VENETIAN COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors
Rich Bracco  Chairman
Susie Lentile  Vice Chairman
David Lusty  Assistant Secretary
Richard McCafferty  Assistant Secretary
Steve Kleinglass  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.
Board of Supervisors  
Venetian Community Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Venetian Community Development District will be held on Monday, February 11, 2019 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. Update Regarding Traffic Enforcement
   B. Appointment of Facilities Advisory Committee Members
   C. Consideration of Documents Related to Capello II, Palazzo II, and Palermo Turnover
      Tab 1
   D. Consideration of Capello II Request to Install Pavers on CDD Property
   E. Update and Discussion Regarding Landscaping Advisory Committee and Ponds and Wetlands
   F. Consideration of Facilities Advisory Committee Request Regarding Tiki Hut Renovations
5. BUSINESS ADMINISTRATION
   None
6. CONSENT ITEMS
   A. Consideration of Committee Meeting Minutes
      Tab 2
      1. June 12, 2018 Social and Dining Committee Meeting
      2. September 12, 2018 Social and Dining Committee Meeting
      3. October 17, 2018 Social and Dining Committee Meeting
      4. November 14, 2018 Social and Dining Committee Meeting
      5. November 26, 2018 Pickleball Committee Meeting
      6. January 7, 2019 Facilities Committee Meeting
7. STAFF REPORTS
   A. District Counsel
   B. River Club
   C. Field Manager
   D. District Manager
8. SUPERVISOR REQUESTS AND COMMENTS
9. ADJOURNMENT

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

Very truly yours,

Belinda Blandon
Belinda Blandon
District Manager

cc: Andrew Cohen, Persson & Cohen, P.A.
Tab 1
Cappello II (FYI)

1. Conveyance Package being redone as original package included a portion of the “dirt road”, which was in error.
2. Pond 16 is “missing” littoral shelf plantings. WCI/Lennar has contracted with Aquatic Systems to plant the shelf when the water elevation is at the proper level. Will need a statement from WCI/Lennar at Conveyance that this is the case, if in fact, the littoral shelf has not been planted.
3. The Cappello II Condo Association has (or will) take ownership of the fountain in Lake . WCI/Lennar is to provide us with an affidavit from the Condo Association that they accept ownership and maintenance responsibilities, of the fountain including taking over the FPL meter and payment for the electricity.

General

1. Aquatic Systems has advised that Ponds are all in good condition and ready for acceptance with the exception of Pond 3 which we should have them check after bank reconstruction.
2. Approval for the Chairman to execute the “Private Lot Non-Compliance Remedy Option” selecting Option 2 and the Agent Authorization Letter.
3. The two wetland areas to the north and south of Palermo, Phases 6A & 6B, will be turned over at the same time as Pond 3 in Palazzo II. Prior to turnover, these wetland areas need to be free of Brazilian Pepper. Aquatic Systems needs to confirm that these two wetlands are in conformance before accepting conveyance of Phases 6A & 6B.
4. There is a portion of the northern Phase 6 that is to be deeded to the City. The original thought was it would be used for a potable storage tank. Need to have WCI/Lennar take care of this conveyance to the City prior to deeding Phases 6A & 6B to the VCDD.
5. Several dead bushes along dirt road landscape buffer. This is in Phase 6 and WCI/Lennar has agreed to replace.

9. It is WCI/Lennar’s intent and I agree that this landscape buffer along the dirt road remain in a “natural condition”. Pond 3 will not be turned over until the City rules on the revised tree plats and Lake 3 bank is restored to meet SWFWMD slope requirements
   a.
November 14, 2018

Andrew Cohen, Esq.
Person & Cohen, PA
6853 Energy Court
Lakewood Ranch, FL 34240

RE: Venetian CDD- Common Area Conveyance- Cappello II Area

Dear Andy:

I have enclosed for the District’s acceptance, the revised conveyance documents from WCI Communities, LLC for three common area parcels in the Cappello II condominium area. The parcels are:

1. Bella Vista Tr. ROW (Common Area 20-A)
2. Lake 16 (Common Area 29-2A), and
3. Lake 15.

The conveyance documents enclosed are the Special Warranty deed, executed, Owner’s Affidavit, executed and Title Search Report dated November 8, 2018. As these are the original executed documents, please hold them for recording following the VCDD’s acceptance of the conveyance.

Any questions, let me know.

Sincerely,

[Signature]

David Caldwell
Manager CDD-HOA

Enc.

CC: Jerry Jasper
   Belinda Blandon
   Rick Schappacher, PE
   Terry Kirschner
SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 14th day of NOVEMBER, 2018, WCI COMMUNITIES, LLC, a Delaware limited liability company, whose post office address is 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966 (hereinafter called the “Grantor”) to the VENETIAN COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under the laws of the State of Florida, whose address is: c/o Rizzetta & Company, 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, its successors and assigns (hereinafter called the “Grantee”).

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain property, situate lying and being in the County of Sarasota, State of Florida, as more particularly described on Exhibit “A” hereto (the “Property”).

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO:

1. Real Estate Taxes and/or assessments for 2018 and all subsequent years which are not yet due and payable.

2. Covenants, conditions, restrictions, limitations, reservations, easements and other agreements of record affecting the Property, provided however the foregoing shall not be deemed or construed as re-imposing any such items of record.

3. Applicable zoning, land use and subdivision ordinances, restrictions and/or agreements.

TO HAVE AND TO HOLD the above described Property, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said Property subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.
IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Amy Hotze
Signature
Amy Hotze
Printed Name

Matthew Caradon
Signature
Matthew Caradon
Printed Name

WCI COMMUNITIES, LLC,
a Delaware limited liability company

By: ________________
Print: Darin McMurray
Its: Vice President

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this __/__/2018 day of November, 2018 by Darin McMurray, as Vice President of WCI Communities, LLC, a Delaware limited liability company, on behalf of said company. He is personally known to me [ ] or has produced [ ] as identification.

(AFFIX SEAL)

DAVID CALDWELL
Notary Public - State of Florida
Printed Name: DAVID CALDWELL
Commission Expires: 2/13/21
Commission No.: GG-051576

Bonds Thru Notary Public Underwriters
LEGAL DESCRIPTION: COMMON AREA 20 A

COMMENCE AT THE WESTERN MOST CORNER OF CAPPENOLO 1 AT VENETIAN GOLF & RIVER CLUB AS RECORDED IN CONDOMINIUM BOOK 38, PAGE 40, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE N.27°17'35"E., A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE TO THE RIGHT, WITH A CHORD BEARING OF N.37°36'37"W., HAVING A RADIUS OF 350.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°11'38", A DISTANCE OF 306.62 FEET; THENCE N.12°30'48"W., A DISTANCE OF 139.13 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 101°46'22", WITH A CHORD BEARING OF N.38°22'23"E.; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 444.97 FEET; THENCE N.89°15'34"E., A DISTANCE OF 199.32 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 57°31'10", WITH A CHORD BEARING OF S.61°58'51"E.; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 250.99 FEET TO THE NORTHERNMOST CORNER OF THAT CERTAIN COMMON AREA 20 AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 2012012610 OF SAID PUBLIC RECORDS; THENCE S.60°04'38"W. ALONG THE NORTHERLY LINE OF SAID COMMON AREA 20, A DISTANCE OF 50.10 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, WITH A CHORD BEARING OF N.62°23'37"W.; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°41'37", A DISTANCE OF 197.90 FEET; THENCE S.80°15'34"W., A DISTANCE OF 199.32 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 101°46'22", WITH A CHORD BEARING OF S.38°22'23"W.; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 355.25 FEET; THENCE S.12°30'48"E., A DISTANCE OF 139.13 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 50°56'36", WITH A CHORD BEARING OF S.37°59'06"E.; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 265.74 FEET; THENCE S.31°46'41"W. ALONG THE WEST LINE OF COMMON AREA 20A, A DISTANCE OF 50.18 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 62,461 SQUARE FEET OR 1.43 ACRES, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.
SKETCH OF DESCRIPTION

Section 26, Township 38 South, Range 19 East
Sarasota County, Florida

DESCRIPTION: COMMON AREA 29-2-A

COMMENCE AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE S.01°10'15"E., ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 600.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°10'15"E., ALONG SAID EAST LINE A DISTANCE OF 80.00 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN PARCEL "A", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007042419, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.57°41'06"W., ALONG SAID NORTHERLY LINE OF PARCEL "A", A DISTANCE OF 346.65 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF CAPPELLO II AT VENETIAN GOLF & RIVER CLUB, A CONDOMINIUM AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBERS 2014049436, 2014111659, 2015034689 AND 2015123002 SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SIX (6) COURSES: (1) N.03°29'17"E., A DISTANCE OF 89.85 FEET; (2) THENCE N.12°57'45"E., A DISTANCE OF 189.79 FEET; (3) THENCE N.16°57'11"E., A DISTANCE OF 35.89 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 383.50 FEET, WITH A CHORD Bearing OF N.24°33'31"W.; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°12'01", A DISTANCE OF 503.34 FEET; (5) THENCE CONTINUE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°10'45", WITH A CHORD Bearing OF N.72°14'54"W., A DISTANCE OF 135.07 FEET; (6) THENCE N.87°33'26"W., A DISTANCE OF 56.13 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN MASTER ASSOCIATION 2 PARCEL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2015149756, SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE THE FOLLOWING SIX (6) COURSES: (1) N.89°15'34"E., A DISTANCE OF 196.86 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, WITH A CHORD BEARING OF N.61°07'56"E.; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°15'16", A DISTANCE OF 44.18 FEET; (3) THENCE N.89°15'34"E., A DISTANCE OF 296.69 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 56°15'03", WITH A CHORD BEARING OF S.62°36'54"E.; (4) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.18 FEET; (5) THENCE N.89°15'34"E., A DISTANCE OF 32.40 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 198,914 SQUARE FEET OR 4.57 ACRES, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:
1. BEARINGS ARE BASED ON THE NORTH LINE
2. NOT VALIY WITHOUT THE SIGNATURE AND THE
   ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR
3. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE
   SKETCH
4. THIS SKETCH IS NOT A SURVEY.

PREPARED FOR:
LENNAR HOMES

CROSS SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION LB 0007977
5265 OFFICE PARK BLVD. SUITE 101
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 889-9938 FAX
GERALD D. STROOP, JR., PSM No. 4679

DATE: 5/24/2018

SHEET 1 OF 2
Scale: 1" = NONE
Drawn by: GDS
FB/PG: NONE
JOB: 180182
DESCRIPTION OF LAKE #15 AT
VENETIAN GOLF & RIVER CLUB
CITY OF VENICE, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S.89°15'34"W,
ALONG THE NORTHELY LINE OF SAID SECTION 26 A DISTANCE OF 509.80 FEET;
THENCE S.00°44'28"E., PERPENDICULAR TO THE NORTHELY LINE OF SAID SECTION
26 A DISTANCE OF 360.00 FEET TO THE POINT OF BEGINNING AND TO A POINT ON A
CURVE TO THE RIGHT; HAVING: A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF
103°42'11"., A CHORD BEARING OF S.38°53'20"E. AND A CHORD LENGTH OF
110.10 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 126.70
FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.12°57'45"W., A
DISTANCE OF 257.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT,
HAVING: A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 90°04'54"., A CHORD
BEARING OF S.38°00'12"W. AND A CHORD LENGTH OF 63.68 FEET; THENCE ALONG THE
ARC OF SAID CURVE, AN ARC LENGTH OF 70.76 FEET TO THE POINT OF TANGENCY OF
SAID CURVE; THENCE N.76°87'21"W., A DISTANCE OF 68.70 FEET TO THE POINT OF
CURVATURE OF A CURVE TO THE RIGHT; HAVING: A RADIUS OF 170.00 FEET, A
CENTRAL ANGLE OF 84°28'33"., A CHORD BEARING OF N.44°44'04"W. AND A
CHORD LENGTH OF 181.28 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC
LENGTH OF 191.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE
N.12°30'46"W., A DISTANCE OF 141.68 FEET TO THE POINT OF CURVATURE OF A
CURVE TO THE RIGHT; HAVING: A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF
101°46'22", A CHORD BEARING OF N.58°22'23"E. AND A CHORD LENGTH OF
108.63 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 124.34
FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.89°15'34"E., A
DISTANCE OF 200.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 98,968
SQUARE FEET OR 2.27 ACRES, MORE OR LESS.

DATE: SEPT. 21, 2002

PREPARED BY: BRIGHAM SURVEYING, INC.
LAND SURVEYORS
719 SUMMERLIN BLVD.
VENICE, FLORIDA 34285

STATE OF FLORIDA
REGISTRATION NO. 4670
**SKETCH & DESCRIPTION**

**LAKE #15 AT VENETIAN GOLF & RIVER CLUB**

**SCALE 1" = 100'**

**NOT SUBDIVIDED**

**LAKE 15**
2.27 AC.

**NOT SUBDIVIDED**

**SEE SHEET 2 FOR DESCRIPTION.**

**DATE: SEPT. 21, 2002**

**PREPARED BY: BRIGHAM SURVEYING, INC.**
**LAND SURVEYSORS**
**712 SHARROCK RD.,**
**VENICE, FLORIDA 34285**
**PH. (941) 493-4430**

**NOTE: THIS IS NOT A BOUNDARY SURVEY. SHHFT 1 OF 2 SHEETS**
OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LEE

The undersigned, Darin McMurray, as Vice President of WCI COMMUNITIES, LLC, a Delaware limited liability company, hereinafter called Affiant, being duly sworn, says that:

1. WCI Communities, LLC, a Delaware limited liability company ("WCI") is the owner in fee simple estate of certain real property located in Sarasota County, Florida, which is more particularly described on Exhibit "A" attached hereto (the "Property").

2. WCI is in sole and exclusive possession of the Property. Affiant further represents that there are no options, contracts, rights of refusal, or any other rights to purchase all or part of the Property, and agrees not to place (or cause placement) of record any such rights from the date hereof to the date of recordation of documents executed and delivered with respect to the above referenced transaction.

3. Affiant states further, that within the past ninety (90) days there have been no improvements, alterations, or repairs to the Property for which the costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same, which remain unpaid.

4. Affiant further represents to its knowledge that there are no pending unsatisfied judgments of record, nor any tax liens filed against the Property.

5. Affiant agrees not to place of record any lien or encumbrance upon the above-mentioned property from the date hereof to the date of recordation of documents executed and delivered in connection herewith.

WCI COMMUNITIES, LLC,
a Delaware limited liability company

By: ____________________________

Darin McMurray, Vice President

Subscribed and sworn to before me this 14th day of November, 2018.

[Signature]
Notary Public
Printed Name: DAVID CALDWELL
My Commission Expires: 2/13/21
LEGAL DESCRIPTION: COMMON AREA 20 A

COMMENCE AT THE WESTERNMOST CORNER OF CAPPELLO 1 AT VENETIAN GOLF & RIVER CLUB AS RECORDED IN CONDOMINIUM BOOK 38, PAGE 40, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE N.27°17'35"E., A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE TO THE RIGHT, WITH A CHORD BEARING OF N.37°38'53"W., HAVING A RADIUS OF 350.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°13'38", A DISTANCE OF 306.62 FEET; THENCE N.12°30'48"W., A DISTANCE OF 139.13 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 101°46'22", WITH A CHORD BEARING OF N.38°22'23"E.; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 444.07 FEET; THENCE N.89°15'34"E., A DISTANCE OF 199.32 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 57°31'10", WITH A CHORD BEARING OF S.61°58'51"E.; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 250.96 FEET TO THE NORTHERNMOST CORNER OF THAT CERTAIN COMMON AREA 20 AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 2012012610 OF SAID PUBLIC RECORDS; THENCE S.60°04'38"W. ALONG THE NORTHERLY LINE OF SAID COMMON AREA 20, A DISTANCE OF 50.10 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, WITH A CHORD BEARING OF N.62°23'37"W.; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°41'37", A DISTANCE OF 197.90 FEET; THENCE S.80°15'34"W., A DISTANCE OF 199.32 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 101°45'22", WITH A CHORD BEARING OF S.38°22'23"W.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 355.25 FEET; THENCE S.12°30'48"W., A DISTANCE OF 139.13 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 50°56'36", WITH A CHORD BEARING OF S.37°59'06"E.; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 268.74 FEET; THENCE S.31°46'41"W. ALONG THE WEST LINE OF COMMON AREA 20A, A DISTANCE OF 50.18 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 62,461 SQUARE FEET OR 1.43 ACRES, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.
DESCRIPTION: COMMON AREA 29-2-A

COMMENCE AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA: THENCE S.01'010'15"E., ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01'010'15"E., ALONG SAID EAST LINE A DISTANCE OF 600.54 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN PARCEL "A", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007042419, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.57'41"06"W., ALONG SAID NORTHERLY LINE OF PARCEL "A", A DISTANCE OF 346.65 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF CAPPELLO II AT VENETIAN GOLF & RIVER CLUB, A CONDOMINIUM AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBERS 2014049436, 2014111659, 2015034689 AND 2015123002 SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SIX (6) COURSES: (1) N.03'29"17"E., A DISTANCE OF 89.85 FEET; (2) THENCE N.12'57"45"E., A DISTANCE OF 189.79 FEET; (3) THENCE N.16'57"11"E., A DISTANCE OF 35.89 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 383.50 FEET, WITH A CHORD BEARING OF N.24'33"31"W.; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75'12'01", A DISTANCE OF 503.34 FEET; (5) THENCE CONTINUE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20'04'55", WITH A CHORD BEARING OF N.72'14"54"W., A DISTANCE OF 135.07 FEET; (6) THENCE N.87'33"26"W., A DISTANCE OF 56.13 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN MASTER ASSOCIATION 2 PARCEL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2015149756, SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE THE FOLLOWING SIX (5) COURSES: (1) N.89'15"34"E., A DISTANCE OF 196.88 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, WITH A CHORD BEARING OF N.61'07"56"E.; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56'15"16", A DISTANCE OF 44.18 FEET; (3) THENCE N.89'15"34"E., A DISTANCE OF 296.89 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 56'15'03", WITH A CHORD BEARING OF S.62'36"54"E.; (4) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.18 FEET; (5) THENCE N.89'15"34"E., A DISTANCE OF 32.40 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 198,914 SQUARE FEET OR 4.57 ACRES, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE
   OF SEC 26-38-19, BEING N 89'15"34" E (ASSUMED).
2. NOT VALID WITHOUT THE SIGNATURE AND THE
   ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR
   AND MAPPER.
3. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE
   SKETCH.
4. THIS SKETCH IS NOT A SURVEY.

PREPARED FOR:
LENNAR HOMES

CROSS SURVEYING, L.L.C
CERTIFICATE OF AUTHORIZATION LB 0007977
5265 OFFICE PARK BLVD, SUITE 101
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 898-9938 FAX
GERALD D. STROOP, JR., PSM No. 4679

| SHEET 1 OF 2 | Scale: 1"=NONE | Drawn by: GDS | FB/PG: NONE | DATE: 5/24/2018 | JOB: 180182 |
PREPARED FOR:

LENNAR HOMES

NOTES:
1. BEARINGS ARE BASED ON THE NORTH LINE OF SEC 26-38-19, BEING N 89°15'34" E (ASSUMED).
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS SKETCH IS NOT COMPLETE WITHOUT THE DESCRIPTION.
4. THIS SKETCH IS NOT A SURVEY.
DESCRIPTION OF LAKE #15 AT VENETIAN GOLF & RIVER CLUB  
CITY OF VENICE, SARASOTA COUNTY, FLORIDA  
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHERLY CORNER OF SAID SECTION 26; THENCE S.89°15'34"W.,  
ALONG THE NORTHERLY LINE OF SAID SECTION 26 A DISTANCE OF 599.80 FEET;  
THENCE S.00°44'26"E., PERPENDICULAR TO THE NORTHERLY LINE OF SAID SECTION  
26 A DISTANCE OF 360.00 FEET TO THE POINT OF BEGINNING AND TO A POINT ON A  
CURVE TO THE RIGHT, HAVING: A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF  
103°42'11", A CHORD BEARING OF S.38°53'20"E. AND A CHORD LENGTH OF  
110.10 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 125.70  
FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.12°57'45"W., A  
DISTANCE OF 257.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT,  
HAVING: A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 89°04'54", A CHORD  
BEARING OF S.58°00'12"W. AND A CHORD LENGTH OF 83.68 FEET; THENCE ALONG THE  
ARC OF SAID CURVE, AN ARC LENGTH OF 70.75 FEET TO THE POINT OF TANGENCY OF  
SAID CURVE; THENCE N.76°57'21"W., A DISTANCE OF 68.70 FEET TO THE POINT OF  
CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 170.00 FEET, A  
CENTRAL ANGLE OF 64°26'33", A CHORD BEARING OF N.44°44'04"W. AND A  
CHORD LENGTH OF 181.28 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC  
LENGTH OF 191.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE  
N.12°30'48"W., A DISTANCE OF 141.68 FEET TO THE POINT OF CURVATURE OF A  
CURVE TO THE RIGHT, HAVING: A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF  
101°46'22", A CHORD BEARING OF N.38°22'23"E. AND A CHORD LENGTH OF  
108.63 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 124.34  
FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.89°15'54"E., A  
DISTANCE OF 200.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 98,968  
SQUARE FEET OR 2.27 ACRES, MORE OR LESS.
SKETCH & DESCRIPTION

LAKE #15 AT VENETIAN GOLF & RIVER CLUB

POINT OF COMMENCEMENT
NORTHEAST CORNER
OF SECTION 26-38-19

0 25 50 100 200 300 400
S 89'15"41"W 588.60' BASIS OF BEARINGS
NORTHERNLY LINE OF SECTION 26-38-19

Curve number 1
Radius = 70.00'
Delta = 103'42"81'" Ar = 126.70'
Tangent = 99.32'
Chord = 110.10'
Chord Brx = S 38°33'20"E

Curve number 2
Radius = 45.00'
Delta = 80.94'54" Ar = 70.70'
Tangent = 45.05'
Chord = 63.89'
Chord Brx = S 58°00'12"W

Curve number 3
Radius = 170.00'
Delta = 94.26'53" Ar = 191.20'
Tangent = 102.14'
Chord = 161.26'
Chord Brx = N 44°44'04"W

Curve number 4
Radius = 70.00'
Delta = 101'40"22" Ar = 124.34'
Tangent = 59.89'
Chord = 106.63'
Chord Brx = N 39°22'23"E

NOT SUBDIVIDED

LAKE 15
2.27 AC.

SEE SHEET 2 FOR DESCRIPTION.

DATE: SEPT. 21, 2002
PREPARED BY: BRIGHAM SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
712 SHARKROCK BLVD.
VENICE, FLORIDA 34285
PH. (941) 483-4430

NOTE: THIS IS NOT A BOUNDARY SURVEY. SHEET 1 OF 2 SHEETS
First American Title Insurance Company
9210 Estero Park Commons Blvd., Suite 7
Estero, Florida 33928
Phone: (239)495-2200   FAX: (239)495-6001

TITLE SEARCH REPORT

Prepared for: Pavese Law Firm
1833 Hendry Street
Fort Myers, FL 33901-3054

Customer File Number: 91900.008b

FATIC File Number: 2060-4143082

Searched from: March 4, 2002    Through: November 8, 2018 at 8:00 a.m.

Last Grantee of Record for Period Searched:
WCI Communities, LLC, a Delaware limited liability company

Legal Description:
See attached legal descriptions #1, #2 and #3.

1. Chain of Title and/or Conveyances:
   Type of Instrument:   O.R. Book   Page:
   Special Warranty Deed  Instrument  2002035253
   Special Warranty Deed  Instrument  2002035254
   Quit-Claim Deed       Instrument  2009113834
   Quit-Claim Deed       Instrument  2009113836

2. Unsatisfied Encumbrances:
   Type of Instrument:   O.R. Book:   Page:
   None.

Page 1
File No.: 2060-4143082
3. Easements, Restrictions, and Other Matters affecting the lands described herein:

Type of Instrument: O.R. Book: Page:

see base attached items 1-24

Copies of the Encumbrances/Matters Affecting Title (x) are () are not included with this Report.

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 0373001030 (contains more land) for tax year 2018
Gross Tax: $ 89,495.23 ( ) Paid (x) Not Paid.
Unpaid Taxes for Prior Years: None.
Map Code: Assessment: $

Miscellaneous Notes (including matters affecting the Buyer, if searched):

NA
Certificate

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from March 4, 2002 to November 8, 2018 at 8:00 a.m.. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of Sarasota County, Florida, affecting title to the property described therein. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

[Signature]

as Vice President

Dated: November 13, 2018
1. Terms, provisions, restrictive covenants, conditions, reservations, rights, duties and easements contained in Declaration of Condominium of Cappello II at Venetian Golf & River Club, a Condominium, and any Exhibits annexed thereto, including all amendments and modifications thereto, including, but not limited to, provisions for a private charge or assessments and a right of first refusal or the prior approval of a future purchaser or occupant, recorded under Instrument No. Instrument No. 2014049436, as amended by First Supplement recorded in Instrument No. 2014055899 and Instrument No. 2015020256; Second Supplement recorded in Instrument No. 2014072132 and Instrument No. 2015020257; Third Supplement recorded in Instrument No. 2014091541; Fourth Supplement recorded in Instrument No. 2014111662; Fifth Supplement recorded in Instrument No. 2014133299; Sixth Supplement recorded in Instrument No. 2015021474; Seventh Supplement recorded in Instrument No. 2015023252; Eighth Supplement recorded in Instrument No. 2015034690; Ninth Supplement recorded in Instrument No. 2015057062; Tenth Supplement recorded in Instrument No. 2015071848; Eleventh Supplement recorded in Instrument No. 2015101086; Twelfth Supplement recorded in Instrument No. 2015127946; Thirteenth Supplement recorded in Instrument No. 2015139604; Fourteenth Supplement recorded in Instrument No. 2015153263; Fifteenth Supplement recorded in Instrument No. 2016012709; Sixteenth Supplement recorded in Instrument No. 2016025124; Seventeenth Supplement recorded in Instrument No. 2016088538; Nineteenth Supplement recorded in Instrument No. 2017028367; Twentieth Supplement recorded in Instrument No. 2017039508; Twenty-First Supplement recorded in Instrument No. 2017048561; Twenty-Second Supplement recorded in Instrument No. 2017066756; Twenty-Third Supplement recorded in Instrument No. 2017126565; Twenty-Fourth Supplement recorded in Instrument No. 2017145843; Twenty-Fifth Supplement recorded in Instrument No. 2017145907; Twenty-Sixth Supplement recorded in Instrument No. 2018011676; Twenty-Seventh Supplement recorded in Instrument No. 2018026039; and First Amendment recorded in Instrument No. 2014111659, as corrected in Instrument No. 2015123000; Second Amendment recorded in Book 2015034689, as corrected in Instrument No. 2015123001; Special Amendment recorded in Instrument No. 2015031394; Third Amendment recorded in Instrument No. 2015081149; Fourth Amendment recorded in Instrument No. 2015101085, as corrected in Instrument No. 2015123002; Fifth Amendment recorded in Instrument No. 2015153260; Sixth Amendment recorded in Instrument No. 2016080019; Seventh Amendment recorded in Instrument No. 2017039499; Eighth Amendment recorded in Instrument No. 2017126967.

2. Terms, provisions and conditions contained in Petition for Annexation of Contiguous Property to the City of Venice recorded in Instrument No. 2000018655.

3. Notice of Establishment of the Venetian Community Development District, which includes provisions relating to the imposition of taxes and special assessments, recorded in Instrument No. 2002150287.

4. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded in Instrument No. 2002212311; as amended by instruments recorded in Instrument No. 2005130875; Instrument No. 2006064818; and Instrument No. 2007033122.

5. Easement for Cable Television and Communications Service in favor of Comcast Cablevision of West Florida, Inc., recorded in Instrument No. 2003006654.

6. Grant of Drainage Easement to Venetian Community Development District recorded in Instrument No. 2003041699.

7. Grant of Temporary Drainage Easement to the Venetian Community Development District recorded in Instrument No. 2003073526.
8. Covenants, conditions, restrictions and easements contained in the River Club Declaration for Venetian Golf & River Club, including any amendments or modifications thereto, which contains provisions for a private charge or assessments, recorded under Instrument No. 2003088987; Assignment of Declarant's Rights recorded in Instrument No. 2012070336; and as amended and restated in Instrument No. 2013113505, Second Supplement recorded in Instrument No. 2015101089; Third Supplement recorded in Instrument No. 2015153262 and Fourth Supplement recorded in Instrument No. 2016080022, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

9. Covenants, conditions, restrictions and easements contained in the Master Declaration for Venetian Golf & River Club, including any amendments or modifications thereto, which contains provisions for a private charge or assessments, recorded under Instrument No. 2003088988; as amended and supplemented by instruments recorded in Instrument No. 2004046141; Instrument No. 2004137437; Instrument No. 2004241509; Instrument No. 2005209909; Instrument No. 2007019471; Instrument No. 2011123028; Instrument No. 2012091103; Instrument No. 2014106908; Instrument No. 2015035681; Instrument No. 2015101088; Instrument No. 2015143858; Instrument No. 2015153261 and Instrument No. 2016080021, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

10. Installation and Services Agreement and easements contained therein, between Comcast Cablevision of West Florida, Inc., and Venetian Golf & River Club Master Association, Inc., a memorandum of which was recorded under Instrument No. 2003094503.

11. Interlocal Agreement between the City of Venice and the Venetian Community Development District recorded in Instrument No. 2006026561.

12. Grant of Easement to the Venetian Community Development District recorded in Instrument No. 2006055196.

13. Grant of Easement to the City of Venice recorded under Instrument No. 2006055197.

14. Declaration and Grant of Easements recorded under Instrument No. 2006089954.

15. Notice - Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Venetian Community Development District recorded in Instrument No. 2008028630, as updated and revised in Instrument No. 2015120180.


17. Agreement between Developer and Venetian Community Development District Regarding the True Up and Payment of Assessments recorded in Instrument No. 2012069147.

18. Declaration of Consent to Venetian Community Development District Imposition of Special Assessments recorded in Instrument No. 2012069148.

19. Declaration and Grant of Easements recorded in Instrument No. 2014042696.

21. Grant of Easement recorded in Instrument No. 2003142333 and in Instrument No. 2015083248.

22. Grant of Easement to the City of Venice recorded in Instrument No. 2016020217.

23. This Policy does not insure title to any part of the land lying below the ordinary high water mark of any abutting body of water.

24. Riparian and/or littoral rights are not insured.

**Note:** All of the recording information contained herein refers to the Public Records of Sarasota County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.
Search Update No. 1

To: Pavese, Haverfield, Dalton, Harrison & J, ensen LLP
    1833 Hendry Street
    Fort Myers, FL 33901

Attn.: Alyssa

Re: FATIC FAST File No.: 2060-4143082    Agent File No.: 91900.008b
Property Address: Bella Vista Terrace, Sarasota, FL

Please contact Tooter at (239)495-2200 with questions regarding this update.
Date Prepared: January 14, 2019
Prepared by: Julie Downey

Search Dates: From November 8, 2018 at 8:00 A.M.
Through January 10, 2019 at 8:00 A.M.

See attached legal descriptions #1, #2 and #3.

Please be advised we have updated the above referenced file in the Public Records of Sarasota County, Florida and find the following instrument(s) that affect title to the property as set forth in the above file:

No change.

Property taxes as set forth in the above file are unchanged, or x see revised tax status below:

2018 taxes posted paid 11/30/18.

Other:

Issued upon the terms and conditions of the initial search product referenced herein.
Turnover_Palazzo II, Palermo and Cappello II
Conditions for Turnover

**Palermo**

1. Affidavit from WCI/Lennar that irrigation system has been back flushed.
2. Have VCDD “Gate Contractor” examine gate to assure it is operating properly.
   - Need the “key” to access the controls. I believe it was with Karen or the front gate.
3. Properly support Gate post on north side (now tied to fence post which has pulled out top rail connection).
4. I have met with Willow Chase, WCI/Lennar, K-H and the City as to whether the City needs a recorded easement over the Willow Chase POA portion of the dirt road to access our emergency gate. The Fire Department is checking with the City Attorney. If required, we need to have WCI/Lennar to obtain this access easement.
5. In 30 days’ time, examine new Bahia turf to assure;
   - That it has “taken” root and in a healthy state.
   - “Bare” spots at gate posts and irrigation line installation areas have been patched
6. Conveyance documents signed in 30 days from today’s approval if items 1 thru 5 above have been met.
7. I provided Rick Schappacher with K-H’s compaction report for the dirt access road which shows the road is sufficient to support the emergency vehicles (largest fire truck).
8. VCDD will take over Bright View maintenance contract and Aquatic Systems pond maintenance contracts upon completion of Item 6 above.

**Palazzo II**

1. Affidavit from WCI/Lennar that irrigation system has been back flushed
2. Pond 3 will not be conveyed until the City rules on the revised tree plats and Pond 3 bank is restored to meet SWFWMD slope requirements. At the same time, small Tracts “B” and “C” will also be conveyed. Until such time, WCI/Lennar shall continue to maintain Pond 3, including the banks, as well as tracts B & C.
September 27, 2018

Andrew Cohen, Esq.
Person & Cohen, PA
6853 Energy Court
Lakewood Ranch, FL 34240

RE: Venetian CDD- Common Area Conveyance- Phases 3F & 5

Dear Andy:

I have enclosed for the District’s acceptance, the conveyance documents from WCI Communities, LLC for common area tracts in the plats of Phase 3F and 5. The tract in the plat of Phase 3F is Tract “A”, (Valenza Loop road right-of-way). And the tracts in Phase 5 plat are: Tract “A” (Padova Way and Sevilla Place road right-of-way) and Tracts “E”, “F” and “G” (Common Areas). I’ve enclosed maps showing the subject tracts in orange. The conveyance documents enclosed are the Special Warranty deed, executed, Owner’s Affidavit, executed and Title Search Report dated September 19, 2018. As these are the original executed documents, please hold them for recording following the VCDD’s acceptance of the conveyance.

Any questions, let me know.

Sincerely,

David Caldwell
Manager CDD-HOA

Enc.

CC: Jerry Jasper
    Belinda Blandon
    Rick Schappacher, PE
    Terry Kirschner
First American Title Insurance Company
9210 Estero Park Commons Blvd., Suite 7
Estero, Florida 33928
Phone: (239)495-2200  FAX: (239)495-6001

TITLE SEARCH REPORT

Prepared for: Pavese Law Firm
1833 Hendry Street
Fort Myers, FL 33901-3054

Customer File Number: 91900.008a

FATIC File Number: 2060-4107676

Searched from: March 4, 2002 Through: September 19, 2018 at 8:00 a.m.

Last Grantee of Record for Period Searched:
WCI Communities, LLC, a Delaware limited liability company

Legal Description:

PARCEL NO. 1:
TRACT 'A' (PADOVA WAY, SEVILLA WAY) AND TRACTS 'E', 'F' & 'G' (COMMON AREAS), THE PLAT OF VENETIAN GOLF & RIVER CLUB A REPLAT OF PHASE 5,Recorded at Plat Book 48, Page 35, THE SARASOTA COUNTY PUBLIC RECORDS, SARASOTA, FLORIDA.

TOGETHER WITH,

PARCEL NO. 2:
TRACT 'A' (VALENZA LOOP RIGHT-OF-WAY), THE PLAT OF VENETIAN GOLF & RIVER CLUB A REPLAT OF PHASE 3-F,Recorded at Plat Book 48, Page 43, SARASOTA COUNTY PUBLIC RECORDS, SARASOTA, FLORIDA.

1. Chain of Title and/or Conveyances:

<table>
<thead>
<tr>
<th>Type of Instrument</th>
<th>O.R. Book</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Warranty Deed</td>
<td>Instrument</td>
<td>2002035253</td>
</tr>
<tr>
<td>Special Warranty Deed</td>
<td>Instrument</td>
<td>2002035254</td>
</tr>
<tr>
<td>Quit-Claim Deed</td>
<td>Instrument</td>
<td>2009113834</td>
</tr>
<tr>
<td>Quit-Claim Deed</td>
<td>Instrument</td>
<td>2009113836</td>
</tr>
</tbody>
</table>

2. Unsatisfied Encumbrances:

<table>
<thead>
<tr>
<th>Type of Instrument</th>
<th>O.R. Book</th>
<th>Page</th>
</tr>
</thead>
</table>

Page 1
File No.: 2060-4107676
3. Easements, Restrictions, and Other Matters affecting the lands described herein:

Type of Instrument:  
O.R. Book:  
Page: 

SEE BELOW ITEMS 1 - 32

Copies of the Encumbrances/Matters Affecting Title (x) are () are not included with this Report.

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 0376070782 for tax year 2017  
Unpaid Taxes for Prior Years: unavailable  
Map Code:  
Assessment: $

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 0372040056 for tax year 2017  
Unpaid Taxes for Prior Years: unavailable  
Map Code:  
Assessment: $

Miscellaneous Notes (including matters affecting the Buyer, if searched):

NA
Certificate

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from March 4, 2002 to September 19, 2018 at 8:00 a.m.. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of SARASOTA County, Florida, affecting title to the property described therein. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

[Signature]

as Vice President

Dated: September 24, 2018

The following apply to Parcel No. 1:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VENETIAN GOLF & RIVER CLUB A REPLAT OF PHASE 5, as recorded in Plat Book 48, Page(s) 35, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VENETIAN GOLF & RIVER CLUB, PHASE 5, as recorded in Plat Book 46, Page(s) 6, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Terms, provisions and conditions contained in Petition for Annexation of Contiguous Property to the City of Venice recorded in Instrument No. 2000018655.

4. Notice of Establishment of the Venetian Community Development District, which includes provisions relating to the imposition of taxes and special assessments, recorded in Instrument No. 2002150287 and amended in Instrument No. 2012038548.
5. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded in Instrument No. 2002212311; as amended by instruments recorded in Instrument No. 2005130875; Instrument No. 2006064818 and Instrument No. 2007033122.


7. Covenants, conditions, restrictions and easements contained in the River Club Declaration for Venetian Golf & River Club, including any amendments or modifications thereto, which contains provisions for a private charge or assessments, recorded in Instrument No. 2003088987; as amended and restated in Instrument No. 20131113505; and supplemented in Instrument No. 2014058565, Instrument No. 2015101089, Instrument No. 2015153262 and Instrument No. 2016080022, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).


9. Covenants, conditions, restrictions and easements contained in the Master Declaration for Venetian Golf & River Club, including any amendments or modifications thereto, which contains provisions for a private charge or assessments, recorded in Instrument No. 2003088988; as amended and supplemented by instruments recorded under Instrument No. 2004046141; Instrument No. 2004137437; Instrument No. 2004241509; Instrument No. 2005209909; Instrument No. 2007019471; Instrument No. 2011123028; Instrument No. 2012091103; Instrument No. 2013083180; Instrument No. 2013111061; Instrument No. 2014058566; Instrument No. 2014106908; Instrument No. 2015035681; Instrument No. 2015101088; Instrument No. 2015143858; Instrument No. 2015153261 and Instrument No. 2016080021, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

10. Installation and Services Agreement and easements contained therein, between Comcast Cablevision of West Florida, Inc., and Venetian Golf & River Club Master Association, Inc., a memorandum of which was recorded under Instrument No. 2003094503.

11. Notice - Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Venetian Community Development District recorded in Instrument No. 2008028630, as updated and revised in Instrument No. 2015120180.

Assignments of Development Rights, Permits, Contracts, Warranties, Leases, Licenses and Other Approvals recorded in Instrument No. 2009113835 and Instrument No. 2009113837.

13. Agreement between Developer and Venetian Community Development District Regarding the True Up and Payment of Assessments recorded in Instrument No. 2012069147.

14. Declaration of Consent to Venetian Community Development District Imposition of Special Assessments recorded in Instrument No. 2012069148.

15. Grant of Easement to City of Venice as set forth in instrument recorded in Instrument No. 2014075476.
16. Covenants, conditions, restrictions and easements contained in Declaration of Covenants and Restrictions for Palermo at Venetian Golf & River Club, including any amendments or modifications thereto, which contains provisions for a private charge or assessments, recorded under Instrument No. 2014113311, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

17. Memorandum of Irrigation Agreement recorded in Instrument No. 2017017973.

Note: All of the recording information contained herein refers to the Public Records of Sarasota County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

The following apply to Parcel No. 2:

18. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Venetian Golf & River Club A REPLAT OF PHASE 3-F, as recorded in Plat Book 48, Page(s) 43, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

19. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Venetian Golf & River Club, PHASE 3-F, as recorded in Plat Book 48, Page(s) 38, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

20. Terms, provisions and conditions contained in Petition for Annexation of Contiguous Property to the City of Venice recorded in Instrument No. 2000018655.

21. Notice of Establishment of the Venetian Community Development District, which includes provisions relating to the imposition of taxes and special assessments, recorded in Instrument No. 2002150287 and amended in Instrument No. 2012038548.

22. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded in Instrument No. 2002212311; as amended by instruments recorded in Instrument No. 2005130875; Instrument No. 2006064818 and Instrument No. 2007033122.


25. Amended and Restated River Club Declaration for Venetian Golf & River Club recorded in Instrument No. 2013113505, which contains provisions for a special charge or assessments; together with Supplements recorded in Instrument No. 2014058565; Instrument No. 2015101089; Instrument No. 2015153262 and Instrument No. 2016080022.


27. Installation and Services Agreement and easements contained therein, between Comcast Cablevision of West Florida, Inc., and Venetian Golf & River Club Master Association, Inc., a memorandum of which was recorded under Instrument No. 2003094503.

28. Notice - Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Venetian Community Development District recorded in Instrument No. 2008028630, as updated and revised in Instrument No. 2015120180.


30. Agreement between Developer and Venetian Community Development District Regarding the True Up and Payment of Assessments recorded in Instrument No. 2012069147.

31. Declaration of Consent to Venetian Community Development District Imposition of Special Assessments recorded in Instrument No. 2012069148.

32. Grant of Easement to City of Venice as set forth in instrument recorded in Instrument No. 2014106812.

Note: All of the recording information contained herein refers to the Public Records of SARASOTA County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.
SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 21st day of September, 2018, WCI COMMUNITIES, LLC, a Delaware limited liability company, whose post office address is 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966 (hereinafter called the “Grantor”) to the VENETIAN COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under the laws of the State of Florida, whose address is: c/o Rizzetta & Company, 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, its successors and assigns (hereinafter called the “Grantee”).

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain property, situate lying and being in the County of Sarasota, State of Florida, as more particularly described on Exhibit “A” hereto (the “Property”).

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO:

1. Real Estate Taxes and/or assessments for 2018 and all subsequent years which are not yet due and payable.

2. Covenants, conditions, restrictions, limitations, reservations, easements and other agreements of record affecting the Property, provided however the foregoing shall not be deemed or construed as re-imposing any such items of record.

3. Applicable zoning, land use and subdivision ordinances, restrictions and/or agreements.

TO HAVE AND TO HOLD the above described Property, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said Property subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.
IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Amy Hofschneider
Signature
Printed Name

Harrison Kent
Signature
Printed Name

WCI COMMUNITIES, LLC,
a Delaware limited liability company

By:  
Print:  Darin McMurray
Its:  Vice President

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 26th day of September, 2018 by Darin McMurray, as Vice President of WCI Communities, LLC, a Delaware limited liability company, on behalf of said company. He is personally known to me [☑] or has produced [ ] , as identification.

Notary Public - State of Florida
Printed Name:  DAVID CALDWEEL
Commission Expires:  2/13/2021
Commission No.:  CG0061576
EXHIBIT “A”

Legal Description

TRACT “A” ( PADOVA WAY AND SEVILLA PLACE RIGHT-OF-WAY), AND TRACTS “E”, “F” AND “G” (COMMON AREAS), THE PLAT OF VENETIAN GOLF AND RIVER CLUB A REPLAT OF PHASE 5, ACCORDING TO THE PLAT OF RECORD AT PLAT BOOK 48, PAGE 35, THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH,

TRACT “A” ( VALENZA LOOP RIGHT-OF-WAY), THE PLAT OF VENETIAN GOLF AND RIVER CLUB PHASE 3F, ACCORDING TO THE PLAT OF RECORD AT PLAT BOOK 48, PAGE 38, THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LEE

The undersigned, Darin McMurray, as Vice President of WCI COMMUNITIES, LLC, a Delaware limited liability company, hereinafter called Affiant, being duly sworn, says that:

1. WCI Communities, LLC, a Delaware limited liability company ("WCI") is the owner in fee simple estate of certain real property located in Sarasota County, Florida, which is more particularly described on Exhibit "A" attached hereto (the "Property").

2. WCI is in sole and exclusive possession of the Property. Affiant further represents that there are no options, contracts, rights of refusal, or any other rights to purchase all or part of the Property, and agrees not to place (or cause placement) of record any such rights from the date hereof to the date of recordation of documents executed and delivered with respect to the above referenced transaction.

3. Affiant states further, that within the past ninety (90) days there have been no improvements, alterations, or repairs to the Property for which the costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same, which remain unpaid.

4. Affiant further represents to its knowledge that there are no pending unsatisfied judgments of record, nor any tax liens filed against the Property.

5. Affiant agrees not to place of record any lien or encumbrance upon the above-mentioned property from the date hereof to the date of recordation of documents executed and delivered in connection herewith.

WCI COMMUNITIES, LLC,
a Delaware limited liability company

By: ____________________________
Darin McMurray, Vice President

Subscribed and sworn to before me this 24th day of September, 2018.

Notary Public
Printed Name: DAVID CALDWEL
My Commission Expires: 2/13/21
EXHIBIT “A”

Legal Description

TRACT “A” (PADOVA WAY AND SEVILLA PLACE RIGHT-OF-WAY), AND TRACTS “E”, “F” AND “G” (COMMON AREAS), THE PLAT OF VENETIAN GOLF AND RIVER CLUB A REPLAT OF PHASE 5, ACCORDING TO THE PLAT OF RECORD AT PLAT BOOK 48, PAGE 35, THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH,

TRACT “A” (VALENZA LOOP RIGHT-OF-WAY), THE PLAT OF VENETIAN GOLF AND RIVER CLUB PHASE 3F, ACCORDING TO THE PLAT OF RECORD AT PLAT BOOK 48, PAGE 38, THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Search Update No. 1

To: Pavese, Haverfield, Dalton, Harrison & Jensen LLP
1833 Hendry Street
Fort Myers, FL 33901

Attn.: Alyssa

Re: FATIC FAST File No.: 2060-4107676       Agent File No.: 91900.008a
Property Address: 0 Valenza Loop, Nokomis, FL 34275

Please contact Tooter at (239)495-2200 with questions regarding this update.
Date Prepared: January 14, 2019
Prepared by: Julie Downey

Search Dates: From September 19, 2018 at 8:00 A.M.
Through January 10, 2019 at 8:00 A.M.

PARCEL NO. 1:
TRACT 'A' (PADOVA WAY, SEVILLA WAY) AND TRACTS 'E', 'F' & 'G' (COMMON AREAS), THE PLAT OF VENETIAN GOLF & RIVER CLUB A REPLAT OF PHASE 5, RECORDED AT PLAT BOOK 48, PAGE 35, THE SARASOTA COUNTY PUBLIC RECORDS, SARASOTA, FLORIDA.

TOGETHER WITH,

PARCEL NO. 2:
TRACT 'A' (VALENZA LOOP RIGHT-OF-WAY), THE PLAT OF VENETIAN GOLF & RIVER CLUB A REPLAT OF PHASE 3-F, RECORDED AT PLAT BOOK 48, PAGE 43, SARASOTA COUNTY PUBLIC RECORDS, SARASOTA, FLORIDA.

Please be advised we have updated the above referenced file in the Public Records of SARASOTA County, Florida and find the following instrument(s) that affect title to the property as set forth in the above file:

No change.

Property taxes as set forth in the above file are unchanged, or x see revised tax status below:

No taxes due for 2018.

Other: Property valued as zero.
First American Title Insurance Company

Issued upon the terms and conditions of the initial search product referenced herein.
Tab 2
Venetian Golf and River Club  
Social and Dining Advisory Committee  
Minutes of June 12, 2018

The meeting was called to order at 10:00am by Chair Diane Bazlamit. Members attending were Diane Bazlamit, Peter Phillips, Sarah Quinn, Linda Cautero, Bill Tominsky, Mary Ann McGee, constituting a quorum. Also present was River Club staff member Chris Vignolini and CDD liaison Richard Bracco.

Minutes of meeting of May 9th meeting were accepted as written.

Review River Club Dress Code

The following changes were made: (changes in italics)

1. First paragraph under Dining will be headed: River Club and Dining Areas – Until 5:00pm - Excluding Sundays and specified holidays
2. The following sentence will be added to the first paragraph under Dining: Members or Guests who are improperly dressed, at managers’ discretion, will be asked to change or leave the building.
3. Second paragraph under dining will be headed: River Club Lounge and Dining Areas – After 5:00 pm – Including Sundays and specified holidays
4. The second paragraph under Dining will be changed to read: Members or Guests who are improperly dressed, at managers’ discretion, will be asked to change or leave the building.

Ideas for services during closing

The changes will be introduced at the River Club upon the re-opening after the renovations

Ideas for Services During Closings

1. Patio most likely not to be done at time of closing; working with vendor re: insurance
2. Tiki Bar will open Fri, Sat, Sun. Grilled food available until 2:30; drinks until 4 (or until people leave)
3. Sunday brunch served at Tiki Bar
4. Perhaps extend lunch to later/try late day drinks and service – concerns here mosquitoes and lighting. Revenue also issue when sales of $100 are all there is after 4pm
5. First 2 weeks – everything out of the club

Discussion around River Club Staff

1. CDD allocated 60K to cover salaries during closing; preference will be giving to the FT employees
2. Management will discuss options for hiring staff temporarily by Club management company or by current vendors

There is a communication plan in place around the closing

Old Business – Review of Events

- Breakfasts continue to be popular, including Moller Day with over 200 guests. Lobster bake and cheeseburger nights disappointing. Two weddings were hosted during May. May Revenue was $127,000 over May 2017
New Business – Upcoming Events

No events planned for September, pending completion of renovations. October will be busy for outside events

Liaison Report

1. The ODD is working on next budget 2018-19 budget
2. The board is evaluating a possible dog park and pickleball courts. No increase in dues currently planned
3. Vision management will interview candidates and hire a new manager. ODD will have veto power over who is selected. Will be changes in job descriptions. Plan for new manager possibly in August

The next meeting will be held on July 11th. Due to the renovations, there will be no meeting in August.
Date of September meeting dependent on completion of renovations

Meeting adjourned 11:10
Venetian Golf & River Club

Social & Dining Advisory Committee

Minutes of September 12, 2018

Call to Order – The meeting was called to order by Chair Diane Bazlamit. Members attending were Diane Bazlamit, Bill Tominosky, Peter Phillipes, Sarah Quinn, Linda Cautero, Mary Ann McGee, and Joe Zito constituting a quorum. River Club managers in attendance were Denise Peyton, Paul Grothouse, and Chris Vignolini.

Minutes of June 12, 2018 were reviewed and approved.

OLD BUSINESS

Chair Diane Bazlamit stressed the need for committee members to use the office portal for email accounts and event schedules.

Past events were reviewed. The afternoon buffet did well but even at an $8.95 price point various abuses were observed by the staff.

The Construction Zone Party was well attended and received complements for the food as well as complaints about lack of seating and the heat.

NEW BUSINESS

The Grand Opening Gala slated for September 29th already has more than 500 people signed up. The sheer size of the event will make managing and controlling the event a challenge. Bars will be set up outside – Tiki Bar and on the lawn – and the main bar will be staffed with 4 bartenders. Hors d’oeuvres will be passed and only small plates will be available for guests. A band will play and could be limited to background music rather than dancing due to the crowd.

In an attempt to provide better control, Ms. Peyton will clarify via communication that seating is limited, one free drink and limited hors d’oeuvres will be provided.

Suggestions for future events included line dancing lessons coupled with a country western night or similar night; a Motown night of soul music; and Chris Vinololini continues to research wine dinners, trivia nights and new entertainers.

Wednesday, Thursday and Friday dinner menus will remain static for 2 months with the exception of a weekly special such as a 3 course meal at a set price. Birthday bash and specialty nights will continue. In addition, the Tiki Bar will be open for drinks – cocktails and soft drinks – Monday and Tuesday during the season. Sunday Brunch price will be $9.95.

Multiple outside events – weddings, luncheons, political gatherings and charity gatherings – have been scheduled through year end. The clubs goal is 2 events per month usually on days when the club is closed.
Call to Order – The meeting was called to order at 10:00 a.m. by Chair Diane Bazlamit. Members attending were Diane Bazlamit, Peter Phillips, Bill Tominoski and Sarah Quinn constituting a quorum. Also present were River Club staff members: Paul Grothouse and Chris Vignolini.

Minutes of meeting of September 12, 2018 reviewed and approved as written.

OLD BUSINESS

There was a review of the terms of the committee members. Diane Bazlamit, Linda Cautero, Mary Ann McGee have one more year. The rest of the members will finish their terms at the end of 2018. Instructions on how to apply for serving on the committee are forthcoming.

Review of Events

Reviewed results of the first birthday bash events since reopening the club. Chris said the plan for menus is to have a different special every week and change the overall menu every two months retaining those items that are most popular and adding new items. Feedback so far has been good.

NEW BUSINESS

- Thanksgiving – over 400 reservations and 100 on waitlist
- Halloween have 160 reservations
- November we have the craft show
- We have the Fall Fest the Saturday after Thanksgiving including activities such as bounce house for family, scotch tasting for adults
- Le Grand Fiesta dinner dance with Mexican buffet
- Member Holiday Party on December 15 with Frank Sinatra style entertainer
- New Years’ Eve we will open for 140 people. Have hired Easy Street again.

Events through December have been posted to the website.

2019:
- Jan 12 Coastal Jam
- Feb a mentalist coming for the Valentines event.
- March 16 Bo and the Bandits
- March 30 Wayne L Productions
- April 13 a quartet band.

Luncheons planned: January – Mother’s House; February—Food Bank

There was further discussion about free appetizers at the tiki bar on First Fridays.

Meeting was adjourned at 10:46.
Venetian Golf & River Club
Social & Dining Advisory Committee
Minutes of 11/14/18

The meeting was called to order at 10:00 am by Diane Bazlamit. Members attending were Diane Bazlamit, Peter Phillips, Sarah Quinn, Mary Ann McGee, and Linda Cautero. River Club staff members Denise Peyton and Chris Vignolini were present. Also Rich Bracco our CDD rep and Bill Bower from ICON.

The minutes from 10/11/18 were reviewed and approved with 2 typos.

Rich Bracco will reach out to one member to see if he is still interested in being on the committee. Someone from IT will come to a meeting and help us with our email portal.

Past Events - Halloween was a great event even though the dance floor was too small. Wine Dinner was well attended and well done. Three Birthday Bash events were well attended but the food at the buffet was not always very good. The regular menu will not be available as it is too difficult for the kitchen and staff to provide both. Some options to modify Birthday Bash would be to provide a coupon if you’re not here. Snowbirds with summer birthdays are particularly upset about this. But then it would have to be a special price point menu. No change in attendance for Sunday Brunch even though the price went up $1.

New Events - Toys for Tots luncheon 12/7, Holiday Seafood Buffet 12/23. Holiday attire requested for the Member Holiday Party. Excellent attendance for New Years Eve - 221. 250 capacity. Previously the River Club was paying $600 for a DJ. Now Chris has been able to book a band for a comparable price. Ash Wednesday March 6 will be a Seafood Night. Friday night dinner specials will be added on as needed when attendance is low. People have been complaining about private events on Saturday nights. Also Friday nights in December. The Club will add something special for members. A Line dance instructor is being looked into. The hope is that members will stay for dinner. Dance classes for fitness will be offered - maybe Ballroom Dancing. Last year’s car show was successful - maybe do it again this year?

Bill from ICON addressed outside events vs member events. Something all clubs struggle with. Same amount of holiday parties booked as last year. TP Mulrooney - Golf Comic. Could he work at the RC? The Golf Club may be winding down dining events.

First Fridays at the Tiki Bar - free appetizers? Happy hour pricing will continue. Scale back appetizers? only one hour? eliminate happy hour pricing to help defray costs?

All staff have been wearing name tags. Pool attendant Wednesday to Sunday 9 to 5. Working out very well.

Meeting adjourned at 11:20 am Next meeting 1/9/19 at 10:00 am

Respectfully submitted,
Linda Cautero
Venetian Golf & River Club

Pickleball Advisory Committee Meeting Minutes November 26, 2018

Committee VCDD Representative Staff

Chair – Jack Wilson (JW) Susie Lentile (SL) Charles Sandomenico (CS)
Co-Chair- Didier VanDenBerghe (DV) Denise Payton (DP)
Sec– Sandra Nick (SN)
Member- Don Brand (DB)
Member – Rich Diamond (RD)

Call to Order:
The meeting was called to order @ 4:00 p.m. & a quorum was established.

Due to the resignation of Barry Walpert, JW was nominated & is pending approval for the Chairperson position & DV was also nominated & is pending approval for the Co-Chairperson position.

Meetings are now scheduled @ 4:00 p.m. on the 1st Monday of every Month.

Comments from Public: Jim Cederna had many valuable comments on Pickleball in the Venice area & how he was able to assist @ Milano in their Pickleball Program. Their program started with 15 players & now has approximately 150 players within 2 years. He also is very involved in Pickleball court construction.

Approval of Minutes: Minutes for the 10/29/18 meeting were approved & sent to Belinda

Additions & Deletions to the Agenda: JW & CS met with the engineer Rick Schappacher to determine if the noise level, per a noise meter, was acceptable & found that the noise level was well within the acceptable range.

Pickleball operation time was discussed & decided that 8 a.m. – 8 p.m. is conducive for all surrounding areas.

Discussion of a survey for community feedback vs. a public forum resulted in a decision to have a public forum & post the invite to the community for the 1/7/2019 Pickleball Committee meeting.

The committee reviewed the 3 drawings done by Rick Schappacher showing different options for location & # of courts to be built. It was decided that drawing #1 showing 2/3 courts is the location that will be the most cost effective & present the least impact on surrounding areas.
CS to get 3-4 bids on the construction of the courts & will check into the choices of surface material. He will get bids for 3 courts or 2 courts with the option of adding a 3rd @ a later time.

Meeting adjourned @ 5:40 p.m.
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.