$1,768,986.00 |
| Early Payment Discount: | 4% | \$74,877.71 | | |
| 2026/2027 Total: | | \$1,871,942.86 | Total Difference: | \$91,385.00 |
| 2026/2027 River Club Budget: | | \$2,042,172.00 | 2025/2026 River Club Budget: | \$1,874,106.00 |
| Collection Cost: | 1.5% | \$32,415.43 | 2026/2027 River Club Budget: | \$2,042,172.00 |
| Early Payment Discount: | 4% | \$86,441.14 | | |
| 2026/2027 Total: | | \$2,161,028.57 | Total Difference: | \$168,066.00 |
| 2026/2027 CDD Reserve Budget: | | \$393,199.00 | 2025/2026 Reserve Budget: | \$419,575.00 |
| Collection Cost: | 1.5% | \$6,241.25 | 2026/2027 Reserve Budget: | \$393,199.00 |
| Early Payment Discount: | 4% | \$16,643.34 | | |
| 2026/2027 Total: | | \$416,083.60 | Total Difference: | -\$26,376.00 |
| 2026/2027 River Club Reserve Budget: | | \$446,468.00 | 2025/2026 River Club Reserve Budget: | \$352,435.00 |
| Collection Cost: | 1.5% | \$7,086.79 | 2026/2027 River Club Reserve Budget: | \$446,468.00 |
| Early Payment Discount: | 4% | \$18,898.12 | | |
| 2026/2027 Total: | | \$472,452.91 | Total Difference: | \$94,033.00 |

| Lot Size | Assessment Breakdown | Per Unit Annual Assessment Comparison | | Proposed Increase / Decrease | |
|------------------|-----------------------------|---------------------------------------|-------------------|------------------------------|--------------|
| | | 2025/2026 | 2026/2027 | \$ | % |
| Quad | Series 2022A-1 Debt Service | \$252.37 | \$252.37 | \$0.00 | 0.00% |
| | Series 2022A-2 Debt Service | \$697.02 | \$697.02 | \$0.00 | 0.00% |
| | CDD O&M | \$1,270.75 | \$1,339.97 | \$69.22 | 5.45% |
| | River Club | \$1,440.22 | \$1,569.37 | \$129.15 | 8.97% |
| | CDD Reserve | \$317.82 | \$297.84 | -\$19.98 | -6.29% |
| | River Club Reserve | \$270.84 | \$343.10 | \$72.26 | 26.68% |
| | Total | \$4,249.02 | \$4,499.67 | \$250.65 | 5.90% |
| Courtyard | Series 2022A-1 Debt Service | \$252.37 | \$252.37 | \$0.00 | 0.00% |
| | Series 2022A-2 Debt Service | \$402.90 | \$402.90 | \$0.00 | 0.00% |
| | CDD O&M | \$1,270.75 | \$1,339.97 | \$69.22 | 5.45% |
| | River Club | \$1,440.22 | \$1,569.37 | \$129.15 | 8.97% |
| | CDD Reserve | \$317.82 | \$297.84 | -\$19.98 | -6.29% |
| | River Club Reserve | \$270.84 | \$343.10 | \$72.26 | 26.68% |
| | Total | \$3,954.90 | \$4,205.55 | \$250.65 | 6.34% |
| Villa | Series 2022A-1 Debt Service | \$252.37 | \$252.37 | \$0.00 | 0.00% |
| | Series 2022A-2 Debt Service | \$535.87 | \$535.87 | \$0.00 | 0.00% |
| | CDD O&M | \$1,270.75 | \$1,339.97 | \$69.22 | 5.45% |
| | River Club | \$1,440.22 | \$1,569.37 | \$129.15 | 8.97% |
| | CDD Reserve | \$317.82 | \$297.84 | -\$19.98 | -6.29% |
| | River Club Reserve | \$270.84 | \$343.10 | \$72.26 | 26.68% |
| | Total | \$4,087.87 | \$4,338.52 | \$250.65 | 6.13% |
| Classic | Series 2022A-1 Debt Service | \$252.37 | \$252.37 | \$0.00 | 0.00% |
| | Series 2022A-2 Debt Service | \$672.85 | \$672.85 | \$0.00 | 0.00% |
| | CDD O&M | \$1,270.75 | \$1,339.97 | \$69.22 | 5.45% |
| | River Club | \$1,440.22 | \$1,569.37 | \$129.15 | 8.97% |
| | CDD Reserve | \$317.82 | \$297.84 | -\$19.98 | -6.29% |
| | River Club Reserve | \$270.84 | \$343.10 | \$72.26 | 26.68% |
| | Total | \$4,224.85 | \$4,475.50 | \$250.65 | 5.93% |
| Estate | Series 2022A-1 Debt Service | \$252.37 | \$252.37 | \$0.00 | 0.00% |
| | Series 2022A-2 Debt Service | \$805.81 | \$805.81 | \$0.00 | 0.00% |
| | CDD O&M | \$1,270.75 | \$1,339.97 | \$69.22 | 5.45% |
| | River Club | \$1,440.22 | \$1,569.37 | \$129.15 | 8.97% |
| | CDD Reserve | \$317.82 | \$297.84 | -\$19.98 | -6.29% |
| | River Club Reserve | \$270.84 | \$343.10 | \$72.26 | 26.68% |
| | Total | \$4,357.81 | \$4,608.46 | \$250.65 | 5.75% |
| Golf Club | Series 2022A-2 Debt Service | \$342.46 | \$342.46 | \$0.00 | 0.00% |
| | CDD O&M | \$1,270.75 | \$1,339.97 | \$69.22 | 5.45% |
| | CDD Reserve | \$317.82 | \$297.84 | -\$19.98 | -6.29% |
| | Total | \$1,931.03 | \$1,980.27 | \$49.24 | 2.55% |
| Office | Series 2022A-2 Debt Service | \$668.82 | \$668.82 | \$0.00 | 0.00% |
| | CDD O&M | \$1,270.75 | \$1,339.97 | \$69.22 | 5.45% |
| | CDD Reserve | \$317.82 | \$297.84 | -\$19.98 | -6.29% |
| | Total | \$2,257.39 | \$2,306.63 | \$49.24 | 2.18% |

VENETIAN COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

| | | | | |
|---|------|-----------------------|---|---------------------|
| 2026/2027 O&M Budget: | | \$1,768,986.00 | 2025/2026 O&M Budget: | \$1,677,601.00 |
| Collection Cost: | 1.5% | \$28,079.14 | 2026/2027 O&M Budget: | \$1,768,986.00 |
| Early Payment Discount: | 4% | \$74,877.71 | | |
| 2026/2027 Total: | | \$1,871,942.86 | Total Difference: | \$91,385.00 |
| 2026/2027 River Club Budget: | | \$2,042,172.00 | 2025/2026 River Club Budget: | \$1,874,106.00 |
| Collection Cost: | 1.5% | \$32,415.43 | 2026/2027 River Club Budget: | \$2,042,172.00 |
| Early Payment Discount: | 4% | \$86,441.14 | | |
| 2026/2027 Total: | | \$2,161,028.57 | Total Difference: | \$168,066.00 |
| 2026/2027 CDD Reserve Budget: | | \$393,199.00 | 2025/2026 Reserve Budget: | \$419,575.00 |
| Collection Cost: | 1.5% | \$6,241.25 | 2026/2027 Reserve Budget: | \$393,199.00 |
| Early Payment Discount: | 4% | \$16,643.34 | | |
| 2026/2027 Total: | | \$416,083.60 | Total Difference: | -\$26,376.00 |
| 2026/2027 River Club Reserve Budget: | | \$446,468.00 | 2025/2026 River Club Reserve Budget: | \$352,435.00 |
| Collection Cost: | 1.5% | \$7,086.79 | 2026/2027 River Club Reserve Budget: | \$446,468.00 |
| Early Payment Discount: | 4% | \$18,898.12 | | |
| 2026/2027 Total: | | \$472,452.91 | Total Difference: | \$94,033.00 |

| Lot Size | Assessment Breakdown | Per Unit Annual Assessment Comparison | | Proposed Increase / Decrease | |
|----------|----------------------|---------------------------------------|-----------|------------------------------|---|
| | | 2025/2026 | 2026/2027 | \$ | % |

VENETIAN COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

| | | |
|-----------------------------|--|----------------|
| CDD O&M BUDGET | | \$1,768,986.00 |
| COLLECTION COSTS @ 1.5% | | \$26,879.14 |
| EARLY PAYMENT DISCOUNT 4.0% | | \$74,877.71 |
| TOTAL CDD O&M ASSESSMENT | | \$1,871,942.86 |

| | | |
|------------------------------|--|--------------|
| CDD RESERVE BUDGET | | \$383,199.00 |
| COLLECTION COSTS @ 1.5% | | \$5,241.26 |
| EARLY PAYMENT DISCOUNT 4.0% | | \$16,643.34 |
| TOTAL CDD RESERVE ASSESSMENT | | \$416,883.60 |

| | | |
|-----------------------------|--|----------------|
| RIVER CLUB BUDGET | | \$2,042,172.00 |
| COLLECTION COSTS @ 1.5% | | \$32,416.43 |
| EARLY PAYMENT DISCOUNT 4.0% | | \$86,441.14 |
| TOTAL RIVER CLUB ASSESSMENT | | \$2,161,028.57 |

| | | |
|-------------------------------------|--|--------------|
| RIVER CLUB RESERVE BUDGET | | \$446,468.00 |
| COLLECTION COSTS @ 1.5% | | \$7,086.79 |
| EARLY PAYMENT DISCOUNT 4.0% | | \$18,886.12 |
| TOTAL RIVER CLUB RESERVE ASSESSMENT | | \$472,452.91 |

| UNITS ASSESSED | | | | | ALLOCATION OF CDD O&M ASSESSMENT | | | | | ALLOCATION OF CDD RESERVE ASSESSMENT | | | | | ALLOCATION OF RIVER CLUB ASSESSMENT | | | | | ALLOCATION OF RIVER CLUB RESERVE ASSESSMENT | | | | | PER LOT ANNUAL ASSESSMENT | | | | | | | |
|----------------|-----|------------|---|-----------------------------|----------------------------------|-------------|---------------|--------------------|-----------------|--------------------------------------|----------------|-----------------------|------------------------|---------------------|-------------------------------------|---------------------|---------------|-----------------------|--------------------|---|-------------|----------------|--------------------|---------------------|---------------------------|------------|-------------|--------------------|--|--|----------------------|------------|
| PRODUCT TYPE | O&M | RIVER CLUB | SERIES 2022A-1/SERIES 2022A-2 DEBT SERVICE ⁽¹⁾ | | EAU FACTOR | TOTAL EAU's | % TOTAL EAU's | CDD O&M PER PARCEL | CDD O&M PER LOT | EAU FACTOR | TOTAL EAU's | % TOTAL EAU's | CDD RESERVE PER PARCEL | CDD RESERVE PER LOT | EAU FACTOR | TOTAL EAU's | % TOTAL EAU's | RIVER CLUB PER PARCEL | RIVER CLUB PER LOT | EAU FACTOR | TOTAL EAU's | % TOTAL EAU's | RESERVE PER PARCEL | RESERVE PER LOT | CDD O&M | RIVER CLUB | CDD RESERVE | RIVER CLUB RESERVE | SERIES 2022A-1 DEBT SERVICE ⁽¹⁾ | SERIES 2022A-2 DEBT SERVICE ⁽¹⁾ | TOTAL ⁽²⁾ | |
| | | | DEBT SERVICE ⁽¹⁾ | DEBT SERVICE ⁽¹⁾ | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Quad | 172 | 172 | 170 | 170 | 1.00 | 172.00 | 12.31% | \$230,475.43 | \$1,339.97 | 1.00 | 172.00 | 12.31% | \$51,228.62 | \$297.84 | 1.00 | 172 | 12.49% | \$269,932.40 | \$1,569.37 | 1.00 | 172.00 | 12.49% | \$19,013.73 | \$343.10 | \$1,339.97 | \$1,569.37 | \$297.84 | \$343.10 | \$252.37 | \$697.02 | \$4,499.67 | |
| Courtyard | 254 | 254 | 254 | 254 | 1.00 | 254.00 | 18.18% | \$340,353.25 | \$1,339.97 | 1.00 | 254.00 | 18.18% | \$75,651.56 | \$297.84 | 1.00 | 254 | 18.45% | \$368,621.10 | \$1,569.37 | 1.00 | 254.00 | 18.45% | \$97,148.18 | \$343.10 | \$1,339.97 | \$1,569.37 | \$297.84 | \$343.10 | \$252.37 | \$402.90 | \$4,205.55 | |
| Vila | 414 | 414 | 412 | 412 | 1.00 | 414.00 | 29.63% | \$554,748.99 | \$1,339.97 | 1.00 | 414.00 | 29.63% | \$123,306.09 | \$297.84 | 1.00 | 414 | 30.07% | \$649,721.01 | \$1,569.37 | 1.00 | 414.00 | 30.07% | \$142,044.67 | \$343.10 | \$1,339.97 | \$1,569.37 | \$297.84 | \$343.10 | \$252.37 | \$535.67 | \$4,338.52 | |
| Classic | 372 | 372 | 368 | 368 | 1.00 | 372.00 | 26.63% | \$498,470.11 | \$1,339.97 | 1.00 | 372.00 | 26.63% | \$110,796.78 | \$297.84 | 1.00 | 372 | 27.02% | \$583,807.28 | \$1,569.37 | 1.00 | 372.00 | 27.02% | \$127,034.34 | \$343.10 | \$1,339.97 | \$1,569.37 | \$297.84 | \$343.10 | \$252.37 | \$672.85 | \$4,475.50 | |
| Estate | 165 | 165 | 164 | 164 | 1.00 | 165.00 | 11.81% | \$221,095.61 | \$1,339.97 | 1.00 | 165.00 | 11.81% | \$49,143.73 | \$297.84 | 1.00 | 165 | 11.98% | \$298,948.78 | \$1,569.37 | 1.00 | 165.00 | 11.98% | \$56,612.00 | \$343.10 | \$1,339.97 | \$1,569.37 | \$297.84 | \$343.10 | \$252.37 | \$605.81 | \$4,608.46 | |
| Golf Club | 9 | 0 | 0 | 9 | 1.00 | 9.00 | 0.64% | \$12,059.76 | \$1,339.97 | 1.00 | 9.00 | 0.64% | \$2,680.57 | \$297.84 | 0.00 | 0 | 0.00% | \$0.00 | \$0.00 | 0.00 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | \$1,339.97 | \$0.00 | \$297.84 | \$0.00 | \$0.00 | \$342.46 | \$1,980.27 |
| Office | 11 | 0 | 0 | 11 | 1.00 | 11.00 | 0.79% | \$14,739.71 | \$1,339.97 | 1.00 | 11.00 | 0.79% | \$3,276.25 | \$297.84 | 0.00 | 0 | 0.00% | \$0.00 | \$0.00 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | \$1,339.97 | \$0.00 | \$297.84 | \$0.00 | \$0.00 | \$668.82 | \$2,306.63 | |
| | | | | | 1397 | 1377 | 1388 | 1388 | | 1397.00 | 100.00% | \$1,871,942.86 | | 1397.00 | 100.00% | \$416,883.60 | | 1377.00 | 100.00% | \$2,161,028.57 | | 1377.00 | 100.00% | \$472,452.91 | | | | | | | | |

LESS: Sarasota County Collection Costs (1.5%) and Early Payment Discount Costs (4%)

(102,956.86)

(22,884.69)

(118,856.07)

(25,584.91)

Net Revenue to be Collected

\$1,768,986.00

\$383,199.00

\$2,042,172.00

\$446,468.00

⁽¹⁾ Reflects the number of total lots with Series 2022A-1 and Series 2022A-2 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Venetian Series 2022A-1 and Series 2022A-2 bond issues. Annual assessment includes principal, interest, Sarasota County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2025 Sarasota County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles, and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the annual budget, purchasing, risk management, preparing various resolutions, and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on the property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.



Pizzetta & Company

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.



Rizzetta & Company

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.



Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.



Rizzetta & Company

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Rizzetta & Company

Tab 5

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 6



Quote

06/01/2026



Received 6-01-26

To:
 Venetian Golf & River Club
 Tim (845)234.0099 Chef Bryan
 (239)770.3389
 502 Veneto Boulevard
 North Venice, FL 34275-6605

Project:
 Venetian Golf & River Club
 502 Veneto Blvd
 North Venice, FL 34275-6605

From:
 DEI Foodservice Equipment & Design
 Freddy Perez
 3320 NW 53rd Street, Suite 203
 Ft Lauderdale, FL 33309



Job Reference Number: 44937


| Item | Qty | Description | Sell | Sell Total |
|-------------------|------|---|--------------------|-------------------|
| 1 | 1 ea | REACH-IN REFRIGERATOR  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 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 | \$1,930.00 | \$1,930.00 |
| | | | ITEM TOTAL: | \$1,930.00 |
| 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 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) 1 ea Specify Gas Type 1 ea Standard power system 1 ea Voltage to be specified 1 ea 6" Casters in lieu of legs | \$12,397.00 | \$12,397.00 |
| | | | \$489.24 | \$489.24 |
| LEAD TIME: 1 week | | | | |

| Item | Qty | Description | Sell | Sell Total |
|------|------|--|--------------------|--------------------|
| | 1 kt | T&S Brass HG-4D-48SK-PS Safe-T-Link Gas Connector Kit, 3/4" connection, 48" hose, stainless steel braiding with extruded coating, (1) Quick-Disconnect, (2) Swivelink fittings, (1) 90° elbow, ball valve, restraining cable adjustable for 3' to 5' & Posi-Set, 180,000 BTU / hr minium flow capacity | \$187.00 | \$187.00 |
| | | | ITEM TOTAL: | \$13,073.24 |
| 8 | 1 ea | RANGE, 60", 10 OPEN BURNERS 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 | \$13,776.05 | \$13,776.05 |
| | 1 ea | Standard one year limited warranty (range) | | |
| | 1 ea | Gas type to be specified | | |
| | 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 | \$489.24 | \$489.24 |
| | | | | |
| | | Lead Time: 2 Weeks | | |
| | 1 kt | T&S Brass HG-4D-48SK-PS Safe-T-Link Gas Connector Kit, 3/4" connection, 48" hose, stainless steel braiding with extruded coating, (1) Quick-Disconnect, (2) Swivelink fittings, (1) 90° elbow, ball valve, restraining cable adjustable for 3' to 5' & Posi-Set, 180.000 BTU / hr minium flow capacity | \$187.00 | \$187.00 |
| | | | ITEM TOTAL: | \$14,452.29 |
| 8.1 | 1 ea | HEAT SHEILD W Quality Custom Stainless Steel, Inc. Model No. CUSTOM Insulated heat shield | \$380.25 | \$380.25 |
| | | | ITEM TOTAL: | \$380.25 |
| 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 | \$2,468.64 | \$2,468.64 |
| | 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: | \$2,468.64 |
| 12 | 1 ea | CONVECTION STEAMER, GAS | \$23,997.01 | \$23,997.01 |

Optional item



| Item | Qty | Description | Sell | Sell Total |
|---|------|--|--------------------|--------------------|
|  | | 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 | | |
| | 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 | \$792.80 | \$792.80 |
| | 1 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 | \$91.00 | \$91.00 |
| | 1 kt | T&S Brass HG-4D-48SK-PS Safe-T-Link Gas Connector Kit, 3/4" connection, 48" hose, stainless steel braiding with extruded coating, (1) Quick-Disconnect, (2) Swivelink fittings, (1) 90° elbow, ball valve, restraining cable adjustable for 3' to 5' & Posi-Set, 180,000 BTU / hr minium flow capacity | \$187.00 | \$187.00 |
| | | | ITEM TOTAL: | \$25,067.81 |
| 15 | 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 | \$6,700.51 | \$6,700.51 |
|  | | | | |
| | 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: | \$6,700.51 |
| TILT | 1 ea | TILTING SKILLET BRAISING PAN, GAS | \$23,424.00 | \$23,424.00 |

| 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 | \$520.76 | \$520.76 |
| | 1 kt | T&S Brass HG-4D-48SK-PS Safe-T-Link Gas Connector Kit, 3/4" connection, 48" hose, stainless steel braiding with extruded coating, (1) Quick-Disconnect, (2) Swivelink fittings, (1) 90° elbow, ball valve, restraining cable adjustable for 3' to 5' & Posi-Set, 180,000 BTU / hr minium flow capacity | \$187.00 | \$187.00 |
| | | | ITEM TOTAL: | \$24,131.76 |
| 1000 | 1 ea | INSTALL PKI GROUP Model No. EQUIPMENT INSTALLATION *EQUIPMENT INSTALLATION* -Receive, uncrate, inspect (1) lot of kitchen/bar equipment and stainless steel fabrication.-Assemble, set in place, level all equipment, and mark the appropriate floor location. **Wall flashing install not included. **Install of millwork, stone work, and furniture not included. ** Plumbing, Electrical, Gas connections not included. | \$3,835.00 | \$3,835.00 |
| | | | ITEM TOTAL: | \$3,835.00 |
| 1001 | 1 ea | INSTALL PKI GROUP Model No. REMOVAL OF EQUIPMENT *EQUIPMENT REMOVAL / DISPOSAL* -Remove existing equipment on site and dispose of accordingly. ** Dump charges INCLUDED ** | \$2,271.50 | \$2,271.50 |
| | | | ITEM TOTAL: | \$2,271.50 |
| 1002 | 1 ea | CONSOLIDATION PKI GROUP Model No. WAREHOUSING -Receive, assess for damage, and store (1) lot of equipment for a maximum of 30 days. After initial 30 days, a rate will be charged monthly. **Note: Consolidation quote is for Buyout Equipment only... Walk-in boxes, hoods, large ovens (+1,000 lbs), and custom stainless-steel fabrication not included in this quote for consolidation. If consolidation for any of the above is needed, this quote will | \$1,500.00 | \$1,500.00 |

| Item | Qty | Description | Sell | Sell Total |
|------|------|---|--------------------|-------------------|
| | | need to be adjusted to accommodate. **Please note that all deliveries to PKI warehouse need to be scheduled at least 24 hours in advance | | |
| | | | ITEM TOTAL: | \$1,500.00 |
| 1003 | 1 ea | TRAVEL PKI GROUP Model No. DELIVERY -Coordinate and deliver from PKI Warehouse to the jobsite. Quote is based on (1) scheduled deliveries. * Rates is loading dock reception or fork life to remove equipment | \$688.00 | \$688.00 |
| | | | ITEM TOTAL: | \$688.00 |
| 1004 | 1 ea | GAS CONNECTION Whaley Foodservice Parts & Repair Model No. INSTALL -Installation & Startup/test of Gas Equipment | \$3,899.67 | \$3,899.67 |
| | | | ITEM TOTAL: | \$3,899.67 |
| 1005 | 1 ea | FREIGHT CHARGES DEI - Freight from respective factories to local bonded warehouse | \$1,631.25 | \$1,631.25 |
| | | | ITEM TOTAL: | \$1,631.25 |
| | | | Merchandise | \$102,029.92 |
| | | | Tax | \$5,342.27 |
| | | | Total | \$107,372.19 |

Quotes and Orders are subject to price change without notice due to factors such as: manufacturer price increases, increase in fuel cost, surcharges or any and all other price increase related occurrences.

**** PLUMBING/ELECTRICAL - "BY OTHERS" NOT INCLUDED IN DEIs SCOPE OF WORK ****

SITE REQUIREMENTS:

1. EQUIPMENT DELIVERY

- * Prior to delivery of equipment to jobsite, exterior access to all delivery entrances must be complete including, driveways leading to entrance into the building, to allow for trucks to enter for unloading equipment, forklifts, jacks and/or hand trucks.
- * All doors and hallways leading to the foodservice kitchen areas, bars and service stations must be finished prior to delivery of equipment.
- * DEI Project Manager, along with Owner/Owner's Rep, will do a site inspection to assure that the site is ready to accept delivery and setting of equipment in place, as per above requirements. If after site survey is done, it is determined that the site is not ready to accept delivery of equipment, a notification will be sent to all parties involved.

2. FOODSERVICE AREAS

- * All walls, floors and ceilings must be finished prior to setting equipment in place. As plumbing and electrical stub-outs must also be completed.
- * All protective covering on equipment will remain on, until equipment has been connected by plumbers/electricians.
- * Owner and/or G.C. must provide dumpsters on site for all crates and packaging materials to be discarded on site, at owner's expense.

3. INSTALLATION LABOR HOUR:

- * Monday-Friday, 7:00am-4:30pm
- * Any site delays caused by other trades in the field, which affects the kitchen equipment being set in place, requiring overtime and/or weekend work, must be approved in writing and will be billed to the Client as a Change Order to our Contract.

4. START-UPS & PERFORMANCE CHECKS FOR EQUIPMENT

- * Once all gas and electrical has been turned on, DEI will require 48 hours notification to set up these start-ups/performance checks. This is done through the local factory authorized service agents.

Payment Terms:

- 50% - Deposit with signed contract.**
- 45% - Due prior to equipment shipping from factories.**
- 5% - Balance due upon completion.**

NOTE:

If items are being drop shipped to end user, payment in full is required.

RECEIVING FREIGHT/DIRECT SHIPMENTS:

To ensure the safe arrival we ask that you follow a simple three-step process while the product is being delivered.

1. Before you (or your GC) sign the carrier's copy of the bill of lading, please thoroughly inspect the shipment for any signs of damage. Ideally, each carton should be opened while the driver is waiting, as there sometimes concealed damage even when the carton looks fine on the outside. Once the shipment is off the truck and signed for, it is your responsibility to handle claims (DEI can assist in the matter). If the driver refuses to wait for the process, note that on the freight bill when signing.

You will be allowed (5) day from receiving freight to inspect and report concealed damage. After that, there will be no settlement from the factory or the shipper/

2. Specifically notate any signs of visible or concealed damage on the bill of lading before you sign it. Even if there is no clear place to write these notes down, just make sure it is somewhere on the bill of lading.

3. Refuse the product if it looks like the product is beyond repair, notating all damages on the delivery receipt. Also, please advise DEI if this situation should arise so that we can notify the respective factory.

UNLESS, these steps are followed, you put at risk any and all freight claims on your behalf.

Understand that the factories have no liability once they place the equipment on a truck bed. Our only recourse is from the shipper at that point, and they will enforce the five (5) day rule. All "benefits of the doubt" favor the shipper, so the above steps are critical to filing a successful claim.

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: \$107,372.19



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 7

MINUTES OF MEETING

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

**VENETIAN
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Venetian Community Development District was held on **Monday, 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.

197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233

TWELFTH ORDER OF BUSINESS

Consent Items

Ms. Blandon 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. Blandon 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. Blandon 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 8

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$189,084.68**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Venetian Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--|---------------------|----------------------------|--|-----------------------|
| Allied Universal Security Services | 300400 | 18281867 | Security Service 02/27/2026 - 03/26/2026 | \$ 34,330.85 |
| AMF Mark Mobile Welding, LLC | 300396 | 2982 | Weld Mailbox 03/26 | \$ 175.00 |
| AMF Mark Mobile Welding, LLC | 300414 | 2983 | Replace Bottom Post and Weld Mailbox to post 04/26 | \$ 205.00 |
| AMF Mark Mobile Welding, LLC | 300414 | 2985 | Weld Mailbox to Post 04//26 | \$ 175.00 |
| Charlotte County Painting & Resurfacing Inc. | 300415 | 041926 Charlotte | Monument Painting Deposit 04/26 | \$ 5,997.50 |
| City of Venice | 300416 | 4430059516-040926 | 101 Veneto Blvd 03/26 | \$ 81.25 |
| City of Venice | 300416 | 7660472272-040926 | 111 Asti CT 03/26 | \$ 8.72 |
| COMCAST | 20260417-1 | 8535 10 050 0435487-032426 | Guardhouse Phone & Interne 04/26 | \$ 119.85 |
| COMCAST | 20260406-1 | 8535 10 050 0439604-031126 | Phone & Internet 04/26 | \$ 503.34 |
| Don Robert Moore | 300406 | 040326 Moore | Hub Replacement on Golf Cart 04/26 | \$ 200.00 |
| Florida Power & Light Company | 20260413-1 | 14815-15326-033026 | 86 Medici Ter # Pump 03/26 | \$ 32.68 |
| Florida Power & Light Company | 20260413-1 | 21159-29107-033026 | 3990 Laurel Rd E # Fountain 03/26 | \$ 684.76 |
| Florida Power & Light Company | 20260413-1 | 44469-51594-033026 | 102 Ciltadella Dr #Entr Gate 1 03/26 | \$ 36.50 |

Venetian Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--|---------------------|------------------------------|--|-----------------------|
| Florida Power & Light Company | 20260413-1 | 48890-96162-033026 | 221 Montelluna Dr # Pond 03/26 | \$ 64.29 |
| Florida Power & Light Company | 20260413-1 | 53194-89109-033026 | 241 Padova Way # Air Pump 03/26 | \$ 49.11 |
| Florida Power & Light Company | 20260413-1 | 57176-52241-033026 | 417 Padova Way #Gate Hse 03/26 | \$ 109.65 |
| Florida Power & Light Company | 20260413-1 | 58080-10200-033026 | 110 Veneto Blvd # Irrigation 03/26 | \$ 32.77 |
| Florida Power & Light Company | 20260413-1 | 60802-49110-033026 | 165 Medici TER # Pond 03/26 | \$ 165.39 |
| Florida Power & Light Company | 20260413-1 | 71395-84325-033026 | 110 Veneto Blvd # Homepmps 03/26 | \$ 1,480.49 |
| Florida Power & Light Company | 20260413-1 | 87281-04327-033026 | 101 Veneto Blvd # Guardhs 03/26 | \$ 116.42 |
| Florida Power & Light Company | 20260413-1 | 88034-07470-033026 | Street Lights # Venetian Glf &R 03/26 | \$ 1,281.72 |
| Frontier Communications of FL | 20260406-2 | 941-485-8500-120513-5 264 | Phone and Internet 03/26 | \$ 603.51 |
| Juniper Landscaping of Florida, LLC | 300401 | 387947 | Flower Install 03/26 | \$ 5,775.00 |
| Juniper Landscaping of Florida, LLC | 300417 | 390642 | Landscape Replacement 03/26 | \$ 37,622.34 |
| Juniper Landscaping of Florida, LLC | 300401 | 390828 | Pest Control Services 03/26 | \$ 1,240.00 |
| Juniper Landscaping of Florida, LLC | 300417 | 391538 | Monthly Maintenance 04/26 | \$ 29,683.33 |

Venetian Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-------------------------------|---------------------|-----------------------|---|-----------------------|
| Persson, Cohen & Mooney, P.A. | 300407 | 6925 | Legal Services 03/26 | \$ 4,272.94 |
| Persson, Cohen & Mooney, P.A. | 300407 | 6926 | Legal Services 03/26 | \$ 1,085.00 |
| Rizzetta & Company, Inc. | 300413 | INV0000106602 | Excess Meeting Time 01/26 | \$ 1,045.00 |
| Rizzetta & Company, Inc. | 300394 | INV0000108039 | Accounting Services 04/26 | \$ 6,842.42 |
| Rizzetta & Company, Inc. | 300395 | INV0000108155 | Personnel Reimbursement 03/26 | \$ 7,234.62 |
| Rizzetta & Company, Inc. | 300405 | INV0000108189 | Cell Phone March Services 04/26 | \$ 50.00 |
| Rizzetta & Company, Inc. | 300412 | INV0000108217 | Amenity Management & Oversight Personnel | \$ 8,199.32 |
| Rizzetta & Company, Inc. | 300421 | INV0000109085 | Personnel Reimbursement 04/26 | \$ 7,246.78 |
| Schappacher Engineering, LLC | 300408 | 3030 | Engineering Services 03/26 | \$ 3,382.50 |
| Signature Blue LLC | 300409 | 3800 | Fountain Maintenance 03/26 | \$ 4,780.00 |
| Solitude Lake Management, LLC | 300410 | PSI237594 | Lake Monthly Maintenance 02/26 | \$ 4,451.00 |
| Solitude Lake Management, LLC | 300418 | PSI253305 | Monthly Maintenance 04/26 | \$ 4,451.00 |
| Staples | 300419 | 6052779029 | Office Supplies 01/26 | \$ 51.11 |

Venetian Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---------------------------|---------------------|-----------------------|---|-----------------------|
| Staples | 300402 | 6059636794 | Office Supplies 03/26 | \$ 132.01 |
| Staples | 300402 | 6060545508 | Office Supplies 04/26 | \$ 1.58 |
| Staples | 300402 | 7009151722 | Office Supplies 03/26 | \$ 56.76 |
| Staples | 300419 | 7008041026 121326 | Office Supplies 12/25 | \$ 115.54 |
| Tilden & Prohidney, P. L. | 300397 | 26060 | Legal Services 01/26 | \$ 3,509.06 |
| U.S. Bank | 300411 | 8121132 | Trustee Fees S2022 03/01/26 - 02/28/27 | \$ 4,040.63 |
| Universal Access, LLC | 300403 | 4018 | Service Call 03/26 | \$ 175.00 |
| Universal Access, LLC | 300398 | 4092 | Management System 03/26 | \$ 850.00 |
| Universal Access, LLC | 300398 | 4093 | SLA Quarterly Billing 03/26 | \$ 900.00 |
| Universal Access, LLC | 300420 | 4236 | Service Call for Front Gate 04/26 | \$ 1,370.94 |
| Universal Access, LLC | 300420 | 4240 | Service Call 04/26 | \$ 455.00 |
| Universal Access, LLC | 300420 | 4249 | Service Call - Gate Strike 04/26 | \$ 850.00 |
| Universal Access, LLC | 300420 | AAAI3580 | AWID UHF- side view tags 01/26 | \$ 2,500.00 |

Venetian Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|----------------------|---------------------|-----------------------|----------------------------|-----------------------------|
| USA TODAY Media Corp | 300404 | 0007644783 | Legal Advertising 03/26 | \$ 220.40 |
| Water Boy Inc. | 300399 | 00605661 | Water Delivery 03/26 | \$ 15.00 |
| Water Boy Inc. | 300399 | 21148195 | Water Delivery 03/26 | <u>\$ 26.60</u> |
| Total Report | | | | <u>\$ 189,084.68</u> |

Tab 9

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

r

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

**Venetian Community Development District
Social & Dining Advisory Committee
Meeting Minutes – March 11, 2026**

Attending Members: Barbara Bracco, Livvy Faford, Charlotte George, Sarah Quinn, and Darlene Schimberg. Hampton Golf and River Club Management attending were Greg Barker, Bryan Mattson and Kat Willhoitt. CDD Liaison Ken Smaha was also present for Jill Pozarek.

Call to order: Darlene Schimberg, Chairperson, called the meeting to order at 9:01 AM. A quorum was established. Minutes of the February 11 meeting were approved as amended.

Public Comment: No public in attendance.

Committee Comments and Discussion Items:

- A. Dance Party event was very well received. When passing the hors d'oeuvres after being seated then small plates should have been provided at each table. It appears the RC is moving in a positive direction. It is recognized that we have different demographics living at the RC since Covid and we need to address the various demographics.
- B. Concern that LaSala Bar is always too congested. Why is management allowing members to eat in the bar? It is too difficult to just order a drink and sit for a pre-dinner cocktail in the bar.
- C. Encourage members to utilize the bar and dining room on Saturday evenings. Promote special happy hour pricing and meal specials that are prix fixe or offer a free glass of wine or dessert with dinner. Also, for during the week, there were other ideas for theme happy hours with a drink specials/promotions, i.e., Wine Down Wednesday, discounted bar bites and various other happy hour promotions. Management should also consider daily Early Bird Specials.
- D. There should be no offerings of "to-go boxes," even if requested, by members, at any buffet meal/event. There have been some issues of members requesting "to-go boxes" and taking food from the buffet after finishing their meal. Staff will not honor this request in the future.
- E. Many kudos to the staff that have been at the RC during transition and the new staff recently employed. Committee members are receiving positive feedback from residents on the good service from staff. Early bird specials and happy hour promotions should be considered by management.
- F. Marketing should consider emails for exciting events, such as, Grill and Chill, be emailed out on its own instead of only during the weekly email communication. If it is a new flyer then send it out on its own. Occasional event promotions get lost in weekly communications. Management concerned about too many emails to members.
- G. Seems that there are still issues for hosting private member events. Management needs to develop Standard Operating Procedures (SOP) for such events for the Board of Supervisors to discuss and provide guidelines. Private member events need to be consistent. During this discussion it seemed as if sponsored events were fine to do. However, if member sponsored, events are permitted, what is the criteria? There was concern that many private member events are not paying for the hours of decorating and the purchase of actual décor by RC staff. The

Venetian Community Development District
Social & Dining Advisory Committee
Meeting Minutes – March 11, 2026

question is are these events charged appropriately back to the host member? Greg, confirmed that each event is charged for such decorating services and décor materials.

- H. Should we continue to use food trucks at the RC? There have been no-show trucks and others that leave early since we are not close to meeting their minimum requirement. If we continue with them, an email should go out the morning of the food truck arrival with times available, etc.
- I. Summer First Fridays could either offer tiki bar menu or buffet of appetizers but members may not want to pay for a buffet when traditionally the “free” entertainment is offered to all members who can order off the tiki menu or just enjoy the music. These events will be inside June through at least August due to the summer weather heat and storms.
- J. Off season summer months are especially slow at RC so “pop up events” may be the way to go.

Discussion Items:

Management Report from Hampton Golf (HG):

- A. Greg stated that since Saturday reservation dinners are slow then we should move more events to Saturday evening, such as First Friday. Committee explained to Greg that Saturday dinners are traditionally very slow. Even during season. It is “date night” and most members want to go off property other than a burger at the tiki bar. If offering dinner off the ala cart menu, perhaps some kind of background music should be considered for Saturdays.
- B. Kat stated that Jonas confirmations are still an issue. Members either do not get any confirmations for dinner, events or tennis or they receive too many confirmations. This seems to be a Jonas issue and HG is working on it.
- C. There have been no room charges or service charges for private member parties to date. Only labor for dance floor install or larger labor-intensive items. Kat would welcome a SOP as there does not seem to be consistency with requests from members.
- D. Marketing flyers are consistently delayed. Although they are great marketing promotional flyers they need to be timelier. Greg and Kat will reach out to HG Marketing Department regarding this issue.
- E. Some summer events could possibly be line dancing, wine dinners by Luciano, Bingo in the pool, etc.
- F. The pool area will be closed in the future for member events with consideration for pool hours of operation. Pool area would need only to close approximately one hour prior to an event for set up. All members are invited to attend these events with a reservation.
- G. On major summer holidays such as Memorial Day, July 4 and Labor Day, the pool area will be opened with entertainment for all members and purchases can be made from the tiki bar menu. There will not be a fee for entertainment.
- H. Fashion Show for April 2027 needs to be addressed soon. Most retail outlets book a year out for such events. Kat is working on this.
- I. Entertainment for December Holiday Party and NYE party need to be discussed ASAP. NYE 2025 having two events was difficult for staff. The casual event offered last year was the most popular but due to the cold weather there were

**Venetian Community Development District
Social & Dining Advisory Committee
Meeting Minutes – March 11, 2026**

cancellations. Fun, casual and families welcome with an earlier event start and ending time like 2025 should be considered again. It would most likely need to be indoors due to the unpredictable weather in December. Further discussion on these events will be at the April meeting.

Liaison Report:

- A. Concerns that Thursday afternoon/evening Bocce may cause noise for the members eating dinner in the dining room. Management should monitor this.
- B. Confusion over the food truck dates and times including the Maine Lobster Truck. Members need to know when the food trucks will be on property.

Next Meeting and Adjournment:

Next meeting on April 8, 2026 at 10:00 AM

Meeting adjourned at 10:35 AM

Minutes submitted by Livvy Faford

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34275
Fitness/Pool Advisory Committee (FPAC)
Meeting Minutes – April 15, 2026

Attending Members: Nancy Spokowski (Committee Chairperson), Shari Souza (Recreational Pool / Lap Pool Lead), Chuck Schulz (Fitness Gym Lead)

Absent: Mary Taylor (Fitness Studio Lead); Connie Waring (Fitness Studio Lead)

Hampton Golf Representative: Greg Barker (General Manager), Matt Liverman (Director of Racquet Sports & Fitness)

CDD Liaison: Cyndi Sniezek

Call to order: Quorum established; Meeting called to order at 9:03 a.m. Prior meeting minutes approved

Public Hearing: No residents present

Old Business

- a. Chuck stated that the new rower needs to be ordered. Greg will contact Fit/Rev to schedule a delivery. He stated that the invoice will be paid once the rower is received. The old rower will be either given away, hauled away by Fit/Rev, or disposed of.
- b. Chuck met with Fit/Rev manager, Trisha. She showed him three different layouts including a StairMaster, and one without it. They discussed leasing versus buying equipment. Chuck learned that we have good equipment. Her recommendation is to only lease cardio equipment. Greg received an e-mail from her with four different lease options and levels of cardio equipment. Greg will share the email with the committee members.
- c. Shari inquired about having a defibrillator located in the pool area. Greg received one quote so far. It was \$150 / month for the equipment and to keep it serviced.
- d. Shari asked if the black biting bugs are still an issue around the tiki bar area. Greg stated that the mister spraying has improved this issue for the most part.
- e. Greg stated that the music around the pool area is now turned on around 11a.m., instead of 9a.m. The controls are located at the tiki bar. The bartender turns it on once set up. The instructors should bring their own music; however it is difficult to require 1099 instructors to do this. This will be investigated further.
- f. Greg received a \$99 quote to purchase replacement slings for the pool loungers. He will ask new maintenance person, Jim, to contact Tropitone about how to purchase individual slings and install them himself. Greg will then order them. Our pool furniture is well into its lifespan.
- g. Fitness Mirror Research – No update

- h. A sign with court shoe language, and other rules, was found by Matt in the closet. He submitted this sign's language to marketing and is waiting for a proof to have a new sign created.
- i. Fitness Studio wall damage – Greg stated that Jim can touch it up with paint once a year.
- j. Four Class Maximum – This will be lifted on June 1st. Members can then take as many classes as they want until the season starts back up again.
- k. Fitness Class Participants Email Opt In Status – Matt is working on the tennis list project and has no time to work on it until that project is complete.
- l. Summer Schedule – The budget is lower from June – September. Greg will work with Yumi so she can ask the instructors about summer availability and then create a new class schedule effective June 1st.

New Business

- a. Drinking Fountains – Currently there are two, one in the gym and one right outside the gym. We only need one new “Water Bubbler” (fountain/bottle filler) to replace the old one outside the gym. The one in the gym can then be permanently removed. Cyndi will ask to reserve \$5,000 to the 2026-27 capital budget for this.
- b. Fitness studio cleanliness has declined. The vendor used to be more thorough. Greg will have a conversation with the vendor. A suggestion was made to ask Yumi if she can wipe off the weight racks once a week.
- c. Pool Attendant Status/Schedule – Candidate interview scheduled for next week with Luciano.
- d. It was determined that there is minimal need to add 70 lb. weights in the fitness gym. The committee decided to not pursue this suggestion further.
- e. Personal Training Rules and Timing – The committee discussed having no more than two instructors training members at the same time in the gym. Do we limit training hours? 11am – 2pm was suggested. Another issue is one member who regularly trains another member in the gym. A letter or conversation needs to come from the GM to the member who is conducting training. Also, there are members who stay on equipment too long when they use their cell phones at the same time. This impacts timely rotation for other members who want to use the equipment.
- f. Paper lap lanes sign-up sheets are an issue. When a member signs up online for a lane, after the sign-up sheet is printed in the morning, that lane is still listed as open on the sheet. Another member walks up and signs in to use that open lane. This creates two reservations for one lane, upsetting both members. A suggestion was made to install a tablet as a display monitor. Another suggestion was made to require only online sign-up because a walk-up member would use their phone, instead of paper, to sign up for an open lane. Utilizing both suggestions eliminates the need for paper sign-up sheets, and shows in real time, who is signed up for each lane & time. Hampton will look into tablet costs.

- g. Yumi took weights inventory in the fitness studio. There are 19 two, three and five lb. weights. Originally, there were 33, so many have disappeared since the renovation. Cyndi will look into this issue with the instructors.
- h. Several guests attended classes in the fitness studio over the past few months. Cyndi will speak to the instructors and also look into not allowing guests on the indoor classes reservation. She will then discuss with Greg so they can determine how to handle this issue next season.
- i. The doors to the fitness center currently open at 5:30 a.m. and close at 11p.m. It was suggested to close the fitness center at 9 p.m. Greg will communicate any changes to Universal Access of the fitness center.
- j. The ten lb. weights have skinnier handles. When weights are replaced in the future, we suggest ordering ones with handles like the ten lb. ones, as these are preferred by users.
- k. Greg clarified that the pool area will be open to all members & their guests on Memorial Day. Several members had inquired if it would be closed, unless a buffet was purchased, that day.

Next Meeting / Adjournment:

Next meeting: Wednesday, May 20, 2026 at 10 a m

Meeting adjourned at: 11:08 am

Minutes submitted by: Shari Souza