VENETIAN COMMUNITY
DEVELOPMENT DISTRICT AGENDA
April 28, 2014 at 9:30 a.m.

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

District Board of Supervisors

Tom Jones          Chair
Jerry Jasper       Vice Chair
Mike Craychee      Assistant Secretary
Jim Shea           Assistant Secretary
Barry Snyder       Assistant Secretary

District Manager

Molly Syvret       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 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 third 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 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.
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 28, 2014 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 ADMINISTRATION
   A. Consideration of the Minutes of the Board of Supervisors’ Meeting held on April 14, 2014 ................................................... Tab 1
4. BUSINESS ITEMS
   A. Discussion Concerning River Club Fascia and Gutter Work ...... Tab 2
   B. Update Regarding ADA Pad Installation
   C. Discussion Concerning Uninterruptable Power Supply, Irrigation System Controller ........................................................ Tab 3
   D. Budget Workshop for Fiscal Year 2014/2015
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. Syvret
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

A regular meeting of the Board of Supervisors of the Venetian Community Development District was held on Monday, April 14, 2014 at 9:30 a.m. at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

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

Also present were:

- Molly Syvret, District Manager, Rizzetta & Company, Inc.
- Pete Williams, 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
- David Liston, POA Rep., Castle Group
- Audience

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.

It was noted that there were questions and comments relating to the sidewalks, monument signs, and speed limits, which would be added to the agenda and addressed in greater detail later in the meeting.

THIRD ORDER OF BUSINESS Communication from Residents Concerning CDD Strategic Direction

Mr. Sim, a resident of the District, read a prepared statement into the record on behalf of a
group of residents related to the communication previously sent out to the residents by the Board relating to the status of District projects and the District’s strategic direction. Mr. Sim advised a petition has been signed by many residents, indicating that they are opposed to the District conducting a feasibility study or otherwise considering acquisition of the golf course and/or our club from WCI. The petition was provided to the District Manager. It was requested that a copy of the minutes of the meeting be e-mailed to Jim Bottini.

Mr. Shea indicated that the Board welcomes input and likes to hear from residents. Mr. Shea recalled the process the Board went through when the District acquired the River Club, noting that it entailed significant data collection and rigorous analysis of that data and various options. He further advised open debate and discussion occurred, and that numerous meetings, as well as a public hearing, were held in which residents were encouraged to attend and participate. It was further noted that all of the District’s meetings are open to the public. Mr. Shea concluded that they do not have the luxury of making decisions devoid of any facts; and that is basically where he thinks some people have leaned because of one sentence in a document that is a future forward looking planning document.

No action was taken by the Board.

FOURTH ORDER OF BUSINESS District Engineer Report

Mr. Schappacher advised that in accordance with prior authorization, he and Mr. Snyder made a decision on which speed radar sign to purchase. Mr. Schappacher proceeded to provide an overview of the purpose and features of the sign.

Mr. Schappacher advised that an inlet on Veneto past the first green has a fair amount of silt in it, which may be the result of a bad seal where the pipe comes. He advised he will obtain bids to repair.

There was a public question regarding the Santa Maria neighborhood concerning moldy sidewalks and whose responsibility it was to clean the sidewalks. Mr. Cohen suggested he could loom into the matter to confirm, but based on what he has typically seen, the sidewalks are within the road right of way, so the CDD owns them and is responsible for the capital improvement of the area, but the HOA documents typically contain a provision that creates an overlay of responsibility requiring the HOA or property owner to maintain out to the curb. Discussion ensued. Mr. Cohen confirmed he would review the documents.

There was a public question concerning monument signs. Mr. Snyder advised monuments have been reviewed and advised a plan is being put together to address cleaning, painting, and repairs, and Ms. Richard is in the process of obtaining proposals for the Board’s consideration. Mr. Snyder also advised that the Board is also looking to develop standards for the monuments so there is consistency in the community.

FIFTH ORDER OF BUSINESS Discussion Concerning Lake 45

Ms. Richard advised Tri-County is going to be re-grading and sodding the bank at lake 45.
but she is not sure of the schedule yet as the work is being completed through WCI.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors Meeting held on March 24, 2014**

Ms. Syvret presented the minutes of the March 24, 2014 meeting. Mr. Shea provided comments to the ninth order of business and it was requested that Mitzie Fiedler be added to the list of names in the tenth order of business concerning e-mail account issues.

On a Motion by Mr. Craychee, seconded by Mr. Snyder, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on March 24, 2014, subject to the revision noted on the record, for Venetian Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Pool and Fitness Committee Meeting held on February 13, 2014**

Ms. Syvret presented the minutes of the Pool and Fitness Committee meeting held on February 13, 2014 and asked if there were any questions. There were none.

On a Motion by Mr. Snyder, seconded by Mr. Craychee, with all in favor, the Board accepted the Minutes of the Pool and Fitness Committee Meeting held on February 13, 2014, for Venetian Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Facilities Committee Meeting held on March 3, 2014**

Ms. Syvret presented the minutes of the Facilities Committee meeting held on March 3, 2014 and asked if there were any questions. There were none.

On a Motion by Mr. Shea, seconded by Mr. Jones, with all in favor, the Board accepted the Minutes of the Facilities Committee Meeting held on March 3, 2014, for Venetian Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for the Month of March 2014**

Ms. Syvret presented the Operations and Maintenance expenditures for the month of March 2014, advising the expenditures totaled $99,175.12. She asked if there were any questions. There were none.
On a Motion by Mr. Jasper, seconded by Mr. Craychee, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of March 2014, totaling $99,175.12, for Venetian Community Development District.

**TENTH ORDER OF BUSINESS**

*Monthly Financial Update, River Club February Financials*

Mr. Grant reviewed the financials and variance analysis for the River Club for the month of February 2014.

**ELEVENTH ORDER OF BUSINESS**

*Monthly Financial Update, CDD February Financials*

Mr. Williams reviewed the financials and provided an overview of the differences in governmental accounting versus traditional accounting.

Mr. Williams provided an update on the fiscal year 2011/2012 audit, advising the auditor is now saying they need additional information again. Mr. Williams suggested that the Board may want to consider reconvening an audit committee for the purpose of evaluating audit services for future audits subsequent to the fiscal year 2012/2013 audit. Discussion ensued.

**TWELFTH ORDER OF BUSINESS**

*Consideration of Golf Course Maintenance Agreement*

Mr. Cohen advised counsel for WCI sent a revised draft late Friday, noting that he has not had a chance to review the draft in detail but believes it is where it needs to be. He advised the Board could push consideration of the agreement to the next meeting, or delegate authority to Mr. Jasper to execute the agreement, subject to review by counsel.

On a Motion by Mr. Shea, seconded by Mr. Jones, with all in favor, the Board delegated authority to Mr. Jasper to execute the Golf Course Maintenance Agreement, subject to review by District Counsel, for Venetian Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

*Discussion Concerning Irrigation Schedule – Electric Power Pumping Costs*

Mr. Jasper distributed a memo put together by John Milano, a resident of the District, and provided an overview regarding adjustments that can be made to the irrigation system schedule to take advantage of non-peak power times to possibly reduce electric utility costs by 83%. Discussion ensued.

On a Motion by Mr. Jasper, seconded by Mr. Jones, with all in favor, the Board authorized proceeding with arrangements to move to GSDT-1 rate schedule for irrigation pumps, for Venetian Community Development District.
FOURTEENTH ORDER OF BUSINESS Staff Reports

A. District Counsel
   Mr. Cohen advised he received a proposal from Cardno Entrex over the weekend and has a few comments before the proposal can be executed.

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

C. River Club
   Mr. Grant provided an overview of measures taken to reduce noise issues in various areas of the River Club.

D. Field Manager
   Ms. Richard advised she obtained proposals to relocate oak trees that are blocking light poles. She advised a proposal came in at $3,500, plus with a chance the trees may not survive. She advised FP&L quoted $2,591.61 to relocate both street lights. Discussion ensued.

   On a Motion by Mr. Jasper, seconded by Mr. Craychee, with all in favor, the Board authorized a Not To Exceed Amount of $2,600 for relocation of both oak trees blocking light poles, for Venetian Community Development District.

   Ms. Richard advised the back gate camera, which has not been working, should be replaced next week; she further advised the right gate arm needs replaced.

E. District Manager
   Ms. Syvret advised the next regular meeting of the Board of Supervisors is scheduled for Monday, April 28, 2014 at 9:30 a.m. The Board advised they would like to conduct a budget workshop as part of the April 28th meeting.

FIFTEENTH ORDER OF BUSINESS Supervisor Requests

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

Mr. Snyder noted that now that homes on Pesaro, it raises the question as to whether the streetlights are still needed, since there are lights on the mailboxes. It was inquired whether consideration should also be given to change out the mailbox lights to LED. Discussion ensued. The Board agreed to try LED lights in a test area to see the effects.

Mr. Craychee advised the geothermal project is moving forward, that it is anticipated that the pipes and electrical are anticipated to be complete by the end of the week, and the transformer installation and well completed by May 1st. The estimated completed date for the project is mid June to beginning of July. Mr. Craychee also provided an update on the shell road, providing an overview of options reviewed for securing the access to the road. Discussion
ensued. No action was taken. Mr. Craychee also advised the Facilities Committee is looking at getting quotes for carpet replacement at the River Club.

Mr. Jasper advised he would like to approach WCI to discuss cost sharing for guard services for the construction access area into Phase 5, in order to prevent wear and tear on the roads from construction traffic. He advised that based on information he had obtained, the cost is about $3,000 per month, or $36,000 annually. He advised he will talk to Rick Barber of WCI. Mr. Jasper advised the landscapers discovered a fungus on plant along Laurel Road that require treatment. He advised that the cost for treatment provided by the landscape maintenance contractor is $4,400 for the first treatment and $2,200 for the second treatment. He further advised that they were planning to have Mr. Toborg, of Rizzetta and Company, also take a look when he is there later in the week. Ms. Syvret advised that they would also make sure Mr. Toborg double checked the scope of the landscape maintenance contract to ensure that this was not something that is within the scope of services that is to be completed as part of the routine maintenance costs. Mr. Jasper also advised he wanted to make the Board aware that, as a resident, has been exploring with the County possible alternatives to reclaimed irrigation water. He advised he would like the consent of the Board to continue exploring alternatives as a CDD representative. The Board consented.

**SIXTEENTH ORDER OF BUSINESS**

Adjournment

On a Motion by Mr. Jones, seconded by Mr. Snyder, with all in favor, the Board adjourned the meeting at 12:09 pm, for Venetian Community Development District.

__________________________  ____________________________
Secretary / Assistant Secretary  Chairman / Vice Chairman
Tab 2
The Heights Aluminum, Inc
1853 South Tamiami Trail
Venice, FL 34293
(941)492-6064
cc_lynnch@aol.com
heightsaluminum.com

**Address**
Venetain river club
Venice, 34292

<table>
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<tr>
<th>Activity</th>
<th>Amount</th>
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<tr>
<td>• Custom bent white aluminum wood grain fascia with stainless nails installed all around clubhouse.</td>
<td>8,672.00</td>
</tr>
<tr>
<td>• Take down existing gutter clean job site and haul away.</td>
<td></td>
</tr>
<tr>
<td>• 5&quot; white seamless gutters around clubhouse except in front area. (marked on diagram)</td>
<td></td>
</tr>
<tr>
<td>• Re use all downspouts.</td>
<td></td>
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<tr>
<td>• All hangers screws and aluminum rivets used for install, all corners sealed with our ruscoe seam sealer.</td>
<td></td>
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<tr>
<td>• All labor and materials.</td>
<td></td>
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<tr>
<td>• Note, this price does not include wood rot.</td>
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**Warranty:**
All work to be completed in workmanlike manner according to standard practices. All labor and materials warranted for period of 5 years from the date of installation. The Heights Aluminum, Inc., agrees to repair or replace any warranty failures at our expense, after it has been determined that the failure

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Tab 3
January 28, 2014

Proposal for Venetian CDD
102 Pesaro Drive
N. Venice, Fl. 34275

Re: Venetian Golf & River Club
Irrigation Pump Station
Master Valve Control

Kareen,

Based on last years experience, this station appears to be subject to power quality issues such as power interruptions, voltage sags, and spikes, which can cause the system to hang when rebooting from power on and off cycling.

We propose to furnish and install an uninterruptable power supply (UPS) for the system controller and modem in order to mitigate some of these problems. The UPS will provide conditioned power and several minutes of ride-through capability for the modem and controller.

At the same time, we would install an Upgrade Flowguard R2 Controller. The installation of the UPS system will extend the life of the modem and controller electronics, and will reduce service interruption caused by brief power outages and voltage transients, and will also allow for recording and notification of power outage events.

24 Volt DC UPS Controller, UL
24 Volt DC minimum 1.3 amp-hours battery power to PLC and modem.
Configure Alarm 34 Flowguard Loss of Incoming Power notification.
Electrical Schematic update.
Start-up, calibration and test operation.
One year warranty of parts and workmanship from date of installation in accordance with standard Warranty Terms and Conditions.

Although addition of a UPS will improve the reliability and availability of the system, be aware that no UPS system will completely protect equipment from a direct or nearby lightning strike, and we do not guarantee any attached equipment against damage from incoming power problems. Note that the UPS system does not directly protect the pump motors.

Total Price $ 1,599.65

Gary Rhodes
Operations Manager
Irrigation Technical Services, Inc.

___________________________________________________________________
Accepted date