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 28, 2013 at 1:32 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, Chairman
Board Supervisor, Vice Chairman
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary

Also present were:

Molly Syvret
Andy Cohen
Rick Schappacher
Josh Grant
David Liston
Richard Barber

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

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 audience comments. They were none.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on October 14, 2013

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on October 14, 2013 and asked if there were any revisions from the Board or Staff. The following changes were noted: Seventh Order of Business, remove “Mr. Craychee” and replace with “It was advised”; Fourteenth Order of Business, delete “as” and add “and further”; Sixteenth Order of Business, add “reclaimed water” in front of the word rate. Hearing no further revisions, Ms. Syvret asked for a motion to approve the minutes as revised on the record.
On a Motion by Mr. Shea, seconded by Mr. Craychee, with all in favor, the Board approved the Minutes of the Board of Supervisors meeting held on October 14, 2013, subject to the revisions made on the record, for Venetian Community Development District.

FOURTH ORDER OF BUSINESS  Update Regarding Stormwater Utility Tax Exemption

Mr. Jasper advised Ms. Petruff suggested a sit down meeting be scheduled to attempt to negotiation. Mr. Jasper noted that the costs incurred to date by the District in legal fees is $1,471.82. Discussion ensued. The Board agreed to the suggested course of action.

FIFTH ORDER OF BUSINESS  Discussion Concerning Proposed Phase 5 Land Swap

Mr. Barber reviewed the terms as set forth in the correspondence attached as Tab 2 to the agenda, wherein WCI would take title to the 20” of land identified behind the lots and the wetland located in common area #33, and in turn provide office space to the CDD at the Welcome Center for a period of three years. Mr. Barber added that the legal description was provided this morning by Mr. Schappacher. Discussion ensued.

Mr. Cohen advised he performed some research, and does not believe a formal appraisal is required, but the transaction should be memorialized by resolution to document value received in the exchange.

Mr. Jasper inquired whether two office spaces could be provided rather than one. Mr. Barber advised they would be willing to provide additional storage space if needed. It was agreed that the letter agreement will be updated to reflect the change.

SIXTH ORDER OF BUSINESS  Consideration of Resolution 2014-01, Related to Exchange of CDD Property with WCI Communities

Mr. Cohen provided an overview of the Resolution and asked if there were any questions.

On a Motion by Mr. Shea, seconded by Mr. Jones, with four in favor and one opposed, the Board adopted Resolution 2014-01, Related to Exchange of CDD Property with WCI Communities, for Venetian Community Development District.

SEVENTH ORDER OF BUSINESS  Update Regarding Portofino (Peshkin) Development

Mr. Jasper advised that the City responded to the zoning change request, noting that there were seventy-six comments contained in their response. Discussion ensued. Mr. Jasper also advised that an Advisory Board meeting had been called by Mr. Peshkin for October 30, and that Mr. Jasper would keep the Board updated.
EIGHTH ORDER OF BUSINESS

Update Regarding Fiscal Year 2011/2012 Audit

Ms. Syvret advised the auditors had some follow up questions related to information provided by WCI, which has been submitted to WCI for response.

NINTH ORDER OF BUSINESS

Update Regarding Cash Balances – River Club and Venetian CDD Operating and Other Cash Accounts

Mr. Jasper provided an overview of account balances based on information reviewed between himself and Mr. Joe Kennedy at Rizzetta & Company.

TENTH ORDER OF BUSINESS

Update Regarding POA 2014 Budget

Mr. Jasper advised $42,000 has been added to revenues, which results in a decrease in the amount of the dues.

Mr. Jones advised the Castle Management contract has been reduced from $116,000 to $110,000 for next year. Mr. Jones stated that given the reduction in services under the Castle Management contract he would have expected the contract amount to decrease more; though the POA said they are happy with it.

ELEVENTH ORDER OF BUSINESS

Update Regarding River Club Access System

Mr. Grant informed the Board that an e-mail was sent out to residents for pre-enrollment; to take photos and complete the forms needed to obtain new access cards. It was noted that the actual cards will be printed separately, alphabetically over a three day period. Mr. Grant further informed the Board that the system is still being tested, as it is reading the card but is not opening the door, which is believed to be a minor wiring issue.

TWELFTH ORDER OF BUSINESS

River Club Selection/Appointment of Advisory Committee Members Replacing Those Resigning or Declining to Serve a Second Term

Mr. Shea advised he checked with the Social Committee and that they will have one resignation and therefore will need to replace one member.

Mr. Snyder advised he checked with the Fitness Committee and indicated that only one member whose term is up wants to continue and therefore will need to replace two members.

Mr. Craychee advised he checked with the Facilities Committee and they will have one spot to fill.
Mr. Jasper advised he would not know how many seats were available for the Tennis Committee until they met in early November.

Discussion ensued. It was determined that in order to fill the positions, an e-mail will be sent to the community advising of the available openings on each of the committees and further advising the community is welcome to attend a committee meeting to see if they would like to join the committee.

THIRTEENTH ORDER OF BUSINESS
Preliminary Review of WCI/VCDD
Responsibility for Installation of Sidewalk
Ramp Warning Surfaces

Mr. Craychee provided an overview of the letter drafted to WCI regarding sidewalk ramp installation responsibility. He noted the spreadsheet still requires a little bit of review, as there are differing opinions on a few locations. Discussion ensued. It was determined that this item needs further review.

FOURTEENTH ORDER OF BUSINESS
Update Regarding Golf Course Boundaries Agreement

Mr. Jasper advised the agreement is fairly close to completion and that he is awaiting confirmation from WCI as to the boundary of the course at the corner of Laurel and Veneto. In looking at connectivity/access pads, Mr. Jasper suggested ones connecting to the golf course be taken by the golf course. Discussion ensued.

FIFTEENTH ORDER OF BUSINESS
Amended Irrigation Cost Sharing Agreement

Mr. Jasper advised the current cost sharing agreement only covers reclaimed water and needs to be amended to include the costs associated with the pump/well, and to provide the CDD with some decision making rights relating to when to use reclaimed water versus a pump and well system. Mr. Jasper noted that the agreement should also address potential issues that may arise concerning making repairs to well pumps is the instance the golf course were to choose not to. Mr. Jasper will send suggested revisions to Mr. Cohen for review and comment prior to presentation to WCI.

SIXTEENTH ORDER OF BUSINESS
Staff Reports

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

B. District Engineer
   Mr. Schappacher advised he had no report.

Mr. Snyder asked about a write up in the paper concerning ponds at Waterford having problems with erosion of ponds due to water storage and water flowing in the wrong direction, resulting in assessments that are going to be incurred by the
residents. He noted that he was not sure if the information in the paper was accurate or not, but it raised questions as to whether there are similar problems that Venetian needs to worry about. Mr. Schappacher advised the Venetian system was designed different than Waterford and he doesn’t believe a problem will arise.

C. River Club
Mr. Grant had no report.

D. District Manager
Ms. Syvret advised the next meeting of the Board of Supervisors is scheduled for Tuesday, November 11, 2013 at 9:30 am. She then requested clarification regarding the December 23, 2013 meeting. The Board advised the meeting could be cancelled.

Ms. Syvret asked for clarification related to e-mail address and password problems for the Supervisors e-mail.

Ms. Syvret advised Rizzetta & Company is reviewing a few potential candidates for the full time Field Manager position.

Ms. Syvret advised a representative of Aquatic Systems will be attending the November 11 meeting.

SEVENTEENTH ORDER OF BUSINESS Supervisor Requests

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

Mr. Shea asked a question about the cart path crossing by hole #9. Mr. Schappacher advised that WCI indicated that it was supposed to have been addressed, and that he would follow up.

Mr. Craychee provided an update on the geo-thermal project, advising that if it moves forward it would likely be a project for next summer. He further advised he is trying to determine the electrical system capacity and/or ability to increase the capacity to help run the system.

Mr. Snyder advised he did not recall whether the Board had made their elections to receive supervisor compensation, as was budgeted in the amount of $100 per meeting and intended to go into effect as of October 1, 2013. Ms. Syvret requested each Board member individually to state for the record whether they wished to receive compensation. Mr. Jasper, Mr. Shea, Mr. Craychee, Mr. Jones, and Mr. Snyder each advised they would like to receive supervisor compensation. Discussion ensued as to frequency the checks would be issued. It was agreed that checks would be issued on a quarterly basis.
EIGHTEENTH ORDER OF BUSINESS

On a Motion by Mr. Jones, seconded by Mr. Craychee, with all in favor, the Board adjourned the meeting at 4:15 p.m., for Venetian Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

11-11-13