



VGCC Living

VGCC is a private member-owned equity Club, modest in size with 587 properties. An award-winning Audubon Geo Certified Cooperative Sanctuary, our Community is a serene and private neighborhood set among 460 acres of lush tropical landscapes, 26 lakes and 13 natural preserves. The stunning canopy of oaks, pines and palms greet you as you enter the gates and deliver you through this exclusive oasis.

Our exceptionally friendly and active membership is the heart of this Community. The Club's assets and amenities include superb dining, active social calendar, Golf and Tennis, Pickleball and Wellness Center. Whether it is golf, Wine Club, or just gathering with friends, members who appreciate the amenities of a premier, private Golf community will enjoy the welcoming and peaceful lifestyle offered within our gates.

Master Facility Plan - Project Completion Fall 2020

Clubhouse Expansion

A new bar, covered outdoor dining with retractable screening, kitchen expansion, fire pit and repositioned parking.

Wellness Center Expansion

Enlarged and flexible floor exercise spaces, new cardio weight room, new bathrooms, two massage therapy/treatment rooms.

These projects will be funded through a member assessment of \$9,711. Property owners as of November 1, 2019 will hold the obligation for this assessment which may be satisfied through a choice of payment plans,



Note: Red dashed line indicates existing building footprint.

EXISTING FACILITY 2,200 SF
PROPOSED EXPANSION 6,000 SF



A CDD Free Community



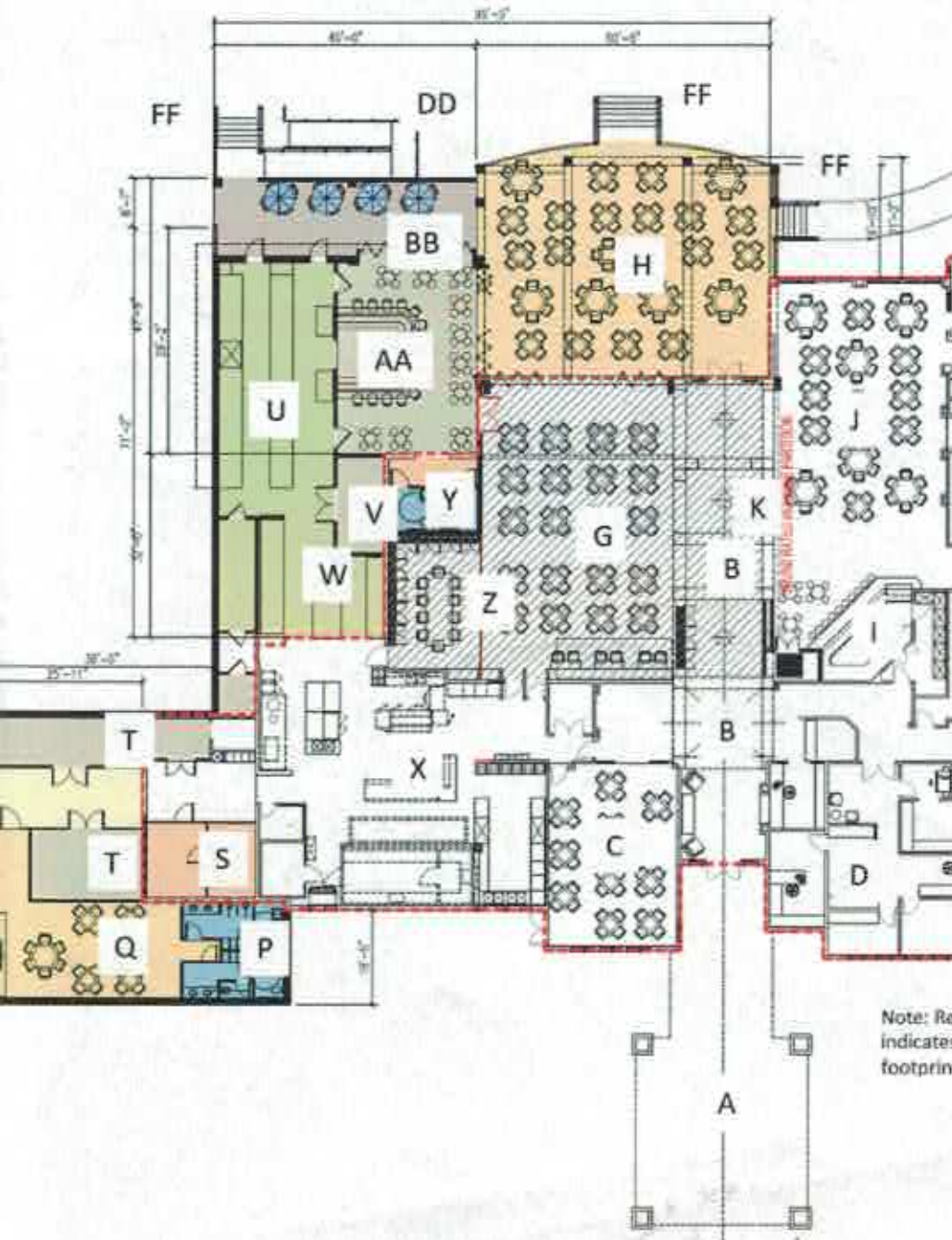
See our listings at venicegolfcountryclub.com

Membership is required and is key to sustaining the economic viability of the Club. A one time entry fee of \$10,000 is required at closing. This fee includes a capital contribution of \$9,900 and an equity membership purchase of \$100.

Golf Membership. Your ultimate passport to exceptional living. Golf members enjoy unlimited access to all amenities (\$7,400-\$10,600).

The Club Membership. Club Membership is the choice best suited for those who enjoy an active lifestyle and desire a social calendar full of events and activities. Members have unlimited access to all amenities, including Golf from May 1- October 31 and 6 rounds from Nov. 1 through April 30 each year. Green Fees and cart fees apply (\$7,063).

Pricing above includes dues, reserve fees and dining program.



Newly renovated 18-hole Championship Golf Course

Casual Gourmet Dining

Fitness Center & Yoga/Aerobics Studio

Jr. Olympic Pool and Spa

Har-Tru Tennis Courts & Pickleball

Wine Club, Cultural and Educational programming and more!

Note: Re indicates footprint

Ask about the Sapphire '19 and Preview Golf Programs
Contact Meg Stepanian
941-492-9600 x131
m.stepanian@venicegcc.com

8 Non-Resident Memberships remain.



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2019 Fee Schedule *(Effective January 1, 2019)*

There are two categories of equity membership. Each member category is entitled to the use of swimming, fitness, dining and social facilities. Golf cart friendly, VGCC offers the welcoming convenience of ownership and use of personal golf carts both within the Community and on the Course. A one-time entry fee is due at closing for all membership categories.

Golf Membership

Our 18-hole, par 72, Ted McAnis designed golf course is recognized by the international Golf Environment Organization (GEO) as GEO Certified™ based on sustainable environmental practices. This distinction places The Venice Golf and Country Club as one of only 11 GEO Certified golf courses in the United States. **The Course reopened in 2015 after a \$2.5 Million renovation that included a state-of-the-art irrigation system and complete re-grassing of the tees, fairways and greens.** Our PGA Head Professional and two Assistant Professionals are on hand providing group clinics and private lessons to enhance the enjoyment of your game.

- **Full Golf** – Unlimited Golf (including practice facility) and Tennis. Golf cart fees apply.
- **Transition Golf** -This membership option allows a transition to full Golf membership over 36 month period. It includes 30 rounds of golf in a 12 month period. Greens fees apply after 30 rounds in a 12-month period. Trail fees or cart fees apply. Transition Golf members are eligible to participate in all golf events open to members and are subject to required sign up or entry fees.

Club Membership

Membership in the VGCC brings a lifestyle that offers value and a wide variety of activities for all, such as bridge clubs, arts and crafts, Mah Jongg, book clubs, holiday parties, theater outings, wine club events, gourmet and country club casual dining and many other exclusive amenities.

- Club members are eligible to use Golf facilities six times in season Nov 1 to Apr 30.
- Unlimited use of Golf facilities is available May 1 to Oct 31 (Restrictions apply to non-MGA and non-WGA members.) Golf cart fees apply.
- Unlimited use of Golf practice facilities May 1 to October 31 and available in purchase in season.
- Unlimited use of Tennis and Pickleball amenities.
- Unlimited use of reciprocal privileges, Fitness Center, Pool, Dining and future non-golf activities.

Membership Category	Clubhouse, Fitness Center And Pool				Tennis	Golf		
	Votes	Aquatic Facility Use	Activity Center Use	Social Events	Court Fees	Green Fees	Tee Time Priority	Golf Cart or Trail Fees Required
Golf	4	Unlimited	Unlimited	Unlimited	None	No	Yes	Yes
Golf (Transition)						No 1st 30/Year Included per Household		
Club	2	Unlimited	Unlimited	Unlimited	None	11/1to 4/30 6x Annually 5/1 to 10/31 Unlimited*	No	Yes



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2019 SCHEDULE OF EQUITY MEMBERSHIP CONTRIBUTION

Effective January 1, 2019

Entry Fee, Dues and Fees

Membership Category	Golf	Transition Golf	Club
One-Time Entry Fee: (\$100 Equity)	\$10,000	\$10,000	\$10,000
Total Annual Dues/Fees (1)	\$10,599	\$7,393	\$7,026

Golf Membership has the option of Family or Single status.

Club Membership eligibility for Golf and Tennis restrictions will apply.

PLEASE NOTE: Dues and most charges and fees are subject to applicable Florida Sales Tax.

(1) Annual Dues and Fees for all categories includes: Annual Membership Dues, Reserve fees, Gratuities and our Frequent Dining Rewards Program. There is no minimum in the dining room. Members are rewarded based on how much they spend on food and beverages in the dining room throughout the year with a 25% credit the following January. The maximum credit is \$960.

2019 CLUB FEES AND CHARGES Golf Fees – Per Person, Per Day *All guests must be accompanied by a member*

Membership Fees	June - September	Jan - May; Oct - Dec
Golf Member Greens Fee	No Charge	No Charge
Club Member and guest of Member Greens Fee	\$10.00	\$60.00*
Golf Cart Fees <i>Per Person, Per 18 Holes</i>	\$29.00	\$29.00

"Optional" Amenities

Annual Trail Fee – Per Member-Owned Cart	\$2,075.00
Annual "Community Cart" Fee	\$50.00
Tennis Court Fees – Per Person, Per Day (Day Guests)	\$10.00
Range Fee includes all practice facilities (Club Category Members Only)	\$200.00

250 Venice Golf Club Drive
Venice, Florida 34292

941-492-9600

venicegolfandcc.com



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Master and Maintained Neighborhood Association Services

About Our Master Association

The Venice Golf and Country Club Master Association is responsible for the common grounds of the community. This includes roads, gates and gatehouse, gazebo, retention ponds, nature preserves and wildlife sanctuaries. It is also responsible for all security, maintenance, landscaping and property standards and guidelines. The Master Association facilities are located immediately behind the VGCC property on Rich Street. The facilities include management offices, a meeting room available for residents' use and approximately one acre of secured area for outside storage of residents' recreational vehicles at a nominal charge.

About Our Neighborhood Associations

Six of the individual neighborhoods within the VGCC are designated as "Maintained." The amenities include regular service to lawns, landscaping and irrigation and roof cleaning. These neighborhoods are separate associations and retain separate governing boards. Lansbrook, Vestavia and Wentworth have their own community pools.

The amenities in these maintained neighborhoods are funded by quarterly fees. Individual neighborhood Boards and Master Association management team are responsible for maintaining the budget, facilities, and property maintenance.

Homeowners outside of the six (6) "maintained communities" are responsible for the exterior maintenance of their property with oversight by the Master Association.

Neighborhoods sponsor a variety of events for their residents (e.g., picnics, pool parties, dinners, golf events).





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The Venice Golf & Country Club Master Association, Inc.

Master Association Services and Responsibilities

2019 Annual Dues - \$2,140

Maintaining Grounds:

- Roads, Sidewalks, Curbs and Lighting
- Landscaping Common Areas
- Environmental Sanctuaries
- Fountains and Entrances and Throughout the Community
- Seasonal Decorations & Flowers

Community Resources

- On-Site Property Management Specialists
- Board of Directors with Working Committees
- Management Center with:
 - › Offices for Staff and Meeting Rooms for Residents
 - › Clean, Convenient, Affordable and Secure
- Outside Storage for Residents' Boats, Campers, RV's etc
- Community Events/Fundraiser
- Website for Association Members
- Electronic Community Newsletter "Community Views"

VGCC Entrances:

- State-of-the-Art Entry System for Residents at all Gates
- 24/7 Gatehouse
- Camera Systems
- Random Roving Patrols
- Award-Winning Disaster Plan

Neighborhood Association Responsibilities for Maintained Neighborhoods

Exterior Maintenance of Individual Properties:

- Mowing & Edging of Lawns
- Plant & Tree Pruning & Fertilization
- Irrigation with Monthly Maintenance
- Annual Mulch Renewal
- Annual Roof Cleaning (Lansbrook green roofs every two years)
- Rotating Tree Trimming Budget

Neighborhood Amenities

- Neighborhood Pool (Lansbrook, Vestavia, Wentworth)
- Neighborhood Events (picnics, pool parties, golf outings, dinners etc.)
- Reserve Funds – (Avoiding Assessments)

The Van De Ree Real Estate & Auction Company



Neal & Paula VanDeRee
Auctioneer / Realtor

email: neal@vanderee.com
paula@vanderee.com



Office : 941-488-1500

710 Laguna Dr.
Venice FL 34285

www.VanDeRee.com

For additional detailed information on an individual neighborhood, please contact the Master Association Office at 941-496-8482 or Lisa Benedetto at lisabenedetto@vgccmaster.com



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Exclusive Amenities and Activities

Social Activities

The Venice Golf and Country Club has long been known for delivering the kind of gracious living, private country club members expect. With a dynamic listing of social activities to choose from.

- Country Club Casual Themed
- Dining Dinner Dances
- Weekly Brunch
- Gourmet Dining
- Holiday Dining
- Candlelight Dinners
- The President's Ball
- Wine Club Events

Living here, your biggest challenge might well be finding enough time in the day for all the activities you will want to enjoy. With a full year-round calendar of social events, your days will be full.

- VGCC "U" Sponsored Learning events
- Wine Club
- Book Club
- Bridge
- Crafting
- Dance Classes
- Mah Jongg
- Theater Outings
- VGCC Club App
- Cart Parades and more!



Our Wellness

"To provide our membership with the best opportunities to strengthen body, mind, and sense of wellness through motivation, education and guidance."

The Clubs Fitness and Activity Center was built with the health and well-being of VGCC members in mind. Our full time Wellfit Coordinator is there to assist you with all your personal training and health conditioning needs. Adjacent is our fitness studio with an equally impressive vista where you may join in any of our outstanding fitness classes.

- Yoga
- Jazzercise
- Pilates
- AquaFit Swim
- Member guided Aerobics
- Personal Training
- Boot Camps

View our newsletter, *The Legend*, for more information on all club activities, or visit us online at www.VeniceGolfandCC.com





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Competitive Sports Activities

Golf Activities

The Venice Golf and Country Club takes great pride in offering world-class, year-round golfing events for its members. These include organized competitive tournaments for men and women, teams and couples, as well as invitational and charity events. The MGA and WGA, in conjunction with the exceptional Professional Golf staff here at VGCC continually strive to offer new competitive and social events for the continued interest and playing pleasure of our members.

Men's Golf Association (MGA)

The Men's Golf Association (MGA) is open to all male amateur Golf members of The Venice Golf and Country Club. In coordination with the club's Professional Golf Staff, the MGA organizes twice weekly for events and tournaments.

Women's Golf Association (WGA)

The Women's Golf Association (WGA) consists of two separate organizations: 18-Hole Association and 9-Hole Association. These two groups are united by the common goal of providing camaraderie and competition for both new and established Golf Members through regularly scheduled weekly golf outings. Club and interclub competitions, special tournaments, after-golf luncheons and social events for these two groups are coordinated by the Club's Professional Golf Staff in conjunction with the WGA 18-hole and 9-hole groups.

A verifiable handicap, developed in accordance with USGA standards, is required for all MGA and WGA participants.

Tennis/Pickleball

The Venice Golf and Country Club offers a variety of tennis play at all levels. Four Har-Tru courts (including two available for evening play), pickleball court and a fully equipped tennis lounge are the center for The Venice Golf and Country Club Tennis Association's members. The courts are separated by pavilions that provide shade, cold water fountains, and tables and chairs for players to rest and socialize between games.

The Club's Tennis Professional helps organize year-round interclub competitions, Club Tournaments and a wide variety of social events. Members also have access to individual and group lessons as well as workshops and clinics geared toward improving performance. There are several tennis social events each year, including tennis matches and dinners.

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The VGCC Lifestyle

An award winning Certified Audubon Geo Certified Cooperative Sanctuary, our Community is a serene and private neighborhood. The 460 acres of lush tropical beauty set the stage for the extraordinary lifestyle residents of Southwest Florida desire. Here, a stunning canopy of oaks, pines and palms greet you as you enter the gates. This welcoming and peaceful experience continues to embrace with landscapes that include 26 lakes and 13 natural preserves.

The Club's assets and amenities include superb dining, active social calendar, golf and tennis, and wellness center wholly owned by its members. Whether it is golf, wine club, building a pollinator garden or just gathering with friends, members who appreciate the amenities of a premier private Golf community will find what they are looking for here at VGCC. Our exceptionally friendly and active membership is the heart of our Community. Nationally recognized, we know you too will enjoy the exceptional lifestyle offered within our gates.

In 2015 the Golf Course underwent complete \$2.5 Million renovation and our members enjoy challenging play year round with unlimited access to this treasured amenity.

Club Structure - Requisite Membership is a Key Amenity

VGCC is a private member-owned equity Club with 587 homes. Since its inception in 1992, members at The Venice Golf and Country Club have enjoyed the benefits of being a requisite membership community. A membership is integrated with each property and as such every household maintains voting rights. Requisite membership is key to sustaining the economic viability of the Club. The Club maintains a solid long-range plan that protects existing capital assets and provides for new capital expenditures to enhance the Club amenities. These amenities increase the attractiveness and value of properties within the community. The Venice Golf and Country Club is financially sound and committed to maintaining the highest standards for excellence and value. Two member run boards, (The Club Board and The Master Association Board) provide direction and oversight for Club management and maintenance of all common grounds and property standards.

