



Rizzetta & Company

# Venetian Community Development District

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**Board of Supervisors' Meeting  
July 13, 2026**

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

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

# VENETIAN COMMUNITY DEVELOPMENT DISTRICT

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

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

<b>Board of Supervisors</b>	Jill Pozarek Cheryl Harmon Terrana Ken Smaha Cyndi Sniezek Rich Goodman	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Belinda Blandon	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andy Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
<b>District Engineer</b>	Rick Schappacher	Schappacher Engineering

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**VENETIAN COMMUNITY DEVELOPMENT DISTRICT**

District Office · Ft. Myers · Florida · (239) 936-0913

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

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

July 7, 2026

**Board of Supervisors  
Venetian Community  
Development District**

**REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Venetian Community Development District will be held on **Monday, July 13, 2026, at 9:30 a.m.** at the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT**
- 4. COMMITTEE REPORTS**
  - A. Landscaping Advisory Committee
  - B. Racquet Sports Advisory Committee
  - C. Reserve and Finance Advisory Committee
- 5. STAFF REPORTS**
  - A. Landscaping Inspection Services
  - B. District Engineer
  - C. District Counsel
  - D. River Club
  - E. Field Manager
  - F. District Manager
- 6. BUSINESS ITEMS**
  - A. Discussion and Consideration of Fourth Addendum to Allied Universal Contract ..... Tab 1
  - B. Review, Discussion, and Approval of Advisory Committee Charters..... Tab 2**
  - C. Discussion Regarding River Club Telecommunications
  - D. Discussion Regarding Golf Cart ID Program for River Club
  - E. Discussion Regarding Kickoff Meeting for La Sala Project Design
  - F. Discussion Regarding Kitchen Equipment Proposals
  - G. Discussion and Update Regarding Landscape Proposal For River Club Entry..... Tab 3**
- 7. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on June 8, 2026 ..... Tab 4
  - B. Ratification of the Operations and Maintenance Expenditures for the Month of May 2026..... Tab 5

**8. CONSENT ITEMS**

- A. Acceptance of Advisory Committee Minutes ..... Tab 6
  - 1. Facilities Advisory Committee Minutes  
of May 05, 2026
  - 2. Racquet Sports Advisory Committee Minutes  
of May 11, 2026

**9. SUPERVISOR REQUESTS AND COMMENTS**

**10. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (239) 936-0913.

Very truly yours,

*Belinda Blandon*

Belinda Blandon  
District Manager

cc: Andrew Cohen: Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

# Tab 1

**FOURTH ADDENDUM TO THE AGREEMENT  
BETWEEN VENETIAN COMMUNITY DEVELOPMENT DISTRICT  
AND UNIVERSAL PROTECTION SERVICE, LLC D/B/A ALLIED UNIVERSAL  
SECURITY SERVICES FOR SECURITY AND PATROL SERVICES**

This **FOURTH ADDENDUM TO THE AGREEMENT BETWEEN VENETIAN COMMUNITY DEVELOPMENT DISTRICT AND UNIVERSAL PROTECTION SERVICE, LLC D/B/A ALLIED UNIVERSAL SECURITY SERVICES** (“Fourth Addendum”) is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2026 (“Effective Date”) by and between the Venetian Community Development District, a local unit of special purpose government established pursuant to chapter 190, Florida Statutes, located in Sarasota County, Florida (the “District”) and Universal Protection Service, LLC d/b/a Allied Universal Security Services (“Contractor”). District and Contractor being collectively referred to herein as the “Parties.”

**WHEREAS**, the District was established for the purpose of financing, funding, planning, establishing, acquiring, constructing, or reconstructing, enlarging, or extending, equipping, operating, and maintaining systems and facilities for certain infrastructure improvements; and

**WHEREAS**, the Parties entered into an agreement for security and patrol services on or about February 14, 2022 (hereinafter referred to as the “Agreement”); and

**WHEREAS**, the Parties amended the Agreement on March 31, 2022, to add additional services for a HELIAUS Device (hereinafter referred to as the “First Addendum”); and

**WHEREAS**, the Parties again amended the Agreement in 2023 to reflect an increase in compensation and make other revisions to the Agreement (hereinafter referred to as the “Second Addendum”); and

**WHEREAS** the Parties later amended the Agreement in April 2024 to reflect an increase in compensation and make other revisions to the Agreement (hereinafter referred to as the “Third Addendum”); and

**WHEREAS**, the Contractor has recently requested a change in the compensation for services to be paid by the District to the Contractor, as provided for under the Agreement; and

**WHEREAS**, the Parties wish to extend the Agreement, address the Contractor’s requested compensation change, and address other provisions under the Agreement; and

**WHEREAS**, the Parties wish to execute this Fourth Addendum and intend to make it part of the Agreement.

**NOW THEREFORE**, the Parties hereby agree as follows:

1. The recitals stated above are true and correct by this reference are incorporated as material part of the Agreement.
2. The Agreement expired on or about April 2025, and the Parties desire to continue their contractual relationship under the terms and conditions of the Agreement. Accordingly, the parties agree that the term of the Agreement is hereby extended through May 31, 2027, unless earlier terminated in accordance with the Agreement.
3. From April 2025, through the Effective Date of this Fourth Addendum, the Parties have continued to perform under the Agreement. Upon signing this Fourth Addendum, the Parties agree that all services performed, payments made, obligations incurred, and actions taken by either the District or the Contractor during such period are hereby ratified, confirmed, and deemed to have been performed pursuant to the terms and conditions of the Agreement.
4. As of the Effective Date, Exhibit "B" to the Agreement is hereby amended as set forth in Exhibit "A" attached to this Fourth Addendum. As a result of such amendment, the total annual compensation payable by the District to the Contractor under the Agreement shall be Three Hundred Ninety Thousand Four Hundred Sixty-Six and 48/100 Dollars (\$390,466.48).
5. Insurance. Section VII.12. is hereby amended to read as follows: All policies required by the Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall include the District, its Supervisors, Officers, Agents, Employees and Volunteers as additional insured on a primary and non-contributory basis as their interest may appear under the Agreement, to the extent of the Contractor's indemnification obligations under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District, its Supervisors, Officers, Agents, Employees, or Volunteers.
6. Contractor shall execute an affidavit of non-coerced labor or services pursuant to Section 787.06, Florida Statutes.
7. Pursuant to Section 287.135, Florida Statutes, the District has the option to terminate the Agreement if the Contractor is found to be on the Scrutinized Companies or Other Entities that Boycott Israel List or Boycott Israel.
8. Nothing in the Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would

otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

- 9. To the extent there is any conflict between the terms and conditions of this Fourth Addendum and the Agreement, as previously supplemented and amended, the terms and conditions specified in this Fourth Addendum shall control.
- 10. All other provisions of the Agreement, as previously amended, shall remain in full force and effect.

**IN WITNESS WHEREOF**, the Parties have caused this Fourth Addendum to be executed by their respective duly authorized officers as of the date indicated below.

**DISTRICT:**

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

**CONTRACTOR:**

UNIVERSAL PROTECTION SERVICE, LLC  
D/B/A ALLIED UNIVERSAL SECURITY SERVICES.

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT  
A**



Addendum/Amendment/Renewal  
To  
Security Service Agreement

With the exception of the following changes, all terms and conditions of the previously entered into Access Control Services Agreement remain in full force and effect and are incorporated herein by reference.

Date of Addendum: 4/30/2026

Client: Venetian CDD  
105 Pesaro Dr.  
Nokomis, FL. 34275

Effective October 1, 2026. Numbers shown below represent the estimated 2025 access control budget, annualized.



**Venetian CDD Security Budget: 2026**

Venetian CDD				2026 Budget (est)	
	Wage	Bill Rate	Weekly Hours	Weekly Cost	Annual Cost
<i>Gate/Patrol Officers</i>	\$ 17.55	\$ 24.76	240.00	\$ 5,942.40	\$ 309,004.80
<i>Site Supervisor</i>	\$ 19.75	\$ 28.06	40.00	\$ 1,122.40	\$ 58,364.80
	<b>Subtotal:</b>		<b>280.00</b>	<b>\$ 7,064.80</b>	<b>\$ 367,369.60</b>
Holidays / OT - Gate/Patrol Officers	\$ 26.33	\$ 12.38	7 holidays		\$ 3,466.40
Holidays / OT - Site Supervisor	\$ 29.63	\$ 14.03	7 holidays		\$ 785.68
<b>Equipment &amp; Other Items</b>					
Vehicle			\$ 1,370.41	Monthly	\$ 16,444.92
HeliAUS			\$ 199.99	Monthly	\$ 2,399.88
Medical & Benefits Package			included in above		-
				<b>Subtotal:</b>	<b>\$ 390,466.48</b>
				<b>Sales Tax, 7%</b>	<b>\$ -</b>
				<b>Annual TOTAL</b>	<b>\$ 390,466.48</b>
				Bi Weekly Avg	\$ 15,017.94
				Monthly Avg	\$ 32,538.87

Allied Universal Security Services:

Venetian CDD:

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**VENETIAN COMMUNITY DEVELOPMENT DISTRICT**

**HUMAN TRAFFICKING AFFIDAVIT - S. 787.06, FLORIDA STATUTES**

Before me, the undersigned authority, personally appeared \_\_\_\_\_ , hereinafter referred to as the "Affiant," who after being duly sworn hereby swears or affirms as follows:

1. Affiant is over eighteen years of age. The following information is given from Affiant's own personal knowledge.
2. Affiant is an officer or representative of \_\_\_\_\_, a non-governmental entity, hereinafter referred to as the "Entity." Affiant is authorized to provide this affidavit on behalf of the Entity.
3. Affiant hereby attests, under penalty of perjury, that the Entity does not use coercion for labor or services as defined in s.787.06, Florida Statutes.

FURTHER AFFIANT SAYETH NOT.

\_\_\_\_\_

Signature of Affiant

By: \_\_\_\_\_

For: \_\_\_\_\_

As its: \_\_\_\_\_

Dated: \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, on behalf of \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_

Print Name: \_\_\_\_\_

Notary Public of the State of Florida

My Commission Expires:

# Tab 2

# **VENETIAN CDD**

## **Facilities Advisory Committee Charter**

### **MISSION STATEMENT**

The Facilities Advisory Committee, chartered by the Venetian Community Development District (VCDD), gathers and evaluates information and feedback from the Community, related to the maintenance, preservation and enhancement of the interior and exterior of the buildings and structures at the River Club, to include the Clubhouse, pools, pavilion, tennis courts and other structures under the supervision of the River Club. The Committee may also seek expert advice where appropriate (if there is a related cost, approval from the Board must be sought in advance). The objectives of the Committee are as follows.

- Provide recommendations to the CDD Board of Supervisor (“Board”) and/or River Club Management to maintain, preserve and enhance the River Club complex.
- Recommend programs, refurbishments, and improvements to the subject areas.
- Make long term planning recommendations to the Board with respect to the subject area.

The Committee’s goal is to maximize the use and enjoyment of these facilities giving consideration to responsible allocation of resources. The Committee is advisory, therefore, neither the Committee nor any member(s) of the Committee may take action or provide direction on behalf of the Board.

### **COMPOSITION OF COMMITTEE**

The Committee will consist of five (5) voting members that are residents in the community and are appointed by the Board for two (2) year terms. To the extent possible the terms will be staggered. The majority three (3) of the members must be full time residents, unless otherwise approved by the Board. For any meeting where votes are taken, a quorum must be physically present (the majority of the Committee members). In this Committee, three (3) members will constitute a majority.

The River Club General Manager or their designee and appointed Board Liaison will also attend meetings, but may not vote. At no point should any Committee member miss a total of four (4) calendar year meetings. It should be noted that participation by phone or Teams satisfies the attendance requirement. In the event a Committee member is not present at the required number of meetings, a recommendation for removal will be made by a majority vote of the members. The VCDD Board may remove a Committee member at the recommendation of the Committee or at its own discretion. The VCDD Board may fill any member vacancy at any time by appointing a replacement, who will serve the remaining term of the replaced member.

The Board Liaison will provide regular updates to the Board on the activities of the Committee. The Liaison is also responsible to advise the District Manager of any requests or recommendations of the Committee requiring action of Board, so that the

item(s) may be placed on the published agenda at least one week prior to a scheduled meeting.

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

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

## **SUNSHINE LAWS**

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

## **MEETINGS**

The Committee meets monthly and meeting dates will be provided on an annual basis, prior to the beginning of the calendar year, to the District Manager for publication on the VCDD website. Although a quorum is required for voting, meetings may still be held as a workshop without a quorum physically present. Meetings dates/times may only be changed by a majority vote of the Committee and with 2 weeks notice to the District Manager to provide adequate time for public notice.

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

# **VENETIAN CDD**

## **Landscape Advisory Committee Charter**

### **MISSION STATEMENT**

The Landscape Advisory Committee, chartered by the Venetian Community Development District (VCDD), gathers and evaluates information and feedback from the Community, and reviews District owned landscape areas throughout the community. The Committee may also seek expert advice where appropriate (if there is a related cost, approval from the Board must be sought in advance). The objectives of the Committee are as follows.

- Provide recommendations to the CDD Board of Supervisor (“Board”) and/or River Club Management to maintain the quality and appearance of established landscaping.
- Recommend programs, refurbishments, and improvements to the subject areas.
- Make long term planning recommendations to the Board with respect to the subject area.
- Work with the Field Manager who will obtain cost estimates on recommended work for review and presentation to the Board.

The Committee’s goal is to enhance the appearance of the community giving consideration to responsible allocation of resources. The Committee is advisory, therefore, neither the Committee nor any member(s) of the Committee may take action or provide direction on behalf of the Board.

### **COMPOSITION OF COMMITTEE**

The Committee will consist of five (5) voting members that are residents in the community and are appointed by the Board for two (2) year terms. To the extent possible the terms will be staggered. The majority, three (3), of the members must be full time residents, unless otherwise approved by the Board. For any meeting where votes are taken, a quorum must be physically present (the majority of the Committee members). In this Committee, three (3) members will constitute a majority.

The Field Manager and appointed Board Liaison will also attend meetings, but may not vote. At no point should any Committee member miss a total of four (4) calendar year meetings. It should be noted that participation by phone or Teams satisfies the attendance requirement. In the event a Committee member is not present at the required number of meetings, a recommendation for removal will be made by a majority vote of the members. The VCDD Board may remove a Committee member at the recommendation of the Committee or at its own discretion. The VCDD Board may fill any member vacancy at any time by appointing a replacement, who will serve the remaining term of the replaced member.

The Board Liaison will provide regular updates to the Board on the activities of the Committee. The Liaison is also responsible to advise the District Manager of any requests or recommendations of the Committee requiring action of Board, so that the

item(s) may be placed on the published agenda at least one week prior to a scheduled meeting.

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

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

## **SUNSHINE LAWS**

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

## **MEETINGS**

The Committee meets monthly and meeting dates will be provided on an annual basis, prior to the beginning of the calendar year, to the District Manager for publication on the VCDD website. Although a quorum is required for voting, meetings may still be held as a workshop without a quorum physically present. Meetings dates/times may only be changed by a majority vote of the Committee and with 2 weeks notice to the District Manager to provide adequate time for public notice.

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

# **VENETIAN CDD**

## **Racquet Sports Advisory Committee Charter**

### **MISSION STATEMENT**

The Racquet Sports Advisory Committee, chartered by the Venetian Community Development District (VCDD), gathers and evaluates information and feedback from the Community, and reviews tennis and pickleball usage, maintenance, safety and regulation. The Committee may also seek expert advice where appropriate (if there is a related cost, approval from the Board must be sought in advance). The objectives of the Committee are as follows.

- Provide recommendations to the CDD Board of Supervisor (“Board”) and/or River Club Management to maintain the quality, safety and appearance of the tennis and pickleball courts and surrounding areas, including court surfaces, wind screens, sails, canopies, fences, nets, benches and water fountains.
- Recommend improvements to the related websites.
- Recommend enhancements to the rules governing usage of the courts and surrounding areas.
- Recommend programs, refurbishments, and improvements to the subject areas.
- Make long term planning recommendations to the Board with respect to the subject area.

The Committee’s goal is to maximize the use and enjoyment of tennis and pickleball, giving consideration to responsible allocation of resources. The Committee is advisory, therefore, neither the Committee nor any member(s) of the Committee may take action or provide direction on behalf of the Board.

### **COMPOSITION OF COMMITTEE**

The Committee will consist of seven (7) voting members that are residents in the community and are appointed by the Board for two (2) year terms. To the extent possible the terms will be staggered. The majority four (4) of the members must be full time residents, unless otherwise approved by the Board. For any meeting where votes are taken, a quorum must be physically present (the majority of the Committee members). In this Committee, four (4) members will constitute a majority.

The River Club Director of Racquet Sports and Fitness, and appointed Board Liaison will also attend meetings, but may not vote. At no point should any Committee member miss a total of four (4) calendar year meetings. It should be noted that participation by phone or Teams satisfies the attendance requirement. In the event a Committee member is not present at the required number of meetings, a recommendation for removal will be made by a majority vote of the members. The VCDD Board may remove a Committee member at the recommendation of the Committee or at its own discretion. The VCDD Board may fill any member vacancy at any time by appointing a replacement, who will serve the remaining term of the replaced member.

The Board Liaison will provide regular updates to the Board on the activities of the Committee. The Liaison is also responsible to advise the District Manager of any requests or recommendations of the Committee requiring action of Board, so that the item(s) may be placed on the published agenda at least one week prior to a scheduled meeting.

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

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

## **SUNSHINE LAWS**

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

## **MEETINGS**

The Committee meets monthly and meeting dates will be provided on an annual basis, prior to the beginning of the calendar year, to the District Manager for publication on the VCDD website. Although a quorum is required for voting, meetings may still be held as a workshop without a quorum physically present. Meetings dates/times may only be changed by a majority vote of the Committee and with 2 weeks notice to the District Manager to provide adequate time for public notice.

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

# **VENETIAN CDD**

## **Reserve Study and Finance Advisory Committee Charter**

### **MISSION STATEMENT**

The Reserve Study and Finance Advisory Committee, chartered by the Venetian Community Development District (VCDD), assists the Board of Supervisors with respect to establishing annual reserve and capital budgets and reviewing expenditures and other financial matters of the District as requested. The Committee may also seek expert advice where appropriate (if there is a related cost, approval from the Board must be sought in advance). The objectives of the Committee are as follows.

- Recommend and assist an outside firm in conducting periodic reserve studies at a minimum of every three (3) years.
- Act as a resource, and as requested, work collaboratively with the other Committees and River Club Management in the development and recommendation of the annual reserve and capital budgets.
- Provide recommendations to the CDD Board of Supervisor (“Board”) and/or River Club Management to maintain compliance with established budgets and reserve and capital funding.
- Review the proposed VCDD and River Club budgets for completeness and compatibility with reserve and capital budgets.
- Advise River Club Management and the VCDD Board on operating revenue and expense management as requested.
- Conduct feasibility studies as requested, regarding refinancing of existing bonds or loans and the impact on reserves, including studies and evaluations around specific large capital projects.
- Recommend programs, guidelines and improvements to the subject areas as needed.
- Make long term planning recommendations to the Board with respect to the subject area.

The Committee’s goal is to enhance the reserves and financial stability of the District, giving consideration to responsible allocation of resources. The Committee is advisory, therefore, neither the Committee nor any member(s) of the Committee may take action or provide direction on behalf of the Board.

### **COMPOSITION OF COMMITTEE**

The Committee will consist of five (5) voting members that are residents in the community and are appointed by the Board for two (2) year terms. To the extent possible the terms will be staggered. The majority three (3) of the members must be full time residents, unless otherwise approved by the Board. For any meeting where votes are taken, a quorum must be physically present (the majority of the Committee members). In this Committee, three (3) members will constitute a majority.

The River Club General Manager and the District Field Manager and appointed Board Liaison will also attend meetings, but may not vote. At no point should any Committee

member miss a total of four (4) calendar year meetings. It should be noted that participation by phone or Teams satisfies the attendance requirement. In the event a Committee member is not present at the required number of meetings, a recommendation for removal will be made by a majority vote of the members. The VCDD Board may remove a Committee member at the recommendation of the Committee or at its own discretion. The VCDD Board may fill any member vacancy at any time by appointing a replacement, who will serve the remaining term of the replaced member.

The Board Liaison will provide regular updates to the Board on the activities of the Committee. The Liaison is also responsible to advise the District Manager of any requests or recommendations of the Committee requiring action of Board, so that the item(s) may be placed on the published agenda at least one week prior to a scheduled meeting.

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

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

## **SUNSHINE LAWS**

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

## **MEETINGS**

The Committee meets monthly and meeting dates will be provided on an annual basis, prior to the beginning of the calendar year, to the District Manager for publication on the VCDD website. Although a quorum is required for voting, meetings may still be held as a workshop without a quorum physically present. Meetings dates/times may only be changed by a majority vote of the Committee and with 2 weeks notice to the District Manager to provide adequate time for public notice.

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

# **VENETIAN CDD**

## **Social & Dining Advisory Committee Charter**

### **MISSION STATEMENT**

The Social & Dining Advisory Committee, chartered by the Venetian Community Development District (VCDD), gathers and evaluates information and feedback from the Community, to enhance dining and social experiences for District residents. The Committee may also seek expert advice where appropriate (if there is a related cost, approval from the Board must be sought in advance). The objectives of the Committee are as follows.

- Provide recommendations to the CDD Board of Supervisor (“Board”) and/or River Club Management for events and programs at the River Club that increase community involvement and experience.
- Make long term planning recommendations to the Board with respect to the subject area.

The Committee’s goal is to enhance the quality and enjoyment of the River Club’s dining and social experience, giving consideration to responsible allocation of resources. The Committee is advisory, therefore, neither the Committee nor any member(s) of the Committee may take action or provide direction on behalf of the Board.

### **COMPOSITION OF COMMITTEE**

The Committee will consist of five (5) voting members that are residents in the community and are appointed by the Board for two (2) year terms. To the extent possible the terms will be staggered. The majority three (3) of the members must be full time residents, unless otherwise approved by the Board. For any meeting where votes are taken, a quorum must be physically present (the majority of the Committee members). In this Committee, three (3) members will constitute a majority.

The River Club General Manager or their designee and appointed Board Liaison will also attend meetings, but may not vote. At no point should any Committee member miss a total of four (4) calendar year meetings. It should be noted that participation by phone or Teams satisfies the attendance requirement. In the event a Committee member is not present at the required number of meetings, a recommendation for removal will be made by a majority vote of the members. The VCDD Board may remove a Committee member at the recommendation of the Committee or at its own discretion. The VCDD Board may fill any member vacancy at any time by appointing a replacement, who will serve the remaining term of the replaced member.

The Board Liaison will provide regular updates to the Board on the activities of the Committee. The Liaison is also responsible to advise the District Manager of any requests or recommendations of the Committee requiring action of Board, so that the item(s) may be placed on the published agenda at least one week prior to a scheduled meeting.

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

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

## **SUNSHINE LAWS**

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


## **MEETINGS**

The Committee meets monthly and meeting dates will be provided on an annual basis, prior to the beginning of the calendar year, to the District Manager for publication on the VCDD website. Although a quorum is required for voting, meetings may still be held as a workshop without a quorum physically present. Meetings dates/times may only be changed by a majority vote of the Committee and with 2 weeks notice to the District Manager to provide adequate time for public notice.

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

# Tab 3



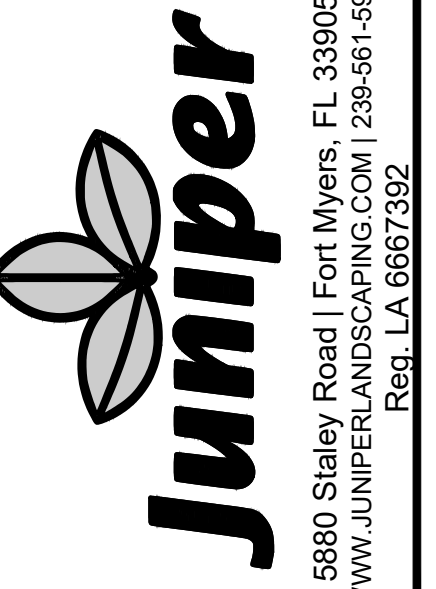
  
**Juniper**  
DESIGN ~ BUILD ~ MAINTAIN



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



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

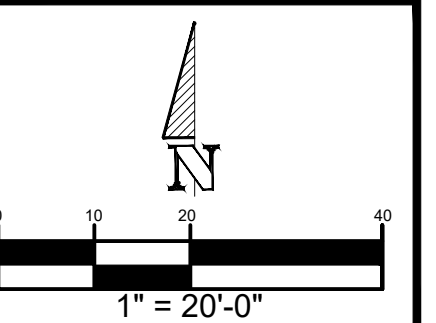
REG. LA 6667392  
 BRIAN MCFALL, RLA

REVISIONS

DATE	DESCRIPTION	REVISED PER HOA COMMENTS
5/19/2025		

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

VENETIAN GOLF & RIVER HOA

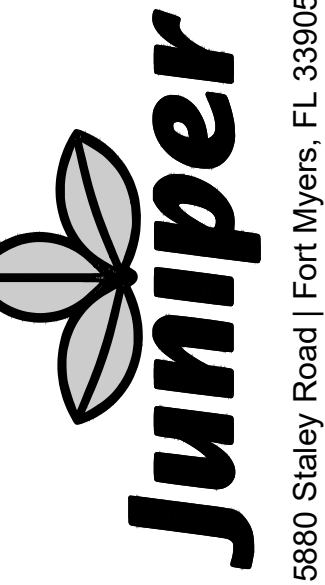


L1-02





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



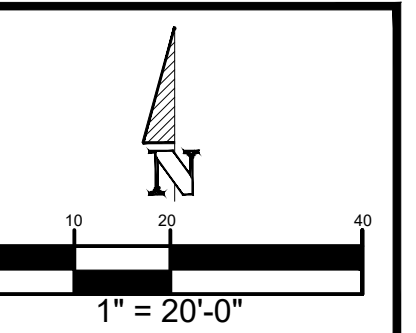
5880 Staley Road | Fort Myers, FL 33905  
WWW.JUNIPERLANDSCAPING.COM | 239-561-5980  
Reg. LA 6667392

REG. LA 6667392  
BRIAN MCFALL, RLA

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

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

VENETIAN GOLF & RIVER HOA



**L1-04**









ONE  
WAY  
→

YIELD

  
**Juniper**  
DESIGN ~ BUILD ~ MAINTAIN

# Tab 4

**MINUTES OF MEETING**

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

**VENETIAN  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Venetian Community Development District was held on **Monday, June 8, 2026, at 9:30 a.m.** at Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

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

Also, present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Keith Livermore	<b>VCDD Field Manager</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering (Joined at 10:10 a.m.)</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Blandon called the meeting to order and conducted the call. Ms. Blandon advised that Supervisor Smaha was present via teams. She requested a motion to approve for Supervisor Smaha to participate and vote via teams.

On a motion by Supervisor Goodman Seconded by Supervisor Sniezek, with all in favor, the Board approved for Supervisor Smaha to participate and vote via teams.

**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**

Prior to opening up for public comment Supervisor Sniezek recognized a few of the staff members whose actions reflected compassion, courage, and humanity during an incredibly difficult time. When a sudden medical emergency occurred, they did not hesitate. In a situation that many might find overwhelming, the staff members moved forward without question.

51  
52 They responded quickly and remained calm and did everything within their power to  
53 help someone in need. She advised that their actions made a difference, and they  
54 will not be forgotten. She thanked all the team members.

55  
56 Prior to public comment Supervisor Pozarek made a few comments. She advised  
57 that the reason the fitness fees are being discussed is because the District is now  
58 going through the budget cycle. She informed everyone that the budget cycle really  
59 begins officially with a high watermark budget.

60  
61 Ms. Blandon opened the floor to comments from members of the public.

62  
63 Roger Effron addressed the Board and advised that the Community Association  
64 would like to donate a bench at their expense to the District. The bench would be  
65 installed on Veneto near the crossover from hole # 9. He asked that the Board agree  
66 to maintain the area. After discussion the Board accepted the offer for the bench via  
67 a motion and vote.

68  
69 On a motion by Supervisor Pozarek Seconded by Supervisor Goodman with all in favor, the  
70 Board approved the installation of the bench and maintenance.

71  
72 Tim Carr discussed several matters and submitted his report for the Facilities  
73 Advisory Committee prior to the meeting. He discussed issues with Hampton and  
74 provided updates. He discussed concerns regarding the ponds and the shoreline.  
75 He also discussed the cul de sacs.

76  
77 Sue Nielsen read a statement regarding fitness fees.

78  
79 Steve Heller acknowledged the Board. He discussed fitness fees as well as the  
80 constant changing General Managers and La Sala.

81  
82 Mark Legg thanked the Board and discussed the appearance of the cul de sacs.

83  
84 Marcia Libster discussed her views on the fitness fees.

85  
86 Tony Dameo discussed the appearance of the ponds. He expressed his views on  
87 the fitness fees and the La Sala Project.

88  
89 Shari Souza discussed the fitness fees.

90  
91 Leonora Mangiarano read a statement in reference to proposed fitness fees.

92  
93 Joyce Olson thanked the Board for serving the community. She read a statement  
94 expressing her views on the fitness fees.

95  
96 Connie Waring expressed her views regarding the fitness fees.

97  
98 Linda York read a statement and provided her views regarding the fitness fees.

99

100 Barbara Thring expressed her opposition to fitness fees.

101  
102 Betsy Oden expressed her views on fitness fees and services being subsidized.

103  
104 Kathy Watrobski expressed her views regarding the fitness fees.

105  
106 Lisa Rahner expressed her views on fitness fees.

107  
108 Carol Lieberman expressed her views on fitness fees.

109  
110 Sue Fusselman expressed her views on fitness fees and consistency.

111  
112 Kim Dohse provided a statement with her views on the fitness fees.

113  
114 Linda Chrstrom discussed property sales and her views on fitness fees.

115  
116 Marcia Hefler discussed fitness fees.

117  
118 Maggie La Pierre discussed her concerns regarding the preserve area and  
119 requested a fire assessment.

120  
121 Cindi Martin discussed her views on fitness fees and the appearance of the  
122 boardwalk.

123  
124 Rose Canepa expressed her views regarding fitness fees and the instructors.

125  
126 Gary Barber expressed his views on fitness fees.

127  
128 Darlene Schimberg expressed her views on fitness fees.

129  
130 Once public comment was concluded the Board took a break at 11:10 am.

131  
132 The District was back on the record at 11:22 am.

133  
134 **FOURTH ORDER OF BUSINESS**

**Committee Reports**

135  
136  
137 **A. Facilities Advisory Committee**

138  
139 A report was provided prior to the meeting. Tim Carr reported a lot of the report had  
140 to do with the kitchen equipment and how much money the District saved by putting  
141 it out for bid off of Hampton's preferred vendor discounts. The District received a  
142 much bigger discount. He advised that fryer is not needed and every vendor that  
143 walked the kitchen said, first of all, it would take a major renovation for the entire cook  
144 line. He discussed the proposals obtained. In addition, he discussed the painting  
145 punch list as well as other items to be completed.

146  
147  
148

149 **B. Fitness and Pool Advisory Committee**

150  
151  
152 Supervisor Sniezek reported that the pool slings have been ordered. She  
153 informed the Board that the lounge chairs were coming in. The Board was informed  
154 that four or five of the chairs have white spots due to an unknown spray being used.  
155 Options are being reviewed including contacting Tropitone for suggestions in order  
156 to remove them.  
157

158 **C. Social and Dining Advisory Committee**

159  
160 Darlene Schimberg reported that the committee appreciates how Hampton is  
161 communicating with the residents on all the activities that are being held. The  
162 committee is looking into costs allocated to some of the events. The committee is  
163 also reviewing what types of luncheons are to be held next year. She advised that  
164 committee is looking forward to wine pairing dinners at the club. The Board was  
165 advised that the committee is looking forward to trying themed Thursday's as well.  
166

167 **FIFTH ORDER OF BUSINESS**

**Staff Reports**

168  
169 **A. Landscaping Inspection Services**

170  
171 Spencer Gonzales was not present, but the Board was asked to send Ms.  
172 Blandon any questions regarding his report.  
173

174 **B. District Engineer**

175  
176 The District Engineer reported that he was discouraged to see that the  
177 sidewalks were not completed. He spoke with the contractor, and he would be onsite  
178 later in the week to resume the panel replacements. He informed the Board that after  
179 the last meeting he informed the man hole pavement contractor that he agreed that  
180 the work performed looks terrible and needs to be corrected. The contractor visited  
181 the site, and they did not find any issues with the work. The Board held extensive  
182 discussion and asked questions. After discussion the Board directed District Counsel  
183 to send a letter to the vendor.  
184

185 **C. District Counsel**

186  
187 District Counsel reported that he was directed to send correspondence to  
188 Juniper inviting them for the July thirteenth meeting. The Board received a copy of  
189 the letter. Counsel advised that he has not heard anything back yet. District Counsel  
190 reported that he along with Supervisor Goodman met via teams with litigation  
191 Counsel for an update. He advised that Ms. Blandon suggested sending the  
192 Counterclaim by Vesta to Egis for review. He stated that Egis has responded and  
193 will provide Defense Counsel for the Counterclaim. He informed the Board that  
194 Litigation Counsel was notified. He discussed the answer to the counterclaim which  
195 was due soon. District Counsel was asked regarding the process of a shade session.  
196 District Counsel provided the Board with an overview of the process. District Counsel  
197 reported that at the last meeting he was directed to send a letter to the Golf Course

198 in reference to the SWFMD Permit issues. He informed the Board that he has not  
199 received a response. After discussion the Board agreed that Supervisor Pozarek will  
200 speak with the Golf Course Manager regarding this issue. Ms. Blandon advised the  
201 Board that Corvel has appointed a Senior Liability Claims Specialist to the Vesta  
202 matter, and a call was pending to be scheduled.  
203

204 **D. River Club**

205  
206 There was no Manager present at the meeting. Updates were provided during the  
207 Board workshop.  
208

209 **E. Field Manager**

210  
211 Mr. Livermore discussed a speed bump at the front entrance after discussions  
212 with HRT for safety purposes when they are manning the gates after a storm. The  
213 Board discussed options including speed bumps to reduce any risks to the  
214 volunteers. The Board agreed to review additional options. The Field Manager  
215 reported that the pond water levels are low and overgrowth is more visible. He  
216 discussed the bullrush and the complaints received. He agreed to meet with Solitude  
217 and obtain recommendations. Mr. Livermore provided an update on the progress for  
218 the painting of the monument signs. Mr. Livermore advised that he is still waiting on  
219 a proposal for leak detection for the entry fountain. The Board discussed a public  
220 comment regarding the preserves and asked for the Field manager to have Solitude  
221 review the area. The Field Manager reported on wet checks and the Board  
222 discussed whether there was still a necessity for the 2<sup>nd</sup> day. The Field manager  
223 advised that the reclaim water pipe needs to be re-sleeved. He advised that in the  
224 coming weeks he will be presenting a proposal to resolve this matter because costs  
225 are split with the Golf Course.  
226

227 **F. District Manager**

228  
229 Ms. Blandon advised the Board that the next meeting will be a workshop and asked  
230 that agenda items be submitted to her.  
231

232 **SIXTH ORDER OF BUSINESS**

**Discussion regarding Supervisor's  
requests to Hampton Golf**

233  
234  
235 Ms. Blandon asked if this item was discussed during the workshop. The Board  
236 agreed that it was and no further discussion was needed at that time.  
237

238 **SEVENTH ORDER OF BUSINESS**

**Consideration of Metro PSI  
Maintenance Agreement**

239  
240  
241 The Board discussed the agreement and frequency of maintenance. The Board  
242 asked questions regarding the station and the Field Manager responded. After  
243 discussion the Board voted on the agreement.  
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On a motion by Supervisor Terrana, Seconded by Supervisor Sniezek, with all in favor, The Board Approved the agreement for the pump station maintenance as presented by Metro PSI for the Venetian Community Development District.

**EIGHTH ORDER OF BUSINESS                      Ratification of the Metro PSI Pumping Systems Expense to Rebuild VAF Filters**

Ms. Bandon advised the Board that this was being presented for ratification. The Board held discussion and asked questions. After discussion the Board voted on the agreement.

On a motion by Supervisor Terrana, Seconded by Supervisor Sniezek, with all in favor, The Board ratified the expenditure for the rebuilding of the VAF Filters by Metro Pumping Systems, for the Venetian Community Development District.

**NINTH ORDER OF BUSINESS                      Consideration of Resolution # 2026-06 Reappointing the Assistant Treasurer of the District**

Ms. Bandon advised the Board that Shawn Wildermuth has retired. Susan Garcia was to be appointed to replace him.

On a motion by Supervisor Pozarek, Seconded by Supervisor Goodman, with all in favor, The Board approved Resolution # 2026-06 Appointing Susan Garcia as Assistant Treasurer, for the Venetian Community Development District.

**TENTH ORDER OF BUSINESS                      Presentation of the Proposed Budget for Fiscal Year 2026-2027 and Consideration of Resolution # 2026-06**

The Board held extensive discussions regarding the proposed budget and Ms. Bandon advised the Board of the timeline and process to begin once approval has been made. After extensive discussion the Board agreed not to make any additional changes and move forward.

On a motion by Supervisor Pozarek, Seconded by Supervisor Goodman, with all in favor, The Board Approved Resolution # 2026-06 Approving a Proposed Budget and setting a Public Hearing on August 24, 2026, for the Venetian Community Development District.

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**ELEVENTH ORDER OF BUSINESS      Discussion and Consideration of  
Modifications to the Allied Security  
Contract**

Supervisor Pozarek discussed the second shift rover and the proposal presented by Allied. The Board had an extensive discussion about the shifts and possible changes. Questions were raised and answered. After extensive discussion the Board voted on the proposal as presented.

On a motion by Supervisor Terrana, seconded by Supervisor Pozarek, with four in favor and one against the Board approved the proposal presented by Allied Security subject to preparation of an addendum by District Counsel for the Venetian Community Development District.

**TWELFTH ORDER OF BUSINESS      La Sala Project Update**

Supervisor Pozarek distributed handouts to the Board and staff. The Board discussed the potential timelines. The Board was advised that Hampton's Operational help would be needed at the next workshop.

**THIRTEENTH ORDER OF BUSINESS      Review and Consideration of  
Proposals Needed for Kitchen  
Equipment**

Supervisor Goodman discussed the proposals obtained in detail. Several questions were asked and after extensive discussion he agreed that turnkey proposals would be provided for completion of the work in its entirety.

**FOURTEENTH ORDER OF BUSINESS      Approval of the Issuance of Credit  
Cards for the Hampton Management  
Staff**

Supervisor Pozarek informed the Board that First Horizon requires Board approval for the issuance of credit cards. She recommended for the Board to approve two cards, one with a credit limit of \$ 10,000 and a second one for \$ 500.00. The Board held discussion regarding the spending authority resolution and proper documentation including receipts for all transactions.

On a motion by Supervisor Pozarek, seconded by Supervisor Terrana, with all in favor the Board approved for First Horizon Bank to issue two credit cards to the Hampton Management Staff for the Venetian Community Development District.

**FIFTEENTH ORDER OF BUSINESS      Consideration of the Minutes of the  
Board of Supervisors Meeting held on  
May 11, 2026**

344 Ms. Blandon presented the minutes of the Board of Supervisors' Meeting held on  
345 May 11, 2026 for consideration. She asked if there were any questions, comments,  
346 and or changes there were none.  
347

348 On a motion by Supervisor Sniezek, seconded by Supervisor Pozarek, with all in favor the  
349 Board approved the minutes of the Board of Supervisors Meeting held on May 11, 2026  
350 for the Venetian Community Development District.

351

352 **SIXTEENTH ORDER OF BUSINESS Ratification of the Operations and**  
353 **Maintenance Expenditures for the**  
354 **month of April 2026**

355

356 Ms. Blandon presented the operations and maintenance expenditures to the  
357 Board. She asked if there were any questions there were none.  
358

359 On a Motion by Supervisor Pozarek, seconded by Supervisor Terrana, with all in favor, the  
360 Board ratified the Operations and Maintenance Expenditures for the month of April 2026 for  
361 the Venetian Community Development District.

362

363 **SEVENTEENTH ORDER OF BUSINESS Consent Items**

364

365 Ms. Blandon presented the following consent items for Board acceptance:

366

- 367 ▪ Facilities Advisory Committee Meeting Minutes of April 7, 2026
- 368 ▪ Reserve and Finance Advisory Committee Meeting Minutes of April 7, 2026
- 369 ▪ Racquet Sports Advisory Committee Meeting Minutes of April 13, 2026
- 370 ▪ Landscaping Advisory Committee Meeting Minutes of April 20, 2026
- 371 ▪ Social and Dining Advisory Committee Meeting Minutes of March 11, 2026

372

373 On a Motion by Supervisor Pozarek, seconded by Supervisor Sniezek, with all in favor,  
374 the Board accepted the consent items as presented for the Venetian Community  
375 Development District.

376

377 **EIGHTEENTH ORDER OF BUSINESS Supervisor Requests and**  
378 **Comments**

379

380 Ms. Blandon opened the floor to Supervisor requests and comments.

381

382 Supervisor Sniezek asked for an update on the structural engineer to review the  
383 roof. Supervisor Pozarek advised that she would follow up on this.

384

385 Supervisor Pozarek discussed an invoice received for the Jonas System. After  
386 discussion she agreed to discuss this with Hampton.

387

388 **NINETEENTH ORDER OF BUSINESS Adjournment**

389

390 Ms. Blandon stated that there was no further business to come before the Board and  
391 asked for a motion to adjourn.  
392

393 On a Motion by Supervisor Pozarek, seconded by Supervisor Terrana, with all in favor, the  
394 Board Adjourned the Meeting at 1:21 p.m., for the Venetian Community Development  
395 District.

396

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399

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

\_\_\_\_\_  
Chairman / Vice Chairman

DRAFT

# Tab 5

# VENETIAN COMMUNITY DEVELOPMENT DISTRICT

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

## Operation and Maintenance Expenditures May 2026 For Board Approval

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

The total items being presented:      **\$167,382.69**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

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

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

# Venetian Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 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	300436	18430770	Security Service 03/27/26 - 04/30/260	\$ 42,053.00
AMF Mark Mobile Welding, LLC	300449	2998	Weld Mailbox to Post 05/26	\$ 175.00
AMF Mark Mobile Welding, LLC	300449	3000	Weld Mailbox to Post 05/26	\$ 175.00
Clean Sweep Parking Lot Maintenance Inc	300437	60973	Street Sweeping 04/26	\$ 450.00
Clean Sweep Parking Lot Maintenance Inc	300450	61074	Street Sweeping 05/26	\$ 450.00
COMCAST	20260518-1	8535 10 050 0435487	Guardhouse Phone & Interne 05/26	\$ 119.85
COMCAST	20260504-1	8535 10 050 0439604- 041126	Phone & Internet 05/26	\$ 503.23
Custom Reserves LLC	300422	SUF1069.26	Site Visit 03/26	\$ 2,700.00
Distribution Direct, Inc.	300438	2513	Mulch 04/26	\$ 22,915.68
Florida Power & Light Company	20260512-1	1481515326	86 Medici Ter # Pump 04/26	\$ 32.77

# Venetian Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 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	20260512-1	2115929107	3990 Laurel Rd E # Fountain 04/26	\$ 447.68
Florida Power & Light Company	20260512-1	4446951594	102 Ciltadella Dr #Entr Gate 1 04/26	\$ 36.25
Florida Power & Light Company	20260512-1	4889096162	221 Montelluna Dr # Pond 04/26	\$ 61.13
Florida Power & Light Company	20260512-1	5319489109	241 Padova Way # Air Pump 04/26	\$ 46.77
Florida Power & Light Company	20260512-1	5717652241	417 Padova Way #Gate Hse 04/26	\$ 103.32
Florida Power & Light Company	20260512-1	5808010200	110 Veneto Blvd # Irrigation 04/26	\$ 32.68
Florida Power & Light Company	20260512-1	6080249110	165 Medici TER # Pond 04/26	\$ 154.33
Florida Power & Light Company	20260512-1	7139584325	110 Veneto Blvd # Homepmps 04/26	\$ 1,252.26
Florida Power & Light Company	20260512-1	8728104327	101 Veneto Blvd # Guardhs 04/26	\$ 108.97
Florida Power & Light Company	20260512-1	8803407470	Street Lights # Venetian Glf &R 04/26	\$ 1,281.72

# Venetian Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Communications of FL	20260505-1	941-485-8500-120513-5 041026	Phone and Internet 04/26	\$ 346.80
Greentopps Landscape Maintenance & Tree Service, LLC	300430	1823	Tree Removal 04/26	\$ 2,776.50
Greentopps Landscape Maintenance & Tree Service, LLC	300428	1824	Tree removal 04/26	\$ 600.00
Juniper Landscaping of Florida, LLC	300423	379531	Irrigation Repair 01/26	\$ 2,611.38
Juniper Landscaping of Florida, LLC	300447	393325	Irrigation Repairs 05/26	\$ 313.28
Juniper Landscaping of Florida, LLC	300447	393779	Viburnum Awabukii 04/26	\$ 320.78
Juniper Landscaping of Florida, LLC	300429	394719	Insect Control 04/26	\$ 3,380.00
Juniper Landscaping of Florida, LLC	300439	395821 - 043026	Bahia Fertilize 04/26	\$ 400.00
Juniper Landscaping of Florida, LLC	300447	396209 - 050126	Monthly Maintenance 05/26	\$ 29,683.33
Level Up Fencing LLC	300445	1714	50% Deposit for Fencing 05/26	\$ 12,991.35

# Venetian Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 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.	300431	6988	Legal Services 04/26	\$ 3,720.00
Persson, Cohen & Mooney, P.A.	300440	6989	Legal Services 04/26	\$ 1,705.00
PSI Metro Pumping Systems Inc	300424	56749	Quarterly Preventative Maintenance 12/25	\$ 445.00
Rizzetta & Company, Inc.	300427	INV0000109131	Accounting Services 05/26	\$ 6,842.42
Rizzetta & Company, Inc.	300435	INV0000109301	Cell Phone 04/26	\$ 50.00
Rizzetta & Company, Inc.	300446	INV0000109327	Management & Oversight Personnel Reimbursement	\$ 8,191.66
Rizzetta & Company, Inc.	300448	INV0000109726	Personnel Reimbursement 05/26	\$ 7,125.95
Schappacher Engineering, LLC	300441	3041	Engineering Services 04/26	\$ 2,433.75
Signature Blue LLC	300442	3920	Fountain Maintenance 05/26	\$ 1,125.00
Solitude Lake Management, LLC	300432	PSI265839	Monthly Maintenance 05/26	\$ 4,451.00

# Venetian Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Staples	300433	6063068864	Office Supplies 05/26	\$ 133.96
Staples	300451	6064405388	Office Supplies 05/26	\$ 53.24
Universal Access, LLC	300425	4289	Replace Arm 04/26	\$ 675.00
Universal Access, LLC	300425	4307	Management System 03/26	\$ 850.00
Universal Access, LLC	300443	4357	Service Call 04/26	\$ 205.00
Universal Access, LLC	300425	AAAI3617	Management System 01/26	\$ 825.00
Universal Access, LLC	300434	AAAI3631	Service call for Back Gate 01/26	\$ 1,835.00
USA TODAY Media Corp	300444	0007688753	Legal Advertising 04/26	\$ 159.50
Water Boy Inc.	300426	21149610	Water Delivery 04/26	\$ 33.15
<b>Total Report</b>				<b><u>\$ 167,382.69</u></b>

# Tab 6

Venetian River Club  
Community Development District  
Facilities Advisory Committee  
Minutes May 05, 2026  
**Corrected June 05, 2026**

Meeting opened at 3:00pm by Juliet Herman , FAC Vice Chair

Attendees:

Richard Goodman (Supervisor Liaison) RG  
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 April 7th, 2026 Meeting Approved

Public Comment: No "Public Comments" provided.

Hampton River Club General and Maintenance Supervisor (Greg Barker) Key Comments and Discussion:

- 1, We are **NOT** utilizing "Maintain X System."
2. AED Reviews went fine. Greg suggested that we add AED's to the River Club area.
- 3, Electrical issues at the River Club Tennis Courts have been resolved.

CDD Board Liaison (Rich Goodman ) Comments:

- Roof repair issues are serious and will need our Committee's Priority. An RFQ for the repairs needs to be completed. The Committee also discussed at length the need to replace the aging roof versus constantly repairing the problems . There should be funds in reserve to replace the aging roof per the Reserve Study.

Juliet Herman updated the committee on the Geothermal System currently in place, and concluded that our current system is adequate, but needs to maintain a focus for future utilization.

Old Business: No old business to report.

Juliet Herman made a motion to adjourn the meeting at 3:38pm. Motion was approved by Bob Crane and Doug Swartz.

Next Meeting: Tuesday, June 2<sup>nd</sup> 3-5pm, at the River Club.

Venetian Community Development District  
502 Veneto Boulevard  
North Venice, FL 34275  
Racquet Sports Advisory Committee (RSAC)  
Meeting Minutes – May 11, 2026

Attending Members: Mark Faford (MF), Gary Wein (GW), Karen Wilson (KW) and Joe Spallina (JS) phoned in to meeting. Pat Carr (PC) was unavailable to participate. Cyndi Sniezek (CS) - CDD Board Liaison; Hampton Golf Staff: Matt Liverman (ML) – Director of Racquet Sports; and Greg Barker (GB) - General Manager

Meeting was called to order by MF at 2:06 p.m. with a Quorum.

A motion was made by MF to allow JS to participate and vote remotely by phone, GW seconded it. The motion was passed 3-0.

Approval of Minutes: A motion was made by MF to accept the April 13, 2026 Minutes and KW seconded it. Minutes were approved 4-0.

Liaison Statement:

1. CS summarized discussions and action items that occurred at the CDD meeting earlier today including: possible River Club roof repairs. 2026-27 River Club budget requirements and process in preparation for May 22 workshop meeting, degradation of landscaping in the Venetian community and path forward to improve landscaping, “permanent” guests using tennis courts without the resident present, charging residents who attend fitness classes, and resignation of District Engineer, etc.

Racquet Director’s Report:

1. ML presented accomplishments since April meeting, and projects in-progress or “To Do”,

Accomplishments:

- A. Repaired steel brush for tennis courts
- B. Pickleball umbrella ordered (9 ft tilt) and expect delivery in mid-June
- C. Operating procedure for reciprocal league play distributed
- D. Received approval from Suncoast League to reinstate Men’s 60-2 team on Thursdays
- E. New River Club Maintenance Manager trained to help with tennis court maintenance
- F. Discussed with Tri-Cities League to possibly add a Ladies’ 3.0 team; however, league is not flexible on day and time of play.
- G. Installed court 5 caddy
- H. Installed 2<sup>nd</sup> sunshade in tennis area
- I. Presented April tennis guest report

In-Progress Projects:

- A. Wind sock damaged and looking to replace
- B. Train new employee who started May 9 on court maintenance
- C. Working on bids to repair/replace tennis court irrigation control boxes
- D. Preparing Hurricane Procedure checklist and courts for hurricane season, including rolling up windscreens, digging trenches between shrubbery and tennis fences for rain drainage, scraping algae off courts and spraying with copper sulfate for algae control, adding clay to courts.

- E. Collecting bids for resurfacing pickleball courts (project included in Reserve Study).
  - ✓ *Action item: CS to request original documentation on construction of pickleball courts from District Engineer.*
- F. Updating pickleball and tennis rules/operational procedures for website
- G. Pursue alternatives to replace Jonas tennis reservation system, including Club Essentials
- H. Working with resident men to determine number of teams for next season
- I. Look into pickleball “back board” or “rebounder” or ball machine possibilities with understanding that noise must be minimized.
  - ✓ *Action item: CS to discuss if electrical lines exist around pickleball courts perimeter with District Engineer since there were lights in parking lot where courts were constructed.*

#### New Business:

- A. Ball Machine Operating Procedure – ML to add procedure to tennis area bulletin board display
- B. Jonas Tennis Reservation System Update – Jonas set to release updated software in May to see if it addresses our needs. If not, we should spend no more time pursuing Jonas.
- C. April 14 Pickleball Ambassadors’ Meeting Update – Summer open play all day to resume asap through September 30, similar to prior years and ML to post notification on TeamReach. ML to sponsor pickleball events starting in October, including a Round-Robin tournament. Next Pickleball Ambassadors Meeting scheduled for May 19, 2026.
  - ✓ *Action Item: ML to speak to POA to confirm if Pickleball information is included in new resident handout.*
  - ✓ *Action Item: ML to speak to Maintenance Manager to investigate if poles can be installed in-house to support new wind sail.*

#### Old Business:

- A. Pickleball umbrella – new 9 ft, tilt umbrella ordered and delivery expected in mid-June.
- B. Hurricane Preparation Plan – ML to coordinate hurricane plan with Mary Rau-Foster who heads up the Venetian’s Hurricane Response Team

Public Comments: none

#### Next Meeting Date:

- A. Due to attendees not being available on June 8, next meeting moved to June 15.
  - ✓ *Action Item: MF to inform Belinda Blandon of date change.*

Meeting adjourned at 3:34 p.m.

Minutes submitted by Mark Faford, Secretary for this meeting.