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, November 10, 2014 at 9:33 a.m.** at the Venetian River Club, 502 Pesaro Drive, North Venice, Florida 34275.

Present and constituting a quorum were:

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
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<tbody>
<tr>
<td>Tom Jones</td>
<td>Board Supervisor, Chair</td>
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<tr>
<td>Jerry Jasper</td>
<td>Board Supervisor, Vice Chair</td>
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<tr>
<td>Barry Snyder</td>
<td>Board Supervisor, Assistant Secretary</td>
</tr>
<tr>
<td>Mike Craychee</td>
<td>Board Supervisor, Assistant Secretary</td>
</tr>
<tr>
<td>Jim Shea</td>
<td>Board Supervisor, Assistant Secretary</td>
</tr>
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Also present were:

<table>
<thead>
<tr>
<th>Name</th>
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<tr>
<td>Molly Syvret</td>
<td>District Manager, Rizzetta &amp; Company, Inc.</td>
</tr>
<tr>
<td>Andy Cohen</td>
<td>District Counsel, Persson &amp; Cohen, P.A.</td>
</tr>
<tr>
<td>Rick Schappacher</td>
<td>District Engineer, Schappacher Engineering</td>
</tr>
<tr>
<td>Josh Grant</td>
<td>General Manager, River Club</td>
</tr>
<tr>
<td>Kareen Richard</td>
<td>Field Manager, VCDD</td>
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<td>Audience</td>
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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. There were none.

THIRD ORDER OF BUSINESS

Consideration of Vision Landscape Irrigation Audit Proposals

Mr. Scott Whorrall and Mr. Gustavo Uriostegui reviewed the results of the 30 day irrigation system audit completed in conjunction with the landscape and irrigation maintenance contract and provided an overview of the proposals for irrigation system repairs for proper function and for irrigation system upgrades. Discussion ensued.
On a Motion by Mr. Shea, seconded by Mr. Jones, with all in favor, the Board approved the Irrigation Audit Proposal from Vision Landscape for Proper Function Repairs, Not to Exceed $15,000, for Venetian Community Development District.

FOURTH ORDER OF BUSINESS

District Engineer Report

Mr. Schappacher advised the crosswalk paint markings look very shabby; he will obtain proposals for repainting and provide for the next meeting.

Mr. Schappacher provided an overview of the speed sign reports, advising they still show extremely high rates of speed during certain time frames. Discussion ensued. It was determined Ms. Richard would obtain the days and times that these incidents seem to be reoccurring and post the security rover in the area to observe.

Mr. Schappacher reviewed maps of current ownership and discussed areas suggested to be given back to WCI in conjunction with the upcoming conveyance of the Northern tracts. Discussion ensued. No action was taken at this time.

Mr. Schappacher advised he is working on obtaining proposals for speed calming devices to replace the speed bumps that were taken out.

FIFTH ORDER OF BUSINESS

Consideration of Grant of Easement to Sarasota County Regarding Sewer Lines in Phase 4B West

Mr. Cohen advised WCI had made us aware the County needed an easement over the sewer lines in Phase 4B West. He reviewed the language of the easement provided and confirmed with Mr. Schappacher the land is owned by the CDD and the CDD has the ability to grant the easement. Mr. Cohen advised WCI mentioned FP&L is similarly going to request an easement and asked Mr. Cohen to discuss authorizing the easement with the Board now so that it would not have to come back and do so later.

On a Motion by Mr. Jones, seconded by Mr. Jasper, with all in favor, the Board authorized the Chairman or Vice Chairman to execute the easement in favor of Sarasota County regarding Sewer Lines in Phase 4B West, for Venetian Community Development District.

Mr. Shea made a motion, which was seconded by Mr. Jones, to authorize the Chairman or Vice Chairman to execute an easement in a similar area, in favor of FP&L, subject to staff review. Discussion ensued. Mr. Shea rescinded his motion.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Audit Committee Meeting held on October 27, 2014

Ms. Syvret presented the minutes of the Audit Committee meeting held on October 27, 2014 and asked if there were any questions related to the minutes. There were none.
On a Motion by Mr. Snyder, seconded by Mr. Jones, with all in favor, the Board accepted the Minutes of the Audit Committee Meeting held on October 27, 2014, for Venetian Community Development District.

SEVENTH ORDER OF BUSINESS  
Consideration of the Minutes of the Board of Supervisors Meeting held on October 27, 2014

Ms. Syvret presented the minutes of the Board of Supervisors Meeting held on October 27, 2014 and asked if there were any questions. Revisions were made to page 2 of the minutes.

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 27, 2014, subject to the revisions noted on the record, for Venetian Community Development District.

EIGHTH ORDER OF BUSINESS  
Consideration of the Operations and Maintenance Expenditures for the Month of October 2014

Ms. Syvret presented the operations and maintenance expenditures for the period of October 1-31, 2014 which totaled $161,178.73. Discussion ensued.

NINTH ORDER OF BUSINESS  
River Club Monthly Financial Update-September

Mr. Grant provided an overview of the September 2014 financials for the River Club.

TENTH ORDER OF BUSINESS  
CDD Monthly Financial Update-September

Mr. Jasper and Ms. Syvret provided an overview of the September financials for the CDD.

ELEVENTH ORDER OF BUSINESS  
Consideration of Audit for Fiscal Year end September 30, 2013, as Prepared by McDirimt Davis & Company, LLC

Ms. Syvret provided an overview of the Audit for Fiscal Year End September 30, 2013, as prepared by McDirimt Davis & Company. Discussion ensued.
On a Motion by Mr. Snyder, seconded by Mr. Jasper, with all in favor, the Board accepted the Audit for Fiscal Year End September 30, 2013, as Prepared by McDirmit Davis & Company, LLC, for Venetian Community Development District.

TWELFTH ORDER OF BUSINESS

A. District Counsel
   Mr. Cohen advised he is continuing to work on the Capello tree issue. He advised everyone is working in concert with the City to get approval, however they reached somewhat of a hiccup in that Capello has taken the position that the CDD should pay for the cost of the replacements. Mr. Cohen advised has sent correspondence to the association’s legal counsel and was waiting to hear back from him. Discussion ensued.

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

C. River Club
   Mr. Grant advised the pool pump has a broken impeller. He explained that the replacement part needs to come from the manufacturer, which has been ordered and should come in mid week next week for installation by the end of the week.

   Mr. Grant advised the Facilities Committee is reviewing potential projects relating to replacement of the pool furniture and locker room renovations.

   Mr. Grant advised he received a quote to update the camera system and provided an overview of the pricing for additional camera and a DVR. Mr. Craychee made a motion, which was seconded by Mr. Jones, to allocate $3,500 for upgrades to improve the camera system, subject to further review by staff of additional vendors/systems. Discussion ensued. On a vote of 2 in favor and 3 opposed, the motion failed.

D. Field Manager
   Ms. Richard advised that the ACC was meeting later that day and would be reviewing requests from the association to remove trees on Padova Way that are causing uplifting of the sidewalk. She advised if they approve removal of the oak trees causing damage, the CDD can move forward with making repairs. She noted a few other areas that require repair as well. Ms. Richard will provide a list of areas requiring repair and proposals. It was also requested that Ms. Richard contact Mr. Schappacher to provide a recommendation as to how frequently the sidewalks should be inspected from a structural standpoint.

   Ms. Richard advised she has still been monitoring the status of the sod installed during as part of the lake 34 restoration project to see if the sod will come around. She will reassess at the end of the week.
Ms. Richard advised people are fishing at lake #49, off shell road. She further advised power washing of the approved side walks and curb will be started next week.

E. District Manager
Ms. Syvret advised the new Board members terms are effective November 18th; and they will be sworn in at the next meeting.

Ms. Syvret advised the next regular meeting of the Board of Supervisors is scheduled for Monday, November 24, 2014 at 9:30 am.

THIRTEENTH ORDER OF BUSINESS  Supervisor Requests

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

Mr. Jasper advised of a suspected construction gate incident involving a seafood truck soliciting sales. He advised he spoke with WCI and they are willing to put up no solicitation signs. He further advised that there is a section of the Laurel Road berm behind Artisi where a portion of CDD property ended up on the other side of the fence that was put, and explained that Vision will maintain the area even though it is on the other side of the fence since it is CDD owned property.

Mr. Shea asked where we stood with the River Club audit of facilities. Mr. Jasper advised That Mr. Williams advised additional time is need in order to review in detail the IT & accounting system needs, to determine what is actually needed, i.e., what currently exists that would come over to the new management firm, versus what is owned by WCI and that they would take with them. Discussed ensued. The Board agreed to start talking with some other companies as well.

Mr. Craychee provided an overview of the first electric bills received since full running of the geothermal pool heating system. He advised he is obtaining proposals for painting of the screening for the geothermal equipment enclosure as discussed at the last meeting.

Mr. Snyder asked questions regarding comments he heard that the association is going to install new landscape somewhere along the North of the property.

Mr. Jones advised he is glad to see the Board initiating the process of looking at management options for the River Club. He advised he is very pleased with the Sneaker Ball event working as well as it did and wanted to pass along the positive feedback and compliments that were received about Josh and the Staff relating to their efforts for the event.
FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Shea, seconded by Mr. Jones, with all in favor, the Board adjourned the meeting at 12:16 p.m., for Venetian Community Development District.

[Signatures]

Secretary / Assistant Secretary

Chairman / Vice Chairman
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<tr>
<th>Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>Jerry &amp; Nancy Gazda</td>
<td>150 Mestre Place</td>
</tr>
<tr>
<td>Scott Whorton</td>
<td>Vision Landscape</td>
</tr>
<tr>
<td>Gustavo Uriosteigui</td>
<td>Vision Landscape</td>
</tr>
<tr>
<td>Bill Ambrose</td>
<td>105 Barlow St</td>
</tr>
<tr>
<td>David Sheatt</td>
<td>233 Martelago Ar</td>
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<tr>
<td>Paul Glass</td>
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