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, October 13, 2014 at 9:30 a.m. at the Venetian River Club, 502 Pesaro Drive, North Venice, Florida 34275.

Present and constituting a quorum were:

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

Also present were:

Molly Syvret                District Manager, Rizzetta & Company, Inc.
Pete Williams               Vice President, 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. 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 Matters Presented by the Capello I Board of Directors Relating to Sidewalks and Removal/Replacement of Trees on CDD Property

Mr. Jerry Seigel, Capello I Board of Directors-President, addressed the Board briefly and introduced Mr. Pat DelCioppo. Mr. DelCioppo addressed the Board relating to “quads” and presented various forms of information that relate to sidewalks which have created confusion as to ownership and maintenance responsibility of the paver sidewalks in the area of the quads.
Mr. DelCioppo also provided an overview of the issues with live oaks on Bella Vista that were the basis behind why the trees were removed. Finally, Mr. DelCioppo questioned the manner in which the CDD assessments are allocated, noting that the quads have the second highest assessment in the community, which seems disproportionate compared to other unit types in the community.

Mr. Williams provided an overview of the methodology utilized to allocate the assessments and various factors that are utilized within the methodology. Discussion ensued. The Board advised that, under the circumstances, there is no basis to support a determination that the methodology utilized to allocate the assessments is flawed in any way and, therefore, are not inclined to undertake action to go through the process of adopting a new methodology.

Mr. Jasper explained that the paver sidewalks at issue are located outside the CDD road right-of-way and are on the association’s property, which is why the association is responsible for their maintenance and upkeep. Mr. Schappacher confirmed that the plats clearly document the location of the sidewalks within the association property. Discussion ensued.

Mr. Jasper explained that the area that the oak trees were removed from is within the road right-of-way owned by the VCDD, and therefore, the matter should have been presented to the VCDD for approval prior to any action being taken. Discussion ensued regarding confusion as to ownership and responsibility, the need to comply with the requirement of the architectural review board, and the type of trees that should be replanted. A question was raised as to whether the subject trees were required as part of the community’s development order and whether permission needed to be obtained from the County relating to the replacement process. It was determined that Mr. Jasper and the VCDD operations manager John Toborg, as the representatives on behalf of the VCDD would work with the Capello I Board to come to an agreement as to the appropriate replacement tree and plan for completing the work, which could then be presented to the VCDD Board for approval.

FOURTH ORDER OF BUSINESS

Mr. Schappacher distributed photos of the initial repairs to the speed bump; advising he is not satisfied with the repair and is following up with the contractor. He further explained another option is to replace the current speed bumps with permanent asphalt bumps instead. Mr. Schappacher will put together a proposal for the asphalt speed bump method.

Mr. Schappacher distributed a photo of the completed lake bank repair on the north side of lake 34.

Mr. Schappacher distributed a sketch description relating to transfer of land from WCI to either the Master Association or the CDD for the wall along the northern boundary of the community, areas adjacent to the shell road, and two small common area parcels. Discussion ensued.
FIFTH ORDER OF BUSINESS  Consideration of the Minutes of the Audit Committee Meeting held on September 22, 2014

Ms. Syvret presented the minutes of the Audit Committee meeting held on September 22, 2014 and asked if there were any questions related to the minutes. There were none.

On a Motion by Mr. Snyder, seconded by Mr. Jasper, with all in favor, the Board accepted the Minutes of the Audit Committee Meeting held on September 22, 2014, for Venetian Community Development District.

SIXTH ORDER OF BUSINESS  Consideration of the Minutes of the Board of Supervisors Meeting held on September 22, 2014

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on September 22, 2014 and asked if there were any questions related to the minutes. Revisions to the minutes were noted on the record.

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 September 22, 2014, subject to the corrections noted on the record, for Venetian Community Development District.

SEVENTH ORDER OF BUSINESS  Consideration of the Operations and Maintenance Expenditures for the Month of September 2014

Ms. Syvret provided an overview of the expenditures for the period of September 1-30, 2014 and asked if there were any questions. There were none.

On a Motion by Mr. Jones, seconded by Mr. Jasper, with all in favor, the Board approved the Operations and Maintenance Expenditures of the period of September 1-30, 2014, in the amount of $124,607.78, for Venetian Community Development District.

EIGHTH ORDER OF BUSINESS  Monthly Financial Update, July Financials – River Club

Mr. Grant provided an overview of the financials for the River Club for the period ending August 31st. Discussion ensued.

NINTH ORDER OF BUSINESS  Monthly Financial Update, July Financials - CDD

Ms. Syvret provided an overview of the general fund financials for the period ending August 31st.
TENTH ORDER OF BUSINESS

Consideration of Resolution 2015-01, Providing for the Utilization of Direct Billing for the Collection and Enforcement of Certain Special Assessments, Including but not Limited to Allowances of Penalties and Interest Thereon for Lack of Payment

Mr. Cohen provided an overview of the Resolution, advising that certain lots had closed which were not provided for on the tax roll submitted to the County for collection under the Uniform Method, and therefore, the assessments for those properties would need to be direct billed. Mr. Cohen further explained that the assessment resolution adopted in conjunction with the budget did not contemplate direct billing, so this Resolution was drafted to address utilization of the direct collection of assessments for those subject lots. Discussion ensued.

On a Motion by Mr. Shea, seconded by Mr. Jones, with four in favor and one opposed, the Board adopted Resolution 2015-01, Providing for the Utilization of Direct Billing for the Collection and Enforcement of Certain Special Assessments, Including but not Limited to Allowances of Penalties and Interest Thereon for Lack of Payment, for Venetian Community Development District.

ELEVENTH ORDER OF BUSINESS

Update Regarding Geo-Thermal Pool Heating System

Mr. Craychee advised the installation of the geo-thermal pool heating system is complete and has been inspected and has been operating. The only item related to the project that has yet to be completed is the enclosure for the system.

TWELFTH ORDER OF BUSINESS

Discussion Regarding Transfer of Boundary (Shell) Road and Adjacent Areas

This item was addressed under the District Engineer’s report.

THIRTEENTH ORDER OF BUSINESS

Acceptance of the Arbitrage Rebate Calculations for Series 2012 A-1 and A-2 Capital Improvement Revenue and Refunding Bonds


On a Motion by Mr. Shea, seconded by Mr. Jasper, with all in favor, the Board accepted the Arbitrage Rebate Calculations for Series 2012 A-1 and A-2 Capital Improvement Revenue and Refunding Bonds for the period ending May 28, 2014, for Venetian Community Development District.
FOURTEENTH 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 Fourth Order of Business.

C. River Club
Mr. Grant advised he is working with the Facilities Committee on a list that has about twenty or so items that need to be completed.

Mr. Grant advised he is also still in the process of obtaining quotes for the dining room furniture and outside patio furniture, and provided an overview of the pricing he had obtained to date. Discussion ensued.

On a Motion by Mr. Jones, seconded by Mr. Jasper, with all in favor, the Board approved a Not To Exceed amount of $15,000 for purchase of dining room and patio furniture, for Venetian Community Development District.

D. Field Manager
Ms. Richard advised she received a proposal from SEL for preventative maintenance and warranty for gate electronics and motors at a cost of $145.50/month or $1,700/year. Discussion ensued. The Board declined the proposal.

Ms. Richard advised the quote for power washing of the CDD sidewalk/gutter previously obtained, in the amount of $2,800, did not include the circle in front of the River Club or the Cul-de-Sacs throughout the community. She advised she is in the process of adding those areas to the quote.

Ms. Richard demonstrated the difference in two light fixtures for the mailbox lights; the current 3 incandescent bulb fixture versus 1 LED bulb, and the costs associated with the maintenance of each type. Discussion ensued.

On a Motion by Mr. Jones, seconded by Mr. Jasper, with all in favor, the Board approved transition of mailbox lights to LED, for Venetian Community Development District.

E. District Manager
Ms. Syvret advised the next regular meeting of the Board of Supervisors is scheduled for Monday, October 27, 2014 at 9:30 am.

Ms. Syvret advised that based on prior updates, the draft audit was initially anticipated to be received from the auditor this coming Wednesday. However, based on the most recent information she had received, some of the staff at WCI that the auditors had been working with relating to the River Club finances were
recently out of the office unexpectedly for various issues, which delayed the process a little bit. It is still expected to be completed prior to the month’s end.

**FIFTEENH ORDER OF BUSINESS**

**Supervisor Requests**

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

Mr. Snyder advised with the end of the Fiscal Year the Board should start looking at updating the Strategic Plan again, and producing a year end report of some sort. He further inquired as to when the appropriate time to approach WCI or look at the potential of acquiring the Sales Center in order to be able to expand the amenities, or whether that should be considered as part of the strategy. Mr. Snyder also provided updates regarding surrounding development.

Mr. Jasper discussed Phase VI of the development; noting that WCI will be sending transfers of property for consideration by the VCDD, which upon his initial review would include three additional little parcels other than the roadway. The Board would need to decide whether the CDD should take on ownership and maintenance, or have the CDD accept ownership but neighborhood association take on the maintenance. Mr. Jasper advised he spoke with Kelly Evans of Rizzetta Amenities Services regarding the audit of amenities and believes that her attendance at the October 27th meeting has been confirmed.

Mr. Craychee provided an update regarding committee usage of CDD e-mail addresses. Discussion ensued regarding committee members that will not continue on after this year and the time frame for appointment replacements.

Mr. Shea advised the CDD will be going to one provider for lake and wetland maintenance; and that contract is almost complete. He further advised he is also working on getting a formal contract in place for storm system maintenance; he advised it has always been budgeted but there is no formal contract in place, only an e-mail confirmation.

Mr. Jones congratulated Mr. Grant on a successful event held the prior Saturday evening. He advised of comments regarding WCI vendors controlling trash and allegedly feeding animals. Mr. Jones stated the Board should start having discussion sooner rather than later regarding future management of the River Club.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Jones, seconded by Mr. Craychee, with all in favor, the Board adjourned the meeting at 1:26 p.m., for Venetian Community Development District.

[Signatures]

Secretary / Assistant Secretary

Chairman / Vice Chairman