VENETIAN COMMUNITY
DEVELOPMENT DISTRICT AGENDA
April 13, 2015 at 9:30 a.m.

To be held at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

District Board of Supervisors
Jerry Jasper Chair
Jim Shea Vice Chair
Mike Craychee Assistant Secretary
Barry Snyder Assistant Secretary
Harry Orenstein Assistant Secretary

District Manager
Molly Maggiano Rizzetta & Company, Inc.

District Counsel
Andrew Cohen Persson & Cohen, P.A.

District Engineer
Rick Schappacher Schappacher Engineering, LLC

All Cellular phones and pagers must be turned off while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at 9:30 a.m. with the first section which is called Public Comment. The Public Comment portion of the agenda is where individuals may comment on matters for which the Board may be taking action or that may otherwise concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called Business Items. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors’ discussion, motion and vote. The third section is called Business Administration. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fourth section is called Staff Reports. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called Supervisor Requests and Comments. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. Agendas can be reviewed by contacting the Manager’s office at (239) 936-0913 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.
April 8, 2015

Board of Supervisors
Venetian Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Venetian Community Development District will be held on **Monday, April 13, 2015 at 9:30 a.m.** at the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275. The following is the agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **BUSINESS ITEMS**
   - A. Consideration of Proposals for River Club Management
4. **BUSINESS ADMINISTRATION**
   - A. Consideration of the Minutes of the Continued Board of Supervisors’ Meeting held on March 16, 2015 ....................... Tab 1
   - B. Consideration of the Minutes of the Continued Board of Supervisors’ Meeting held on March 20, 2015 ....................... Tab 2
   - C. Consideration of the Minutes of the Board of Supervisors’ Meeting held on March 23, 2015................................................. Tab 3
5. **STAFF REPORTS**
   - A. District Counsel
   - B. District Engineer
   - C. River Club
   - D. Field Manager
   - E. District Manager
6. **SUPERVISOR REQUESTS AND COMMENTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (239) 936-0913.

Very truly yours,

Molly A. Maggiano

Molly A. Maggiano
District Manager

cc: Andrew Cohen, Persson & Cohen, P.A.
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 continued meeting of the Board of Supervisors of the Venetian Community Development District was held on Monday, March 16, 2015 at 3:05 p.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:

Shelley DeJiacomo
Property Owners Association

FIRST ORDER OF BUSINESS

Call to Order

Mr. Jasper called the meeting to order and conducted the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Jasper stated for the record that no members of the public were present.

THIRD ORDER OF BUSINESS

Discussion Regarding River Club Management Proposals

Mr. Snyder advised he was troubled by receiving only three responses; he discussed possible other options for River Club Management. He asked if the Board would like to resend the RFP and try to get more companies to bid while simultaneously moving forward with beginning the process. The Board concurred they would. Mr. Snyder advised he will ask Staff for input as well as sending additional potential candidates to Staff. Discussion ensued regarding the possibility of requesting a 1 year extension from WCI for management if no company is selected.

Discussion ensued concerning disposal of the pool furniture.

On a Motion by Mr. Jasper, seconded by Mr. Craychee, with all in favor, the Board declared the pool furniture as surplus and approved disposal of same, for Venetian Community Development District.
Discussion ensued regarding various questions and comments each of the Board members had related to the proposals received for River Club Management. The questions were sorted by three categories: Financial, Technical, and Operational. Each question was assigned a category and discussed.

**FOURTH ORDER OF BUSINESS**

**Continuance**

On a Motion by Mr. Shea, seconded by Mr. Snyder, with all in favor, the Board, at 5:05 pm, continued the meeting in progress to March 20, 2015 at 2:00 p.m., for Venetian Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman
Tab 2
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 continued meeting of the Board of Supervisors of the Venetian Community Development District was held on Friday, March 20, 2015 at 2:08 p.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:

Kareen Richard  
Field Manager, VCDD

FIRST ORDER OF BUSINESS  
Call to Order

Mr. Jasper called the meeting to order and conducted the roll call.

SECOND ORDER OF BUSINESS  
Public Comment

Mr. Jasper stated for the record that no members of the public were present.

THIRD ORDER OF BUSINESS  
Discussion Regarding River Club Management Proposals

Mr. Shea provided an overview of previous discussions related to the River Club Management proposals. Discussion ensued regarding the various candidates and possible addition of candidates should the need arise.

The Board reviewed the requests for clarification and additional information per section and made further edits to the document. Mr. Snyder advised he would take the comments received today and incorporate them into the original document and forward that document to Ms. Maggiano to be reviewed at the March 23rd meeting. Mr. Shea advised that once the completed document is accepted by the Board, he will forward to the requests for clarification and additional information to the bidders with a request for responses by March 31st so that the Board will have ample time to review the responses prior to the April 6th meeting.
FOURTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Snyder, seconded by Mr. Jasper, with all in favor, the Board adjourned the meeting at 3:00 p.m., for Venetian Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman
Tab 3
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, March 23, 2015 at 9:33 a.m.** at the Venetian River Club, 502 Pesaro Drive, North Venice, Florida 34275.

Present and constituting a quorum were:

- Jerry Jasper, Board Supervisor, Chair
- Jim Shea, Board Supervisor, Vice Chair
- Mike Craychee, Board Supervisor, Assistant Secretary
- Barry Snyder, Board Supervisor, Assistant Secretary
- Harry Orenstein, Board Supervisor, Assistant Secretary

Also present were:

- Molly Maggiano, District Manager, Rizzetta & Company, Inc.
- Andy Cohen, District Counsel, Persson & Cohen, P.A.
- Rick Schappacher, District Engineer, Schappacher Engineering
- Josh Grant, General Manager, River Club
- Kareen Richard, Field Manager, VCDD
- Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

Ms. Maggiano opened the floor for public comments. The Board was presented with information and a petition requesting the CDD to construct a dog park.

THIRD ORDER OF BUSINESS

Public Hearing Related to River Club Rules and Rates

Mr. Cohen provided an overview of the process for the public hearing and reviewed the proposed changes to the rules and rates.
On a Motion by Mr. Shea, seconded by Mr. Craychee, with all in favor, the Board opened the public hearing related to the River Club rules and rates, for Venetian Community Development District.

Public comment was entertained related to the proposed changes to the rules and rates.

On a Motion by Mr. Snyder, seconded by Mr. Craychee, with all in favor, the Board closed the public hearing related to the River Club rules and rates, for Venetian Community Development District.

Discussion ensued amongst the Board and various revisions were provided to Staff to be incorporated.

On a Motion by Mr. Orenstein, seconded by Mr. Jasper, with all in favor, the Board adopted Resolution 2015-04, Amending the District’s Rules and Regulations for Utilization of the River Club Facilities, for Venetian Community Development District.

FOURTH ORDER OF BUSINESS  
Discussion Concerning Lake Bank Trees South of the Otello Wall

Mr. Jasper provided background related to the trees planted on the lake bank, advising they are dying due to too much water now that the water level in the lake is consistently higher. He advised it would be approximately $1,200 to remove or flush cut the trees. The Board agreed the trees should be removed.

FIFTH ORDER OF BUSINESS  
Review of Proposals for River Club Management

Mr. Shea provided an update regarding the last couple of continued meetings.

This item was tabled; to be discussed at a continued meeting.

SIXTH ORDER OF BUSINESS  
Consideration of the Minutes of the Board of Supervisors’ Meeting held on March 9, 2015

Ms. Maggiano presented the Minutes of the Board of Supervisors Meeting held on March 9, 2015 and asked if there were any questions. Changes were noted.

On a Motion by Mr. Jasper, seconded by Mr. Craychee, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on March 9, 2015, subject to the corrections noted on the record, for Venetian Community Development District.
SEVENTH ORDER OF BUSINESS
Considering the Minutes of the Facilities Committee Meeting held on February 2, 2015

Ms. Maggiano presented the Minutes of the Facilities Committee Meeting held on February 2, 2015 and asked if there were any questions. There were none.

On a Motion by Mr. Craychee, seconded by Mr. Snyder, with all in favor, the Board accepted the Minutes of the Facilities Committee Meeting held on February 2, 2015, for Venetian Community Development District.

EIGHTH ORDER OF BUSINESS
Consideration of the Minutes of the Pool & Fitness Committee Meeting Held on February 16, 2015

Ms. Maggiano presented the minutes of the Pool and Fitness Committee meeting held on February 16, 2015 and asked if there were any questions. It was noted that in item G of the minutes, it should reflect the current management company is being replaced and new a management company would take over in October.

On a Motion by Mr. Snyder, seconded by Mr. Jasper, with all in favor, the Board accepted the Minutes of the Pool & Fitness Committee Meeting held on February 16, 2015, subject to the corrections noted on the record, for Venetian Community Development District.

NINTH ORDER OF BUSINESS
Consideration of the Operations and Maintenance Expenditures for the Month of February 2015

Ms. Maggiano presented the operations and maintenance expenditures for the period of February 1-28, 2015, which totaled $99,724.93. Questions were entertained regarding various items of expenditure.

On a Motion by Mr. Craychee, seconded by Mr. Jasper, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of February 2015, for Venetian Community Development District.

TENTH ORDER OF BUSINESS
Discussion Regarding January 2015 Financials

Mr. Grant provided an overview of the River Club financials for the month of January.

Ms. Maggiano reviewed the CDD financials for the month of January advising approximately 91% of revenue has been collected and expenses are tracking close to budget if not under.
ELEVENTH ORDER OF BUSINESS  

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

B. District Engineer  
Mr. Schappacher advised the sidewalk work was completed; the lake bank #7 restoration work is scheduled to commence April 1st.  

Mr. Schappacher provided a revised tennis court repair exhibit, revised to price only select areas needing repair as opposed to all; per unit priced by linear foot is $10,343. The Board asked that this item is to be added to the capital improvement list for the river club.  

Mr. Schappacher provided an overview of the speed sign report.  

C. River Club  
Mr. Grant advised the food & beverage manager resigned. He provided an update on the fitness festival.  

D. Field Manager  
Ms. Richard provided an updated regarding maintenance items.  

E. District Manager  
Ms. Maggiano advised the next regular meeting of the Board of Supervisors is scheduled for Monday, April 13, 2015 at 9:30 am.  

Ms. Maggiano updated the Board regarding switching to tablets rather than printed agendas.  

Ms. Maggiano advised the first budget discussion would be during the April 27th meeting.  

TWELFTH ORDER OF BUSINESS  

Supervisor Requests  

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

Mr. Snyder advised to determine if a dog park area is feasible, the site development plan may need to be reviewed, as well as there may be issues relating to the FP&L easement in that area. It was determined that Mr. Snyder and Mr. Cohen would look into those issues first, to see if the proposed park is even a feasible option, before the Board put any time into considering it further.  

Mr. Orenstein inquired about the process for getting the Tennis Committee minutes on the agenda for Board acceptance.  

Mr. Craychee advised he is meeting with the company who provided the geothermal
heating system in furtherance of matters discussed at the prior meeting.

Mr. Jasper advised Capello I wants to sod the area where the trees were removed and have inquired whether the CDD would be willing to contribute 1/3 of the cost for the proposed project. Mr. Jasper further advised the Board that the CDD has already spent approximately $7,000 in legal fees relating to the Capello I tree removal matter. Discussion ensued. The Board advised it would not be willing to contribute any funds toward the proposed project.

**THIRTEENTH ORDER OF BUSINESS  Continuance**

On a Motion by Mr. Shea, seconded by Mr. Craychee, with all in favor, the Board, at 11:54 am, continued the meeting in progress to April 6, 2015 at 1:00 p.m., to be held at the Venetian River Club, 502 Pesaro Drive, North Venice, Florida 34275, for Venetian Community Development District.

Secretary / Assistant Secretary        Chairman / Vice Chairman