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, September 23, 2019 at 9:32 a.m. at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

- Richard Bracco, Board Supervisor, Chairman
- Susie Lentile, Board Supervisor, Vice Chair
- David Lusty, Board Supervisor, Assistant Secretary
- Richard McCafferty, Board Supervisor, Assistant Secretary

Also present were:

- Belinda Blandon, District Manager, Rizzetta & Company, Inc.
- John Toborg, Sr. Field Services Manager, Rizzetta & Company, Inc.
- Andy Cohen, District Counsel, Persson, Cohen & Mooney, P.A.
- Rick Schappacher, District Engineer, Schappacher Engineering
- Denise Payton, General Manager, River Club
- Keith Livermore, 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. Curreri thanked the Board and Committees for their service. He spoke regarding charges from Immaculate Exteriors and advised they did a great job in most locations although the sidewalks near the River Club appear to not be cleaned. Mr. Livermore will contact Immaculate Exteriors to inquire. Ms. Payton advised that if it is the River Club area, those areas are not cleaned by Immaculate Exteriors but are cleaned by the River Club.

Mr. Pentin commended the Board for looking into capital improvements although the cost benefits should be reviewed. He inquired as to whether the Board has examined a cost reduction program; such as refinancing of the bonds. Mr. Pentin inquired as to overlap between the POA and the CDD and possibly repetitiveness between the two. He further inquired as to the POA P&L as well as administratively between the two entities. Mr. Pentin addressed the mailbox refurbishment project. Mr. Bracco advised that the Comcast contract
is a POA contract. He advised that the mailbox cleaning is part of the process for refurbishment. Mr. Lusty advised that regarding cost reduction; the CDD Board is cognizant of the budget. He advised that regarding the bonds, that would have to be reviewed. Mr. Lusty advised that the POA and CDD can work together but cannot be combined.

Mr. Chorba advised that being on the Facilities Committee; he is looking for an update on the fitness center a/c. Mr. Bracco advised that four bids for the units have been received and will be reviewed during today’s meeting.

Ms. Pozarek spoke regarding the perception of residents of a disconnect with residents and the Board being on the same page. She asked if the Board has considered a strategic plan. Mr. Lusty advised that there is a strategic plan which is old; he advised that about five years ago the strategic plan caused an uproar within the community. Mr. Lusty spoke regarding the Board being cognizant of expenses.

THIRD ORDER OF BUSINESS Facilities Advisory Committee Report

Mr. Dabney advised that the Committee did not meet in August due to a lack of quorum. He recommended filling a position on the Committee in order to have a quorum while some members are out of town. He further discussed the September meeting and the presentation by Mr. Humphrey. Mr. Chorba advised that the next meeting is October 7th at which time they hope to put together the input from the residents along with the recommendations from Mr. Humphrey and they hope to provide a list of recommendations to the Board. Mr. Lusty asked if Mr. Dabney has a suggestion or recommendation for filling any vacancies on the Committee. Mr. Lusty recommended that Mr. Livermore send a communication to the residents that any interested parties should submit their information to Ms. Blandon.

FOURTH ORDER OF BUSINESS Landscaping Advisory Committee Report

Ms. Guardiano discussed flowers, she advised that at the last meeting of the Committee it was decided by the Committee that since more than fifty percent of the flowers are dead, they should all be removed; she advised that they expect that BrightView is going to provide a credit since they recommended the flowers and they were planted incorrectly. She advised it would be helpful if the CDD Board made a decision that all areas across from the monuments that normally have flowers would be closed up with sod; this had been discussed previously and the Committee agreed to close up the areas, the associated cost was in the removal proposal. On Montelluna across from the monument there is a large V where flowers are typically planted, should be sodded in order to reduce flower costs; flowers are wanted in the front entrance by the three islands and the front circle by the fountain and eliminate flowers elsewhere. She advised that the Committee will work with the new landscaper at the next meeting in October of options to put in front of the monuments that are not flowers that will last longer so that money is not spent replacing flowers. She recommended that the maintenance person hand water the flowers at the front island area during dry spells. Ms. Guardiano asked if the Board is in agreement to closing the sections off. Mr. Lusty inquired regarding costs. Ms. Guardiano advised the proposal was included in the removal proposal, approximately $1,000.00. Mr. Lusty asked for a cost proposal to close in the areas recommended. Ms. Guardiano addressed the gas pipes indicators throughout
the community; she advised that the committee is looking into having the pipes cut down. She advised that there is no budget line item for lighting of the monuments; they have asked Mr. Livermore to put in a few lights at the front circle by the fountain for safety reasons. Mr. Lusty asked for the cost of the lights. Mr. Bracco advised that costs are needed. Mr. Lusty advised that proposals are needed for recommendations. Ms. Guardiano advised that some members of the ARC attended the last meeting and a discussion was held regarding sod versus Florida Friendly plants and the outcome is that while sod can be minimized it is not realistic to have no sod; the center island has the necessary slope which allows water to naturally drain from the plants and palms and without the sod edge most of the mulch would be lost in the first hard rain; edging would require continuous hand weeding of the island that is 250’ long, the depth of the sod was decided by the landscapers because of the width of the mowers, she recommended keeping in mind that the Florida Friendly landscaping guide uses sod in all recommended plantings. Ms. Guardiano advised that as requested; Brightview, MRT, and LMP will be providing presentations of recommendations for the entry landscaping. She reviewed the criteria provided each proposer. A representative from Brightview provided an overview of their proposal. He responded to questions from the Board. A representative from LMP distributed a hand out to each Board member and provided an overview of their proposal. He responded to questions from the Board. Mr. Justin Taylor and Ryan, representatives of MRT, distributed a hand out to each Board member and provided an overview of their proposal via a Power Point presentation on the projector screen. They responded to questions from the Board.

The Board asked the Committee if they had a recommendation prior to the meeting. The Committee advised that they would like guidance from Mr. Toborg. Discussion ensued. Mr. Toborg advised of his concerns related to the irrigation numbers provided as they appear to be low; he further advised of concerns related to shading of certain plant material being proposed. Mr. Toborg advised that he prefers the maintenance contractor provide the plant material as they then take the responsibility of maintaining the install.

Mr. Truman Henner of the ACC addressed the Board regarding the proposals received. He advised that all designs vary a great deal from Florida Friendly and are overboard regarding additional sod; he advised that he agrees with the Landscape Committee with installing some sod, but the amount proposed is extreme and will require a large irrigation update.

Mr. McCafferty made a motion, which was seconded by Ms. Lentile, to accept the MRT proposal for landscape enhancements. Mr. Bracco spoke regarding having LMP as the vendor within the community as well as the LMP warranty and irrigation. He further advised that there is value in utilizing the community vendor. Mr. McCafferty advised that the amount of sod in the LMP proposal is a concern. Ms. Lentile advised that she was leaning toward LMP however she is concerned about the amount of sod and the amount of irrigation needed for the sod. Further discussion ensued. Ms. Blandon called for a vote on the motion on the floor; with two in favor and two opposed, the motion failed.

Mr. Bracco made a motion, which was seconded by Mr. Lusty, to accept the LMP proposal, subject to preparation of a contract. Mr. Lusty advised that he likes both LMP and MRT and cost is not an initial issue; he stated that the warranty by LMP is worth a lot as the material is guaranteed as long as they are the landscape vendor.
On a Motion by Mr. Bracco, seconded by Mr. Lusty, with all in favor, the Board Approved the LMP Proposal for Entry Landscape Enhancements, Subject to Preparation of a Contract by Counsel, for the Venetian Community Development District.

The Board took a recess at 11:00 a.m. and was back on the record at 11:11 a.m.

**FIFTH ORDER OF BUSINESS**

Pickleball Advisory Committee Report

Ms. Lentile recommended that this Committee report be skipped. Mr. Lusty inquired regarding the email he received related to disbanding the Committee. Ms. Lentile recommended not disbanding the Committee. Mr. Lusty inquired regarding the current balance of unused funds. Ms. Blandon advised that she will report the balance at the next meeting. Ms. Blandon advised that October 28th is the meeting scheduled to discuss Pickleball.

**SIXTH ORDER OF BUSINESS**

Recreational Advisory Committee Report

Ms. Wolff advised that at the last meeting a good discussion was held regarding replacing the flooring of the fitness room as well replacing the weight equipment at the same time; she advised that both items are in the reserve and initial estimates are coming in under the reserve numbers. She advised that the Committee will be speaking with vendors for pricing on the flooring and equipment. Ms. Wolff advised that visits by individuals are being conducted in order to determine what equipment is wanted so that a recommendation can be presented to the CDD Board. Mr. Lusty asked that the Committee obtain the amount of reserves for flooring and equipment in order to not obtain estimates that exceed the reserve amounts. Mr. Bracco spoke regarding the previous estimates obtained; he asked that the floor proposals include both the materials and installation. Ms. Wolff advised that the fitness class for the winter season will be addressed at the next meeting; she further recommended that the Board begin thinking about replacement of Committee members prior to 2020 so that the new members can be appointed prior to expiration of the current seat; she advised that three to four people will be coming off the Committee. Ms. Wolff asked that the Board inquire related to the background of interested parties.

**SEVENTH ORDER OF BUSINESS**

Social and Dining Advisory Committee Report

Mr. Bracco advised that the last meeting was held in July, the August meeting was cancelled due to people on vacation and there was no quorum in September. He further advised that there is currently nothing to report and the next meeting is scheduled for October 9th.

**EIGHTH ORDER OF BUSINESS**

District Engineer Staff Report

Mr. Schappacher advised that sidewalk grinding has been done; he advised that he spoke with the vendor and he will be out next week to replace the sections that need to be replaced. Mr. Schappacher advised that he spoke with Mr. Livermore regarding the area
where the trip and fall happened; he advised that the area was marked although the marking may now be gone. Mr. McCafferty inquired regarding utilizing a mud jack method rather than grinding. Mr. Schappacher advised that the mud jack process is cost prohibitive. Ms. Lentile inquired regarding the letter from the lady who tripped and fell. Mr. Livermore advised that it has been addressed. Mr. Schappacher advised that he is coordinating with the asphalt vendor for the entry way; he asked if a month out is a good timeframe. The Board advised that LMP would need to provide their timeline for landscape installations. Mr. Livermore advised that he will schedule the landscape work with LMP. Mr. Lusty recommended installing the landscaping at the end of October. Mr. Schappacher advised that he will be reviewing the ponding issue at the River Club parking lot with the current asphalt vendor to determine if the asphalt surface can be milled and repaired. Mr. Schappacher advised that regarding the City of Venice PUD Amendment; the approved binding master plan with the proposed improvements on the plan are needed. He advised that Mr. Jasper picked up the approved plans although the CAD files are not available but he is moving forward with the amendment showing the dog park and pickleball courts as conceptual. He further advised that related to the irrigation RFP, a lot of information has been received, and he is not an expert on the irrigation and so he will work with Mr. Jasper to put together the scope.

NINTH ORDER OF BUSINESS

Consideration of EGIS Insurance Proposal for Fiscal Year 2019/2020

Ms. Blandon provided an overview of the EGIS proposal advising that the proposal is $1,710.00 higher than the current year proposal. She advised that Stahl did not provide a proposal.

On a Motion by Mr. Lusty, seconded by Mr. Bracco, with all in favor, the Board Approved the EGIS Insurance Proposal for Fiscal Year 2019/2020, for the Venetian Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Solitude Lake Management Proposal for Installation of Aeration Systems at Sites 15 & 48

Ms. Blandon reviewed the proposal received from Solitude Lake Management for installation of aerations systems at sites 15 and 48. She advised the total for site 15 is $3,620.00 and the total for site 48 is $11,664.00. Ms. Blandon confirmed that the proposals are for the lakes where stratified. Mr. Lusty inquired as to where the item will be billed. Ms. Blandon advised this would come from unused funds as it is not a reserve item. She advised that electrical work will also need to be completed.

On a Motion by Mr. Lusty, seconded by Ms. Lentile, with all in favor, the Board Approved the Solitude Lake Management Proposal for Installation of Aeration Systems at Sites 15 & 48, as well as an Amount Not to Exceed $4,000.00 for Electrical Work, for the Venetian Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposals for Mulch Installation
Ms. Blandon reviewed the proposals for mulch installation from BrightView in the amount of $93,665.00, from M&W Supply in the amount of $65,599.56, and from Ramco Mulch Supply in the amount of $64,714.00. Discussion ensued regarding the color of the mulch as the River Club is the only area that has gold colored mulch.

On a Motion by Mr. Bracco, seconded by Mr. McCafferty, with all in favor, the Board Approved the Ramco Mulch Supply Proposal for Coco Brown Mulch Installation, Subject to Preparation of an Agreement by Counsel, for the Venetian Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Air Conditioning Replacement Quotes for Fitness Room, Aerobics Room, and Locker Rooms**

Ms. Payton distributed copies of the proposals received for replacement of the air conditioning units as submitted by Action Air, Four Seasons, Global Air, and Honest Air; she advised that the proposals range from $40,649 to $59,706. Ms. Payton advised that Four Seasons is the lowest bidder and their proposal includes all necessary work and parts. Mr. Lusty asked that Ms. Payton ensure that the heating units are the same kilowatts. Mr. Bracco asked that Ms. Payton ensure that the electric is in place. Mr. Lusty inquired as to how long it will take to get the equipment. Ms. Payton advised that the timeline is four to six weeks as they are custom units.

On a Motion by Mr. Bracco, seconded by Mr. Lusty, with all in favor, the Board Approved the Four Seasons Proposal for A/C Replacement at the Fitness Room, Aerobics Room, and Locker Room, for the Venetian Community Development District.

Ms. Payton asked if the Board would like to discuss fitness room temperatures now or during her report. She advised that she spoke with U Fit as well as YMCA as alternatives for fitness locations. She reviewed the pricing for memberships. Ms. Payton advised that she would like to reimburse regular fitness room users for a membership at U Fit which would cost the River Club approximately $2,000.00. Mr. Lusty inquired regarding the process for reimbursement. Ms. Payton advised that she plans to have cash on hand to reimburse based upon receipts. Mr. Lusty recommended purchasing $10 Visa Gift Cards. Discussion ensued regarding the cost of the gift cards. Ms. Payton advised that she can provide a $10 credit to the dining room. The Board agreed to $2,000.00 reimbursement of dining credit and if additional funds are needed Ms. Payton is to come back to the Board.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors’ Meeting held on September 9, 2019**

Ms. Blandon presented the minutes of the Board of Supervisors’ meeting held on September 9, 2019 and asked if there were any additions, deletions, or corrections to the minutes. Mr. McCafferty inquired regarding the legal threshold which triggers the need for the RFP process. Mr. Cohen advised that it depends on the services being bid.
On a Motion by Mr. Bracco, seconded by Mr. McCafferty, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on September 9, 2019, for the Venetian Community Development District.

FOURTEENTH ORDER OF BUSINESS  
Consideration of the Operations and Maintenance Expenditures for the Month of August 2019

Ms. Blandon advised that the August operations and maintenance expenditures were approved at the previous meeting and this item was placed on the agenda in error.

FIFTEENTH ORDER OF BUSINESS  
Review of August 2019 Financials

Ms. Blandon asked if there were any questions related to the August River Club financials. Mr. Lusty spoke regarding his confusion related to financials not matching from the River Club to the CDD financials; he discussed ICON being trained to record the varying items as the financials should match. Ms. Blandon advised that she can invite Ms. Gallant, Ms. Bialy, and Ms. Lapon to attend the next meeting to discuss the financials. Mr. Bracco asked that the various individuals attend on October 28th.

Ms. Blandon advised that the only time an amortization schedule is issued is when there is a pre-payment on bonds and it is requested by the Trustee. Ms. Blandon confirmed that the only time that will occur is when a pre-payment is conducted and not annually.

Mr. Bracco inquired as to the expiration of the Fitness on Demand contract. Ms. Payton confirmed it is at the end of 2020.

SIXTEENTH ORDER OF BUSINESS  
Acceptance of Consent Items

Ms. Blandon advised that the only consent item on the agenda is acceptance of the Recreational Advisory Committee meeting minutes of July 1, 2019. She asked if there were any questions. There were none.

On a Motion by Mr. Bracco, seconded by Ms. Lentile, with all in favor, the Board Accepted the Consent Items, for the Venetian Community Development District.

SEVENTEENTH ORDER OF BUSINESS  
Staff Reports

A. District Counsel

Mr. Cohen advised that letters to the vendors related to the landscaping RFP have been sent and sufficient time has passed and so he is working on the contract with LMP to be effective November 1st. He further advised that the termination letter to BrightView was sent.

Mr. Cohen advised that the River Club would like to amend the River Club liquor license to allow for the sale of unopened bottles of wine. Ms. Payton
advised that when the specialty wines are brought in for the Wine dinners some members would like to take the entire bottle of wine home with them although the current license does not allow that. She advised that she would also like to start a wine club. Ms. Payton clarified that a member can purchase a bottle of wine if it is opened at the River Club but members cannot purchase a bottle of unopened wine to take home. Ms. Payton advised that the new license fee will be approximately $300.00 per year. Discussion ensued. Ms. Blandon advised that approval from the insurance company will also need to be obtained.

On a Motion by Mr. Lusty, seconded by Ms. Lentile, with all in favor, the Board Approved Applying for the Wine and Beer Package Sales License, Contingent Upon Approval by the Insurance Company, for the Venetian Community Development District.

B. River Club
Ms. Payton distributed an estimate of costs associated with Tiki dining staff; she advised the current staffing cost is $27,000.00 per year and if going all out on the expansion the staffing cost would be $118,000.00 and within a year that amount would increase to $146,600.00. Discussion ensued. Mr. Lusty asked that Ms. Payton provide an estimate on sales of food, beverages, and alcohol, as well as cost of goods sold. Ms. Payton advised that she will work on those numbers as well.

Ms. Payton advised that she did training to become a Notary and MaryAnn will be doing so as well so that Notary services can be provided to the membership.

Ms. Payton distributed a notice of violation warning related to a member speaking improperly to a staff member; this person had a letter sent to them August 2018 as well as the staff is sometimes hesitant to report actions such as this. Ms. Payton advised that she is requesting a 30-day suspension. Mr. Bracco recommended that Ms. Payton have her staff advise members that their comments or actions make them feel uncomfortable and then report the issue to Ms. Payton.

Ms. Payton asked the Board if they want further information on a Capital Assessment on every resale home. Mr. Cohen advised that the CDD does not have the power to do that.

Mr. Lusty inquired as to the status of the server contract. Ms. Payton advised that she has a call into the vendor in the hopes of sitting down to discuss the process in order to avoid interruption. Mr. Lusty asked that the contract be included in the next agenda package. Mr. Lusty inquired regarding the status of the fence outside of the River Club. Ms. Payton advised that this has been handed off to the POA who has a contract with Tri-County who damaged the fence. She further advised that Tri-County has advised that they will get on it. Mr. Lusty recommended that Ms. Payton reach out to Tri-County advising of their responsibility to repair the fence. Ms. Payton advised that she will provide
a deadline to Tri-County and if they do not provide the necessary repairs then
the CDD will provide the necessary repairs and bill Tri-County. Ms. Blandon
recommended that Ms. Payton contact Florida Fence. Mr. Lusty inquired
regarding the maintenance contracts for the kitchen equipment. Ms. Payton
advised that the contracts have been signed and will be effective October 1st.

C. Field Manager
Mr. Livermore advised that a pond inspection was conducted on September
20th and all ponds look good; he advised that his assistant went on the
inspection so that she could get familiar with the community. He advised
that the aerator systems should be good help with the health of the ponds.
Mr. Livermore advised that one of the privacy guards has been removed
from roving patrols to only working in the guardhouse. He advised that the
City is working on Mestre Court and wet checks were shut off this morning
so that the City can address their leak in that area which will require tearing
out of the road in that area. Mr. Lusty advised that the plantings by Aquatic
Systems look good and are growing nicely.

D. District Manager
Ms. Blandon advised that the next regular meeting of the Board of
Supervisors’ is scheduled for Monday, October 14, 2019 at 9:30 a.m.

Ms. Blandon advised that related to the ADA website compliance; Campus
Suites is working on the site and they expect to have it up and running by mid-
October. She advised that will continue to be a work in progress.

Ms. Blandon advised that related to the mailbox project; it has been, and will
continue to be, a time-consuming project and is challenging to coordinate.
She advised that once the pressure washing is done the sandblasting will
begin and once that is done the painting can begin. Mr. Cohen advised that
the contract for the gate maintenance has been prepared and the agreement
has been sent to the vendor.

Mr. Bracco inquired as to the date for the meeting with the City. Ms. Blandon
confirmed it is on the 30th. Mr. Bracco advised the meetings and process is
not moving at the speed he would like to see.

EIGHTEENTH ORDER OF BUSINESS Supervisors Requests and Comments

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

Mr. Lusty advised of a couple responses to the newsletter; he asked if there were
any additional changes. Each Board member reviewed minor changes to the newsletter.

Mr. Lusty asked the Board if they would like to discuss whether a professional
management company is needed for the River Club. He advised that management costs
could be cut, possibly in half, and would require more oversight by the Board. Ms. Payton
inquired as to who would be the direct supervisor of the River Club Manager. Mr. Lusty
confirmed the Board would be the direct supervisor of the River Club Manager. Ms.
Payton further inquired as to having a revolving Supervisor in the Board. Mr. Lusty advised that it is no different than having a job with a City entity. Ms. Payton advised that she is disappointed in the support provided by ICON. Ms. Blandon advised that Rizzetta could do the bookkeeping of the River Club subject to a separate agreement between Rizzetta and the CDD. Mr. Cohen advised that there may be some non-compete issues related to ICON employees. Ms. Payton advised that she did not sign a non-compete. Ms. Blandon advised that there may be a clause in the CDD agreement with ICON and so the contract would need to be reviewed. Mr. Bracco advised that he would like to have that discussion and he would also like to see what services are contracted through ICON. The Board asked that ICON representatives be prepared to discuss their services at the October 28th meeting.

Ms. Lentile asked for advice related to the Landscaping Advisory Committee; she advised that Ms. Guardiano is frustrated with some of the Committee members. She advised that the problem is with part time residents on the Committee and it is making it difficult to have a quorum and those who do attend meetings are not necessarily participating. Ms. Lentile advised that Ms. Guardiano and Ms. Gericke may leave the Committee due to their frustrations. She asked what the alternative is. Mr. Cohen advised that a request can be brought to the Board to replace members who are not attending. Ms. Blandon advised that Mr. Cohen is presenting a Sunshine review to the Landscaping Advisory Committee at the meeting being held on October 7th. Mr. Lusty recommended having a participation requirement and then being removed from the Committee. Ms. Blandon recommended amending the Committee Charters to add language regarding participation.

**NINETEENTH ORDER OF BUSINESS**

Adjournment

On a Motion by Mr. McCafferty, seconded by Mr. Lusty, with all in favor, the Board adjourned the meeting at 12:44 p.m., for the Venetian Community Development District.

[Signatures]