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, February 24, 2014 at 1:30 p.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

Also present were:

Molly Syvret  
Andy Cohen  
Rick Schappacher  
Josh Grant  
Karen Richard  
David Liston  
Audience  

District Manager, Rizzetta & Company, Inc.

District Counsel, Persson & Cohen, P.A.

District Engineer, Schappacher Engineering

General Manager, River Club

Field Manager, VCDD

POA Rep., Castle Group

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 questions and comments from the audience.

Questions and comments from the audience were entertained. No action was taken.

THIRD ORDER OF BUSINESS  

Consideration of the Minutes of the Board of Supervisors Meeting held on February 10, 2014

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on February 10, 2014 and asked if there were any changes to the minutes. Mr. Craychee provided a printed copy of changes to be made to the 11th order of business, which was read into the record. It was also noted
that in the second paragraph of the 16th order of business there was a typo in Mr. Snyder’s name.

On a Motion by Mr. Jones, seconded by Mr. Craychee, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on February 10, 2014, subject to the revisions made on the record, for Venetian Community Development District.

FOURTH ORDER OF BUSINESS          Discussion Concerning Traffic Calming Measures, 4-Way Stop Signs Update

Mr. Schappacher provided an overview of the proposals received from Asphalt Maintenance, Beautiful Mailbox Company, and Creative Sign Design. He recommended that the Board accept the proposal from Beautiful Mailbox Company, subject to removal of the sales tax.

On a Motion by Mr. Shea, seconded by Mr. Snyder, with all in favor, the Board approved the proposal from Beautiful Mailbox Company, subject to removal of the sales tax, for Venetian Community Development District.

FIFTH ORDER OF BUSINESS          Discussion Concerning Traffic Calming Measures, Radar Sign Update

Mr. Schappacher provided an overview of proposals received from All Traffic Solutions, Radar Sign, and Traffic Logix. He advised they were somewhat difficult to compare, but the biggest difference seems to be the size of the sign lettering. Discussion ensued. Comments were taken from the audience.

On a Motion by Mr. Jasper, seconded by Mr. Jones, with all in favor, the Board approved purchasing one radar sign, specifications of which are subject to discretion of Mr. Snyder & Mr. Schappacher, in an amount not to exceed $5,000, to be paid from contingency funds, for Venetian Community Development District.

SIXTH ORDER OF BUSINESS          Discussion Concerning Creation of Community Emergency Response Team

Mr. Callendar discussed the idea of creating a CERT, or Community Emergency Response Team, to disseminate information from local and state law enforcement and agencies in the event of a large scale emergency event, such as a catastrophic storm. Discussion ensued regarding creation of a CERT versus City of Venice Code Red program. Mr. Cohen advised it is not a CDD run group but more of a community group. Mr. Jones advised he would look into the idea.

SEVENTH ORDER OF BUSINESS          District Engineer Report

Mr. Schappacher provided the remainder of his engineer’s report, advising pond 45 is still owned by WCI and he is coordinating a meeting with WCI and the maintenance contractor to address issues reported concerning that pond.
EIGHTH ORDER OF BUSINESS

Consideration of Golf Course Maintenance Agreement

Mr. Cohen advised he has reviewed the agreement and has some comments, so the contract is not in final form. The Board tabled this item, requesting the final agreement be brought back for approval when complete.

NINTH ORDER OF BUSINESS

Consideration of POA/CDD Work Agreement Regarding John DeGrange

Mr. Cohen advised he has reviewed a draft agreement but there are still some things to work out before the contract is finalized. The Board tabled this item, requesting the final agreement be brought back for approval when complete.

TENTH ORDER OF BUSINESS

Public Hearing Related to the Rules of Procedure and Transponder Distribution Policy, and Rates of the River Club

On a Motion by Mr. Snyder, seconded by Mr. Shea, with all in favor, the Board opened the Public Hearing Related to the Rules of Procedure and Transponder Distribution Policy, and Rates of the River Club, for Venetian Community Development District.

Mr. Cohen provided an overview of the Rules of Procedure, Transponder Distribution Policy, and Rates of the River Club. Questions and comments from the public were heard.

Mr. Callendar, on behalf of WCI, addressed the Board regarding use of transponders by outside golf members, outlining benefits to the members of having transponders and whether a formal process of tracking/reporting the member transponders would appease any concerns of the Board.

On a Motion by Mr. Jones, seconded by Mr. Shea, with all in favor, the Board closed the Public Hearing Related to the Rules of Procedure and Transponder Distribution Policy, and Rates of the River Club, for Venetian Community Development District.

ELEVENTH ORDER OF BUSINESS


There was no further discussion by the Board related to the Rules of Procedure.

The Board discussed the transponder policy. It was determined that instead of the policy stating the charge for new construction and/or replacement transponders is $30.20, it should state it is a rate “equal to the District’s cost, plus shipping charges”; the language for additional transponders should be revised so that the cost is “double the rate of a replacement/new construction transponder”, rather than $50. Paragraph 1(a) of the policy shall be eliminated. Discussion ensued
regarding River Club staff, Golf Course staff, and/or vendors who should or should not have transponders.

On a Motion by Mr. Snyder, seconded by Mr. Shea, with all in favor, the Board adopted Resolution 2014-05, Adopting Uniform Rules of Procedure, subject to removal of Section 2 which references the Transponder Policy as well as attachment B, for Venetian Community Development District.

Further discussion ensued regarding the transponder policy and addition of a section for homeowner, staff, and outside members of the River Club and Golf Club. A section was also requested to be added addressing renters. It was agreed that vendors should not be provided transponders.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2014-06, Amending the Districts Replacement Fee for Lost River Club Membership Cards and Setting a Fee for Annual Locker Rental

The Board discussed the River Club Fee Schedule and its relation to Rule 14-01.

On a Motion by Mr. Jasper, seconded by Mr. Jones, with all in favor, the Board adopted Resolution 2014-05, Amending the Districts Replacement Fee for Lost River Club Membership Cards and Setting a Fee for Annual Locker Rental, including Rule 14-01, for Venetian Community Development District.

Discussion ensued regarding the Public Hearing.

On a Motion by Mr. Snyder, seconded by Mr. Craychee, with all in favor, the Board re-opened the Public Hearing Related to the Rules of Procedure and Transponder Distribution Policy, and Rates of the River Club, the Board further continued the Public Hearing as it relates to the Transponder Distribution Policy, to March 10, 2014 at 9:30 am, to be held at the Venetian River Club, located at 502 Veneto Boulevard, North Venice, Florida 34275, for Venetian Community Development District.

THIRTEENTH ORDER OF BUSINESS

Discussion Concerning Sites for City of Venice Wells

Mr. Barber advised that under the Development Order for Venetian, WCI is required to dedicate four well sites to the City. Mr. Barber distributed exhibits showing the four potential sites. Two of the sites are on land owned by WCI and two are on land already conveyed to the CDD. Discussion ensued. The Board agreed it was okay for Mr. Barber to proceed with proposing the four sites to the City, and the Board would formally approve final dedication when the documents are complete. Mr. Jasper requested that any agreement with the City contain a requirement that landscaping be returned to original condition after wells are complete.
FOURTEENTH ORDER OF BUSINESS  Update Regarding Geo-Thermal Pool Heating

Mr. Craychee advised he met with FPL on site on February 11th to review placement and pricing of a new transformer, but he has yet to receive pricing for the transformer. Mr. Craychee reviewed the change to the return on the investment originally proposed if the cost of the transformer ends up being closer to $10,000 rather than the originally estimated $3,500. Discussion ensued. It was determined that the cost of the project, even with the higher transformer cost, would still fall within the amount approved by the Board, so no further action is needed at this time and Mr. Craychee will keep the board apprised on the matter.

FIFTEENTH ORDER OF BUSINESS  Update Related to the Fiscal Year 2011/2012 Audit

Discussion ensued regarding requesting a representative from Grau & Associates to come to a meeting once the audit report is issued to brief the Board as to what the issues were. Discussion ensued regarding the increased Grau fee of $10,000 to complete the audit.

On a Motion by Mr. Snyder, seconded by Mr. Shea, with all in favor, the Board authorized the additional fee of Not To Exceed $10,000 for Grau & Associates for completion of the Fiscal Year 2011/2012 audit, for Venetian Community Development District.

SIXTEENTH ORDER OF BUSINESS  Discussion Regarding Mailing List and Broadcasts

Ms. Richard advised she has received an updated resident list and she needs a vehicle to send out e-mails. It was suggested that Ms. Richard look into services such as Constant Contact and Association Voice. Ms. Richard advised she would look into the options.

SEVENTEENTH ORDER OF BUSINESS  Staff Reports

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

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

C. River Club
   Mr. Grant provided a spreadsheet calculating the losses from the water main break. It was noted that the insurance would be checked to determine the deductible for loss of business.

D. Field Manager
   Ms. Richard provided an overview of field related items including fountain fill times; trees around the light poles that have been trimmed and those on the list for FPL to relocate where trimming cannot occur; and patching of potholes. Ms.
Richard reviewed two areas that have Bahia grass, at Martellago and Pesaro across from Golf maintenance, and inquired whether she should take action to have sodded. The Board directed her to get quotes to run the necessary irrigation and sod. Mr. Jasper agreed to follow up with WCI on the sodding of the Martellago and Pesaro strips. Ms. Richard advised the front entry monuments need many repairs and painting.

E. District Manager
Ms. Syvret advised the next regular meeting of the Board of Supervisors is scheduled for Monday, March 10, 2014 at 9:30 am.

EIGHTEENTH ORDER OF BUSINESS Supervisor Requests

Ms. Syvret opened the floor to supervisor requests.

Mr. Shea reviewed updates to the proposed communication to residents. He confirmed the return address on the mailing which will be the office of the District Manager, Fort Myers office. The Board discussed a few final revisions.

Mr. Jasper advised of issues with construction turning on pumps, and trying to limit the days it is done.

NINTEENTH ORDER OF BUSINESS Adjournment

On a Motion by Mr. Jones, seconded by Mr. Jasper, with all in favor, the Board adjourned the meeting at 4:28 pm, for Venetian Community Development District.

Secretary / Assistant Secretary Chairman / Vice Chairman