VENETIAN COMMUNITY
DEVELOPMENT DISTRICT AGENDA
November 13, 2017 at 9:30 a.m.

To be held at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

District Board of Supervisors
Jerry Jasper  Chair
Harry Orenstein  Vice Chair
David Lusty  Assistant Secretary
Susie Lentile  Assistant Secretary
Richard Bracco  Assistant Secretary

District Manager
Belinda Blandon  Rizzetta & Company, Inc.

District Counsel
Andrew Cohen  Persson & Cohen, P.A.

District Engineer
Rick Schappacher  Schappacher Engineering, LLC

All Cellular phones and pagers must be turned off while in the meeting room.

The meeting will begin promptly at 9:30 a.m., with the first section which is called Public Comment. The Public Comment portion of the agenda is where individuals may comment on matters for which the Board may be taking action or that may otherwise concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called Business Items. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors’ discussion, motion and vote. The third section is called Business Administration. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fourth section is called Staff Reports. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called Supervisor Requests and Comments. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. Agendas can be reviewed by contacting the Manager’s office at (239) 936-0913 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.
November 6, 2017

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, November 13, 2017 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 Landscaping
   B. Review and Consideration of Landscape RFP Package
       (under separate cover)
   C. Consideration of Proposal for River Club Beverage Station ....... Tab 1
5. BUSINESS ADMINISTRATION
   A. Consideration of the Minutes of the Board of Supervisors’
       Meeting held on October 9, 2017 ............................................. Tab 2
   B. Consideration of the Minutes of the Pool and Fitness
       Committee Meeting held on September 18, 2017 .................... Tab 3
   C. Consideration of the Minutes of the Facilities Committee
       Meeting held on August 7, 2017 ............................................. Tab 4
6. STAFF REPORTS
   A. District Counsel
   B. River Club
   C. Field Manager ..................................................................... Tab 5
   D. District Manager
7. SUPERVISOR REQUESTS AND COMMENTS
8. 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
District Manager

cc: Andrew Cohen, Persson & Cohen, P.A.
Tab 1
# Estimate Information

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**Note:** 100% PREPAY IS REQUIRED ON ALL NEW ACCOUNTS AND INTERNATIONAL ACCOUNTS. 50% PREPAY IS REQUIRED ON EXISTING ACCOUNTS OVER $3,000. PROGRESS BILLING IS REQUIRED ON ORDERS OVER $20,000.

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My signature on this estimate verifies that I have approved this order and all information is accurate.

SIGNATURE

Company Address  W248N5499 Executive Drive
Sussex, Wisconsin 53089
United States

Phone    (800) 505-7926
Fax      (800) 962-3455
**Estimate Information**

Account Name: Venetian Golf & River Club  
Created Date: 10/24/2017  
Contact Name: Charles Sandomenico  
Quota Number: 00310296  
Ship Via: *Prepaid & Add  
Created By: Jack Nlay  
Terms: 50% Down  
Rep: 2T2

**Address Information**

Bill To: Venetian Golf & River Club  
195 Pescaro Drive  
North Venice, Florida 34276-3248  
United States  
Ship To: Venetian Golf & River Club  
502 Veneto Blvd.  
North Venice, Florida 34275  
United States

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***LIFTGATE SERVICE AVAILABLE UPON REQUEST ADDITIONAL CHARGES APPLY***  
ADD $60.00 IF LIFTGATE IS NEEDED *** | $401.00 | $401.00 |

100% PREPAY IS REQUIRED ON ALL NEW ACCOUNTS AND INTERNATIONAL ACCOUNTS. 50% PREPAY IS REQUIRED ON EXISTING ACCOUNTS OVER $3,000. PROGRESS BILLING IS REQUIRED ON ORDERS OVER $20,000

**Tax**  
Grand Total $3,924.50

My signature on this estimate verifies that I have approved this order and all information is accurate.

**Signature**

**Date**

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Company Address: W248N5409 Executive Drive  
Sussex, Wisconsin 53089  
United States

Phone: (800) 505-7826

Fax: (800) 962-3455
Tab 2
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Venetian Community Development District was held on Monday, October 9, 2017 at 9:30 a.m. at the Venetian River Club, 502 Pesaro Drive, North Venice, Florida 34275.

Present and constituting a quorum were:

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

Also present were:

Belinda Blandon            District Manager, Rizzetta & Company, Inc.
John Toborg                Senior Field Services Manager, Rizzetta & Company, Inc.
Andy Cohen                 District Counsel, Persson & Cohen, P.A.
Rick Schappacher           District Engineer, Schappacher Engineering
Scott Kissell              General Manager, River Club
Kareen Richard             Field Manager, Venetian CDD
Joe Cermak                 Sunrise Landcare
Gary Rikens                Sunrise Landcare
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.

A resident expressed concerns regarding the landscaping.

A resident inquired regarding name cards for the Board members.

THIRD ORDER OF BUSINESS     District Engineer Staff Report

Mr. Schappacher advised bids for painting of the crosswalks and stop bars are being obtained. He further advised he is following up with Preferred Pavers for redoing the guardhouse pavers. Mr. Jasper inquired regarding the striping. Mr. Schappacher advised he is also obtaining proposals for striping. Mr. Schappacher advised he has a meeting with Lennar after the Board meeting regarding
Mr. Lusty inquired about the schedule for the crosswalk and stop bar painting. Mr. Schappacher discussed the schedule. Mr. Jasper inquired regarding whether Lennar uses the same vendor for this work. Mr. Schappacher confirmed.

Mr. Jasper advised he would like to have a Landscape discussion at this time. The Board concurred.

**FOURTH ORDER OF BUSINESS**

**Discussion Regarding Current Landscape Contract**

Mr. Toborg provided an overview of the meeting held with Sunrise Landcare after the last Venetian CDD meeting where he reviewed his concerns regarding the condition of the landscaping at Venetian. Mr. Orenstein asked Mr. Toborg regarding his impressions of the meeting and whether or not Sunrise responded appropriately to the concerns. Mr. Toborg advised he was encouraged by the response. Mr. Cermak of Sunrise Landcare reviewed the measures he intends to employ in order to improve the landscaping within Venetian. Mr. Bracco thanked Mr. Cermak for his attendance at this meeting. He further inquired regarding how the condition of the landscaping declined in the manner in which it has. Mr. Cermak advised manpower was a large issue as well as staffing changes related to account managers. Mr. Toborg advised Mr. Cermak is a new account manager and is attending the inspections and he Mr. Cermak is taking notes along the inspection so that when crews arrive on site the day after the inspection they are already aware of concerns that were noted and begin remediation of the concerns. Mr. Bracco provided input regarding resident concerns related to areas not being maintained. Discussion ensued. Mr. Toborg reviewed discrepancies in the maps that identify the types of grasses. Mr. Toborg would then inform the Landscape company of which grasses to maintain at specific intervals. Mr. Orenstein inquired regarding Sunrise’s responses to Mr. Toborg’s reports. Mr. Toborg reviewed the process and advised Mr. Cermak is aware of the proper process. Discussion ensued. Mr. Rikens inquired regarding the proper procedures for communication and advised Sunrise is going to do everything in their power to ensure the landscaping within Venetian is brought back to the level expected by the community. Discussion ensued regarding a timeline of goals for various items throughout the community.

Mr. Jasper opened the floor to audience questions and comments. Questions and comments from the audience were entertained.

Mr. Orenstein inquired regarding how long the process is to go through a formal RFP to replace Sunrise. Mr. Cohen advised at the last meeting the Board directed Staff to begin the process and at that time Mr. Toborg advised at that time that the process would take 60 days.

Mr. Toborg advised the end of the first annual renewal of the Sunrise contract is January and Sunrise would like to take that time to get the community up to standards. Mr. Toborg advised the Board that he was informed by Mr. Hughes that he would like to end the contract at the end of the first annual renewal. Mr. Toborg advised that would provide sufficient time for the Board and Staff to go through the process of updating the maintenance maps and make updates to the RFP package. Mr. Cohen reviewed Statutes and Rules of Procedure related to the RFP process. Discussion ensued.
Mr. Shea Hughes of Sunrise Landcare joined the meeting in progress at 10:03 a.m.

Mr. Hughes spoke regarding challenging issues they have encountered with the Venetian contract. He further advised the District deserves to receive what it has paid for and Sunrise is obligated to provide those services. Mr. Hughes advised financially, Sunrise did not properly bid the project so Sunrise would like to get the property where it needs to be and turn the property over to a new maintenance company in February in good condition.

Mr. Bracco inquired regarding the amount of travel time required to get to Venetian from the Sunrise home office as well as Sunrise getting the property back in good shape. Mr. Hughes advised the drive is an hour and a half in each direction and Sunrise will get the property in order. Mr. Bracco asked Mr. Hughes if Sunrise will be rebidding the project. Mr. Hughes advised they will not. Discussion ensued. Mr. Bracco addressed Sunrise regarding work that needs to be done by Sunrise. Discussion ensued.

Mr. Jasper provided an overview of the discussion and the commitment from Sunrise to get the property back in order. He further advised the Board will move forward with the RFP process.

The Board thanked the Sunrise representatives for coming to the meeting.

Mr. Kissell requested that when the RFP is drafted that the event lawn maintenance is increased to twice per week to 1-inch height. Mr. Jasper suggested that the contracts for the River Club and the CDD be combined in this RFP process. Discussion ensued regarding the annual rotations.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Installation and Maintenance of Annual Flowers

Ms. Blandon advised proposals were received from Brightview and Tri-County. Ms. Richard provided an overview of the proposals received. Mr. Lusty suggested the District utilize Sunrise for installation of the annuals. Discussion ensued.

On a Motion by Mr. Lusty, seconded by Ms. Lentile, with four in favor and Mr. Bracco opposed, the Board Approved the Sunrise Landcare Proposal for Installation of Geraniums for a Not to Exceed Amount of $8,000.00, for the Venetian Community Development District.

Mr. Lusty commended Mr. Toborg on the quality of his reports and asked that should the new landscape vendor not respond to the monthly reports then Mr. Toborg alert the Board. Discussion ensued.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Fencing and Landscaping

Ms. Blandon advised proposals were previously presented from Florida Fence and Tri County Landscape Services. Mr. Lusty spoke regarding emails received regarding trespassing concerns. He proposed a compromise of moving forward with the fencing and holding off on the landscaping. Mr. Lusty advised the Board should put safety ahead of aesthetics. He suggested spending $9,000.00 for
the fencing and if landscaping in the open areas is needed it can be revisited at a later date. Mr. Orenstein inquired regarding the status of the installation of the wings. Ms. Richard advised the water levels in the lakes is too high. Mr. Jasper asked that Ms. Richard inquire with the fence company about what can be done to get the wings installed. He further advised of his concerns regarding starting a trend of fencing the community. Discussion ensued. Mr. Jasper suggested installing landscaping in the open areas and no fence to serve as a deterrent. Discussion ensued.

Questions and comments from the audience were entertained.

The Board asked that Ms. Richard obtain proposals to landscape the area to be presented to the Board.

SEVENTH ORDER OF BUSINESS  Discussion Regarding Employment of Residents

Mr. Bracco advised that a couple of meetings ago the Board discussed use of the facility for bridge classes, and he was in favor of the River Club hiring the person as a contract vendor, but at that time the decision of charging tuition was not acceptable. He advised that a resident has been hired to teach hula-hoop classes and he does not see a difference between the two. Mr. Bracco asked that the Board reconsider their position on offering the classes. Mr. Cohen advised this is a policy decision and in his opinion, this is an apples and oranges comparison between a resident wanting to use the club to hold classes versus hiring the resident as an independent contractor to teach the classes. Discussion ensued. Mr. Kissell inquired regarding the requirement of a public hearing in order to implement a fee for the class. Mr. Cohen advised if there is an existing category for the class then a public hearing is not required. Discussion ensued regarding a resident renting the club in order to offer a class. Discussion ensued regarding fees charged to outside contractors providing services at the River Club. Mr. Kissell inquired as to whether he is to make the call if something is a social event to charge 10% or a commercial event being charged the per the River Club fee structure. Mr. Orenstein expressed his agreement with Mr. Lusty and suggested Mr. Kissell manage the decision and if he has a question he can bring it to the Board. Mr. Kissell advised he will meet with Ms. Tominosky to work out details.

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

EIGHTH ORDER OF BUSINESS  Consideration of the Minutes of the Board of Supervisors’ Meeting held on August 25, 2017

Ms. Blandon provided an overview of the minutes of the Board of Supervisors’ meeting held on August 25, 2017 and asked if there were any additions, deletions, or corrections to the minutes. Mr. Orenstein provided corrections.

On a Motion by Mr. Lusty, seconded by Mr. Jasper, with all in favor, the Board approved the Minutes of the Board of Supervisors’ Meeting held on August 25, 2017, subject to corrections noted on the record, for the Venetian Community Development District.
NINTH ORDER OF BUSINESS  

Consideration of the Minutes of the Board of Supervisors’ Meeting held on August 28, 2017

Ms. Blandon provided an overview of the minutes of the Board of Supervisors’ meeting held on August 28, 2017 and asked if there were any additions, deletion, or corrections to the minutes. Changes were noted by Mr. Lusty and Mr. Orenstein.

On a Motion by Mr. Jasper, seconded by Mr. Lusty, with all in favor, the Board approved the Minutes of the Board of Supervisors’ Meeting held on August 28, 2017, subject to corrections noted on the record, for the Venetian Community Development District.

TENTH ORDER OF BUSINESS  

Consideration of the Minutes of the Pool & Fitness Committee Meeting held on August 21, 2017

Ms. Blandon presented the minutes of the Pool & Fitness Committee meeting held on August 21, 2017 and asked if there were any questions. There were none.

On a Motion by Mr. Orenstein, seconded by Ms. Lentile, with all in favor, the Board accepted the Minutes of the Pool & Fitness Committee Meeting held on August 21, 2017, for the Venetian Community Development District.

ELEVENTH ORDER OF BUSINESS  

Review of August 2017 River Club Financials

Mr. Kissell provided an overview on a worksheet he distributed; he reviewed the financials for August 2017 for the River Club. Mr. Lusty spoke regarding the total revenues and the existing percentages. He advised the formulas were fixed though there are a few that still need to be corrected. Mr. Lusty inquired regarding “Other Administrative Costs”, second item. Mr. Kissell advised that is primarily member promotional expenses such as the wine from the two dinners and a bottle of wine promotion. Discussion ensued. Mr. Lusty inquired regarding non-reoccurring expenses of $39,000.00. Mr. Kissell advised that line is expenses for the tennis shed. Ms. Lentile inquired regarding an ice machine for the tennis shed as well as a cabinet. Mr. Kissell advised the ice machine will be delivered upon opening an FP&L account and he has instructed Mr. Sandomenico to order the cabinet. Mr. Kissell advised regarding sanitation disposal. Mr. Lusty inquired regarding the salary expenses for the Chef which shows an increase. Mr. Kissell advised the Chef’s salary will be moved in October. Mr. Lusty inquired regarding the gas and diesel overage. Mr. Kissell advised he believes it is the heaters running during season as well as increased gas usage in the kitchen. Discussion ensued.

TWELFTH ORDER OF BUSINESS  

Review of August 2017 CDD Financials

Ms. Blandon provided an overview of the CDD financials for August 2017. She advised the reclassification of the landscape items as well as the District Management meeting charge will be addressed in the September financials. Mr. Lusty inquired regarding the non-reoccurring expenses. Ms. Blandon advised there is $2,027 for the PVC gates that were installed, $1,725 for the entrance
arch repairs, and $4,467.90 for the 50% cost for the water use permit with WCI, and the deposit for the fence. Discussion ensued. Mr. Jasper pointed out a savings in the effluent water. Mr. Lusty inquired regarding $2,074 back in bad debt on the Enterprise Fund. Ms. Blandon advised she will inquire with Vision for a GL as the Enterprise Fund is for the Club and she will also inquire with Ms. Dhanpat regarding any payments received. Mr. Lusty advised a bond for the principal payment is due at the end of the month. He also advised of $113,619.00 in US Bank First American that he would like approval from the Board to reinvest those funds. Mr. Jasper discussed the current operating surplus. Ms. Blandon advised the first few months of the year, tax funds will not come in so the General Fund will be providing operating funds to the River Club and then will be reimbursed by the River Club. Discussion ensued. Mr. Lusty asked for Board approval to move the $113,619.00. Mr. Cohen advised the previous Board approval is sufficient.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Cohen advised he had nothing further to report and would answer any questions from the Board. Mr. Orenstein advised there is not a contract currently for the gate access transition. Mr. Cohen advised he can prepare an agreement and will work with Ms. Richard.

B. River Club

Mr. Kissell spoke regarding the River Club Renovation Committee and the revised budget from the designer based on the previous meetings held. Mr. Kissell advised he received information from a resident for acoustical ceilings. Discussion ensued.

Mr. Kissell provided a copy of the letter to accompany the October River Club invoice related to holiday bonus charges. Discussion ensued. Mr. Lusty provided input regarding changes to the letter.

Mr. Kissell discussed an issue with a River Club Member and a complaint received related to the fitness center. He recommended a suspension, minimum of 30 days, due to several issues with the member. Discussion ensued.

On a Motion by Mr. Lusty, seconded by Mr. Jasper, with all in favor, the Board Accepted the Recommendation of the River Club Manager to Suspended the River Club Member for 30 Days, for the Venetian Community Development District.

Mr. Kissell advised a certified letter will be sent, he will discuss the suspension with the member, and his card will be suspended during the 30-day period.

Mr. Lusty inquired regarding the fitness center water cooler. Mr. Kissell advised it has been ordered. Mr. Lusty inquired regarding the critter resistant trash cans. Mr. Kissell advised they have arrived and are being installed. Mr. Lusty inquired regarding the new yoga mats. Ms. Lentile advised cleaning solution and towels are provided so that members can clean the mats. Mr. Kissell advised the mats have been cleaned. Mr. Lusty inquired regarding the use of video monitoring. Mr. Kissell advised signage regarding video monitoring is not required. Mr. Bracco inquired regarding purchase of a generator for the River Club. Mr. Kissell advised he will obtain proposals.
C. Field Manager
Ms. Richard provided an overview of her report. Discussion ensued regarding replacement of trees removed due to storm damage. Discussion ensued regarding storm clean up. Discussion ensued regarding the transition of the gate access system. Questions and comments from the audience were entertained.

D. District Manager
Ms. Blandon advised the next meeting of the Board of Supervisors’ is scheduled for Monday, October 23, 2017 at 9:30 am.

Ms. Blandon advised she received another email from Mr. Jasper regarding additional hydraulic spills within the community. She recommended hiring outside counsel to assist the District in communications with the City. Mr. Bracco inquired regarding insurance covering this issue. Ms. Blandon advised the City is filing the claims with their insurance and the District insurance does not cover it.

On a Motion by Mr. Lusty, seconded by Mr. Jasper, with all in favor, the Board Accepted the Recommendation of District Management to Retain Outside Counsel to Contact the City Regarding the Hydraulic Spills, for the Venetian Community Development District.

Ms. Blandon distributed the River Club Renovation Committee Charter to the Board. Discussion ensued. Mr. Cohen recommended having only one Facilities Committee member be a member of the Renovation Committee in order to avoid Sunshine violations. Ms. Blandon inquired regarding the number of Committee members to be appointed to the Renovation Committee. Discussion ensued. Mr. Orenstein made a motion, which was seconded by Mr. Jasper, to appoint 5 members to the River Club Renovation Committee. Discussion ensued.

On a Motion by Mr. Orenstein, seconded by Mr. Jasper, with three in favor and Mr. Lusty and Mr. Bracco opposed, the Board Recommended there be 5 Members of the River Club Renovation Committee, for the Venetian Community Development District.

Ms. Blandon inquired as to how many Facilities Committee members should be appointed to the Renovation Committee. Mr. Lusty made a motion, which was seconded by Mr. Jasper, to Appoint only the Chairman, Mr. Kleinglass, of the Facilities Committee to the Renovation Committee. Mr. Orenstein suggested allowing the River Club Renovation Committee select one person from the Facilities Committee. Mr. Kissell suggested allowing one person from each Committee be on the River Club Renovation Committee. Discussion ensued. Mr. Lusty withdrew the motion. Discussion ensued regarding the makeup of the Committee. Mr. Jasper suggested all interested parties send their resumes to Ms. Blandon and she can compile the responses to provide to the Board. Discussion ensued regarding the Charter for the Committee.
FOURTEENTH ORDER OF BUSINESS  Supervisors Requests and Comments

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

Mr. Lusty asked the Board to review and discuss changes to the Newsletter so that it can be distributed. Discussion ensued.

Mr. Bracco asked Ms. Richard to order name plaques, to identify Board Members, for use during CDD meetings.

Mr. Jasper advised there have been email exchanges with Lennar related to the sale of the Welcome Center. He advised Lennar is putting together a reasonable sales price for the building and the total area of the building is 11,108 square feet. Mr. Jasper also advised he has a copy of the conditions regarding the re-zoning of the Welcome Center.

FIFTEENTH ORDER OF BUSINESS  Adjournment

On a Motion by Mr. Bracco, seconded by Ms. Lentile, with all in favor, the Board adjourned the meeting at 1:30 p.m., for the Venetian Community Development District.

Secretary / Assistant Secretary  Chairman / Vice Chairman
Tab 3
MEETING MINUTES
VENETIAN COMMUNITY DEVELOPMENT DISTRICT
Pool and Fitness Advisory Committee Meeting
September 18, 2017
Page 1 of 2

Members:
Joy Wolf, Chair
Scott Kissell, River Club Manager
Lisa Plotkin, Vice Chair/Absent
Charlie Sandomenico, Dir. Of Tennis and Fitness
Gwen Mengel, Secretary
Harry Orenstein, VCDD Board
Harriet Ambrose, Member
Peggy Palmer, Member
Tisha Washington, Member
Dick Foster, Member

1. Call to Order/ Roll Call/Establish Quorum
   a. Meeting called to order September 18, 2017 at 2pm
   b. Quorum established

2. Additions and Adjustments to Agenda
   a. No additions or adjustments to Meeting Agenda

3. Resident Input
   a. No residents present at Meeting

4. VCDD Board Update – Presented by Harry Orenstein, VCDD Board Meeting on August 28, 2017
   a. Proposal to cool pools during summer months was rejected 3-2 by VCDD Board.
      Opposition was concerned about the cost.
   b. Board continues to focus on decisions and planning in relation to costs and services. The
      renovation of the Clubhouse was cited as an example.

5. Management Update / Scott Kissell and Charlie Sandomenico
   a. Action Update
      1. Animal Resistant Trash Containers
         Mgr Kissell provided details regarding an enclosed container that is cost effective and
         should provide the needed animal protection and appropriate appearance for the pool
         deck. Committee recommended purchasing one container as test sample.
      2. Security Camera Notice Requirements
         Mgr Kissell and Committee presented research to confirm that the Club is compliant
         regarding Security Camera Notice requirements.
      3. Emergency Phone for Fitness Center
         Mgr Kissell has arranged to consult with the phone company regarding ER phonage.
      4. Drinking Water in Fitness Center
         Mgr Sandomenico discussed various options. Committee agreed that a bottled water
         cooler is the best option. Mgr Sandomenico will research costs for installation.
      5. Standing Water by Outside Pool Shower
         Mgr Kissell will have pavers around shower drain leveled for better drainage.
5. Management Update / Scott Kissell and Charlie Sandomenico (continued from Page 1)
   b. Fitness Center Replacement Equipment
      1. To be presented for purchase at the Sept 2017 VCDD Board Meeting
         a. FitRev Inc.
            1. Elliptical Converging CrossRamp
            2. Multi-Adjustable Bench
            3. 10 Pair Dumbbell Saddle Rack
            4. 120Sided Rubber Encased Dumbbell 5-50lbs Set
         b. Commercial Fitness Products, Inc.
            1. Matrix Fitness Full Commercial functional Trainer
            2. Troy Rubber Kettlebell Set
            3. Matrix Full Commercial Rower
      2. Proposals were selected from multiple bids.
      3. Equipment updates the Fitness Center with the most modern and functional equipment.
      4. Cost will be divided between FY2017 and FY2018 Budgets.
      5. Equipment will be installed and available before “Season”.
   c. Mgr Sandomenico reported two Comments were submitted in the Comment Box and
      explained the process regarding how the comments had been responded to.
   d. Mgr. Sandomenico provided information regarding Fitness Class signups and future
      schedules. Committee requested that Class Schedule be color coded to identify “Easy to Hard”.
   e. Discussion regarding promoting Fitness on Demand for guests when classes are full.
   f. Email Blast is being prepared to promote the Walking Club
   g. Mgr Kissell will research a Pool Maintenance Service Contract that would include 24 hour
      guarantee for repair or replacement of nonfunctioning equipment.

6. Business Administration
   a. Review and Approve Minutes from August 21, 2017
   b. Committee discussed if Meeting Minutes should contain more detail

7. New Business Requests and Comments
   a. Service request to check on in pool lights that are not working

8. At 3:30pm a Motion was made and approved to adjourn meeting

9. Next Meeting is October 16, 2017 at 2pm
Tab 4
Attending Members: Debbie Gericke, Steven Kleinglass, Phil Knight, Steve Wright, Boris Yoffe

Absent: Jerry Flood, David Lusty (VCDD Liaison)

Discussion Topics:

A. Call to Order: Chairman Kleinglass called the meeting to order at 9:00 A.M. and declared that a quorum was present. The chairman recognized a guest at the meeting who introduced himself as Tom Jenuleson.

B. Additions or Deletions to the Agenda: Mr. Yoffe suggested that equipment in the fitness room be briefly discussed.

C. Approval of the June 5, 2017 meeting minutes: Ms. Gericke moved the approval of the minutes as presented. Mr. Knight seconded the motion and it passed unanimously.

D. Old Business:

1. Interior Design updates- Mr. Kleinglass reviewed the items that previously had been brought forth regarding the refreshing of the Venetian River Club. These included noise attenuation in the dining room, painting, furniture, wall art, carpeting, draperies etc. Visits to other clubs was again reviewed. Mr. Kissell and Mr. Kleinglass had traveled to Jacaranda West and Pelican Point to observe the conditions at those venues. Ms. Gericke noted some newer clubs could be observed for possible better comparisons with the River Club. A preliminary meeting with an interior designer had also been held. Subsequently the firm presented concept ideas during a meeting of the VCDD supervisors. Mr. Kissell remarked that approval has been given to spend $15,000.00 to secure a design and concept plan from the interior design firm. Costs to accomplish a refurbishment are needed for the planning and budgetary processes. Ms. Gericke commented on amenities at The Renaissance West Villages and suggested that that more than one concept plan should have been sought prior to executing a concept contract. Mr. Kissell remarked that the project is to be a simple refurbishment not a major renovation. Discussion ensued regarding the use of “inside” resources versus “outside” experts for projects. In response from a question from Mr. Yoffe, Mr. Kissel noted that an amount of $150,000.00 has been initially discussed as the potential refurbishment expenditure. Mr. Wright inquired about
the reserve amount that was previously set aside for furniture. Mr. Kissell is to get that figure as he did not have the number.

2. Smoking Recommendation and Final details- Signs have been placed to indicate the “No smoking” areas and the designated smoking area at the south side of the VRC. Mr. Kissell stated that there have been no issues or complaints about the smoking policy changes.

E. Management Report: Mr. Kissell expressed sympathy at the very recent passing of Mr. Ron Sharpe, Maintenance at the VRC.

Mr. Kissell noted a pressure washing project that was forthcoming; the work that is being conducted for the Tennis shed and nearby area and that the verbiage for signage nearby the pool entry was being reworked. He also commented on a compressor failure and that a replacement was ordered ($2,750.00).

F. VCDD Report: Mr. Kleinglass briefly commented on some of the content of the most recent VCDD meeting, as Mr. Lusty was not available to attend the FAC meeting.

G. New Business:

1. Discussion on replacement for resigned member of the committee- Mr. Becraft has resigned from the committee and a replacement was being sought. Committee members were asked for recommendations. Mr. Kleinglass sent Mr. Becraft a communication thanking him for his service to the committee.

2. Discussion on landscaping issue for resident adjacent to the River Club- Mr. Kissell remarked that the area in question had been refurbished with new landscaping materials. Previously, the area was overgrown. No action was proposed by the committee. Ms. Gericke noted observing cracks in various sidewalk areas and some roadway potholes. Recognizing a previous oversight, it was announced that Ms. Gericke had been formally appointed to the FAC by Mr. Lusty.

3. Cooling of the River Club pools- Mr. Kissell reported that the Fitness Advisory Committee had recommended that the pools be cooled during periods of extremely hot weather. He provided insights regarding the costs associated with cooling the pools. Based on available information, it appears that the monthly cost to cool the pools would be in the range of $1,000.00 and $1,500.00. It was Mr. Kissell’s opinion that such an expense is not an effective use of operating funds. No action taken.

H. Next meeting September 11, 2017 at 9:00 A.M. at the VRC.

- During discussion, Yoffe noted that the stair machine has not been in working order for many months. Mr Kissell remarked that in September 2017, the stair machine will be replaced with a new elliptical machine and a new rowing machine will be added to the fitness center.
• The committee discussed the appearance of some of the doors at the VRC. Mr. Kissell is obtaining estimates for possible replacements, as needed.
• Miscellaneous items of discussion included the gate replacement due to lightning strike, landscaping issues near the monument in front of the VRC, some permissible items that can be brought in the pool area (No alcohol), ongoing rental issues in the Venetian and possible venting in food preparation areas of the club. Ms. Gericke remarked that a “Rental Committee” may be required to specifically deal with the noted rental problems within the community.

I. Following a motion and second, Mr. Kleingass adjourned the meeting at 10:15 A.M.

Respectfully submitted by Stephen R. Wright, Secretary
Tab 5
**Follow Up Items (Prior CDD Meeting):**

<table>
<thead>
<tr>
<th>Item</th>
<th>Follow Up Date</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aerators (Pond 23)</td>
<td>11/3/17</td>
<td>SeaBreeze has not yet installed electric panel. Sent SeaBreeze a follow up email requesting status.</td>
</tr>
<tr>
<td>Gate Entry RFID System</td>
<td>11/2/17</td>
<td>Forwarded revised agreement to Invision for their review.</td>
</tr>
<tr>
<td>Field Inspection</td>
<td>11/3/17</td>
<td>Followed up on detail schedule provided by Sunrise. They are on target with this; however other deficiencies still exist.</td>
</tr>
<tr>
<td>Pond and Wetland Inspection</td>
<td>11/3/17</td>
<td>While following up on the Sunrise schedule, found additional invasive vegetation, which was promptly taken care of by Aquatic Systems, as was the fish kill in pond 31. As of 11/2 no more dead fish.</td>
</tr>
<tr>
<td>Avalini Fence Wings</td>
<td>10/30/17</td>
<td>Followed up with Florida Fence re hazard pay. FL Fence getting ready to install. Will let me know when</td>
</tr>
<tr>
<td>Laurel Road Plantings near Pond 50 and Savona</td>
<td>10/27/17</td>
<td>Visited site with Jeff Klein. We probably only need 10 or 15 gallon Oleanders to fill the gaps. Will double check with John Toborg</td>
</tr>
<tr>
<td>Ciltadella Gate</td>
<td>11/2/17</td>
<td>Camera installed but somehow off-line. Invision found problem and fixed.</td>
</tr>
<tr>
<td>Mulch</td>
<td>10/3/17</td>
<td>Mulch to be installed 11/13-11/16</td>
</tr>
<tr>
<td>Otello Wall Storm Damage</td>
<td>10/17/17</td>
<td>Vendor stated that it will take a few weeks for them to come out and assess the damage.</td>
</tr>
</tbody>
</table>
Gate House | 10/17/17 | Rats again. Contacted TruTech. License plate camera out. Was replaced.
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Pond 33 | 10/17/17 | Additional Erosion behind 185-189 Montelluna. Homeowners concerned. Have asked Rick to check it out.

New Items for Review and Consideration by the Board of Supervisors:

Upcoming Events, Dates and Reminders:

- Next Regular BOS Meeting November 27
- New Resident Orientation November 14