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

A regular meeting of the Board of Supervisors of the Venetian Community Development District was held on Monday, January 12, 2015 at 9:44 a.m. at the Venetian River Club, 502 Pesaro Drive, North Venice, Florida 34275.

Present and constituting a quorum were:

Jerry Jasper
Jim Shea
Mike Craychee
Barry Snyder
Harry Orenstein

Board Supervisor, Chair
Board Supervisor, Vice Chair
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary

Also present were:

Molly Syvret
Andy Cohen
Rick Schappacher
Josh Grant
Kareen Richard
Audience

District Manager, Rizzetta & Company, Inc.
District Counsel, Persson & Cohen, P.A.
District Engineer, Schappacher Engineering
General Manager, River Club
Field Manager, VCDD

FIRST ORDER OF BUSINESS

Call to Order

Ms. Syvret called the meeting to order and conducted the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Syvret opened the floor to questions and comments from the public. Comments from the public were entertained.

THIRD ORDER OF BUSINESS

Consideration of the Purchase (Replacement) of New Pool Furniture to Include, But not Limited, to Chairs, Lounges, Tables, and Umbrellas

Mr. Grant and Mr. Kleinglass of the Facilities Committee provided a presentation concerning the condition of the pool furniture and recommendation for replacement. They advised two quotes were received; differing somewhat in terms of options. The quotes were $28,000 - $49,000.
Discussion ensued. The Board directed Mr. Grant to put together a list of all potential capital projects and budget to bring back to the next meeting for further consideration.

FOURTH ORDER OF BUSINESS

Discussion Concerning Capello I Oak Tree Replacement

Mr. Jasper provided an update regarding the status of efforts to resolve the oak tree removal/replacement matter.

Mr. Jasper read into the record a prepared motion, attached, which was seconded by Mr. Shea. Mr. Cohen added that WCI is on board with paying 1/3 up to a total undivided cost of $15,000, meaning $5,000 per party. Discussion ensued. Mr. Snyder suggested adding language to item #6 of the motion to make it subject to reducing to written agreement. Mr. Jasper amended his motion, the amended motion was seconded by Mr. Shea. Further discussion ensued regarding Association Counsel’s basis for the opinion the Association is not responsible. Ms. Syvret called for a vote on the motion.

On an amended Motion by Mr. Jasper, seconded by Mr. Shea, with all in favor, the Board approved the written motion by Mr. Jasper, attached, as amended on the record, for Venetian Community Development District.

Mr. Jasper outlined several additional steps to proceed with moving forward with action approved in the prior motion, including sending a letter to the Capello I Board outlining the offer, establishing a deadline for response to the offer, and passing a second motion directing counsel to proceed with collection of damages from the Association if the Association does not respond by the deadline or refuses the offer. Discussion ensued. Mr. Jasper amended his motion to remove item 1.c., which was seconded by Mr. Shea. Discussion ensued and it was determined that no action needed to be taken at this time on items 2 and 3 of the attached written motion. Ms. Syvret called for a vote on the motion.

On an amended Motion by Mr. Jasper, seconded by Mr. Shea, with all in favor, the Board approved written motion by Mr. Jasper, attached, subject to removal of item 1.c, for Venetian Community Development District.

The Board took a recess at 11:18 a.m. and were back on the record at 11:28 a.m.

FIFTH ORDER OF BUSINESS

Discussion Concerning Draft Communication to Residents

Mr. Shea advised he has not made further changes to the draft distributed in early December. He advised he would like to discuss the format and content of what should be included. Discussion ensued. No action was taken at this time.
SIXTH ORDER OF BUSINESS  Consideration of the Minutes of the Board of Supervisors Meeting held on December 8, 2014

Ms. Syvret presented the Minutes of the Board of Supervisors Meeting held on December 8, 2014 and asked if there were any questions. There were none.

On a Motion by Mr. Snyder, seconded by Mr. Jasper, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on December 8, 2014, for Venetian Community Development District.

SEVENTH ORDER OF BUSINESS  Consideration of the Minutes of the Facilities Committee Meetings held on November 3, 2014 and December 1, 2014

Ms. Syvret presented the Minutes of the Facilities Committee Meetings held on November 3, 2014 and December 1, 2014. The Board recommended a change to the November 3, 2014 minutes: page 2 change from “following items are authorized to be completed” to “recommended to be completed in this order”.

On a Motion by Mr. Jasper, seconded by Mr. Shea, with all in favor, the Board accepted the Minutes of the Facilities Committee Meetings held on November 3, 2014 and December 1, 2014, subject to the revision noted to the November 3, 2014, for Venetian Community Development District.

EIGHTH ORDER OF BUSINESS  Consideration of the Minutes of the Pool and Fitness Committee Meeting held on November 17, 2014

Ms. Syvret presented the Minutes of the Pool and Fitness Committee Meeting held on November 17, 2014 and asked if there were any questions. There were none.

On a Motion by Mr. Snyder, seconded by Mr. Jasper, with all in favor, the Board accepted the Minutes of the Pool and Fitness Committee Meeting held on November 17, 2014, for Venetian Community Development District.

NINTH ORDER OF BUSINESS  Consideration of the Operations and Maintenance Expenditures for the Month of December 2014

Ms. Syvret presented the operations and maintenance expenditures for the period of December 1-31, 2014 which totaled $176,711.31. Discussion ensued.
On a Motion by Mr. Shea, seconded by Mr. Craychee, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Period of December 1-31, 2014 which totaled $176,711.31, for Venetian Community Development District.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Cohen advised the Golf Cart Easement has been prepared and sent to WCI; he received some comments and is reviewing the Easement again.

Mr. Cohen advised an Easement was presented in favor of Sarasota County for Utility Easements; the Board had previously agreed to it but the County form has been changed. It was a time sensitive issue so the Chairman executed a revised agreement. He asked that the Board ratify this action.

On a Motion by Mr. Shea, seconded by Mr. Orenstein, with all in favor, the Board ratified Execution of the Revised Utility Easement by the Chairman, for Venetian Community Development District.

Mr. Cohen advised well sites determined by the City still needs to be approved and the documents are currently being finalized in anticipation of being placed on the agenda for the next meeting.

B. District Engineer

Mr. Schappacher advised the thermoplastic striping has been completed with the exception of one area.

Mr. Schappacher reviewed bids for sidewalk repairs; he advised five proposals were received, the least expensive being $4,130. Discussion ensued.

On a Motion by Mr. Snyder, seconded by Mr. Craychee, with all in favor, the Board approved an amount not to exceed $4,200 for sidewalk repairs, for Venetian Community Development District.

Mr. Schappacher distributed an exhibit for a restoration plan for the bank at lake #7. Discussion ensued. The Board provided direction for staff to obtain bids for the work.

Mr. Schappacher distributed an exhibit of proposed tennis court drainage improvements. He advised he estimated the project to be around $15,000 to $20,000. The Board advised they would like to obtain proposals and add this to the project list to be reviewed by the Board.

Mr. Orenstein left the meeting in progress at 12:43p.m.
C. River Club
Mr. Grant advised a ball machine was purchased for $3,850 as was budgeted in the capital plan. He further advised a new executive chef was hired.

Mr. Grant advised the walk in freezer is having issues; he recommends replacement of the condensing unit which would cost approximately $3,500.

Mr. Grant advised he received additional quotes for upgrades to the camera system which will cost approximately $3,000; he further advised he will add this to the project list.

D. Field Manager
Ms. Richard advised the bare spot on the Laurel Road berm has been planted. She further advised the gatehouse sliding door is the process of being repaired.

Ms. Richard provided an update regarding the palm disease throughout the community advising additional samples have been sent.

E. District Manager
Ms. Syvret advised the next regular meeting of the Board of Supervisors is scheduled for Monday, January 26, 2015 at 9:30 am. Ms. Syvret advised the taxes on the Verizon account that are eligible for exemption have been removed and a credit has been provided. She also advised the new committee members have been provided e-mail addresses and outgoing members e-mail addresses have been deactivated.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Syvret opened the floor to supervisor requests and comments.

Mr. Snyder provided information regarding area development approvals.

Mr. Craychee provided an update regarding the fence enclosure to enclose the geothermal equipment. He provided information regarding the pool temperatures and the cold weather testing a “liquid pool blanket”, which is a product that creates a very thin film over the water intended to help keep the heat in and prevent evaporation which is another main cause of heat loss.

Mr. Shea advised the invoice from Aquatic Systems in the amount of $6,724 should have gone against last years’ budget. He asked Ms. Richard to forward the invoice to Ms. Syvret to confirm it was accounted for in the appropriate time period.

Mr. Jasper advised WCI says any plans to dispose of the welcome center and golf club are about two years out. They would like to bundle the two together but wouldn’t disregard two separate sales.
Mr. Jasper provided information regarding proposed reclaim water rates.

Mr. Jasper advised WCI cleaned up the North side of the Otello wall and it looks really good.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Snyder, seconded by Mr. Jasper, with all in favor, the Board adjourned the meeting at 1:48 p.m., for Venetian Community Development District.

[Signatures]

Secretary / Assistant Secretary

Chairman / Vice Chairman
I move that the Venetian Community Development District (hereafter the "VCDD") proceed with the replacement of the 28 trees removed by Cappello I at the Venetian Golf & River Club Condominium Association (hereafter the "Association") based on the following conditions:

1. The species and cultivar, if applicable, of the replacement trees (hereafter the "Trees") species will be determined by the VCDD, subject to the approval by the City of Venice.

2. The Trees will be provided and planted by a contractor selected by and under contract to the VCDD.

3. The specific planting location of Trees will be selected by the VCDD, subject to approval by the City of Venice.

4. Any approvals by the City of Venice will be obtained by the VCDD.

5. The Association assumes full care and maintenance responsibility of the trees once planted, all in accordance with the VG&RC Master Declaration.

6. The Association and WCI Communities each agree to pay for one-third of the total installed cost of the Trees, leaving the remaining one-third for the account of the VCDD.

It is accepted that this motion is being made in order to mitigate any future legal costs and attorney fees which could well exceed the financial liability accepted by the VCDD herein and in no way indicates the VCDD has any legal responsibility for the removal of the previously planted Live Oaks and/or replacement of the removed Live Oaks. Further, nothing in the motion should be construed as the VCDD accepting any responsibility for the movement and/or damage to the paver sidewalks and driveways located adjacent to the tree planting area, in past, present or in the future or for any continued maintenance of the Trees as that would be in contravention of the Master Declaration.
**Additional Points on Cappello I Tree Replacement:**

**Subject to approval of the VCDD Board:**

1. If the Motion is passed:
   a. Immediately prepare an offer letter to the Cappello I Board via Neil Fleet with copy to their Board President, all in accordance with the conditions stated in the Motion. Offer is to go via email followed by certified letter.
   b. Establish a deadline of Friday noon, January 22, 2015 for Cappello I to accept or reject the offer.
   c. Pass a second motion today directing our attorney, using any and all means necessary, to proceed with the collection of monetary damages incurred by the VCDD as a result of the removal of the Live Oaks by the Cappello I Association from VCDD owned property.
      i. This second motion is to go into effect immediately should either of the following events take place:
         1. Cappello I:
            a. Reject the offer
            b. Not accept the offer by Friday noon, January 22, 2015.
      ii. A copy of this second motion is to be included with the offer letter to the Capello I Board.

2. Selection and Approval of Replacement Tree
   a. Consensus is that:
      i. The roots of whatever tree might be used will cause movement of the paver sidewalks and/or driveways, regardless of whether root barriers are used and the species of the tree selected. The variable here is the length of time it will take for the initial movement to happen.
      ii. Of all the replacement trees considered, the Little Gem Magnolia is undoubtedly the tree that would have the least impact on the paver sidewalks and driveways.
   b. The City of Venice Planning Staff has rejected the Little Gem Magnolia as not meeting the intent of the City Code.
   c. As a result of (a) and (b) above, the VCDD petition the City for a waiver to use Little Gem Magnolias in this particular instance.
   d. If the City does not provide a waiver as requested in (2b) above, the Bracken’s Brown Beauty Magnolia be submitted to the City for approval as the replacement tree. The Bracken’s Brown Beauty is proposed rather than any of the three suggested Hollies due to various problems unique to the Hollies; whether it be susceptibility to disease, availability or suitability for the proposed location (appearance and/or soil conditions).

3. Cappello II Impact
   a. Upon resolution of Cappello I situation, notify the Cappello II Association of the problems encountered with paver movement in Cappello I, further stating the VCDD will not accept any liability for any impact on their paver sidewalks or driveways by the street trees located on VCDD property.