VCDD - VENETIAN RIVER CLUB
502 Veneto Boulevard
North Venice FL 34275
Facilities Advisory Committee (FAC)
Meeting Minutes January 7, 2019

Attending Members: Jim Allen, John Dabney, Carl Chorba, David Lusty (VCDD Liaison), Denise Payton (GM)
Absent: Debbie Gerickie (illness)

Discussion Topics:

A. Call to Order: Chairman Mr. Dabney called the meeting to order at 9:00 a.m. With only three committee members a quorum was not met.

B. Additions or Deletions to the Agenda: see below

C. Approval of minutes from prior meeting December 3, 2018: approved

D. Old Business:

1. Pool Electrical/Camera/Lighting Update:
   a. Landscape lighting around the pool and lap pool is complete. Denise showed pictures from the First Friday event which was well attended.
   b. Motion Sensor at NW corner of fitness center: Installed, but not sure if required as new pool landscape lighting provides good coverage.
   c. Security Cameras for pool area: Ms. Payton is talking to Art Bouquet for quote. Estimated costs (cameras only) are about $1K (for six) which can withstand outdoor elements. May use her own TV person.
   d. Pool Audio Speakers for music: Current equipment is OK. Back burner for now.

2. River Club Parking Lot Paving/Striping Update:
   a. Incomplete. Marking for re-grading at golf cart/bicycle area has been made. Parking lot striping has not occurred. Referred to CDD for update.

3. Water Leak Observations (continue monitoring):
   a. Three leaks have been repaired – 5” crack, a drain, and lap pool light/jet.
   b. Lap Pool water usage around normal 139-150 gal./day vs. previous 1K.
   c. Recreation pool around 300 gal./day in cool season. Normal in hot season should be around 700-800 gal./day.

4. Roof/Soffit Repairs:
   a. Roof condition is still a concern: insurance policy deductible is 5% of total property value or about $280K. Two more leaks have been found. Denise will refer this to the CDD board for any potential remedies.
b. Soffit: Bird damage is extensive around River Club facility, but total replacement costs are prohibitive. Ms. Payton will move forward with patch and paint. The Tower height will require utilizing a crane.

5. **Pool Edging to Contain Lava Rocks** in flower beds: Private company who did work is objecting to adding the VCDD to its standard insurance coverage language before starting work. Denise to have VCDD lawyer to call the company’s insurance company to resolve matter.

6. **Patio:**
   a. Original committee recommendation for patio extension off main dining room has been tabled for now.
   b. **Retractable Awning:** A recommendation was made to Ms. Payton to research such a fixture for placement outside the main dining room main exit doors to provide sun and rain coverage for events where warm weather permits opening the doors.

7. **Tiki Hut Renovation Planning:** It was recognized there are no reserves for remodeling.
   a. A recommendation was approved for Mr. Dabney to request the CDD board to appoint the Facilities Advisory Committee at its January 14th meeting to move forward on renovation planning to be considered for the 2019-2020 budget.
   b. The committee agreed it was important to have Ms. Gericke participate in its planning.
   c. The committee agreed input should also come from River Club staff.
   d. Items for consideration would be:
      - A round bar seating accommodation more people
      - Roof line extension to provide sun and rain shading
      - Moving out the lava rock and extended pavers to the fence line on either side of the current tiki bar footprint.
      - Placing of larger, shaded round tables in the quadrants for additional event seating

E. Management Report

1. **Outside Events Budget vs. Actual:** Ms. Payton provided a spread sheet showing November total revenue for the River Club of $74,859.
   a. Banquet (Outside) Events were $15,282, or 20% of total.
   b. The River Club was $5K better or -$20K actual vs. $25K budgeted
   c. Denise has signed up for 6 months on Wedding Wire and has already received several leads.

2. **A/C Compressor, duct cleaning, balance etc. Update:**
   a. Compressor has been ordered and duct cleaning is proceeding.
   b. Balancing cannot occur until equipment is installed.

3. **Cleaning Service Review/Scope of Work:**
a. Ms. Payton is unhappy with Apex cleaning which failed to have staff on hand after the New Year’s Event to clean up, as well as with ongoing issues such as failing to fill soap dispensers in the locker rooms, etc.

b. Denise has received quotes from another company to meet the scope of work requirements, and will present to the CDD board on January 14th her recommendation to terminate Apex cleaning.

4. **Fire Marshall Evacuation Plan** – Denise met with the Venice Fire Marshall who signed off on the River Club seating placement layout meeting the city’s requirements. She will present this to the CDD board on January 14th.

5. **Pest Control (added):** Ms. Payton has a submitted response to an RFQ from Truly Nolen she will present to the CDD board on January 14th.

F. CDD Report (Dave Lusty):

1. Mr. Lusty supports the committee’s recommendation to head up exploration of the Tiki Bar recommendation.

2. **Committee Replacements:** It is unclear if there have been any submittals by residents to fill the three open slots on the advisory committee. Dave will contact Belinda to determine status and request further broadcast, if necessary, to the community.
   a. Dave said he does not know committer liaison assignments for 2019.

G. New Business:

1. **Review Reserve Study for 2019 and beyond:** the committee deferred this to its meeting in February.

2. **Prioritize Projects (and funding) for 2019:** this is tied into item G.1., plus the recommendation made under item D.7.

3. **Men’s Locker Room Keys:** Mr. Chorba pointed out that on Friday, January 4th there were no men’s fitness locker keys. Of 22 upper lockers in one area, 8 were locked and 14 were open. A policy needs to be in place to ensure the lockers with keys for security are there for all residents and guests.
   a. Ms. Payton said she has a fine schedule she is taking to the board to remedy this situation.

H. Next meeting and Adjournment: Next meeting on February 4, 2019,

1. Meeting was adjourned at 10:00 a.m.
2. Minutes submitted by Carl Chorba, Acting Secretary.