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, August 27, 2018 at 9:30 a.m.** at the Venetian Golf Club, 105 Pesaro Drive, North Venice, Florida 34275.

Present and constituting a quorum were:

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

Also present were:

- Belinda Blandon  District Manager, Rizzetta & Company, Inc.
- Andy Cohen  District Counsel, Persson & Cohen, P.A.
- Rick Schappacher  District Engineer, Schappacher Engineering
- Denise Payton  Club Manager, Venetian River Club
- Kareen Richard  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. Upton stated he is in favor of the dog park and spoke regarding possible locations. He distributed maps to the Board.

Mr. Lusty advised that the area up for consideration for the dog park is the green space near the Golf course facility.

Mr. Tominosky spoke regarding his opposition to the dog park and pickleball courts, he recommended a community survey.

Mr. Saderne thanked the Board for looking into the dog park and pickleball courts. He spoke regarding not being able to convert the tennis courts into pickleball courts due to the tennis being clay and pickleball requiring hard surface. Discussion ensued regarding maintenance of the pickleball courts.
Mr. Decalesta spoke regarding water pressure being low. Mr. Lusty advised this is a City issue. Mr. Schappacher advised he can inquire with the City regarding the pressure they put out to the residents.

Ms. Metzger inquired regarding the fountain near her home being shut off. Mr. Lusty advised that since the CDD does not own that fountain, there is nothing the CDD can do to assist. Discussion ensued.

Mr. Saro spoke regarding the appearance of the maintenance facility; the fence is in poor condition, there is tractor trailer parked there, and the grass is not properly maintained. Mr. Bracco advised that part of that area is owned by the golf course and is out of the purview of the CDD. Mr. Bracco further discussed maintenance of the grass between the lift station and the first house on Pesaro. Ms. Richard advised Bahia is scheduled to be mowed every two weeks from May through October although that specific area is mowed less frequently. Ms. Richard further advised that when the area is too wet mowers cannot get in there. Mr. Lusty asked that Ms. Richard speak with BrightView regarding maintenance of this area. Mr. Schappacher advised this area is also part of the FP&L easement.

Mr. Foster provided his support of Mr. Saro’s comment.

A resident spoke regarding palm trees around his home that have fronds touching the structure of his home. He asked that the Board adopt a policy that keeps fronds from touching structures. Mr. Lusty advised that for single family homes that is a homeowner issue and for condos it is an association issue.

THIRD ORDER OF BUSINESS  Facilities Committee Report

Mr. Dabne provided an overview of the last Facilities Committee meeting and discussed the River Club renovation progress. He complimented Ms. Payton on her progress and stepping in as Club Manager.

FOURTH ORDER OF BUSINESS  Pool and Fitness Committee Report

Mr. Foster advised there was no meeting this month and therefore he has no report.

FIFTH ORDER OF BUSINESS  River Club Renovation Committee Report

Mr. Lusty provided an update on the renovation. He reviewed items that have been completed and advised the project is on schedule.

SIXTH ORDER OF BUSINESS  Social and Dining Committee Report

Ms. Bazlamit advised there were no meetings in July and August however meetings will be held in September and October.
SEVENTH ORDER OF BUSINESS  

The Tennis Committee had no report.

Mr. Lusty advised that he previously made a request to Ms. Payton to raise the pool temperature a couple degrees and that request was denied. He asked the Board to raise the temperature to eighty-six degrees. Mr. Bracco advised that he thought the intent was to keep a balanced temperature year-round, or eighty-six degrees year-round. Discussion ensued. Ms. Payton advised that the vendor has requested that individuals not adjust the temperatures and that they allow him to make any necessary adjustments; she advised that when the vendor returns next week she will ask that he raise the temperature to eighty-six degrees. Mr. Orenstein advised of discussion he had with Mr. Sandomenico regarding the rain lowering the temperature of the pool. Mr. Foster advised the lap pool is cooled to a lower temperature than the resort pool.

EIGHTH ORDER OF BUSINESS  

Mr. Schappacher spoke regarding the dog park; he advised the City has emailed back and have advised that landscaping and paved parking are going to be requirements. Mr. Lusty asked if those items were included in the estimates. Mr. Schappacher confirmed that landscaping, paved parking, irrigation, and water fountain were included in his estimates. Mr. Lusty asked that Mr. Schappacher provide estimates of ongoing maintenance costs. Mr. Cohen advised he will provide contact information to Mr. Schappacher to obtain information related pricing.

Mr. Schappacher advised the sidewalk from the neighbor has been completed as well as swales being restored. He advised the oak trees near Veneto and Pesaro are creating the need to grind sidewalks.

Mr. Cohen advised that David Caldwell of Lennar has provided turn over requests for Bella Vista Terrace right of way and lake 16, which is common area 29-2 and immediately Mr. Jasper and Mr. Schappacher noticed that while the roadways were fine, around the lake area they were conveying a parcel that had already been conveyed to the POA. He advised he has written to Lennar advising that they need to address that and he has not heard back. Mr. Cohen advised he is not aware of the status of the punch list items at the pond area either. He advised the conveyance documents will be brought to the Board for acceptance once those items are remediated.

Mr. Schappacher advised that after todays' meeting he will review various interior and exterior doors at the River Club for ADA compliance. Discussion ensued regarding ADA requirements and compliance. Mr. Cohen and Mr. Schappacher advised that they will finalize their determination as to whether or not full ADA compliance is required.

Mr. Lusty inquired regarding lake bank inspections. Mr. Schappacher advised that the lake levels are still too high to conduct a proper inspection.
NINTH ORDER OF BUSINESS  
Appointment of Recreational Advisory Committee

Ms. Blandon advised that intents were received from seven individuals; Betty Smith, Dick Foster, Joy Wolf, Mary Abbruzzese, Pam Perry, Pat Appolonia, and Susan Rector. Ms. Blandon advised that some of the intents were received from current Committee members. Mr. Orenstein advised that seven is a good number of members for the Committee. He discussed the transition of the CDD Board with respect to committee liaison positions as well as the transition from current committees to the new committee.

Mr. Foster inquired regarding whether a letter of intent was received from Mary Ann McGee. Ms. Blandon advised she did not receive an intent from Ms. McGee. Mr. Foster addressed the terms being staggered. Mr. Orenstein suggested that the CDD liaison handle the terms for the Committee Members.

On a Motion by Mr. Orenstein, seconded by Mr. Lusty, with all in favor, the Board Appointed Betty Smith, Dick Foster, Joy Wolf, Mary Abbruzzese, Pam Perry, Pat Appolonia, and Susan Rector to the Recreational Advisory Committee, Effective January 1, 2019, for the Venetian Community Development District.

TENTH ORDER OF BUSINESS  
Discussion Regarding Landscape Advisory Committee

Ms. Blandon advised she only received three intents for the Committee although only two of them are able to serve on the Committee. Ms. Blandon recommended tabling appointment of the Committee in order to provide additional time to receive more intents.

ELEVENTH ORDER OF BUSINESS  
Discussion Regarding Existing Landscaping and Requests for Additional Plantings and Modifications

Ms. Blandon advised this item was added at the request of Mr. Bracco. Mr. Bracco advised that a request was received to install additional landscaping at the Laurel Road and Citadella area in the amount of $550.00.

Mr. Klein, President of Artisti, addressed the Board regarding sparse Oleander in the area East of the Fire House and West of Citadella and due to Laurel Road becoming busier he would like the Board to consider installing additional plantings including mulch and irrigation.

Ms. Lentile inquired regarding the type of plants being proposed for this area. Mr. Klein advised they are looking at Viburnum, approximately 3-gallon size.

Mr. Orenstein advised that since this is on CDD property Ms. Richard should be the one to obtain the proposals to ensure they conform to CDD requirements. Mr. Lusty advised that Ms. Richard has the proposals. Discussion ensued.
On a Motion by Mr. Bracco, seconded by Mr. Lusty, with all in favor, the Board Approved the Tri County Proposal, Not to Exceed $600.00, for Additional Plantings, Mulch, and Irrigation, for the Venetian Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of River Club Proposals

Ms. Payton advised the proposal from Fence Outlet is for the gate in front of the dumpsters. She advised she contacted a few fence companies though only Fence Outlet responded.

Ms. Payton advised that the steamers have been down for a year or more, and the convection oven has also been down; to repair the items the cost would be approximately $2,000.00 each. She reviewed the proposals contained within the agenda advising they range from $7,700.00 to $5,400.00 and would replace the six-burner single oven, the convection oven, and steamer. Discussion ensued. Mr. Lusty inquired regarding the proposals being all inclusive. Ms. Payton advised the proposals include delivery but do not include installation due to requiring gas connections. Ms. Blandon advised there is a reserve allowance for replacement of the kitchen items. Further discussion ensued regarding which range would be the best quality for the cost.

On a Motion by Mr. Lusty, seconded by Mr. Bracco, with all in favor, the Board Approved the Purchase of the Fox Bulcan Model SX60 10B Gas Range, in an Amount Not to Exceed $5,750.00, for the Venetian Community Development District.

Mr. Cohen recommended declaring the current oven surplus in order to allow the River Club to dispose of the oven.

On a Motion by Ms. Lentile, seconded by Mr. Lusty, with all in favor, the Board Declared the Current Oven Surplus, for the Venetian Community Development District.

Ms. Blandon inquired regarding the Fence Outlet proposal. Ms. Payton asked for approval of $3,255.00 for replacement of the dumpster gates. Mr. Orenstein will execute because Mr. Jasper is out of town, the proposal for replacement of the dumpster gates.

Ms. Payton discussed the bar areas and not having a dishwasher. She spoke in length regarding hand washing of the glasses and suggested the purchase of a compact bar dishwasher. Discussion ensued regarding the space requirements and process for hand washing versus the dishwasher. Mr. Bracco advised that if the triple sink is being removed and installing a dishwasher he would like to have a small beer tap. Ms. Payton advised she will review the area to ensure there is space and will then look into a self-contained beer tap. The Board consensus was for Ms. Payton to further investigate the dishwasher and the beer tap.

At 11:06 a.m. the Board took a recess and was back on the record at 11:13 a.m.
THIRTEENTH ORDER OF BUSINESS  

Consideration of the Operations and Maintenance Expenditures for the Month of July 2018

Ms. Blandon provided an overview of the expenditures for the period of July 1-31, 2019, advising that expenditures totaled $295,656.07 and asked if there were any questions. Mr. Orenstein inquired regarding a charge for the gate opener. Ms. Richard advised it was the guest side gate and was due to wear and tear. Mr. Orenstein inquired regarding the US Bank payment. Mr. Lusty advised it is a contractual expense for Trustee Fees. Mr. Bracco inquired regarding the Legal services bill for $700.00. Mr. Cohen advised special counsel is handling the roadway stain. Mr. Bracco inquired regarding the Pro Pump payment. Ms. Richard advised that is the deposit but will be returned should Pro Pump not be the selected company. Discussion ensued. Mr. Lusty inquired regarding the Amenity Bi-Weekly Payroll services payment and one being higher for one week. Ms. Blandon advised she will obtain the back up. He further inquired regarding the security services invoice being higher. Ms. Richard confirmed that the higher amount was for overtime during the 4th of July holiday.

On a Motion by Mr. Orenstein, seconded by Mr. Bracco, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of July 2018, which Totaled $295,656.07, for the Venetian Community Development District.

FOURTEENTH ORDER OF BUSINESS  

Review of July 2018 Financials

Ms. Payton provided an overview of the July 2018 River Club financials. She advised the revenue is down due to the dining room not being open, but also cost of goods and salaries are down as a result of the closure. Ms. Payton advised that some items are coded incorrectly and she will be making corrections. She advised equipment replacement is high and will continue to increase as items are breaking. Mr. Lusty inquired regarding the high water and sewer costs. Ms. Payton advised that previous leaks have been repaired and now there is a leak at the pool deck. Ms. Richard provided an overview of the leaks that have been repaired. Mr. Lusty asked that Ms. Payton address being significantly over plan on operating supplies, and paper and plastic. Ms. Payton advised that paper plates and plastic forks will be going away as she has purchased non-breakable plates and will be utilizing regular silverware. Mr. Orenstein asked that Ms. Payton address the food inventory and liquor inventory being high. Ms. Payton advised that she is not sure. Mr. Orenstein asked that Ms. Payton look into it. Ms. Payton advised that she will look into this and will report back. Mr. Lusty inquired regarding the payroll account balance as well as the negative amount of $96,000. Ms. Payton advised she will look into this and report back. Discussion ensued. Mr. Orenstein inquired regarding completing an assessment of the impact of closing the Club. Discussion ensued regarding the impacts of the closing. Mr. Lusty discussed being over budget on tennis equipment and supplies and fitness equipment replacement. Mr. Lusty inquired regarding contractual expenses being over budget. Ms. Payton advised that items are probably being miscoded for contractual services versus service calls.
Ms. Blandon provided an overview of the July 2018 CDD financials and asked if there were any questions. Mr. Lusty discussed the over budget line items. Discussion ensued regarding various expenditures.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Consent Items, Committee Minutes**

Ms. Blandon presented the Minutes of the Facilities Committee meeting held on July 2, 2018 asked if there were any questions.

On a Motion by Mr. Orenstein, seconded by Ms. Lentile, with all in favor, the Board Accepted the Consent Item, Facilities Committee Meeting Minutes of July 2, 2018, for the Venetian Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

A. **District Counsel**

Mr. Cohen advised that even though the River Club is a polling place, as long as such events are not during times of voting there are no conflicts with having political events at the Club. He further advised he is preparing a revised contract with Victory Security. Mr. Cohen advised that a letter has been sent to the resident as directed by the Board. Mr. Orenstein requested a provision be added to the Victory contract that allows for a 30-day notice to terminate with or without cause.

B. **River Club**

Ms. Payton provided an update regarding the River Club renovation. She advised that she has obtained a quote, in the amount of $1,900.00, from the pool company to treat the bottom surface of the lap pool as well as replacement of the rusted rope hooks. Discussion ensued. Ms. Payton provided information related to outdoor furniture for the outdoor portico area. Mr. Orenstein suggested reviewing the reserve account and then working with the Facilities Committee to make a recommendation to the Board. Discussion ensued. Ms. Payton reviewed a landscape proposal for the front of the River Club. This item was opened to public comment. One resident advised of his support for the landscaping.

On a Motion by Mr. Lusty, seconded by Ms. Lentile, with all in favor, the Board Approved the BrightView Proposal for Landscaping at the Front of the River Club, in the Amount of $10,999.00, for the Venetian Community Development District.

Ms. Payton advised the A/C for the tennis shop is working well; however, the A/C in the bar is down and the A/C in the dining room is down. She advised Honest Air is coming out to review all of the A/C units. Mr. Lusty discussed the wall panels and advised that condensation cannot run down the wall panels as it will cause damage to the panels. Discussion ensued. Mr. Orenstein asked that the tennis shed door be painted. Ms. Payton
C. Field Manager
Ms. Richard discussed the entry plant bed advising that the overflow from the entry fountain discharges into that bed which could be causing the issues with the landscaping. Mr. Lusty suggested moving forward with the entry landscaping since the appointment of the Landscape Committee has been postponed. The Board concurred. Ms. Richard advised that she has spoken with Lykens regarding the mailbox refinishing and they will be out after Labor Day to provide pricing; she further advised that the onsite maintenance man will remove the mailbox lights prior to painting and then re-install the lights after the painting is complete in order to save on labor costs. Ms. Richard advised the landscaping around the pool will be done this week. She advised the Costello monument repair is done. Ms. Richard discussed concerns regarding people using their expired River Club pass in order to gain entry to the community. Discussion ensued. Mr. Orenstein suggested instructing the guards to only accept Government issued ID and then revisit the concern if it becomes an issue, of course, still no denial of entry is allowed even without ID. Mr. Lusty inquired regarding pressure washing the guardhouse. Ms. Richard advised she will have the work scheduled. Mr. Bracco inquired regarding structural pruning of the trees. Ms. Richard advised that BrightView provided a proposal although Rizzetta has provided a proposal in order to write the specification. Ms. Blandon reviewed the Rizzetta proposal, in the amount of $700.00, to review trees and prepare a scope of services for structural pruning of the trees. This item was opened to public comment. Questions and comments from the public were entertained.

On a Motion by Mr. Bracco, seconded by Mr. Orenstein, with all in favor, the Board Approved the Rizzetta Proposal for Additional Services, to Write a Structural Pruning Specification and Scope of Services, in the Amount of $700.00 for, for the Venetian Community Development District.

Mr. Bracco inquired regarding the Valenza Loop landscaping. Ms. Richard advised that there are two strips owned by Lennar and per the maintenance contract, the grass in this area is mowed twice per month.

D. District Manager
Ms. Blandon advised that the next regular meeting of the Board of Supervisors’ is scheduled for Monday, September 10, 2018 at 9:30 a.m. Ms. Blandon inquired regarding cancelling the September 10th meeting as it falls on Rosh Hashanah. The Board consensus was to cancel the September 10th meeting.

Mr. Bracco advised that he will not be in attendance for the two September meetings.
SEVENTEENTH ORDER OF BUSINESS  Supervisors Requests and Comments

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

Mr. Bracco discussed his concerns related to unprofessional conduct by a guard related to a conversation that was held during the previous meeting. Mr. Orenstein asked that Ms. Richard address the unprofessionalism with the guards at the gate.

EIGHTEENTH ORDER OF BUSINESS  Adjournment

On a Motion by Mr. Lusty, seconded by Ms. Lentile, with all in favor, the Board adjourned the meeting at 12:35 p.m., for the Venetian Community Development District.

[Signatures]

Secretary / Assistant Secretary  Chairman / Vice Chairman