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 13, 2014 at 9:39 a.m. at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

Tom Jones
Jerry Jasper
Mike Craychee
Jim Shea
Barry Snyder

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

Audience Comments

Ms. Syvret opened the floor to audience comments.

The Board was advised that Pond 45 is being overtaken by grasses and other plants. It was determined that lake is still owned by WCI and has been walked with a representative from WCI, whom confirmed that additional work will be completed on the banks prior to the lake being turned over to the VCDD. Mr. Schappacher noted that the lake does have a littoral shelf. It was determined that the lake should be inspected to determine whether there is nuisance/exotic overgrowth on the shelf that should be removed, as well as determine which plant material is located off the shelf and should also be removed. WCI will be requested to remove the overgrowth prior to the lake being turned over to the CDD.
The Board was advised of a number of concerns related to traffic flow within the community, such as people not stopping at stop signs, speeding, etc. Discussion ensued regarding various types of traffic calming devices and other traffic enforcement measures.

On a Motion by Mr. Shea, seconded by Mr. Jasper, with all in favor, the Board authorized Mr. Schappacher to work with Mr. Snyder to explore options for traffic calming devices for problem areas within the community, for Venetian Community Development District.

The Board was advised of trees along the roadway infringing on streetlights and line of sight on Veneto Boulevard. District staff advised it would inspect the areas and determine whether the issue can be resolved by trimming the trees, or whether it may need to look at relocating the trees in certain locations.

The Board was advised of concerns related to fees assessed to condos from the CDD. A resident was questioning the allocation of debt for condos (quads) and requested that it be reviewed. The Board directed Ms. Syvret to obtain an estimate to initially review the methodology to provide an opinion as to whether there appears to be any basis to pursue preparation of a new methodology.

THIRD ORDER OF BUSINESS Discussion Concerning Traffic Markings

Mr. Schappacher advised he had received correspondence inquiring whether it would be possible to put in lane markings to mark lanes at the road exit after the gatehouse to designate lanes to make left or right turns at the exit of the community. Mr. Schappacher confirmed there is enough room to make appropriate width lanes, he would just need to get prices for painting of lanes, arrows, and signage. Discussion ensued.

On a Motion by Mr. Snyder, seconded by Mr. Jones, with all in favor, the Board authorized the District Engineer to obtain proposals for lane marking and signage on exit roads, for Venetian Community Development District.

FOURTH ORDER OF BUSINESS Update Regarding the Portofino Project

Mr. Snyder advised the developers of Portofino came to the City for rezoning in December, requesting a total of 22 uses, and asked for many uses by right that are usually exceptions. The first reading at City Council is on January 28th. Discussion ensued. It was determined that Mr. Jasper will draft a letter stating the position of the CDD for review by the Board at the next meeting, which can then be presented at the City Council meeting.

FIFTH ORDER OF BUSINESS District Engineer Report

Mr. Schappacher advised deeds had been recorded December 27th to transfer common areas near Hole 9, back to WCI.
Mr. Schappacher confirmed lift stations were turned over to Sarasota County several years ago and the county should be paying the utility to run them.

**SIXTH ORDER OF BUSINESS**

Update Regarding ADA Detector Pad Installation Project

Mr. Craychee advised he has put together an installation specification for the pad installation in order to ensure proper warranty is received from the manufacturer.

Mr. Schappacher left the meeting in progress.

**SEVENTH ORDER OF BUSINESS**

Consideration of the Minutes of the Board of Supervisors Meeting held on December 9, 2013

Ms. Syvret presented the minutes from the Board of Supervisors meeting held on December 9, 2013 and asked if there were any revisions to the minutes. Comments and revisions to the minutes were received.

On a Motion by Mr. Shea, seconded by Mr. Craychee, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on December 9, 2013, subject to revisions made on the record, for Venetian Community Development District.

**EIGHTH ORDER OF BUSINESS**

Consideration of the Minutes of the Continued Board of Supervisors Meeting held on December 17, 2013

Ms. Syvret presented the minutes of the Continued Board of Supervisors meeting held on December 17, 2013 and asked if there were any revisions to the minutes. Comments and revisions were received.

On a Motion by Mr. Snyder, seconded by Mr. Craychee, with all in favor, the Board approved the Minutes of the Continued Board of Supervisors Meeting held on December 17, 2013, subject to the revisions made on the record, for Venetian Community Development District.

**NINTH ORDER OF BUSINESS**

Consideration of the Operations and Maintenance Expenditures for the Month of December 2013

Ms. Syvret presented the operations and maintenance expenditures for the month of December 2013, which totaled $21,708.07. She asked if there were questions related to any item of expenditure. There were none.
On a Motion by Mr. Jasper, seconded by Mr. Jones, with all in favor, the Board accepted the Operations and Maintenance Expenditures for the Month of December 2013, which totaled $21,708.07, for Venetian Community Development District.

TENTH ORDER OF BUSINESS  Monthly Financial Update, November Financials, River Club

Mr. Grant provided an overview of financials for the River Club. Questions from the Board were entertained.

ELEVENTH ORDER OF BUSINESS  Monthly Financial Update, November Financials, CDD

Ms. Syvret distributed and provided a Statement of Revenue and Expenditures.

TWELFTH ORDER OF BUSINESS  Update Regarding Fiscal Year 2011/2012 Audit

Mr. Jasper provided a status update of the 2011/2012 audit and phone conference with the auditor relating to missing items that have held up completion of the audit. Mr. Jasper advised he provided copies of general ledgers which the auditor did not previously have.

THIRTEENTH ORDER OF BUSINESS  River Club Selection/Appointment of Advisory Committee Members Replacing Those Resigning or Declining to Serve a Second Term (Facilities Committee)

Mr. Craychee nominated Margaret “Mitsy” Fielder and Steven Kleinglass for the Facilities Committee.

On a Motion by Mr. Craychee, seconded by Mr. Shea, with all in favor, the Board appointed Margaret Mitsy Fielder and Steven Kleinglass to the Facilities Committee, for Venetian Community Development District.

FOURTEENTH ORDER OF BUSINESS  Consideration of Resolution 2014-02, Related to Authorizing the Disbursement of Funds for Certain Continuing and Non-Continuing Expenses without Prior Approval of the Board

Ms. Syvret provided an overview of the Resolution and asked if there were any questions. The Board directed Ms. Syvret to add the language “Non-River Club expenses” to section 2 of the Resolution.
On a Motion by Mr. Shea, seconded by Mr. Jasper, with all in favor, the Board adopted Resolution 2014-02, Authorizing the Disbursement of Funds for Certain Continuing and Non-Continuing Expenses without Prior Approval of the Board, subject to the added language in Section 2, for Venetian Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Petty Cash Agreement in Favor of Onsite Field Manager

Ms. Syvret reviewed the Petty Cash/Debit Card Agreement. Discussion ensued.

On a Motion by Mr. Jasper, seconded by Mr. Shea, with all in favor, the Board approved the Petty Cash/Debit Card Agreement for use by the Field Manager, authorizing a debit card with a maximum spending limit of $500, for Venetian Community Development District.

SIXTEENTH ORDER OF BUSINESS

Discussion Concerning Gate Access Policies

Ms. Syvret distributed a copy of the current policy to the Board for review. Discussion ensued as to whether there were any changes or updates that needed to be made to the policy. The Board confirmed the policy previously established in August 2011.

SEVENTEENTH ORDER OF BUSINESS

Discussion Concerning Business Cards for Board Supervisors

Discussion ensued as to a need for business cards for supervisors. The Board approved the purchase of cards if they could be purchased in small quantities. Names to be placed on the card for the Board members were confirmed as follows: C.W (Mike) Craychee, Barry R. Snyder, Jim Shea, Jerry Jasper, and Thomas W. Jones. Other information to be placed on the card should include the CDD’s name, Board member’s VCDD email address, and the field manager’s office address should be utilized for the mailing address.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Resolution 2014-03, Designating the Location of the District’s Record of Proceedings

Ms. Syvret provided an overview of the Resolution for the Board.

On a Motion by Mr. Craychee, seconded by Mr. Jasper, with all in favor, the Board adopted Resolution 2014-03, Designating the Location of the District’s Record of Proceedings as the office of the Field Manager of the Venetian Community Development District, 102 Pesaro Drive, North Venice, Florida 34275, for Venetian Community Development District.
NINETEENTH ORDER OF BUSINESS  Discussion Concerning Field Services CDD Orientation

Mr. Jasper suggested District Staff conduct an orientation/presentation for the newer staff (field manager and maintenance) and the District’s primary contract providers. Ms. Syvret asked Ms. Richard’s to provide her with a list of the contractors she felt would be appropriate to include and they would work on scheduling the orientation.

TWENTIETH ORDER OF BUSINESS  Update Regarding Geo-Thermal Pool Heating Project

Mr. Craychee advised he has obtained two quotes for geo-thermal heating of the pool, noting the second proposal came in higher than expected, but also included some things the first quote did not. He advised he is working on getting the quote(s) revised to ensure that there is an even comparison. Mr. Craychee advised he is expecting to have the revised quotes for review at the next meeting, along with return on investment analysis.

TWENTY-FIRST ORDER OF BUSINESS  Discussion Concerning Communications

Mr. Shea noted that he had emailed a draft communication to the community to the Board with the intention to have the discussion during the workshop session later in the afternoon.

TWENTY-SECOND ORDER OF BUSINESS  Staff Reports

A. District Counsel
   Mr. Cohen advised he had no report.

B. District Engineer
   Mr. Schappacher provided his report as the Fifth Order of Business.

C. River Club
   Mr. Grant provided an update regarding continuing issues with an owner concerning proper documentation being provided to transfer use rights to the River Club to his tenants and denial of access for failure to provide.

   Mr. Grant requested approval to purchase exercise equipment for the fitness center, noting the equipment purchase was budgeted, but the proposals came in slightly higher. He requested a purchase amount be approved in an amount not to exceed $7,500.

On a Motion by Mr. Snyder, seconded by Mr. Shea, with all in favor, the Board approved purchase of exercise equipment not to exceed $7,500, as budgeted, for Venetian Community Development District.
D. District Manager
Ms. Syvret advised the next meeting of the Board of Supervisors is scheduled for Monday, January 27, 2014 at 1:30 pm.

Ms. Syvret provided an update on ongoing maintenance items.

TWENTY-THIRD ORDER OF BUSINESS Supervisor Requests

Ms. Syvret opened the floor for Supervisor requests and comments. There were none.

The Board took a recess at 1:12 p.m. The Board was back on record at 2:02 p.m.

TWENTY-FOURTH ORDER OF BUSINESS Discussion Regarding Rules and Rates of the River Club

Discussion ensued regarding the process of rule development and the desire of the District to adopt operating rules, a process for distribution of gate transponders, and rates for the River Club. Ms. Syvret advised that due to the publication requirements associated with the process, the February 24th meeting of the Board would be the earliest practical meeting date during which the requisite public hearings could be held to complete the process. She further explained that in order hold the public hearing on the date referenced above, she would need direction from the Board at today’s meeting, authorizing staff to proceed with the rule making process. The Board confirmed that it would like to hold a public hearing on the rules of procedure, rates of the River Club, and policy for gate transponder distribution on the February 24th at 1:30 and provided authorization for District Staff to proceed with the rule/rate making process and publication of the requisite notices.

Discussion ensued concerning the strategic direction of the District, as well as reviewed specific goals and initiatives related to the District’s various facilities and identified priority for completion.

Discussion ensued regarding distribution of a communication to the residents concerning accomplishments of the District and goals for the future.

The Board discussed whether there was a need to review guest fees associated with the River Club. This discussion was placed on hold until more data on usage is available. Discussion ensued regarding raising the fee for replacement access cards from Five Dollars ($5.00). Discussion ensued regarding whether there should be ability to rent a locker for specified period and a potential fee associated for such a rental. It was determined that these rates would be further discussed at the next meeting.

It was determined that the Board was not ready to discuss the draft rules of procedure that had been distributed by counsel and that these rules, along with a discussion concerning a policy for gate transponder distribution, would be placed on the agenda for the next meeting.
TWENTY-FIFTH ORDER OF BUSINESS

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<td>On a Motion by Mr. Jones, seconded by Mr. Jasper, with all in favor, the Board adjourned the meeting at 4:22 pm, for Venetian Community Development District.</td>
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Secretary / Assistant Secretary

Chairman / Vice Chairman
VENETIAN COMMUNITY DEVELOPMENT DISTRICT
ACCESS POLICY

OVERALL POLICY: to provide a safe environment for residents, staff, and guests of the community, to observe and report to authorities any safety hazards, suspicious incidents, injuries, customer complaints, or defects sighted on property. To be neat and courteous at all times. Work with local Police and agencies to promote a safe and secure community.

GATE DUTIES:
A. All vehicles entering property should be accounted for.
B. Vehicles entering the property should either be logged in or not logged in pursuant to the below policies, and a valid photo identification should be requested.
C. Vehicles not logged in include:
   Residents
   Fire
   Law enforcement (including process servers who provide proper identification)
   Medical emergency
   Medical equipment delivery
   Postal deliveries
   County inspectors
   Utility companies
   Trash disposal
D. All vehicles not covered in Section C above need to be logged in including but not limited to: Guests, Newspaper vendors, and Taxi cabs

LOG-IN PROCEDURES:
E. Permanent access list as a resident’s guest or household service provider, record entry and allow access after requesting a valid photo identification.
F. On pre-approved access list (resident called in and expected guests), record entry and allow access after requesting a valid photo identification – always note the phone number on caller ID when accepting pre-approvals. Guests not pre-registered, notify residents of visitor. If no answer, notify visitor that resident is not answering. If visitor still wishes to enter, please log-in identification of individual and license plate number and request a valid photo identification. Roving patrol should follow the visitor to assure destination is reached.
G. Access may not be denied but you should have a record of the Driver’s name, destination, vehicle tag number and time entered and if not on the permanent access list or pre-approved access list, the individual should be followed by roving patrol.
VENETIAN COMMUNITY DEVELOPMENT DISTRICT
POST ORDERS

Other duties, including patrol duties, shall be assigned through the Venetian Community Development District Homeowners' Association. These include but are not limited to:

OTHER DUTIES:
A. Record changes to resident registration form.
B. Keep gatehouse clean and orderly.
C. Dispatch patrol officer as required.
D. Maintain telephone log.
E. Advise any homeowner calling about alligator removal to contact the Florida Wildlife Commission ("FWC") at 1-866-392-4286. Only the property manager can provide authorization for an alligator to be removed, but the homeowner can create the ticket number through FWC.

PATROL DUTIES:
A. Patrol neighborhood to show a presence and to be a deterrent.
B. Answer calls for service when dispatched.
C. Deliver daily reports to property manager and construction.
D. Maintain parking and traffic regulations within the community.
E. Check, flag, and report damaged irrigation to Castle Group, (941)441-1813.
F. Be observant of any hazards to people or property.
G. Shut down irrigation when assigned.
H. Call proper authorities when needed.
I. Wash and maintain Privacy vehicle.