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 14, 2013 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
- Jerry Jasper
- Mike Craychee
- Jim Shea
- Barry Snyder

Also present were:

- Board Supervisor, Chairman
- Board Supervisor, Vice Chairman
- Board Supervisor, Assistant Secretary
- Board Supervisor, Assistant Secretary
- Board Supervisor, Assistant Secretary

- District Manager, Rizzetta & Company, Inc.
- Rizzetta Management Services
- District Counsel, Persson & Cohen, P.A.
- District Engineer, Schappacher Engineering
- General Manager, River Club
- Castle Management
- WCI
- WCI

FIRST ORDER OF BUSINESS

Call to Order

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

Ms. Syvret reviewed the timing of agendas and items to be on each agenda. She also noted that audience comments have been moved to the first item on the agenda in order to comply with recently passed legislation concerning the public opportunity to be heard at public meeting, as Mr. Cohen had previously reviewed with the Board.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Syvret opened the floor to audience comments. They were none.
THIRD ORDER OF BUSINESS  Discussion Regarding Land Swap Between CDD and WCI

Mr. Richard Barber explained that properties identified as encumbered by a drainage easement would affect the ability to place pools on those lots and, therefore, WCI needs about 20” across the back of all affected lots. He advised WCI is requesting that the CDD designate a Board member to work with WCI, the District Engineer, and District Counsel to find property to swap with the CDD in order to obtain the 20” on the back of the identified lots. Discussion ensued. The Board designated Mr. Tom Jones as the CDD representative to work with WCI.

FOURTH ORDER OF BUSINESS  Consideration of the Minutes of the Board of Supervisors Meeting held on September 23, 2013

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on September 23, 2013 and asked if there were any revisions from the Board or Staff. The following changes were noted: page four, item nine, Peshkin is missing the “h”; page five, item “J”, should reflect the POA attorney, not WCI; item “T” 2, delete “upon a vote of the full Board”; page four, item seven, delete “POA is responsible for work but would not complete it this year”; last page, item “J” 2, revise to state the O&M certification for Phase 6 had been executed and submitted to Southwest Florida Water Management District.

| 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 23, 2013, subject to the revisions made on the record, for Venetian Community Development District. |

FIFTH ORDER OF BUSINESS  Monthly Financial Update, August Financials – River Club

Mr. Grant provided an overview of the financials for the River Club for the month of August. He advised he has received year end numbers but hasn’t had a chance to complete the variance report. Questions were entertained.

SIXTH ORDER OF BUSINESS  Monthly Financial Update, August Financials - CDD

Mr. Williams provided an overview of the District’s financials for August, as well as current account balances and other financial matters as of the transition in management. He further provided an update on the status of the audit for the fiscal year ending 2012, noting that the auditors were still waiting on some follow-up information they had requested from the prior district manager.

Mr. Jones left the meeting in progress.
SEVENTH ORDER OF BUSINESS  Preliminary Review of WCI/CDD Responsibility for Installation of Sidewalk Ramp Warning Surfaces

Mr. Craychee provided an overview of the list of sidewalks requiring ADA ramps and recommended responsibility of each area. Discussion ensued. It was determined that a letter to WCI outlining the ADA ramps for which the CDD believes they are responsible should be drafted for review by District Staff.

EIGHTH ORDER OF BUSINESS  District Engineer Report

Mr. Schappacher noted that an issue had come up at lake 48 concerning the water overflowing across the shell path. Mr. Schappacher advised that the outfall for this lake is not installed yet, but once installed the water will outfall to another lake and this problem will go away. He further advised lake 48 is not owned by the District yet.

Mr. Schappacher provided an overview of updates proposed to the current ownership and maintenance map, which resulted from a meeting held a week prior among himself, Mr. Jasper, and representatives of District Management and the golf course. He further advised that the District’s landscape contractor was also present, and marked out all of the areas they currently maintain on a large map, so that the parties could clearly identify areas that overlap with the golf course and itemize the cost of maintenance of those areas for purposes of the District obtaining reimbursement from the golf course for the associated costs. Discussion ensued.

NINTH ORDER OF BUSINESS  Update Regarding Stormwater Utility Tax Exemption

Mr. Jasper advised no further response has yet been received since the prior letter.

TENTH ORDER OF BUSINESS  Update Regarding Portofino (Peshkin) Development

This item was tabled to the next meeting.

ELEVENTH ORDER OF BUSINESS  Update Regarding River Club O&M Collection

Mr. Cohen advised there is one account left and that the current year tax roll needs to be amended to add the delinquent amount to the assessment for this particular parcel.

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

An update regarding the status of the Fiscal Year 2011/2012 was covered under Item 3.
THIRTEENTH ORDER OF BUSINESS  Update Regarding Cash Balances-River Club and Venetian CDD Operating and Other Cash Accounts

An update regarding cash balances related to the River Club and Venetian CDD operating and other cash accounts was covered under Item 3.

FOURTEENTH ORDER OF BUSINESS  Update Regarding POA Budget Workshop

Mr. Jasper advised he sat in on the workshop and expressed concern over a large variation in the actual number of hours of the on site manager from what had previously been represented and suggested that the fee reduction proposed by the POA was not competitive, and further, not all revenues were taken into account.

FIFTEENTH ORDER OF BUSINESS  Update Regarding River Club Access System

Mr. Grant indicated they are getting closer on rolling out the new system, advising the gates have been tested and they are working through some minor issues. Mr. Grant further advised that they are currently aiming for a November 1st activation date, but that may be pushed to ensure issuance of access cards is significantly complete. Total cost of the system so far is about $26,000.

SIXTEENTH ORDER OF BUSINESS  Discussion Concerning City Telemetry Concerning Reclaimed Irrigation Water

Mr. Jasper advised the City controls reclaim water flow into the community, noting that there is the ability to manually shut it off, as well as built in controls for flow to automatically shut off when certain levels are reached in the lake. Mr. Jasper advised the cost of the reclaim water is slightly more than the use of the pump and well system, and that there is a potential for a significant reclaimed water rate increase in the new year. He also noted concern that if the community is not using the allotment of water usage from the well under the SFWMD permit, they could reduce the allowance, so the District needs to keep an eye on it.

SEVENTEENTH ORDER OF BUSINESS  River Club Selection/Appointment of Advisor Committee Members Replacing those Resigning or Declining to Serve a Second Term

It was advised that one member of the social committee and one member in facilities have resigned, and replacements will need to be selected. He also advised that there are several committee members with terms expiring at the end of the year, but those individuals have expressed interest in continuing on for another term. Discussion ensued. This item was tabled to the next meeting.
EIGHTEENTH ORDER OF BUSINESS

A. District Counsel
   Mr. Cohen advised he will be working with the District Manager to start developing rules of procedure for the District. He also advised he would like to aim for a Sunshine/Public Records refresher for the Board and Committees to take place in January.

B. District Engineer
   Mr. Schappacher provided his report in the Eighth Order of Business.

C. River Club
   Mr. Grant advised he received an e-mail from the pool maintenance company that two heater were down, including the one for the hot tub. He further advised the vendor suggested that the heaters could be reduced from a 450,000 BTU to 250,000BTU heater, noting that the temperature would take slightly longer to heat but would maintain the same. Discussion ensued.

On a Motion by Mr. Jasper, seconded by Mr. Craychee, with all in favor, the Board authorized Mr. Grant to procure two new heaters in an amount not to exceed $6,000, for Venetian Community Development District.

Mr. Grant advised he received a resignation from Angela, which is effective November 2, 2013.

D. District Manager
   Ms. Syvret advised the next meeting of the Board of Supervisors is scheduled for Tuesday, October 28, 2013 at 1:30 pm.

   Ms. Syvret advised the updates regarding the golf course boundaries meeting and POA/Tri-County Area Maintenance Coverage Meeting were provided under the engineer’s report.

   Ms. Syvret provided an update on the plan for hiring an on-site field manager by January 1, 2014.

   Ms. Syvret advised she would be working with District Counsel to ensure transition of the contracts relating to maintenance of CDD facilities, currently held by the POA, would be completed for January 1, 2014.

NINETEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Syvret opened the floor for Supervisor requests and comments.

Mr. Snyder advised e-mail addresses are needed for committee members. He further stated the current e-mail system and web site needs evaluated and possibly transitioned to the
Rizzetta system. Ms. Syvret advised she will start looking into the matters related to the email and website.

Mr. Snyder also asked for a current contracts list.

Mr. Snyder suggested that an annual report/update on finances, completed projects and accomplishments, and future projections be prepared that could be distributed to the residents.

Mr. Jasper asked to ensure irrigation maintenance is also accounted for in cost reimbursements for the areas the CDD bills the Golf Course.

**TWENTIETH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Craychee, seconded by Mr. Snyder, with all in favor, the Board adjourned the meeting at 12:25 p.m., for Venetian Community Development District.

[Signatures]

Secretary / Assistant Secretary

Chairman / Vice Chairman