Venetian Community Development District

Board of Supervisors’ Meeting
August 25, 2017

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

www.venetiancdd.org
VENETIAN COMMUNITY
DEVELOPMENT DISTRICT AGENDA
August 25, 2017 at 9:30 a.m.

To be held at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

District Board of Supervisors  Jerry Jasper  Chair
Harry Orenstein  Vice Chair
David Lusty  Assistant Secretary
Susie Lentile  Assistant Secretary
Richard Bracco  Assistant Secretary

District Manager  Belinda Blandon  Rizzetta & Company, Inc.

District Counsel  Andrew Cohen  Persson & Cohen, P.A.

District Engineer  Rick Schappacher  Schappacher Engineering, LLC

All Cellular phones and pagers must be turned off while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at 9:30 a.m. with the first section which is called Public Comment. The Public Comment portion of the agenda is where individuals may comment on matters for which the Board may be taking action or that may otherwise concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called Business Items. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors’ discussion, motion and vote. The third section is called Business Administration. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fourth section is called Staff Reports. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called Supervisor Requests and Comments. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. Agendas can be reviewed by contacting the Manager’s office at (239) 936-0913 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.
Board of Supervisors
Venetian Community
Development District

AGENDA

Dear Board Members:

A special meeting of the Board of Supervisors of Venetian Community Development District will be held on Friday, August 25, 2017 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. PUBLIC COMMENT
3. DISTRICT ENGINEER STAFF REPORT
4. BUSINESS ITEMS
   A. Noller Design Group – Presentation of Proposed Budget for Review and Consideration................................. Tab 1
      1. Explanation of Budgets
      2. Preliminary Budget
      3. Additional Items Budget
5. BUSINESS ADMINISTRATION
   None
6. STAFF REPORTS
   A. District Counsel
   B. River Club
   C. Field Manager
   D. District Manager
7. SUPERVISOR REQUESTS AND COMMENTS
8. 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, P.A.
The main goal with the renovation of Venetian River Club is to refresh the design of the Bar, Main Dining Room, and the (2) Private Dining Rooms as well as address the acoustic issues in each of the spaces. We have also been asked to compile budgetary numbers to carry our design theme through the rest of the club which we have provided in an ‘a la carte’ budget for consideration.

Below is a brief explanation of what is being proposed in the main budget for the dining areas:

- All new paint scheme to include painting of all walls, ceilings, trim, and doors.

- New custom colored carpet, including removal of existing flooring.

- New decorative window treatments to include some drapery panels in areas to help with acoustics. We have also included a line item for new door privacy treatments for the glass store front doors going into each of the Private Dining Rooms from the Main Dining Room.

- New decorative light fixtures to include chandeliers and wall sconces in all existing fixture locations.

- New dining furniture for the Main Dining Room and Private Dining Rooms from quantities provided by the Club. We have provided pricing for all new metal banquet stacking chairs as it is not cost effective to reupholster the existing chairs.

- For the Bar we have provided pricing for all new bistro height furniture to give this space more of a pre-function lounge feel.

- Allowances have been established for new artwork throughout the spaces as well as for new faux planters and faux inserts for the existing mobile box planters in the Main Dining Room.

- Concerning acoustics, we have included pricing for new sound absorbing fabric panels to be installed in the (3) existing tray ceiling in the Main Dining Room, (6) in the small Private Dining Room, (1) large one in the additional Private Dining Room, and (1) in the semi-circle tray ceiling in the Bar. There is a separate line item to recover the existing fabric panels on the walls in the Bar.
In our budget for potential extra items to be added to the scope, we have included budget numbers to take our design through the Lobby, Gallery, Parlor, Restrooms, Locker Rooms, Fitness Rooms, Pro Shop, and the Administrative Offices. We have also included some additional options that can be considered to further reduce the acoustics in the Dining Rooms. Please keep in mind that these budget numbers do not include freight, delivery, installation or sales tax. The following is an explanation of this budget:

- Taking the new paint scheme through the rest of the Club to include paint for all walls, ceilings, trim and doors.

- New custom colored carpet in the Administrative Offices, Fitness Room, and the Pro Shop.

- New decorative light fixtures to include chandeliers and wall sconces in all existing fixture locations.

- We have provided an allowance for new furniture in the Lobby and in the Gallery which can include a small seating area at the front door, upholstered benches, and/or console tables in the Gallery.

- Allowances have been established for new artwork throughout the rest of the Club as well as decorative accessories for wall niches and occasional tables.

- An allowance has been included to renovate the Lobby Restrooms and Locker Rooms to include demolition of existing finishes and new tile, decorative light fixtures, sinks, faucets, quartz or granite countertops, and vanity mirrors.

- New exterior dining furniture for the Dining Loggia outside the Main Dining Room.

- We have explored two additional options to help reduce the acoustic issues in the Main Dining Room and Private Dining Rooms and have provided the cost to install additional sound absorbing fabric panels on the ceilings that are not inset trays as well as install wall panels throughout the Dining Room on the largest walls.

Once we establish the overall budget we will develop the design theme, detail the itemized budget, and put together a timeline for the work to be done. We look forward to discussing the budgets with you in further detail on August 25th and if there is anything that you should need prior to then please do not hesitate to give us a call.
## Preliminary Budget

**Clubhouse Renovation**

**Dining Area(s)**

**Venetian River Golf and Country Club**

**August 14, 2017**

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Qty.</th>
<th>Location</th>
<th>Description</th>
<th>Budget Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>Bar, Dining Room, Private Dining Rooms</td>
<td>PAINT: Walls, Ceilings, Trim, Doors</td>
<td>$16,680</td>
</tr>
<tr>
<td>2</td>
<td>710 sq yds</td>
<td>Bar, Dining Room, Private Dining Rooms</td>
<td>FLOORING: Custom Carpet</td>
<td>$63,218</td>
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<tr>
<td>3</td>
<td></td>
<td>Bar, Dining Room, Private Dining Rooms</td>
<td>ACOUSTIC CEILING: Fabric Panels in existing tray ceiling</td>
<td>$56,978</td>
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<tr>
<td>4</td>
<td>26</td>
<td>Dining Room, Private Dining Rooms</td>
<td>WINDOW TREATMENT</td>
<td>$36,400</td>
</tr>
<tr>
<td>5</td>
<td>12</td>
<td>Dining Room, Private Dining Rooms</td>
<td>DOOR PRIVACY TREATMENT</td>
<td>$5,040</td>
</tr>
<tr>
<td>6</td>
<td>8</td>
<td>Dining Room, Private Dining Rooms</td>
<td>LIGHTING: Large Chandelier</td>
<td>$29,680</td>
</tr>
<tr>
<td>7</td>
<td>6</td>
<td>Dining Room, Private Dining Rooms</td>
<td>LIGHTING: Small Chandelier</td>
<td>$8,904</td>
</tr>
<tr>
<td>8</td>
<td>8</td>
<td>Dining Room, Private Dining Rooms</td>
<td>LIGHTING: Wall Sconce</td>
<td>$3,562</td>
</tr>
<tr>
<td>9</td>
<td>100</td>
<td>Dining Room, Private Dining Rooms</td>
<td>FURNITURE: Dining Chair w / Casters</td>
<td>$70,000</td>
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<tr>
<td>10</td>
<td>120</td>
<td>Dining Room, Private Dining Rooms</td>
<td>FURNITURE: Banquet Metal Stack Chair</td>
<td>$29,400</td>
</tr>
<tr>
<td>11</td>
<td>25</td>
<td>Dining Room, Private Dining Rooms</td>
<td>FURNITURE: 42&quot; - 60&quot; Flip Table; wood edge with laminate insert</td>
<td>$23,625</td>
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<tr>
<td>12</td>
<td></td>
<td>Dining Room, Private Dining Rooms</td>
<td>PLANTER: Allowance</td>
<td>$10,500</td>
</tr>
<tr>
<td>13</td>
<td></td>
<td>Bar, Dining Room, Private Dining Rooms</td>
<td>ARTWORK: Allowance</td>
<td>$7,000</td>
</tr>
<tr>
<td>14</td>
<td></td>
<td>Bar</td>
<td>ACOUSTIC WALL PANELS</td>
<td>$12,600</td>
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<tr>
<td>15</td>
<td>9</td>
<td>Bar</td>
<td>WINDOW TREATMENT: Valance</td>
<td>$9,450</td>
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<tr>
<td>16</td>
<td>3</td>
<td>Bar</td>
<td>LIGHTING: Small Chandelier</td>
<td>$4,452</td>
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<tr>
<td>17</td>
<td>10</td>
<td>Bar</td>
<td>LIGHTING: Wall Sconce</td>
<td>$4,452</td>
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<tr>
<td>18</td>
<td>31</td>
<td>Bar</td>
<td>FURNITURE: Bistro Barstools</td>
<td>$26,040</td>
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<tr>
<td>19</td>
<td>9</td>
<td>Bar</td>
<td>FURNITURE: Bistro Tables; wood edge with laminate insert</td>
<td>$3,276</td>
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</tbody>
</table>

**Budget Subtotal** $421,257  
**Freight, Delivery, Storage, Installation & Supervision** $58,976  
**Sales Tax** $15,451  
**BUDGET TOTAL:** $495,685
## Potential Additional Items on Budget

**Venetian River Golf and Country Club**  
**August 14, 2017**

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Qty.</th>
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<th>Description</th>
<th>Budget Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>Lobby, Gallery, Parlor, Restrooms, Locker Rooms, Aerobics, Fitness, Pro Shop, &amp; Administrative Offices</td>
<td>PAINT: Walls, Ceilings, Trim, Doors</td>
<td>$26,640</td>
</tr>
<tr>
<td>2</td>
<td>390 sq yds</td>
<td>Administrative Offices, Fitness, Pro Shop</td>
<td>FLOORING: Custom Carpet</td>
<td>$34,726</td>
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<tr>
<td>3</td>
<td>2</td>
<td>Lobby</td>
<td>LIGHTING: Large Chandelier</td>
<td>$5,342</td>
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<tr>
<td>4</td>
<td>8</td>
<td>Gallery</td>
<td>LIGHTING: Small Chandelier</td>
<td>$11,872</td>
</tr>
<tr>
<td>5</td>
<td>8</td>
<td>Gallery</td>
<td>LIGHTING: Wall Sconce</td>
<td>$3,562</td>
</tr>
<tr>
<td>6</td>
<td></td>
<td>Lobby and Gallery</td>
<td>FURNITURE: Benches, Consoles, etc.</td>
<td>$14,000</td>
</tr>
<tr>
<td>7</td>
<td></td>
<td>Lobby and Gallery</td>
<td>ARTWORK: Allowance</td>
<td>$14,000</td>
</tr>
<tr>
<td>8</td>
<td></td>
<td>Lobby and Gallery</td>
<td>ACCESSORY: Allowance</td>
<td>$7,000</td>
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<tr>
<td>9</td>
<td>4</td>
<td>Renovate Restrooms &amp; Locker Rooms</td>
<td>ALLOWANCE: Demo, Tile, Lighting, Sinks, Faucets, Countertops; Mirrors</td>
<td>$70,000</td>
</tr>
<tr>
<td>10</td>
<td>8</td>
<td>Dining Loggia</td>
<td>FURNITURE: Outdoor Dining Table</td>
<td>$5,040</td>
</tr>
<tr>
<td>11</td>
<td>32</td>
<td>Dining Loggia</td>
<td>FURNITURE: Outdoor Dining Chair</td>
<td>$17,248</td>
</tr>
<tr>
<td>12</td>
<td></td>
<td>Dining Room, Private Dining Rooms</td>
<td>ACOUSTIC CEILING: Fabric panels on remaining hard surface ceilings</td>
<td>$61,543</td>
</tr>
<tr>
<td>13</td>
<td></td>
<td>Dining Room</td>
<td>ACOUSTIC WALL PANELS</td>
<td>$18,300</td>
</tr>
</tbody>
</table>

*Does not include freight, delivery, storage, installation and sales tax*