Venetian
Community Development District

Board of Supervisors’ Meeting
November 12, 2018

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

Board of Supervisors
Jerry Jasper
Harry Orenstein
David Lusty
Susie Lentile
Rich Bracco
Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

District Manager
Belinda Blandon
Rizzetta & Company, Inc.

District Counsel
Andy Cohen
Persson, Cohen & Mooney, 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.
Dear Board Members:

The regular meeting of the Board of Supervisors of Venetian Community Development District will be held on **Monday, November 12, 2018 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. Presentation of River Club Air Conditioning Replacement Recommendations by CALCS-PLUS Building Performance Consultants ........................................................................................................... Tab 1
   B. Consideration of Proposals for Air Conditioning Replacement Tab 2
   C. River Club Items for Discussion
      1. Pool Attendant Job Description........................................ Tab 3
      2. EZ Pay and Credit Cards
      3. Roof Repair/Replacement ............................................... Tab 4
   D. Consideration of Facilities Committee Recommendation to Cool the Pool in Summer Months
   E. Consideration of Resolution 2019-01, Providing Authority to the POA for Traffic Enforcement........................................ Tab 5
   F. Presentation of Amended Fiscal Year 2017/2018 Budget ..... Tab 6
      1. Consideration of Resolution 2019-02, Amending the Fiscal Year 2017/2018 Budget........................................ Tab 7
   G. Review of October Field Inspection Report and Responses .. Tab 8
   H. Update Regarding Pickleball Committee
   I. Discussion Regarding Victory Performance Issues
5. **BUSINESS ADMINISTRATION**
   A. Consideration of the Minutes of the Board of Supervisors’ Meeting held on October 22, 2018 ...................................................... Tab 9
6. **CONSENT ITEMS**
   A. Consideration of Committee Meeting Minutes..................... Tab 10
      1. September 17, 2018 Pool & Fitness Committee Meeting
      2. May 7, 2018 Tennis Committee Meeting
7. **STAFF REPORTS**
   A. District Counsel
   B. River Club
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.
Tab 1
Hi Denise

If it is the system that conditions the Pre-function Lounge and Florida Room then yes, it is a special unit. That would be AHU-6 on the attached PDF. They need to understand that system must deliver 1,560 CFM of outdoor air to the space. This is very important. All other systems (besides AHU-7 and AHU-10) are standard systems. If we are talking about the Pre-function Lounge and Florida Room, would you like me to get an equipment specification for them all to quote on?

Thanks

Dennis J Stroer
CALCS-PLUS
BUILDING PERFORMANCE CONSULTANTS
121 Triple Diamond Blvd. #16
Venice, FL 34275
941-488-1700

From: Denise Payton <denisepayton@venetianriverclub.com>
Sent: Friday, October 12, 2018 11:04 AM
To: Dennis Stroer <d.stroer@calcs-plus.com>
Subject: New air conditioner bid

Dennis:

The board would like for me to replace another air conditioner simultaneously with the dining room air conditioner. This is a quote I got from Wentzels for that new air conditioner. Can you please review and let us know what we should really be using to replace this and then I can get quotes on your recommendation?

Also – we have a smaller unit (7 ton I think) that may also need replaced. Does that also have to be a different unit or, since it is small, can it be replaced with a replica of what is already there? Thank you.

Denise Payton,
Club Manager
502 Veneto Blvd.
Venice, FL 34275
(941) 441-2272 (Direct)
(941) 258-6356 (Cell)
denisepayton@venetianriverclub.com
www.venetianriverclub.com
To: Denise Payton  
   Club Manager  

Re: The River Club  
   Condensation at supply diffusers  

Dear Denise  

It was nice to meet you a few weeks back. When I came to the River Club, you explained that the River Club was at the end of a major remodel. The remodel also included the replacement of an air conditioner. You pointed out that the air conditioning grills were condensing (sweating) and dripping on the floor. During this time, the range hood was in operation, someone had told you that it would help. However, operating the range hood no doubt made the problem worse.

The River Club had this same problem when the building was first built. I recommended, at the time, that a test and balance company come in and balance the equipment. I believe this was done and the problem went away. Over the years typical mechanical breakdowns requires the replacements of motors, belts, drives, and complete AC systems. The end results, the building gets out of balance, becomes negative in pressure with respect to outdoors, condensation begins. To get the building back in balance, recommissioning the HVAC system is highly recommended. (HVAC system(s) includes all air moving equipment including range hoods and associated make-up air.)

An overview of the process would be to first review the original mechanical plans and get a good understanding of the engineers Intent. Compare the mechanical plans to what is there today and review the sequence of operation. The question must be answered, can the equipment installed today meet the original intent of the building? If not, what will it take to get there?

After the HVAC equipment is verified to meet the intent then the balancing process starts. The test and balance (T&B) contractor will come in and first balance the range hood and make up fan, balance the air conditioners, then balance the building. The end results are that the kitchen will be negative in pressure with respect to the dining room and both the dining room and kitchen will be positive in pressure with respect to outdoors.

The total cost for our share of the work will be $2,200.00. This will include; review of mechanical plans and sequence of operation and relate this information to the test and balance contractor and AC contractor. Write a scope of work based on plan review for the T&B contractor and AC contractor. We will work with the AC contractor to verify the existing equipment. We will work with
the T&B contractor and AC contractor to balance the building. Basically, we will oversee the T&B contractor and AC contractor to achieve the desired results.

The other costs you will incur includes the T&B contractor, the AC contractor and probably some materials. I would think the AC contractor will need about 10 hours of discovery to verify and recommission the HVAC equipment. The T&B contractor would not be able to give a cost until they review the plans and scope of work.

If you would like us to move forward, let us know and we will pick up the mechanical plans and make copies for our records and start the review process. We realize time is of the essence so we would get started as soon as you give the OK. If you have any questions or would like to discuss further, please do not hesitate to call.

Respectfully

Dennis J Stroer
To: Denise Payton  
Club Manager, Venetian River Club

Re: The Venetian River Club  
Condensation on supply diffusers  
Initial Report

Dear Denise

Thank you for asking us to help you out with your condensation issues at the above location. As I understand it, the River Club has gone through an interior cosmetic renovation. During the renovation one of the air conditioning units was replaced. Towards the end of the renovation it was noticed that at times the supply diffusers would condense or sweat and drip water on the floors.

When the building is in operation, air is being pushed and or pulled through and out of the building. You might say that when the mechanical equipment is in operation, the building begins to breathe or come alive; it exhales and inhales to outdoors and from outdoors. The balance between how much is forced out of the building relative to how much is coming back into the building is critical. If there is a difference between the two, for example, more air is mechanically exhausted out of the building than is mechanically brought back into the building, the difference reenters the building passively through leaks in the building envelope. These leaks are typically around ceiling diffusers, when the wet outdoor air comes in contact with a cold air diffuser, condensation occurs.

During my visit on Thursday September 24th, 2018, I found the building extremely negative in pressure relative to outdoors. I took readings in various parts of the building and they all came in at -23 pascals. This is a very large pressure difference and it is causing the building to literally suck on the outdoors.

With reference to HVAC equipment, the building has enough specified exhaust fans to exhaust 12,365 cubic feet per minute (CFM) of air out of the building. This is enough air to completely change the air volume of the building as much a 4 times in an hour. Most generally,
these fans are running either most of the time, if not, 24-7. The design engineer understood this and designed and made provisions to replace the exhausted air by bringing outdoor air into the building through the air conditioning equipment. The air is treated, dehumidified, conditioned and delivered to the space. When everything is operating as design, the building inhales as much air as it exhausts, and everything is happy and working well. However, when the mechanical systems with their belts, pulleys and dampers, get out of sync, bad things begin to happen and in humid climates, it is usually condensation. To get everything to work back in sync, to stop condensation from taking place, test & balance along with equipment commissioning is recommended.

The total exhaust for the building is 12,365 CFM. Of that, 1,740 is in the north half of the building; fitness room, aerobic rm, pro-shop, locker rms, lobby, reception, gallery and office. The south half of the building includes the pre-function lounge, dining rooms and kitchen. This area has an exhaust rate of 10,625 CFM which is from kitchen equipment. The supply fans at the range hoods make-up 7,840 CFM leaving a 2,785 CFM deficit. The 2,785 CFM difference is designed to be made up through the air conditioning equipment.

The building has 10 air conditioning systems according to the mechanical plans we reviewed. Systems 6 thru 10 service the south half of the building. If all the AC systems in the south half of the building were in operation, the building would be positive in pressure and the condensation problems would go away.

During the renovation the building was mostly unoccupied and there was very little heat gain on the building causing air conditioning equipment to short cycle. During the remodel, the range hood was in operation. If the air conditioning systems were able to maintain setpoint very quickly and turn off, they would not be able to keep building pressure in balance. Therefore, untreated make-up air enters the building around leaks in the ceiling and around exterior doors. When the AC did turn on, the supply diffusers got very cold and the moisture being drawn into the building (about 9 grains of H2O per cubic foot of outdoor air) condensed on the grills.

So, if all the equipment is operating as designed and the building is under a normal design load, everything should be fine. However, we don’t know if the equipment is operating as designed. Equipment has broken down, been repaired and or replaced and no doubt has not been set up to operate as the design intends.
The next step is to put together a team to commission and balance the HVAC system. We will need to work with your HVAC service contractor to test and check each exhaust fan and air conditioner to make sure they have the means to either exhaust and or intake the amount of air designed in the mechanical plans. During this time, we will also work and consult with the T&B contractor, so they understand the design intent of the building. After the HVAC equipment has been documented to meet the original design intent, T&B and commissioning of the equipment and the building can be completed.

I hope this helps to explain the situation the building is in now and how it can be corrected. If you have any questions, please do not hesitate to call. I have sent the mechanical plans to a T&B contractor for a quote. My next step is to explain the situation and design intent to your HVAC service contractor, so they can move forward with their share of the work.

Respectfully

Dennis J Stroer
Tab 2
TO: Venetian River Club  
502 Veneto Blvd  
North Venice, Florida 34275

ATTENTION: Denise Payton

SITE NAME: same

PROJECT: replacement of a 10 ton split system

Modern Services is pleased to provide:
labor and material to replace a 10 ton Carrier split system with a new
l-air from Carrier, with hot gas reheat. (bar area machine) #6

note work to be done on regular time
note labor is base on 4 men 4 days
including start up.

INCLUDED
1 removal and disposal of existing equipment
2 one new AD12RA12MHS023 split system
3 needed ductwork connections, and secondary pan
4 high voltage electric from existing disconnect
5 hot gas piping from the condenser to the air handler
6 condensate piping
7 needed safeties, hurricane strapping and permit
8 crane service
9 needed refrigerant, insulation and start up
10 labor warr and misc material

Base bid not to exceed.............................................. $41,881.00

EXCLUDED

This quotation is valid for 30 days from the above date

Payment Terms: Net 30. Invoices over 30 days past due will be subject to a 1.5% finance charge.
18% min. The Customer shall be responsible for any and all attorneys' fees and expenses incurred
by Modern Services in furtherance of collection of same.

Quotation accepted; you are authorized to proceed.

By:__________________________________________
Title:_________________________________________
Date:_________________________________________

Modern Service

John Johnson
Commercial Account Manager
Wentzel's Heating & Air Conditioning, Inc.
51 Alafia Drive
Sarasota, Florida 34240

Proposal

<table>
<thead>
<tr>
<th>Date</th>
<th>Proposal #</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/10/2018</td>
<td>126347</td>
</tr>
</tbody>
</table>

Name / Address
Venetian River Club
502 Veneto Blvd.
North Venice, FL 34275

Customer Phone 941-412-9550

Ship To

Rep WM

Job Location: Bar (A/C #6)

We appreciate your consideration of the following proposal and would like to thank you for your interest in Wentzel's Heating and Air Conditioning, Inc. We look forward to working with you!
If you have any questions concerning this proposal, please call me personally (Billy M) at the number listed below.

Wentzel's Heating and Air Conditioning will remove the existing system, reclaim freon, furnish and install a new 10 ton Carrier High Efficiency Straight Cool System to include: 15 kw heat strip, Honeywell T6 pro Thermostat, hurricane straps, 57\" x 57\" drain pan, safety float switch, reuse existing hanging kit, misc. materials, permit and labor.

25,067.00

Condenser M# 38AVZA12A0B5-0A0A0
Air Handler M# 39L06AB0DS-AKK1A9

Warranty:
Compressor- 5 Yrs.
Parts- 1 Yr.
Labor- 1 Yr.
**1 Yr. Warranty on Safety Float Switch and Filter Drier.

Wentzel's is a Better Business Bureau Certified Company, with a "A+" Rating
See our "A" Rated Reviews on Angie's List
Licensed & Insured
2017 Diamond Sponsor of Community Associations Institute
THIS PROPOSAL IS VALID FOR **30** DAYS
***ACCEPTANCE OF PROPOSAL Requires A SIGNED COPY BEING RETURNED TO WENTZEL'S PRIOR TO ANY WORK BEING SCHEDULED***
**ALL SCHEDULED WORK IS C.O.D. PAYMENT IS DUE IN FULL AT THE TIME OF SERVICE**

Lic #CAC1817723

Customer Signature

Total

Phone # Fax #
941-925-2430 941-925-2422

Web Site www.WentzelHeatingandAir.com
### Terms, Conditions & Notifications

The risk of loss or damage to the equipment after it is set in place on the job, shall be assumed by the customer. Employees shall perform all work using ordinary care, however Wentzels will not be liable for incidental or consequential damages. Wentzels will not be liable for injuries to persons or damages to the property unless directly caused by negligent acts of our company employees.

The company will not be liable for damages caused by drain lines that are built into a structure and not assessable by us, nor will we be liable for damages caused by the inability of a structure to properly support installed equipment or the expense incurred in removing, replacing or refinishing part of the building structure necessary for the performance of any service or installation unless otherwise noted in our proposal. Customers agree that it is their responsibility to periodically monitor conditions in the dwelling should they leave it unoccupied for any length of time. Wentzels will not be held responsible for any water or mold damage.

Wentzels recommends to have a complete maintenance performed on the AC system every six months and change the filters out monthly.

Wentzels retains salvage rights to any equipment and materials removed.

Warranties are provided by Wentzels and the Manufacturer of your installed products. Warranties listed for parts are covered by the manufacturer and are limited to the parts directly in the Air Handler and the Condenser. Most additional parts such as a Safety Float Switch, are covered under warranty for a different time frame from the manufacturer of that specific part.

Customers agree to hold Wentzels harmless if for any reason the warranties are not honored by the manufacturer or 3rd party assignee. Wentzels has the right to pass on fees to the customer for restocking, freight or associated costs charged to us from the manufactures. Drain Lines and Refrigerant Lines in which Wentzels reconnects to, that are not completely 100% replaced, are not warranted for any length of time.

Wentzels takes pride in our Customer Service, and wants YOU (our customer) to know what to expect up front! If you have any additional questions regarding this information, feel free to contact us. Again, thank you for choosing Wentzels — we appreciate your business!

---

<table>
<thead>
<tr>
<th>Description</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**Lic** #CAC1817723

---

**Customer Signature**

---

**Total** $25,067.00
TO: Venetian River Club  
502 Veneto Blvd  
North Venice, Florida 34275

ATTENTION: Denise Payton

SITE NAME: same

PROJECT: replacement of a 15 ton split system

Modern Services is pleased to provide:
labor and material to replace a 15 ton Carrier split system with a new
1-air from Carrier, with hot gas reheat. (dining room machine) #7

note work to be done on regular time

note labor is based on 4 men 4 days

including start up.

INCLUDED
1 removal and disposal of existing equipment
2 one new AD16RA16MHS020 split system
3 needed ductwork connections, and secondary pan
4 high voltage electric from existing disconnect
5 hot gas piping from the condenser to the air handler
6 condensate piping
7 needed safeties, hurricane strapping and permit
8 crane service
9 needed refrigerant, insulation and start up
10 labor warr and misc material

Base bid not to exceed......................................................... $67,073.00

EXCLUDED

This quotation is valid for 30 days from the above date

Payment Terms: Net 30. Invoices over 30 days past due will be subject to a 1.5% finance charge,
10% annum. The Customer shall be responsible for any and all attorneys’ fees and expenses incurred
by Modern Services in furtherance of collection of same.

Quotation accepted; you are authorized to proceed.

By: ____________________________

Title: ____________________________

Date: ____________________________

Modern Service

John Johnson
Commercial Account Manager
It's per inspection, in some cases we have found that instead of four inspections a year three would be enough. In this case I have no history so it's per inspection depending on your needs. Also about your changouts, if 6 and 7 were changed at the same time you could save about $3112.00 in crane and labor cost.

On Fri, Nov 2, 2018 at 8:55 AM Denise Payton <denisepayton@venetianriverclub.com> wrote:

John: Is this price Quarterly or Annually? It says "per inspection" so I am assuming quarterly. Am I correct? Thank you.

From: John Johnson <jajohnson6565@gmail.com>
Sent: Friday, November 2, 2018 7:49:23 AM
To: Denise Payton
Subject: a/c service agreement
Venetian River Club  
502 Veneto Boulevard  
Nokomis, FL 34275  

Attn: Denise  
Thank you for the opportunity to provide you with an estimate to replace the air-conditioning system #7 for the main dining room. We propose to install the following Carrier equipment. Transition to existing ductwork. Add additional refrigerant piping as needed, any upgrades in high voltage wiring needed to be done by others.

<table>
<thead>
<tr>
<th>AHU CU 7</th>
<th>1</th>
<th>UDC-AD16RA16MHS020B 230-3% 100% OUTSIDE AIR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>15 TON SPLIT AC OR EQUIVALENT</td>
</tr>
<tr>
<td></td>
<td></td>
<td>MODULATING HOT GAS REHEAT CONTROL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>SUCTION ACCUMULATOR &amp; LIQUID RECEIVER</td>
</tr>
<tr>
<td></td>
<td></td>
<td>VFD FOR FIELD ADJUSTABLE CFM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>IARE CONTROLLER FOR TEMP AND HUMIDITY</td>
</tr>
<tr>
<td></td>
<td></td>
<td>18 KW 230V HEATER ULTRAGUARD COND COLE</td>
</tr>
<tr>
<td></td>
<td></td>
<td>LOW AMBIENT KIT ONE DAY START UP ASSISTANCE</td>
</tr>
</tbody>
</table>

The total cost for install, $49,997.00  
ALLOW 8 WEEK BUILD TIME  
This price includes all parts and labor, parts and labor will have a 1-year warranty. Compressor will have a 5-year warranty. If you have any questions, please call me at 941-496-756

Mark McAvinew  

Honest Air Conditioning of Venice  
Approved by: __________________________ Date____________

www.HonestACofVenice.com
Wentzel's Heating & Air Conditioning, Inc.
51 Alafia Drive
Sarasota, Florida 34240

<table>
<thead>
<tr>
<th>Name / Address</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Venetian River Club</td>
<td>502 Veneto Blvd.</td>
</tr>
<tr>
<td></td>
<td>North Venice, FL 34275</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Customer Phone</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>941-412-9550</td>
<td>$52,603.00</td>
</tr>
</tbody>
</table>

**Proposal**

**Date** | **Proposal #**
----------|-----------
10/23/2018 | 126519

**Description**

Job Location: Dining Room (A/C #7)

We appreciate your consideration of the following proposal and would like to thank you for your interest in Wentzel's Heating and Air Conditioning, Inc. We look forward to working with you!

If you have any questions concerning this proposal, please call me personally (Billy M) at the number listed below.

Wentzel's Heating and Air Conditioning will remove existing A/C system and install a 15 ton Carrier Split A/C 230-3 with 100% Outside Air, to include the following:

- UL Listed Rawal PPR or equivalent
- Modulation hot gas reheat control
- Suction accumulator and liquid recover
- VFD for field adjustable CFM
- Vare Controller for temp and humidity
- 18 kw 230 volt heater
- Ultra guard cond cole
- Low Ambient kit

Wentzel's is a Better Business Bureau Certified Company, with a "A+" Rating
See our "A" Rated Reviews on Angie's List
Licensed & Insured
2017 Diamond Sponsor of Community Associations Institute

**Proposition IS VALID FOR **30** DAYS

***ACCEPTANCE OF PROPOSAL REQUIRES A SIGNED COPY BEING RETURNED TO WENTZEL'S PRIOR TO ANY WORK BEING SCHEDULED***

**ALL SCHEDULED WORK IS C.O.D. PAYMENT IS DUE IN FULL AT THE TIME OF SERVICE**

<table>
<thead>
<tr>
<th>Lic #</th>
<th>Customer Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>CAC1817723</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Phone #</th>
<th>Fax #</th>
<th>Web Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>941-925-2430</td>
<td>941-925-2422</td>
<td><a href="http://www.WentzelHeatingandAir.com">www.WentzelHeatingandAir.com</a></td>
</tr>
</tbody>
</table>
**Proposed Work:**

We appreciate your consideration of the following proposal and would like to thank you for your interest in Wentzel's Heating and Air Conditioning, Inc. We look forward to working with you! If you have any questions concerning this proposal, please call me personally (Billy M) at the number listed below.

Wentzel's Heating and Air Conditioning will remove existing A/C system and install a 15 ton Carrier Split A/C 230-3 with 100% Outside Air, to include the following:

- UL Listed Rawal PPR or equivalent
- Modulation hot gas reheat control
- Suction accumulator and liquid recover
- VFD for field adjustable CFM
- Tree Controller for temp and humidity
- 18 kw 230 volt heater
- Ultra guard cond colc
- Low Ambient kit

Wentzel's is a Better Business Bureau Certified Company, with a "A+" Rating
See our "A" Rated Reviews on Angie's List
Licensed & Insured
2017 Diamond Sponsor of Community Associations Institute
**THIS PROPOSAL IS VALID FOR **30** DAYS**
**ACCEPTANCE OF PROPOSAL REQUIRES A SIGNED COPY BEING RETURNED TO WENTZEL'S PRIOR TO ANY WORK BEING SCHEDULED**
**ALL SCHEDULED WORK IS C.O.D. PAYMENT IS DUE IN FULL AT THE TIME OF SERVICE**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dining Room (A/C #7) cont'd</td>
<td>$52,603.00</td>
</tr>
</tbody>
</table>

Lic #CAC1817723

Customer Signature

<table>
<thead>
<tr>
<th>Phone #</th>
<th>Fax #</th>
</tr>
</thead>
<tbody>
<tr>
<td>941-925-2430</td>
<td>941-925-2422</td>
</tr>
</tbody>
</table>

Web Site

www.WentzelsHeatingandAir.com
Tab 3
Job Description

POOL ATTENDANT

Work is performed under the general supervision of the Club Manager. The Pool Attendant should be a contributing member of a happy and motivated team and ensure the smooth running of the pool area at all times.

Duties and Responsibilities:

- Ensure a warm and friendly welcome to all guests at all times.
- Greet guests pleasantly upon arrival.
- Ensure the safety of residents and their guests by courteously and firmly enforcing pool policies, rules and regulations.
- Ensure residents and their guests are within safety requirements at all times.
- Provides customer service to patrons when needed, including handling customer conflict and complaints, if necessary.
- Must have good interpersonal skills to sense inter-guest conflicts before they escalate and use verbal communication skills to have consistently positive interactions with pool guests.
- Deliver consistent guest service, exceeding guest expectations.
- Provide optimal level of services to all guests and residents.
- Aim to give the guest the best possible service, and make the guest feel important. The interest of the guest is paramount.
- Work closely with other departments that are essential to ensuring a positive guest experience.
- Be adaptable and accountable for all actions.
- Show a professional attitude at all times, particularly with regard to punctuality, appearance and general manner.
- Develop and maintain professional relationships with associates and resident
- Perform work safely in accordance with club safety procedures. Operates any equipment safely and reports any unsafe work conditions or practices to management performs related work as required.
- It is a plus if pool attendants are certified in CPR but it is not a requirement.
- It is important to note that Pool Attendants are not lifeguards. With that being said, they are expected to assist in helping swimmers in danger if necessary.
- Knowledge of the principles and practices of resuscitation, first aide, and CPR techniques is helpful, but not required. CPR classes will be given for club staff each year.
Attention to Detail:

- A big part of the Pool Attendant’s job is to maintain the aesthetics of the pool area. This involves opening umbrellas, aligning deck chairs and other similar tasks that require a keen attention to detail.
- Know and understand Pool Tiki Bar hours of operation, location of facilities, and emergency procedures.
- Knowledgeable of Club facilities and services to answer guest inquiries.
- Identify and report defects throughout the pool and spa area, notify supervisors and concerned departments immediately of hazards, injuries, equipment or processes that negatively affect the operations.
- Ensure swimming pools and the complete pool areas are clean at all times and report any maintenance issues to management.
- Responsible for maintaining cleanliness of pool deck and pool area facilities including straightening and organizing tables and chairs, collecting soiled towels and trash, opening and closing umbrellas, wiping down any wet tables and chairs when needed.
- Responsible for keeping pool landscaping areas neat and orderly. This includes pushing lava rock back onto landscaped areas, blowing leaves and pine needles off of walkways and landscaped areas, picking up tree or shrub limbs or branches and leaves.
- Knowledge of safety hazards and necessary safety precautions sufficient to be able to establish a safe work environment for self and others.
- Pool Attendants call upon their observational skills to maintain a safe recreational environment.
- The Attendant should always be paying attention to interactions between guests to ensure no incidents arise.
- Observes and patrols pool and enforces safety regulations.
- Knowledgeable of pool facility such as length and depth of all pools, how many laps it takes to make complete a mile in meters and feet etc. is a great help to our members.
- Willing to take ownership of all guest requests and complaints, try to resolve issues immediately and follow up to ensure the guests satisfaction.
- Ready to work varied shifts during Weekdays, weekends and holidays.
- Maintain neat and clean pool water and perform everyday cleaning of pool by skimming leaves and debris from surface of pool water.
- When able, check locker rooms to ensure they are neat and in order – including emptying dirty towel bins and picking up any noticeable debris on the floors.
- When able, help fold towels for fitness facility.
Tab 4
RESOLUTION 2019-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE VENETIAN GOLF & RIVER CLUB PROPERTY OWNERS ASSOCIATION, INC. TO PROVIDE TRAFFIC ENFORCEMENT ON DISTRICT-OWNED ROADWAYS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is responsible for creating and implementing policies for the use of District lands; and

WHEREAS, the District owns real property, including in certain locations the roadway right of way inclusive of the pavement, sidewalk(s) and the area between the pavement and the sidewalk of residential properties, where applicable; and

WHEREAS, with the exception of District owned property, most property within the District is governed by a master property owners association that is responsible for enforcing restrictive covenants, known as the Venetian Golf & River Club Property Owners Association, Inc. (hereinafter referred to as the “POA”). Such restrictive covenants include but are not limited to provisions regarding traffic enforcement; and

WHEREAS, in order to assist with traffic enforcement restrictions, the District Board of Supervisors desires to authorize the POA to enforce its restrictions on District-owned roadways, as allowed by law.

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

Section 1. The above Whereas clauses are ratified and confirmed as true and correct.

Section 2. The District hereby authorizes the POA to enforce its traffic enforcement restrictions on District-owned roadways as allowable by applicable law.

Section 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

Section 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.
PASSED AND ADOPTED in public session of the Board of Supervisors of the
Venetian Community Development District this 11th day of November, 2018.

ATTEST:

VENETIAN
COMMUNITY DEVELOPMENT DISTRICT

______________________________ ________________________________
Secretary / Assistant Secretary  CHAIRMAN/VICE CHAIRMAN
Tab 6
## Proposed Amended Budget

**Venetian Community Development District**

**Reserve Fund**

**Fiscal Year 2017/2018**

<table>
<thead>
<tr>
<th>Chart of Accounts Classification</th>
<th>Budget for 2017/2018</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REVENUES</strong></td>
<td></td>
</tr>
<tr>
<td>Revenues</td>
<td></td>
</tr>
<tr>
<td>Interest Earnings</td>
<td>$ -</td>
</tr>
<tr>
<td>Special Assessments</td>
<td></td>
</tr>
<tr>
<td>Tax Roll</td>
<td>$ 205,615</td>
</tr>
<tr>
<td><strong>TOTAL REVENUES</strong></td>
<td>$ 205,615</td>
</tr>
<tr>
<td>Balance Forward from Prior Year</td>
<td>$ 296,363</td>
</tr>
<tr>
<td><strong>TOTAL REVENUES AND BALANCE FORWARD</strong></td>
<td>$ 501,978</td>
</tr>
<tr>
<td><strong>EXPENDITURES</strong></td>
<td></td>
</tr>
<tr>
<td>Contingency</td>
<td></td>
</tr>
<tr>
<td>Capital Reserves</td>
<td>$ 501,978</td>
</tr>
<tr>
<td><strong>TOTAL EXPENDITURES</strong></td>
<td>$ 501,978</td>
</tr>
<tr>
<td><strong>EXCESS OF REVENUES OVER EXPENDITURES</strong></td>
<td>$ -</td>
</tr>
</tbody>
</table>
Tab 7
RESOLUTION 2019-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VENETIAN COMMUNITY DEVELOPMENT DISTRICT APPROVING AND AMENDING THE GENERAL FUND RESERVE BUDGET FOR FISCAL YEAR 2018 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of Venetian Community Development District (“the Board”) had approved its proposed General Fund and River Club operating and debt service budgets for Fiscal Year 2018 on June 12, 2017; and

WHEREAS, the Board held a Public Hearing and adopted the approved General Fund and River Club operating and debt service budgets at its Board meeting of August 28, 2017; and

WHEREAS, the Board desires to amend the General Fund reserve budget which is part of the General Fund operating budget for Fiscal Year 2018 and reallocate funds budgeted and to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

SECTION 1. The General Fund reserve budget for Fiscal Year 2018 is hereby amended in accordance with Exhibit “A” attached hereto and incorporated herein.

SECTION 2. In accordance with applicable Florida Statutes, the District’s management is directed to post the amended budget on the District’s website.

SECTION 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 12th day of November, 2018.

ATTEST:  VENETIAN COMMUNITY DEVELOPMENT DISTRICT

________________________  __________________________
Secretary/Assistant Secretary   Chairman/Vice Chairman
Tab 8
Summary, Veneto To Santa Maria, Tiziano, Martellago, Otello Wall

General Updates, Recent & Upcoming Maintenance Events

- During the month of October, all St. Augustine turf shall receive an application of 24-0-12 + Pre M. Also all Ornamentals and palms shall receive applications of 25-0-14 & 8-2-12+4Mg fertilizers, respectively.
- BrightView must put it on their immediate radar to get the Awabuki Viburnum back to a manageable height of 8’ maximum.
- Tree lifting (not just along the roadways, but also in open lawns, sodded ROW's and above all sidewalks) still needs to take place throughout the community.

The following are action items for BrightView to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. Red text indicates deficient from previous report. Bold Red text indicates deficient for more than a month. Green text indicates a proposal has been requested. Blue indicates irrigation.

1. Make sure all street signs are being kept clear from all trees and other landscaping. Signs north of Pesaro on the east side of Veneto are partially blocked. Cleaned up.

2. BV needs to do their best at keeping the Walter’s Viburnum from spreading through the Juniper (and other plant material) at the Bolanza Ct. cul-de-sac as well as any other locations it may be planted. WV is a naturally spreading, thicket forming plant material.

3. Remove and try to eradicate the Bitter Melon vines climbing the plants on the Treviso Ct. cul-de-sac. Pull the vines weekly when we can.

4. The Tiziano monument is in immediate need of attention. (Pic 4)

5. Remove volunteer plants (including a Wax Myrtle) from the hedge line between the sidewalk and Pond 39 west of the Tiziano monument. Complete by 10-29-18.

6. Top the tallest Loropetalum in the middle plantings of the Tiziano Way cul-de-sac and allow the shorter ones to catch up to establish the desired terraced effect. This terraced effect also needs to be established at the Mestre place north cul-de-sac. Work in progress.

7. It was reported during the course of the inspection that all annual beds had been cleared, however, there were several decorative urns which still contained annuals. Cleaned out 10-19-18.

8. Remove and eradicate the source of the Bitter Melon vine on the Martellago south cul-de-sac and inspect, diagnose and treat some of the spotty turf. Vine pulled; turf weeds sprayed.

9. The Otello wall north of Burano Ct. requires immediate attention. Bitter Melon is establishing a strong foothold and appears to be going to seed which will make it more of a problem in the future. Continue to tip the Simpson’s Stopper along the wall to encourage a full, compact habit.

Trimming will be done Nov 1. Vines pulled.

Rizzetta & Company
Professionals in Community Management
10. Eradicate and remove Torpedograss from the Martellago Way north cul-de-sac. Use of a hoe to remove roots.

11. It might be necessary to take some root samples from the Gold Mound at Lerida cul-de-sac and have them tested for Root Knot Nematode. Although they have recently been cut back, there are several plants exhibiting symptoms similar to that of a Nematode infestation. Also check some turf on this cul-de-sac as it appears dry and spot treat turf weeds. Weeds Treated - Dr. Inn will be on site and I will have weeds treated.

12. A faulty Irrigation Node is to blame for some patchy turf on the Palazzo Ct. cul-de-sac. We will need to monitor this turf and will ask BV to replace it if it does not recover. At this same cul-de-sac, BV to remove damaged Schillings Holly. Turf is better still watching.

13. Inspect, and treat accordingly, a few small patches of stressed turf on the Cipriani Way south cul-de-sac before they worsen. Treated.

14. BV to inspect the dead growth on the Schillings on Torcello Ct. cul-de-sac. Treat as necessary if there is a presence of fungus, but also hand remove the dead material to allow new growth to emerge from the inside out. Removal of dead is necessary in these areas. 15. Inspect the turf on the Vicenza Way north between 7 o'clock and 9 o'clock. Treat as necessary. All turf has been treated as of 10-17-10-19.

16. Eradicate and hand remove weeds on the Portofino cul-de-sac. Completed.

17. Continue to remove all dead Dwarf India Hawthorn surrounding the Lift Station on Pesaro. Will complete by 10-30-18.


19. BV needs to cut out and replace (at their cost) six (6) to eight (8) feet of turf on the back side of the Savona Way south cul-de-sac. Determine the cause of death and treat accordingly prior to the installation of new turf. (Pic 19) Scheduled for 10-30-18.

20. Also in the Savona Way south cul-de-sac, the landscape bed needs to be edged, weeds removed after edging but also removed from inside the bed. Completed.

21. There are also weed issues on the cul-de-sac of Avalini. Was as well. Completed.

22. The Avalini Park has improved greatly since last inspection. Although this is a perfect opportunity to allow the plants (largely Dwarf Firebush and Cocoplum) to grow as Mother Nature intended, the layout of their planting design requires them to be trimmed on occasion to keep different plant types from going into each other. Beds still need to be edged, though. Completed.

23. BV needs to make sure the Walter’s Viburnum on the south side of Pesaro just west of Avalini Way is being inspected and treated accordingly. We’ve lost a considerable amount of this plant to what may be Black Root Fungus. We need to stop this disease in its tracks. (Pic 23) They have been sprayed for Fungus 10-17-18.
24. There continue to be a lot of dead fronds on the back side of the Chinese Fan Palms at the west end of Laurel. Not only that but several are hanging low to the ground in the area that needs to be mowed. (Pic 24)

25. It was noted during the time along Laurel, there are many areas where turf weeds are thriving. These must be spot treated. Also at the corner of the property, remove a completely dead Juniper. Temperatures are currently too high for most herbicides.

26. In my opinion, the Tree Ligustrum on the right has just the right amount of loose material (a consistent 10" -12" surrounding the crown) to appear neat, but natural at the same time. It is not healthy for Tree Ligs to be constantly pruned back to the same point time after time. (Pic 26 >)

27. Crews must be very careful when applying herbicide to the ornamental grasses along Laurel Road as I notice a couple completely dead plants. These need to be replaced by BV.

28. Remove all dead Juniper including Juniper trunks in the beds behind the sidewalk before getting to the large expanse of turf which leads up to the main entrance from the west.

29. Spanish Moss must be part of the tree lifting if not performed before.

30. Remove all volunteer weeds (including Brazilian Pepper) from the large landscaped buffer between the outbound monument and Fairway 9. Completed 10-17-18

31. In my opinion, it is nice to have a modest amount of naturally occurring ferns sprouting from the roots of palms, however, we should keep them limited to a height of 12' or higher and other plants like Wax Myrtles, Salt Bush and even Brazilian Peppers must be removed.

32. Fronds need to be removed from blocking the column monument on the inbound side of the main entrance. Trimming will occur next month.

33. In the same bed as the Medjool replacement mentioned in Item 5 in the Proposal section, removed weeds and provide a soft edge.
34. Continuing east toward Jacaranda, I noticed a section of Awabuki with a lot of leaves on the ground beneath. Inspect these plants for powdery mildew and treat accordingly. Remove (by raking) the leaves from the ground beneath as spores on these leaves continue to spread the disease. Complete

35. Remove Tree Ligustrum suckers as you near another driveway cut near electrical boxes. In this same area, there is an irrigation riser that has been knocked to the ground and needs to be repaired. It is preferred risers not be adjacent to sidewalks. (Pic 35)

36. A couple hundred feet before the Jacaranda intersection, remove Oak suckers from beds and as soon as it is suitable (weather/temperature-wise) turf weeds in the ROW here need to be treated. Complete

37. At the Avalini cul-de-sac fence line, there is a section of Sweet Viburnum that remains quite tall above all others. This hedge should be maintained at a consistent height. Continuing eastward, Sweet Viburnum needs to be trimmed on the front side of the fence. Trimming in progress

38. Make sure all drip tubing is below mulch in these beds on the berm along Laurel Road east.

39. As mentioned earlier, the Viburnum along the Laurel Road fence line from Jacaranda eastward is not being maintained at a consistent height. This photo was taken across from the middle driveway to the fire station. (Pic 39) In progress now

40. Past the fire station where two Washington Palm were cut, remove bitter melon vine in what has become a very unattractive bed. Removed 10-19

41. Approaching the fire hydrant past the fire station, inspect turf which is exhibiting classic chinch bug infestation. (Pic 41) No Bugs. Not

42. There are a lot more Oak suckers in this same area as mentioned in Item 41. Turf is also extremely weedy in this area. Turf will be treated, Oak suckers are removed.
43. Turning onto Ciltadella, the Dwarf Firebush has been allowed to grow half way into the sidewalk. (Pic 43) Trimmed 10-22

47. It appears the Jatropha at the outbound gates has been split (perhaps too top heavy). Careful pruning could bring this back into a nice compact shrub form. (Pic 47) Cut Back

44. Past the area shown above, there is a section of turf that BV needs to cut out and replace at their expense as it has continued to worsen over the past few months. (Pic 44) OK

48. If a Hurricane blower is going to be used to blow debris back into the beds, a crew member needs to follow behind and rake the mulch back out to the curb lines and away from the crowns of plants where it is being piled up. Mulch is expensive. (Pic 48+)

49. BV to continue to remove dead/dying Juniper on the inbound side of Veneto at the last Oak before the Junction Box area. Monthly

50. The decorative urn on top of the column on the inbound lanes of Veneto advertising the Welcome Center is being blocked by an Oak limb and is full of grassy weeds. (Pic 50+)

45. Continuing on Ciltadella toward the gates, more Firebush needs to be cut back from sidewalk as well as Ligustrum and Oaks need to be lifted. Also more delineation needs to be formed between the Arboricola and the Firebush. Complete by Nov 10th

46. Just before getting to the crosswalk in front of the outbound gates, there are a couple spray heads lying on the ground. They may be part of an old repair, but should be looked at regardless. (Pic 46+)
51. The urn on the outbound monument containing Pentas is also full of grassy weeds. **Clear out**

52. The curved bed behind the outbound monument has been allowed to get too tall and all plants need to be properly pruned into proper form. Most are leggy, leafless, leaning, etc. **In Progress**

53. Keep ornamental grasses along sidewalk on the outbound lanes of Veneto vertically cut to allow unobstructed passage. **Completed**

55. Directly adjacent to the guardhouse behind the sidewalk on the outbound lanes, remove a broken limb from one of the Tree Ligustrum. **Complete by 10-30**

56. Lift the last Tree Ligustrum adjacent to the Guardhouse along the sidewalk as it is dangerously low. **Complete by 10-30**

57. BV needs to constantly be keeping the plant materials on the medians past the Guardhouse delineated and at a manageable height. (Pic 57) **Complete by 10-30**

58. Past the Guardhouse there is another Magnolia limb extending over the sidewalk that must be removed from a tree as it is dangerously low. (Pic 58) **Remove Br 10-30**

54. Brown, dying Juniper needs to be continually pulled out of the beds leading up to the guardhouse as well as all Bitter Melon vines. **Weekly Work**

59. Cut back Cypress leaning over the sidewalk at the 3-way intersection. **Complete by 10-30**
60. Trees in the No-Name park past the 3-way intersection need lifting.

61. Approaching Santa Maria, broadleaf weeds in the ROW turf will need to be addressed.

62. There are still dead Paurotis Palm trunks that need to be removed along both buffers of Santa Maria. Also lift Tree Ligustrum in the buffers here as well as San Marco.

63. The ornamental grasses on the north side of Pond 35 need to be weeded.

64. Make sure any Juniper in front of village signage is trimmed so the village name can be read.

65. I’ve asked that plants be removed as they begin to look like the ones in this photo taken approaching Otello. (Pic 65)

66. In my opinion, plants that remain like the ones shown in this photo are not going to rejuvenate and need to be removed. (Pic 66)

67. Turning into Otello, remove large weeds from a cluster of ornamental grasses, inspect and diagnose the stressed turf and remove dying Hawthorn from the landscape bed adjacent to the last home on the ou9tbound lanes.

68. More regular attention needs to be paid to the side buffer areas like this one on the north side of Otello – more scraggly material being left in the beds and the Oaks hanging almost to the ground. (Pic 68)

69. Trim the Tree Ligustrum away from the Sweet Viburnum at Lerida but also trim the Sweet Viburnum.

70. If beds are going to be cleared of annuals or any other plant material, it must be maintained relatively weed-free – Cipriani needs work.

71. BV needs to replace a damaged irrigation valve box outside Cipriani.

72. The Dwarf Firebush in the Cipriani buffers needs to be trimmed down to keep it from growing into the trees.
73. Hand remove dead growth from the Walter's Viburnum on the north side of Veneto west of the power lines. Inspect for fungus and treat, if present. Selectively prune others. (Pic 74) In Progress

74. There are more irrigation valve box lids that are either missing or damaged that need to be replaced prior to the power lines on the north side of Veneto.. (Pic 74)

75. On the back side of the sidewalk on the north side of Veneto just before the roundabout where Loropetalum were cut to the ground, I do not see any new growth emerging so I think these need to be removed. We will look at replacing when a larger plan is considered for the roundabout area. Complete By 10-30

76. Trim a lot of the fronds from the Paurotis Palms near the roundabout and also trim the Confederate Jasmine in the triangular medians surrounding the crosswalk. Complete By 11-10

77. BV to apply a specialty fertilizer including a full program of minor nutrients to the Loropetalum on the roundabout. Please provide the plan in the response to this report. In Progress

78. Delineate the plants in the buffer between Cappello and the open lawn to the SW. Complete By 10-70

79. Please inspect drip tubing that simply "ends" uncrimped in front of the River Club sign wall. (Pic 79) Fixed

80. BV to diagnose the cause of the majority of the Schillings Holly defoliating or dying on the median leading up to the RC. This appears to be a serious issue. Please provide a diagnosis and treatment plan. Also the new turf here has died and needs to be replaced again. (Pic 80)

81. Lift the trees in the RC parking lot and driveways so all street signs are visible. Complete by 10-30

82. I've asked that the mis-shaped Walter's Viburnum be removed from the south side of the RC parking lot, but they remain.

83. I still feel we should be able to keep the event lawn much greener than we are. Spot treat Goosegrass or hand pull. (pic 83)

84. Selectively prune the Calypso Oleander near the RC dumpster area. Complete By 11-10

Rizzetta & Company
Professionals in Community Management
85. Remove dead Sandankwa Viburnum near the intersection of all tennis courts in the picnic table area. BV to diagnose the yellowing of some of the Arboricola near the same area. Remove all weeds. (Pic 85) Complete by 11-10

86. I also feel the turf inside the pool deck could improve in color. Also there are a few turf weeds that will need to be addressed.

87. Remove all dead growth in the Burford Hollies behind the spa area on the pool deck. In progress.

88. Remove all seed pods from the palms around the pool. In progress.

89. Oleander still needs to be brought to a uniform height around all tennis courts. It appears the turf between the two tennis court parking lots is heavily damaged by chinch. Treat as required. BV may need to replace.

90. All plantings on the Cappello side of the tennis courts also need to be cleaned up, delineated, dead material removed and shaped into proper form. Complete by 10-30

91. There is still some problem turf near the fire hydrant between the tennis courts and Cappello. Complete by 11-10

92. Even out the Viburnum behind the Stivali monument. Complete by 11-10

93. Remove dead material from the bed approaching the crosswalk as you are leaving the roundabout and heading back onto Veneto along the inbound lanes. Make sure to keep the Dw. Firebush from encroaching onto the sidewalk. Also trim the Firebush under the Oak approaching the comfort station. Complete by 11-10

94. Trim the Walter’s Viburnum between the comfort station and Brunello. Remove weeds from ornamental grasses on the back side of the sidewalk. In progress.

95. Check a small patch of turf just past Brunello (westbound) along the sidewalk for chinch bug. Treat accordingly. New sod

96. Clean up all plantings around the Lift Station past Brunello. Delineate plant types in the hedges and buffer. Bring shrubs to a uniform, manageable height. Complete by 10-30

97. Remove any dead, brown ornamental grasses lying flat on the side of the sidewalk.

98. BV needs to replace turf between the street and sidewalk between the two Brunellos. (Pic 98+)

99. The buffers on the south side of Veneto along the sidewalk approaching the two Martellagos need to be cut back away from the sidewalk.
1. BrightView to provide a proposal to remove the remaining (struggling) Sandankwa Viburnum from the Pesaro Lift Station and replace with 3 Gal. Star Jasmine, 36” OC. When existing Viburnum are removed, all old mulch must also be removed and new mulch included in the proposal.

2. BV to provide a proposal to finish off the beds near the intersection of Citaldella and Pesaro by removing what remains of Thryllis near an Oak and replace with 3 Gal. Dw. Firebush.

3. BV to provide a proposal to remove a dead Buttercup in the inner circle of plantings on the Savona Ct. cul-de-sac and replace it and all other bare areas with more 3 Gal., Buttercup, Turnera ulmifolia, equally spaced. Irrigation MUST be adjusted after new plantings have been installed.

4. As mentioned in the summary, many trees need to be lifted throughout the community. Some are outside the size limitations of the Scope of Services (exceeding 15’ above ground and/or 4” caliper in thickness). The two trees mentioned here exceed the caliper limits. BV to provide a proposal to remove at least three different limbs that are hanging dangerously low above the sidewalk close to the western end of Laurel Road. Pic 4a shows the western-most tree and Pic 4b shows the limb that should be removed. Pics 4c & 4d show the tree slightly to the east and the complicated limb structure that should be removed.
5. BrightView to provide a proposal to remove a dying Medjool Palm east of the main entrance along Laurel Road. Likely cause is Lethal Bronzing, formerly known as TPPD. It was mentioned that the latest OTC injections were delayed due to rain. These inoculations must stay on schedule as the chemical is only effective for a period up to app. 90 days. (Pic 5)

6. BrightView to provide a proposal to remove a large section of turf in the middle of the ROW north of Otello and replace with new St. Augustine.

7. BV to provide a proposal to remove what remains of the patches of ornamental grasses north of the 3-way intersection on the east side of Veneto and replace with turf. Proposal should include any alterations to the irrigation layout.

8. BV to provide a proposal to straighten the large, newly planted Magnolia on the median north of the 3-way intersection. This should be done using a very significant staking system and may require some root pruning to promote new anchor roots to form. These stakes will need to remain in place indefinitely. (Pic 8>
Tab 9
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, October 22, 2018 at 9:32 a.m. at the Venetian Golf Club, 105 Pesaro Drive, North Venice, Florida 34275.

Present and constituting a quorum were:

Jerry Jasper  Board Supervisor, Chairman
Harry Orenstein  Board Supervisor, Vice Chairman
Richard Bracco  Board Supervisor, Assistant Secretary
David Lusty  Board Supervisor, Assistant Secretary
Susie Lentile  Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon  District Manager, Rizzetta & Company, Inc.
Andy Cohen  District Counsel, Persson & Cohen, P.A.
Rick Schappacher  District Engineer, Schappacher Engineering
Denise Payton  Club Manager, River Club
Michael Rodriguez  Interim Field Manager, Venetian CDD
Audience

FIRST ORDER OF BUSINESS  Call to Order

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

SECOND ORDER OF BUSINESS  Public Comment

Ms. Blandon opened the floor to audience comments.

Mr. Lewis Perry provided an update on the traffic study and Traffic Committee; he advised that at the end of May the report was provided and a recommendation was made to the Board to enhance the safety of pedestrians and vehicles. Mr. Perry advised that the next stage of the process is use of the traffic clock radar unit and asked that the CDD make that purchase. He advised that the POA has created a Traffic Enforcement Committee and reviewed the processes of the Committee. Mr. Perry advised that the POA would like to conduct meetings in order to inform the community of the process and allow for questions. Mr. Orenstein inquired regarding involvement of the public in the discussion related to fines. Mr. Perry advised that will be part of a public meeting though it will not be open to comment. Discussion ensued. Mr. Cohen discussed an issue regarding the CDD purchasing the Traffic Hawk for use by the POA. Mr. Jasper advised that the Traffic Hawk would be considered infrastructure and the CDD has always provided infrastructure. Discussion ensued. Mr.
Cohen advised that legally the District can purchase the equipment for use by the POA as they are providing enforcement on CDD Roadways. Discussion ensued regarding responsibility for repairs and maintenance. Mr. Cohen advised the District would be responsible for the repairs and maintenance unless an agreement is made that transfers that responsibility to the POA. Mr. Orenstein advised that the guardhouse responsibilities would have to be amended to include the placement and retrieval of the Traffic Hawk. Mr. Cohen advised that the Board should consider a resolution to allow the POA to provide enforcement on CDD roadways. Mr. Jasper advised that there is an amendment to the POA documents that states the POA would provide traffic enforcement. Discussion ensued. Mr. Perry thanked the Board for the River Club renovation.

A resident inquired regarding the next POA meeting. Mr. Perry advised it is the first Wednesday of the month.

A resident advised that he believes the stop signs are slowing people down.

Mr. Perry advised that in the original study, the Traffic Enforcement Committee stated they would report back in a year and he will do so after this season.

THIRD ORDER OF BUSINESS Facilities Committee Report

There were no members of the Facilities Committee present. Mr. Lusty advised that he will cover the Facilities Committee report under the Renovation report.

FOURTH ORDER OF BUSINESS Pool and Fitness Committee Report

Mr. Foster advised that the Pool and Fitness Committee will be merging with the Tennis Committee next year and will become the Recreational Advisory Committee. He advised that a pool attendant will start on November 1st, for five days per week. Mr. Foster advised of new fitness classes to be added; he further discussed the long range plan for the equipment at the fitness center and a recommendation will be made to the Board. Mr. Foster advised that a survey to obtain community feedback was sent out Thursday and so far, 223 responses have been received; he advised that a reminder email will be sent later in the week. Mr. Lusty inquired regarding the Committee obtaining Board input prior to a survey going out. Discussion ensued. Mr. Foster advised that the Committee has recommended to the Board that both the resort pool and lap pool be heated and/or cooled on an as needed basis, year round to maintain water temperatures that meet industry standards and provide environmentally safe conditions; and in addition, he reviewed the costs associated with cooling the pool as provided by Ms. Payton. Mr. Orenstein advised that the Board was told it would cost significantly more to cool the pool than to heat the pool but the costs show it is significantly less to cool in the warm months than to heat during the cooler months. Mr. Jasper stated that the shortened useful life due to longer operating times of the geothermal system needs to be considered when the River Club Reserve Account is reviewed.

Mr. Bracco inquired regarding signage that was in the fitness room to sign up for use of the equipment and he asked if it will be put back up. Mr. Sandomenico advised it will be put back up.
Ms. Lentile spoke regarding water aerobics; she advised that when people are working out in the water, attendees would like to have their plastic water cups close to the pool edge. Mr. Orenstein suggested the Committee discuss the concern with Mr. Sandomenico and Ms. Payton to establish a policy.

FIFTH ORDER OF BUSINESS  
River Club Renovation Committee Report

Mr. Lusty spoke regarding issues that still need to be addressed. Ms. Payton confirmed that the tables have been addressed and a specialist needs to be sent out to repair the chips in the leaves. Mr. Lusty advised that Acousti has completed their contract and did a fantastic job. He advised that a two page punch list has been provided to Noller and he recommended that Noller not be paid until such time as the punch list items are taken care of. Ms. Payton and Mr. Lusty reviewed various items that are on the punch list. Ms. Payton advised the glass for the door is being etched and should be installed very soon.

Mr. Lusty inquired regarding the status of the grass being installed at the event lawn. Ms. Payton presented curbing samples to be placed in order to contain the lava rock around the pool area. She advised that she will obtain additional proposals. Discussion ensued. Mr. Lusty asked Ms. Payton to confirm that there is appropriate insurance in place and he advised that BrightView has not finished installation of the lava rock.

SIXTH ORDER OF BUSINESS  
Social and Dining Committee Report

Mr. Bracco advised he was not at the last meeting so he has nothing to report, though he has spoken with Ms. Bazlamit regarding timely completion and submission of minutes.

SEVENTH ORDER OF BUSINESS  
Tennis Committee Report

Ms. Lentile advised they are struggling with implementation of the fees. Mr. Sandomenico advised that the fees are not of concern though booking of the courts has become an issue. He advised that $120.00 was made in 22 days, the waiver is being signed on each trip. Mr. Bracco inquired regarding monitoring of tennis play in the evenings to ensure fees are being paid. Mr. Sandomenico advised that it is difficult to enforce the fees after hours.

Mr. Lusty inquired regarding a meeting time for the Pickleball Committee. Ms. Lentile advised that the Committee is meeting Monday, October 29th at 4:00 p.m. and then they will establish a meeting schedule.

Ms. Lentile discussed the Landscape Committee; she advised that she spoke with Ms. Richard and she advised that Mr. Kleinglass is also very interested in serving as the liaison to that Committee. Mr. Cohen advised Ms. Lentile that she cannot speak with Mr. Kleinglass, outside of a duly advertised CDD meeting, regarding the Landscape Committee. Ms. Lentile asked for the proper procedure to transfer Liaison responsibilities to Mr. Kleinglass. Mr. Lusty suggested leaving everything as is until the new board is in place.
EIGHTH ORDER OF BUSINESS

Mr. Schappacher distributed and reviewed a map he created and proposals received for repairs necessary at the River Club parking lot. He recommended that the Board approve the proposal from Anderson Asphalt. Mr. Orenstein inquired regarding not completing the work in the area of the parking lot where there is a possibility of the installation of pickleball courts. Discussion ensued.

Due to the proposal not being on the agenda, Ms. Blandon opened the floor to public comment. There were no comments from the public.

Mr. Jasper suggested that if the project is going to take more than one day that the vendor close one half of the parking lot on one day and the other half on the second day.

On a Motion by Mr. Lusty, seconded by Mr. Jasper, with four in favor and Mr. Orenstein opposed, the Board Approved the Proposal from Anderson Asphalt, in the Amount of $9,368.00, for River Club Parking Lot Repairs and Seal Coating, Subject to Confirmation of Insurance, for the Venetian Community Development District.

Mr. Schappacher reported on the ADA questions; he advised that he has reached out to various consultants and has not been able to get proposals. He advised that Universal Engineering was recommended and Universal did provide a proposal though it is an hourly proposal. Mr. Schappacher advised that he has estimated the maximum number of hours at 22 hours and at the rate proposed, the cost would be $3,190.00. Mr. Orenstein asked that the report include an assessment as to whether or not the District is subject to any mandatory requirements. Discussion ensued.

Due to the proposal not being on the agenda, Ms. Blandon opened the floor to public comment. A resident spoke advising that as long as the District is in the process of examining ADA concerns then the review should be limited to legal liabilities.

On a Motion by Mr. Jasper, seconded by Ms. Lentile, with all in favor, the Board Directed Staff to Proceed with an ADA Study, Not to Exceed $3,200.00, to be performed after the Air Conditioning is balanced, for the Venetian Community Development District.

Mr. Schappacher advised that he is planning to conduct a site review to inspect the sidewalks and utilities. Mr. Lusty asked that Mr. Schappacher review utility box covers and lake banks. Discussion ensued.

At 11:15 a.m. the Board took a brief recess and was back on the record at 11:23 a.m.

NINTH ORDER OF BUSINESS

Ms. Payton advised that the health inspector was back about a week and a half ago and each of the previous non-compliant items were marked as complied. She advised that each staff member at the River Club is going to be Serve Safe Certified so that staff members can get their own food and drinks from the kitchen. Ms. Payton provided a
detailed overview of the inspection. The Board stated they were pleased with the Callback Report. Mr. Lusty discussed the fine that was incurred due to the violations.

TENTH ORDER OF BUSINESS
Consideration of Proposals for Replacement of the Dining Room A/C Unit

Ms. Payton presented the proposal received from Honest Air for replacement of the dining room air conditioning unit. She advised that Performance Air has backed out of the project and Wentzel is in the process of revising their proposal. She advised that the estimate from Honest Air is $49,997.00. Mr. Jasper suggested obtaining a second opinion regarding the necessary air conditioning specifications. Discussion ensued.

Ms. Payton distributed a maintenance plan estimate from Honest Air, in the amount of $3,280.00, which includes a discount. She advised that in the first quarter the maintenance will include changing the belts, the next quarter all drains and pipes will be cleaned as well as filters.

Due to the proposal not being on the agenda, Ms. Blandon opened the floor to public comment. There were no comments from the public.

Mr. Orenstein inquired whether the price would go down once new units are installed.

On a Motion by Mr. Jasper, seconded by Mr. Lusty, with all in favor, the Board Approved the Honest Air Proposal for Air Conditioning Maintenance, in an Amount not to Exceed $3,300.00 Per Year, for the Venetian Community Development District.

ELEVENTH ORDER OF BUSINESS
Consideration of Proposals for Duct Cleaning within the River Club

Ms. Payton provided an overview of the proposals received from Healthy Homes ($3,508.00) and Quality Control Air ($4,875.00). Discussion ensued.

Due to the proposal not being on the agenda, Ms. Blandon opened the floor to public comment. There were no comments from the public.

On a Motion by Mr. Lusty, seconded by Mr. Jasper, with all in favor, the Board Approved the Healthy Homes Proposal, in the Amount of $3,580.00, Subject to Clarification that Grilles will be Removed and Cleaned, for the Venetian Community Development District.

TWELFTH ORDER OF BUSINESS
Acceptance of Addendum to the Professional District Services Agreement

Ms. Blandon advised that an increase to accounting services was discussed during the budget process and this Addendum incorporates that increase into the contract.
Discussion ensued regarding the budget line items.

On a Motion by Mr. Bracco, seconded by Mr. Orenstein, with all in favor, the Board Approved the Addendum to the Professional District Services Agreement, for the Venetian Community Development District.

**THIRTEENTH ORDER OF BUSINESS**  
Acceptance of Addendum to the Professional Field Services Agreement

Ms. Blandon advised that an increase to field services was discussed during the budget process and this Addendum incorporates that increase into the contract. Mr. Lusty discussed the large increase and suggested that in the future there should be incremental increases rather than one large increase every five years.

On a Motion by Mr. Orenstein, seconded by Mr. Bracco, with all in favor, the Board Approved the Addendum to the Professional Field Services Agreement, for the Venetian Community Development District.

**FOURTEENTH ORDER OF BUSINESS**  
Consideration of the Minutes of the Board of Supervisors’ Meeting held on September 24, 2018

Ms. Blandon presented the minutes of the Board of Supervisors’ meeting held on September 24, 2018 and asked if there were any questions. Comments from the Board were received. Discussion ensued regarding a comment related to the pickleball courts and dog parks that was held at the October meeting.

On a Motion by Ms. Lentile, seconded by Mr. Orenstein, with all in favor, the Board Approved the Minutes of the Board of Supervisors’ Meeting held on September 24, 2018, Subject to Corrections Noted on the Record, for the Venetian Community Development District.

**FIFTEENTH ORDER OF BUSINESS**  
Consideration of the Minutes of the Board of Supervisors’ Meeting held on October 8, 2018

Ms. Blandon presented the minutes of the Board of Supervisors’ meeting held on October 8, 2018 and asked if there were any questions. Comments from the Board were received.

On a Motion by Mr. Lusty, seconded by Mr. Bracco, with all in favor, the Board Approved the Minutes of the Board of Supervisors’ Meeting held on October 8, 2018, Subject to Corrections Noted on the Record, for the Venetian Community Development District.
SIXTEENTH ORDER OF BUSINESS  
Consideration of the Operations and Maintenance Expenditures for the Month of September 2018

Ms. Blandon presented the Operations and Maintenance expenditures for the period of September 1-30, 2018 totaling $171,566.70. She asked if there were any questions. Mr. Lusty inquired regarding the amenity bi-weekly payroll services and asked why one would be higher than the other. Ms. Blandon advised the service fee is tacked on to the second invoice of the month. Mr. Lusty also asked that Ms. Payton let the Board know when she received her credit card. Mr. Bracco inquired regarding the off duty police officer. Ms. Blandon confirmed that cost is associated with having a police officer at the meeting.

On a Motion by Mr. Lusty, seconded by Ms. Lentile, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of September 2018, totaling $171,566.70, for the Venetian Community Development District.

SEVENTEENTH ORDER OF BUSINESS  
Review of September 2018 Financials

Mr. Orenstein inquired regarding the financial impact of the River Club closure due to the renovation. Ms. Payton distributed a handwritten comparison from 2017 to 2018 and provided a detailed explanation. Discussion ensued. Mr. Lusty asked that a separate line item be placed on the River Club financials for outside events. Mr. Orenstein asked that Ms. Payton re-review the numbers and comparison provided and report back to the Board. Discussion ensued.

Mr. Jasper advised that the River Club shows more revenue than projected due to not all owners taking advantage of the 4% savings by paying their taxes in November.

Mr. Lusty asked that Ms. Payton be cognizant of operating supplies and paper and plastics. Ms. Payton advised that a lot of the discrepancies are due to coding as some of the staff did not know exactly where to code expenses; she further advised that she has prepared new spreadsheets so that all staff know exactly where to code expenses.

Ms. Blandon asked if there were any questions on the CDD balance sheet. There were none. Ms. Blandon asked if there were any questions on the statement of revenues and expenditures. Mr. Jasper inquired regarding the $2,542 in charges to the entry system upgrade; he advised that number should be higher. Ms. Blandon advised that the financial statements need to be updated and reissued to capture various changes.

Ms. Blandon advised that a budget amendment may need to be done based on expenditures to the reserve fund; she advised that Mr. Cohen may need to prepare a resolution though an amended budget does not require a public hearing.

Ms. Blandon directed the Board’s attention to the reserve fund; she advised that the annual pay back to the River Club for the renovation is included. Ms. Blandon advised that she will ask that accounting create a ledger of the renovation for the Board’s review.
Mr. Jasper asked that an expense be added to the balance sheet to show the outstanding debt for the River Club; he stated that it needs to be reflected somewhere that the River Club Reserve fund owes the CDD Reserve fund a certain amount for the renovation. Discussion ensued. Ms. Blandon advised she will speak with accounting and report back to the Board.

Ms. Lentile discussed the pickleball courts and inquired as to whether or not funds will still be available to construct the courts. Discussion ensued.

EIGHTEENTH ORDER OF BUSINESS

A. District Counsel

Mr. Cohen reported that he is continuing to review conveyances; and he is continuing to work on the Victory Contract, it isn’t signed yet as Victory had changes and needs to provide their certificate of insurance.

Mr. Bracco inquired regarding the turn over of Capello II; he asked if the Board will be appointed or elected. Mr. Cohen advised the CDD does not play a role in that as it is between the residents and Lennar. Mr. Bracco inquired regarding whether the Condo Board is governed by the Sunshine laws. Mr. Cohen advised that Associations are governed by a modified version of the Sunshine laws.

B. River Club

Ms. Payton distributed and discussed power washing quotes as requested by the Facilities Committee; she advised she is awaiting additional proposals. Mr. Cohen asked that Ms. Payton review the insurance coverages as insurance can sometimes be an issue for power washing companies. Ms. Payton advised that she will provide the proposals to the Facilities Committee. Ms. Payton discussed the paint warranty; she advised the warranty was a seven year warranty and it has been seven years, further she reached out to the vendor who advised the warranty is related to peeling and chipping. Ms. Payton advised that a gate was installed to shield view of the trash area. Ms. Payton advised that Wood Peckers are eating the building; two options are to purchase the plastic owls to place on top of the tower and another is to hang flags that contain a small amount of glitter to deter the Wood Peckers. Ms. Payton advised that regarding the water usage she is continuing to work to identify where a leak may be. Discussion ensued. Mr. Lusty and Mr. Jasper suggested that Ms. Payton contact the City to locate the water meters. Mr. Lusty inquired regarding the status of the pool attendant job description. Ms. Payton advised she has not completed that project. Mr. Lusty advised that he would like to have the outdoor pool lighting done by Art Bouquet and he has confirmed with Mr. Cohen that the Board can waive the insurance requirements but Mr. Cohen does not support waiving the CDD’s typical minimum insurance. Discussion ensued. Mr. Lusty inquired regarding the status of the proposal for grass around the event lawn. Ms. Payton advised that BrightView is working on a proposal. Mr. Lusty inquired regarding the status of switching to a digital calendar that can be shared among the staff. Ms. Payton advised that a shared Outlook calendar has been implemented.
Mr. Lusty discussed a bad experience with attempting to book an event at the River Club and not getting a return phone call. He advised that a policy should be implemented so that when somebody calls they can leave a message that can be checked or they can speak with the receptionist who can let the caller know that someone is out for the day. Discussion ensued.

Mr. Cohen inquired regarding the status of the contract for the River Club cleaning. Ms. Payton advised she will look into it and report back.

C. Field Manager
Ms. Richard was not present.

D. District Manager
Ms. Blandon advised that the next regular meeting of the Board of Supervisors’ is scheduled for Monday, November 12, 2018 at 9:30 a.m.

Ms. Blandon advised that Ms. Richard is out due to surgery and her doctor has provided information that she will return to work in January; in the meantime, Rizzetta Amenity Services has hired an interim field manager, Michael Rodriguez, who will fill in while Ms. Richard is out. Mr. Orenstein inquired regarding the status of the Administrative Assistant. Ms. Blandon advised a person should be ready to start in two weeks. Ms. Blandon discussed issues with Frontier related to transfer of the phone lines.

Mr. Lusty discussed needs for the administrative assistant.

Mr. Lusty advised that he would like a representative from BrightView to attend the CDD meetings while Ms. Richard is on leave.

Ms. Blandon advised that she received proposals for the mailbox painting as provided by Ms. Richard; she advised that the proposals were not comparing apples to apples. Ms. Blandon advised that a specification is needed so that the proposals can be an apples to apples comparison. Ms. Blandon advised that she will provide proposals to the Board. Mr. Jasper suggested contacting a coatings specialist to ensure that a product and application specification can be created.

Mr. Lusty inquired regarding the status of the garbage truck fluid spills. Mr. Jasper advised that it is in the hands of the insurance company. Mr. Lusty asked what the next step is. Mr. Jasper advised that the next step is to send a demand for alternative dispute resolution. Ms. Blandon suggested that the Board go back to special counsel and advise her of the concern of the Board and further inquire regarding the next steps. Mr. Lusty advised that he would like to move forward prior to the current Board terms expiring. Mr. Orenstein suggested not allowing them to continue to delay based on the fact that damages haven’t been finalized.
NINETEENTH ORDER OF BUSINESS  Supervisors Requests and Comments

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

Mr. Lusty discussed a vendor that has a license plate recognition system that would allow it to be hooked into the current RFID system and records all license plates; he advised that it allows the CDD to identify visitors which could cut down on gatehouse personnel and cost. Mr. Bracco advised that some residents will not be in favor of not having a manned guardhouse.

Mr. Lusty advised that in his reading of the previous minutes the discussion regarding moving $100,000.00 to Capital Bank was pushed until the new Board could take over. Mr. Jasper advised that it was pushed to the new Board because of signatures. Mr. Lusty advised that he and Mr. Bracco signed for the credit card and he would like to also sign for the transfer of funds to Capital Bank.

This item was opened to public comment. There were none.

On a Motion by Mr. Lusty, seconded by Mr. Orenstein, with all in favor, the Board Adopted a Resolution Authorizing Mr. Lusty and Mr. Bracco as Authorized Signatories for the Purpose of Depositing $100,000.00 of River Cub Reserves at Capital Bank’s Money Market, guaranteed 2.53 %, FDIC Insured, for the Venetian Community Development District.

Mr. Orenstein stated that it is very important that the Board clarify and understand where the lines of authority begin and end as an individual Board member, it is important that everybody understand the concept of apparent authority and the consequences of overstepping. He advised he has a growing concern of overstepping that could create liability for the entire Board. Mr. Cohen advised that he will add a presentation to his list to be done after the new Board members take office. Mr. Lusty also suggested adding Sunshine review for the new Board.

Mr. Bracco inquired regarding whether Mr. Jasper reached out to Pat Neal regarding sharing of their dog park at a nearby community. Mr. Jasper advised that he was advised that contractually Neal cannot agree to share the dog park although Venetian can reach out to the HOA at the end of 2019 when the homeowners should be in control.

Mr. Bracco advised that he met with Mr. Rasmussen and Mr. Rasmussen wanted to discuss the suspension which Mr. Bracco advised he did not discuss. Mr. Bracco advised that Mr. Rasmussen brought up maintenance of the pond area behind his home and claimed that he had communication from SWFWMD advising that the reeds could be cut; Mr. Rasmussen sent to Mr. Bracco an email that he received from SWFWMD that would allow for trimming in that area. Mr. Bracco advised that the communication has been sent to Ms. Blandon to be distributed to the Board and possibly discussed at the next meeting. Mr. Bracco advised that Mr. Rasmussen advised that he misspoke at the previous meeting in regards to using derogatory statements; he advised that he used the statements about the workers to a privacy guard but not to the workers. Mr. Cohen advised that Rizzetta & Company has been corresponding with Mr. Rasmussen. Ms. Lentile advised that she goes out on site with Aquatic Systems every month and they
have advised that the wetlands are not touched. Mr. Jasper advised that invasive species can be removed.

Mr. Jasper advised that regarding turnover of Capello II, Palazzo II, and Palermo, he is hoping that will occur at the next meeting, other than the pond bank in Valenza Loop as bank work is necessary. He advised that maintenance of the common areas has been tuned over to BrightView and being paid by Lennar; Aquatic Systems is maintaining the lakes and ponds. Mr. Jasper advised that the fountain in Capello II will be taken over by the Capello II condo association. Mr. Jasper advised that a meeting to discuss the emergency access gate area at Palermo will be taking place in about a week. He advised that he wants assurance that the condition of the road and the entrance to Venetian is acceptable by the fire department.

Mr. Jasper advised that he received an email regarding infrastructure assessments and methodology for Capello I. He asked for assistance in providing a response. Mr. Orenstein suggested responding with the dates that the information was previously provided.

Mr. Jasper advised that regarding the Dona Bay reservoir; they are re-reviewing the entire situation in order to cut back on the amount of dewatering.

Mr. Jasper advised that irrigation waiver requests should be sent directly to the POA. Mr. Lusty agreed. Mr. Jasper advised that he will send a letter.

Mr. Jasper advised that the radar is currently at the gate and should be moved as it is not serving a purpose at the gate. Mr. Orenstein suggested asking where the Traffic Committee would like to place it. Mr. Lusty suggested placing it on Padova Way.

Mr. Lusty suggested changing the RFID forms so that the amount listed is the total including tax. He further advised that the RFID forms are not being scanned and should be.

TWENTIETH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Bracco, seconded by Mr. Orenstein, with all in favor, the Board adjourned the meeting at 2:27 p.m., for the Venetian Community Development District.
Tab 10
Present:

Committee

M.A. – Mary Abbruzzese
P.P. – Pam Perry
N.S. – Noel Samuels
J.D.-Jackie Del Negro
C.B. Carol Bishko
K.L. Karen Lahn

Staff

Charlie Sandomenico
S.K.-Scott Kissell
VCDD Representative
S.L. Susie Lentile

Call to order:
The Meeting was called to order at 4:01 p.m., and a quorum and proof of publication was established.

Comments from Public:
P. Appalonia, C. Silverblatt, M. Weisert

Addition to Agenda:
M.A. – Email regarding tennis during prime time-prime season

Approval of Minutes:
APRIL  A motion was made by N.S., & seconded by K.L.  Motion carried.

Old Business:

- P.P. regarding guest fees for tennis. 8 local clubs have fees $10-15/per visit. Fees will generate revenue for courts maintenance/events etc. Guests use 2X per month during season and 4X per month off season. Would like to propose to add tennis fees for guests.
• S.K. WCI had a tennis guest fee. When the CDD took over the eliminated the fee. Per C.S. CDD started with a fresh set of rules when they took over the facilities. Per N.S. fees collected were approx. $600-700. P.P. stated that in the past 2 months, based on the number of guests playing tennis, there were a total of approximately 50 guest times at the courts.

• C.S. some clubs waive guest fees in the summer. N.S. when would be the prime play Oct. 1 – March 31? S.K. Concerns with time of year and what happens when shop is closed. What about house guests vs. day guests. C.B. commented that guest play got out of hand this year. Commented that guests state they enjoy playing here because it’s free. S.K. stated that now when reserving courts guests first and last names have to be added to courts (as well as members playing). Will be able to track how many times a guest play when preparing reports from the reservation system. Guests also have to check in the tennis shop prior to play.

• P.P. received multiple emails from Venetian owners as follows;
  - Regarding fees, should charge day guests not house guests
  - No reason why we shouldn’t charge guests – assumed we were. We pay a substantial amount to play here.
  - Charge fees and limit times a guest can play in season.

• Cheryl Silverblatt and Pat Appolonia commented that Sarasota Nat’l and Longwood Run charge whenever they play at those facilities.

• S.K How to justify owners with out of town guests staying at hotel vs at their home. Should we exclude immediate family?

• S.L. When using multiple courts after hours guards stated no list of names is needed, guard lets them in when they state they are playing tennis.

• K.L. & J.D. noted that when they were at Venice Golf & CC for an event all 96 names of participants were listed with guard. S.K. noted that people cannot be stopped from coming in due to the CDD rules that roads are public so a list is not necessary here.

• N.S. mentioned we should talk about fees, not making a motion but just what it would be, $10? Time of year 11/1 – 3/31?

• C.S. $10 on and off season, guest 2X month in season and 4X month off season. N.S. mentioned a lower fee off season. P.P. keep it simple and charge the same fee all year.

• S.K. Need a purpose to present about fee to the CDDs, is it for revenue or stop owners from having guests? C.S. What about interclub? S.K. What about leagues?

• P.P. Guests talk about how they feel it’s unlimited play herer. Guest play has to be monitored and fees can help with (tennis) expenses.
• S.K. Should fees apply all year and when would be off season, 11/1-4/30 on season, and 5/1-10/31 off season?

• M.A. commented that fees should be charged all year and the same fee. N.S. commented as to why should we charge on off times when courts are empty?
• C.B. Charge same fees all year, guests should not play for free.
• K.L. Charge fee all year
• J.D. Charge fee all year and the same fee
• P.P. Charge same fee all year.
• S.K. Should there be a time of day to charge i.e. 8 AM – 6PM?
• P.P. If no one is around to collect owner who brings guest should collect fees. Comment from M. Weisert – Whoever books court could be responsible for fees.
• S.K. Fees all day, committee agrees. S.K. no fees for house guests and $10 all times of day.
• S.K. asked about a limit on the number of guests a member can bring? i.e. 1 owner, 3 guests? N.S. shouldn’t limit. S.K. commented that no limit on number of guests for a member. P.P. we pay to support courts, question why CDD would not want to charge outsiders? C.S. does not feel it would be a concern, C.S. and S.K. would support fees and go by committee decision.
• S.K. Reason why are we charging fees? To generate $$? Need to enforce CDD parameters of what fees are – discourage guests with high fee – residents are footing the bill.
• N.S. Move forward with fee and to make a motion to charge guest fees: “CDD to charge a fee of $10 for tennis guests” seconded by P.P, vote to charge by attending tennis committee majority Yes, one No=N.S.

Old business regarding Demo Day regarding Pickleball courts and sound:

• Per S.K. it was surprisingly quiet and that tennis balls were making more noise than the Pickleballs. Engineer with sound readiness equipment. Question as to 2 or 3 courts and it would take up about 10 parking spots in back of tennis courts 5 & 6. P.P. mentioned that Nokomis school is putting in Pickleball courts could they be utilized. However, it was mentioned that you cannot play off school hours.

Old Business regarding guest sign-up sheets:

• N.S. mentioned sign-up sheets for guests has been implemented and C.S. will continue with sheets. P.P. Kudos to C.S. and staff for coming out with the sheets and following up on guests signing in.
• S.K. to send communication to membership about the fact that all names must be added when signing up for tennis. C.S. noted 90% of players are adhering to entering names. S.L. we members have to get in the habit of signing people up.
• P.P. to Charlie, “what do you do with the names?” C.S. will add names from the lists into the reservation system and will be able to produce reports with information on names and numbers of times guest(s) play. /.
• N.S. mentioned a difficulty she has with booking courts via cell phone. However, those at the meeting did not have a problem.
New Business

- Off Season Friday Sally Effron’s group registered as Interclub Group due to the number of players coming in from various clubs for play? Issue discussed in fee issue. Not interclub with only Venetian as the team.
- M.A. presented an email forwarded by a member. The member asked that it be presented to the board. Email sent from another member to 25+ guests. The email mentioned that a non-resident can be a guest no more than 2 times a month from November 1 – April 30th. Since it didn’t look like a second club was going to be involved in the Friday group the email asked how many would consider playing 2X a month at the Venetian on Fridays at 9:30 AM from 11/1 through 4/30. M.A. mentioned that is prime time and was not appropriate. C.S. said it is not going to happen. S.K. asked Charlie to call the member who originated the email. C.S. mentioned that holding 4 courts on Friday during prime season @9:30 is denied.

C.S. mentioned Mixer-Mania Saturday 4/12, Grand Slam Mixer June 16th and July 4th Fireworks Mixer.

Next Meeting: Monday October 15, 2018 – 4:00 PM

Adjournment: N.S. made a motion to adjourn, seconded by P.P. 5:15 PM

- Missed agenda item: C.S. item regarding court nets. Court #5 net will be replaced in October.

Respectfully submitted,

Mary Abbruzzese, Secretary
MEETING MINUTES
VENETIAN COMMUNITY DEVELOPMENT DISTRICT
Pool and Fitness Advisory Committee Meeting
September 17, 2018
Page 1 of 3

Members:
Joy Wolf, Chair
Peggy Palmer, Co-chair/absent
Dick Foster, Secretary
Gwen Mengel, Member/absent
Tisha Washington, Member
Mary Ann (Max) McGee, Member
Gus Mantia, Member/absent

Management:
Harry Orenstein, VCDD Board
Charlie Sandomenico, Director of Tennis and Fitness

1. Call to Order/Roll Call/Establish Quorum
   a. Meeting was called to order September 17, 2018 at 2:04 pm.
   b. Quorum was established; 4 of 7 committee members were present.

2. Additions and Adjustments to Agenda
   a. Meeting agenda reviewed, and additions made.

3. Net VCDD Board Meeting Representation
   a. Joy Wolf will represent the Pool and Fitness Committee at the next VCDD Board meeting.

4. Resident Input
   No residents were present.

5. VCDD Board Update / Harry Orenstein
   a. New Recreational Advisory Committee / Timing
      • Following the November CDD Board elections, the liaison to the Recreational Committee will be
determined. The new Recreational Committee will replace the Tennis Committee and the Pool and
Fitness Committee, and meetings will begin in January 2019. The final meeting of the Pool and
Fitness Committee will be December 17, 2018.
      • Mr. Orenstein explained that each year the CDD budget includes several non-recurring expense
items. There is currently an accumulation through the years of un-spent expenses from some of
these items. Also, the River Club dining income has exceeded the budget recently. These factors
have created a surplus in the budget. Currently, new pickleball courts and a new dog park are being
considered by the CDD. If approved, they could be funded by the current budget surplus without an
increase in CDD fees. Another potential use of the budget surplus is to make certain ADA-related
(Americans with Disability Act) upgrades at the River Club. No decision has been made by the CDD
regarding these expenditures.
      • Mr. Orenstein requested that item 5b of the June 18, 2018 Pool and Fitness Committee minutes be
clarified. Following a discussion, the committee approved deleting the last two sentences of item 5b
that were inaccurate.
6. Management Update / Charlie Sandomenico
   a. Pool cooling discussion: resident input, total cost to date
      • Mr. Sandomenico has received a few emails from residents not happy with cooling the pools; however, the overall feedback about cooling the pool has been very positive. No cost information was available.
   b. Lap pool cleaning/closures
      • The lap pool will be closed for one week starting the week of September 24 for chemical cleaning to remove stains from the pool floor and walls. Due to mis-communication, the chemical treatment did not take place when the lap pool was closed during the last week of August.
   c. Residents as fitness instructors; CDD input.
      • Mr. Orenstein confirmed that residents may be hired as fitness instructors if they meet the same criteria as other instructors regarding insurance, credentials, knowledge, etc.
   d. Follow-up to lap pool signage and sign-ups.
      • Mr. Sandomenico has received no comments (good or bad) from residents about removal of the lap pool sign-up sheet or the new lap pool sharing sign/instructions.
   e. New Fitness on Demand (FOD) system videos
      • In the next 2-3 weeks, Mr. Sandomenico and fitness instructors will create new videos explaining how to use our FOD system. Availability will be announced in the weekly Fitness newsletter.
   f. No comments in the “comment box” because they were removed during the River Club renovation.

7. Business Administration
   a. Consideration of minutes from prior Committee meeting
      • Following review and discussion, Tisha Washington moved, and Mary Ann McGee seconded, to approve the July 16, 2018 committee meeting minutes as amended.

8. New Business Requests and Comments
   a. Long-range plan to replace fitness equipment/reserve fund.
      • In early 2017, the Committee agreed on a proposed long-range plan for the fitness equipment. Since then, the initial steps have been completed with the removal of some equipment and purchase on new equipment.
      • Mr. Orenstein reported that the River Club Reserve Study includes items for fitness equipment replacement.
      • Mr. Sandomenico will obtain additional quotes for new equipment identified in the long-range plan.
      • At the October meeting, the Committee will review the long-range plan along with the proposed quotes with the goal to establish priorities for purchase of new equipment and removal of existing equipment.
      • Joy Wolf suggested adding a new bench for stretching for people who have difficulty get on the floor. Mr. Sandomenico to investigate.
   b. Fitness survey: Review draft survey; timing/cost
      • The committee reviewed and made minor changes to the updated draft fitness survey prepared by Joy Wolf.
      • Joy Wolf will talk with Denise Payton about implementing the survey and the Committee will discuss at the October committee meeting.
   c. Fitness Class Schedule
Mr. Sandomenico presented the proposed fall fitness classes schedule. Committee discussed.
Committee recommended adding an “Introduction to Yoga” series each month.
Committee suggested adding dance classes in the late afternoon prior to some dinner nights at the River Club.
In the aerobics room, need new weights and new stand to hold them.
Mr. Sandomenico plans to create a separate schedule for FOD (Fitness on Demand) classes so they can be easily identified.

d. Promoting fitness classes to increase attendance
Continue to promote FOD classes and instructor-led classes with signage at River Club and with the weekly Fitness email newsletter.
The River Club website has good information about the classes, the instructors, and the schedule. Promote the website.
Expand information provided in the weekly email newsletter.
Keep trying new classes and new ways to promote the classes.
Mr. Sandomenico reported that based on his discussion with other fitness directors in the area, some clubs charge for fitness classes and other clubs do not.

9. Adjournment
Motion made and passed to adjourn at 3:40 pm.

Next committee meeting is October 15, 2018 at 2:00pm.