Venetian Community Development District

Board of Supervisors’ Meeting
March 9, 2020

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

www.venetiancdd.org
VENETIAN
COMMUNITY DEVELOPMENT DISTRICT
Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275

Board of Supervisors
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.
March 2, 2020

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, March 9, 2020 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
   A. River Club Parking Lot Repairs .............................................. Tab 1
   B. Perimeter Wall Repairs ........................................................... Tab 2
4. BUSINESS ITEMS
   A. Review and Consideration of Updated Master River Club Declaration and River Club Rules and Regulations
   B. Consideration of Agreement for Grease Trap Cleaning.......... Tab 3
   C. Discussion Regarding Fitness Fees
5. BUSINESS ADMINISTRATION
   None
6. CONSENT ITEMS
   None
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
March 2, 2020

**Venetian CDD – River Club Parking Lot Repairs**

We reached out to various vendors for parking lot repairs at the River Club Parking Lot near the entrance to the Swimming Pool. The original plan was to work with the seal coat vendor when the parking area was being treated. It was obvious that this vendor was not capable of this type of repair as he tried three times and only was able to push the puddles around. No payment was made to this vendor for this repair.

When Superior Asphalt was paving the entrance we reached out to them and walked the site with their foreman and they recommended that due to the flat slope in the parking area and various smaller puddles, the entire area should be milled and resurfaced. Once the water got to the access drive there was adequate fall and they indicated that they could make the repair just using asphalt. Their price came in at $24,040.00.

We then tried to locate a vendor that can handle mid-size projects and was able to find one. We asked for a price for both Asphalt only repairs and for Asphalt and a Concrete Valley gutter. The price for Asphalt only was $13,511.00 and the price for Asphalt and a Concrete Valley gutter came in at $18,296.00. Neither of these prices included striping and I should have that for the upcoming CDD meeting to add to these costs.

The timing will need to be taken into consideration as the method using a concrete valley gutter would take nearly 3 weeks to complete and the entire area would need to be closed during this time. The time to do this in asphalt only is 2 days.

Rick Schappacher, P.E.

District Engineer
Ponding areas at River Club Parking Lot near Pool Access

Ponding areas in asphalt at River Club parking lot between pool area and tennis parking areas
February 24, 2020

To: Venetian- River Club Parking Lot Asphalt Removal and Replacement

A N J Excavation is proposing the following:

**Asphalt Removal:**
- Mobilize all equipment and tools necessary to do the job
- Cut out the area that will be replaced using the excavator
- Load all asphalt debris into the dump truck so that we can dispose of at an approved disposal site
- Total estimated asphalt to be removed is 2,368 Sq Ft @ $2.00/Sq. Ft.

Quoted Total- $4,736.00

**Regrade Area for 1.5 inches of Asphalt:**
- Haul in minimum amount of road base, regrade the area after the removal of the asphalt, compact and leave the area so that 1.5 inches of Asphalt may be replaced

Quoted Total- $3,315.00

**Asphalt Replacement:**
- Replacement of Asphalt to be 1.5 inches
- Estimated @ 1.5 inches/ 21 tons
- Asphalt Price installed @ $260.00/ ton

Quoted Total- $5,460.00

Summary of Costs $13,511.00

*Area will be closed to pedestrian traffic till asphalt is installed*
February 24, 2020

To: Venetian- River Club Parking Lot Asphalt Removal and Replacement

A N J Excavation is proposing the following:

**Concrete Curbing-**
- Excavate the area where the curbing is to be installed
- Form the area where the curbing is proposed with fall towards the existing storm box
- Pour the 115LF of curb to be 8inches thick and 2’ wide using 3000 PSI Concrete
- Keep the area closed for 2 weeks after it has been poured
- Remove form boards and compact beside the curbing
- After 2 weeks has gone by we will continue with the asphalt as follows

  Quoted Curbing Total- $5,175.00

**Asphalt Removal-**
- Mobilize all equipment and tools necessary to do the job
- Cut out the area that will be replaced using the excavator
- Load all asphalt debris into the dump truck so that we can dispose of at an approved disposal site
- Total estimated asphalt to be removed is 2,368 Sq Ft @ $2.00/Sq. Ft.

  Quoted Total- $4,736.00

**Regrade Area for 1.5 inches of Asphalt-**
- Haul in minimum amount of road base, regrade the area after the removal of the asphalt, compact and leave the area so that 1.5 inches of Asphalt may be replaced

  Quoted Total- $3,315.00

**Asphalt Replacement-**
- Replacement of Asphalt to be 1.5 inches
- Estimated @ 1.5 inches/ 19.5 tons
- Asphalt Price installed @ $260.00/ ton

  Quoted Total- $5,070.00

**Summary of Costs $ 18,296.00**

*Area will be closed to pedestrian traffic till asphalt is installed*
Superior Asphalt, Inc.

Address: P.O. Box 2489
ONeco, FL 34264

Phone: (941) 755-2850
Fax: (941) 727-5980

Date: November 12, 2019

To: Attn: Schappacher Engineering
3604 53rd Ave. East
Bradenton, Florida 34203

Job Name: Venetian Parking Lot

Location: Off Laurel Road E. of I-75

We are pleased to quote as follows:

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<th>Item No.</th>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Total</th>
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<td>Total Bid</td>
<td></td>
<td></td>
<td></td>
<td>$24,040.00</td>
</tr>
</tbody>
</table>

1) Prime and Mat if required ----- $ 0.45 per square yard.

2) This quote has been based on 1 move-ins. Any additional move-ins will be $ 750.00 per move in.

3) New pavement will tend to scuff and mark within the first twelve (12) months after placement due to the curing process of asphalt.

4) During resurfacing projects, Superior Asphalt cannot guarantee 100% drainage.

5) All permits, surveying, and maintenance of traffic by others unless noted above.

6) All testing to be in accordance with F.D.O.T. testing procedures and to be paid for by others.

7) If this is a unit price contract, the job will be remeasured for actual quantities.

8) We have the right to inspect base prior to paving.

9) We will not be liable for any delay due to war, strikes, lockouts, labor difficulties, accidents, fire, flood or other causes beyond our control.

10) Purchaser agrees that should the account become more than 30 days past due, purchaser will pay all costs of collection, including reasonable attorney's fees whether collected through suit or otherwise. After 30 days, interest will be charged on all money due at the highest legal rate.

11) Prices quoted valid for 30 days at which time we reserve the right to adjust our price. Sales tax is included in the prices quoted.

12) Asphalt is a flexible pavement and any cracks that are visible before overlaying will reflect through after the overlay is finished. Also, cracks will appear when paving on new soil cement.

Date ____________________________

Accepted by ______________________

By ______________________________
Jon Wyman, Estimator
Tab 2
South side of wall just east of Asti Court

North side of wall near east end behind Burano Court

North side of Wall between Burano & Asti Court

North side of wall between Burano & Asti Court
Burrowing animal under wall near Asti Court

Damaged column on north side at Asti Court

Fallen debris from previous photo, north side at Asti Court

Cracked column on north side near west side of Asti Court
Damaged column on north side at west edge of Asti Court

Spanish Moss and hanging branches should be removed from wall

Burrowing animal under wall

Spanish Moss, hanging branches & plants should be removed from wall
Spanish Moss and hanging branches should be removed from wall

Wall is leaning south +/- 2”, appears stable but should be monitored
Minor gouge on south side of wall near Martellago way cul-de-sac

Exposed rebar in column on south side near west edge of Asti Court

Minor gouge on south side of wall near Martellago way cul-de-sac

Large chunk missing on column on south side near west edge of Asti Ct
March 2, 2020

**Venetian CDD – Perimeter Wall Repairs**

A site visit was made on February 26, 2020 to review the condition of the perimeter wall located along the north property line. The entire wall was reviewed on both the north and south sides.

There were a number of very minor gaps in the pre-cast concrete sections throughout that pose no problems to the wall. There is a hedge that runs the full length of the wall along the south side of the wall and includes evenly spaced oak trees. The north side of the wall is mainly clear of vegetation.

We noted a few areas where there are burrowing animals under the wall, but did not see any problems at these areas.

We noted about a half dozen locations where the columns have exposed rebar and chunks of concrete missing. These areas should be repaired as soon as possible.

There is a section of the wall that is leaning approximately 2” to the south located west of Asti Court. The wall appears stable at the time but it should be monitored.

There are areas where new vegetative growth is growing along the base of the wall along the north side and that should be removed. Much of the west side of the wall behind the lake is covered with Spanish Moss, tree limbs and vines. All this should be removed from both the north and south sides of the wall.

Rick Schappacher, P.E.

District Engineer
Tab 3
PROPOSAL

Envirologik
2331 63rd Ave. East
Bradenton, Fl. 34203

Date: 2/26/20

Client: CDD / River Club
502 Veneto Blvd.
Nokomis, Fl. 34275
941-412-9550

Proposal submitted to:
Denise Payton - GM
Tim - Chef

Job Location: Kitchen / Grease Traps

We hereby submit specifications and pricing for:
Drain Line Maintenance and F.O.G. Compliance Program

Service Cycle: Monthly / As Needed

Services Included:
- Monitor grease trap levels
- Clean influent and effluent "T"s in grease trap
- Treat grease traps with concentrated bacteria
- Set up pump outs in accordance with the 25% rule
- Perform "pumper audits"
- Provide monthly inspection reports
- Provide all pump out manifests
- Maintain "Grease Blast" injection system
- Spray all kitchen drains with concentrated bacteria
- Hydro-Jet main kitchen line annually
- Provide water quality tests as needed
- Train staff to be "F.O.G. Certified"
- Monitor- Best Management Practices

Monthly service fee: $252.00

Acceptance of Proposal: The above prices, services and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Date of Acceptance: __________________________

Authorized Signature: ________________________________