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 11, 2013 at 9:31 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

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  
Audience

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

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.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on October 28, 2013

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on October 28, 2013 and asked if there were any revisions from the Board or Staff. There were none.
On a Motion by Mr. Craychee, seconded by Mr. Jones, with all in favor, the Board approved the Minutes of the Board of Supervisors meeting held on October 28, 2013, for Venetian Community Development District.

FOURTH ORDER OF BUSINESS  Consideration of the Operations and Maintenance Expenditures for the Month of October 2013

Ms. Syvret presented the operations and maintenance expenditures for the month of October 2013 which totaled $11,832.59. She asked if there were questions regarding any item of expenditure. There were none.

On a Motion by Mr. Jasper, seconded by Mr. Shea, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of October 2013, which totaled $11,832.59, for Venetian Community Development District.

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

Mr. Grant provided an overview of the variance report for September, noting those items that had come in over budget for the year. Questions were entertained.

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

Ms. Syvret advised Management has not yet received completed financials for September from the prior management firm, despite repeated requests, and noted that this also delays Management’s ability to complete October financials.

Mr. Jasper provided an overview of account balances for the River Club and CDD accounts, as well as projections for the next several months.

SEVENTH ORDER OF BUSINESS  Presentation by Aquatic Systems, Mr. Jeff Whaley

Mr. Whaley provided an overview of the activities performed as part of the contract between Aquatic Systems and the District for preserve maintenance, noting that it takes approximately one month for them to get through each of the six preserve areas, which are serviced on a quarterly basis. Mr. Whaley then provided and overview of the services provided under the contract for aquatic maintenance, advising they are in the community once a week in order to provide service to all the lakes at least once within the month, with follow up treatments applied as necessary. Questions were entertained from the Board and audience.
EIGHTH ORDER OF BUSINESS

Update Regarding River Club Access System

Mr. Jones asked Mr. Grant to provide an overview of waiver forms used at the River Club facilities and the timeframe in which they began utilization of the forms. Mr. Grant advised the forms have been used for some time, since before the sale of the Club to the CDD. At the time the Club was sold to the CDD, the waivers, as well as several of the other forms for events, etc., were provided to District Counsel for review. Minimal changes were made, the majority of which were to add reference to the CDD in the form. The forms were approved and Mr. Grant advised most of the residents who are active in the Club, such as with tennis or fitness activities, have already signed the forms.

Mr. Cohen advised some concerns were recently raised by some residents about the waiver and discomfort in signing it. As such, he advised he took another look at the waiver and came up with an alternate waiver form, which has been distributed to the Board for review. Mr. Cohen advised that the Board had several options, which included (1) continue to utilize the old form only; (2) continue to utilize the old form and approve use of the revised form to be offered as an alternative to anyone that rather sign the revised form in place of the old one; or (3) require everyone to sign the revised form. Questions and comments from the audience were entertained. Discussion ensued.

On a Motion by Mr. Jasper, seconded by Mr. Jones, with four in favor and one opposed, the Board approved continued use of either the old waiver form or the revised waiver form, at the option of the member, for those that already have a signed waiver form on file, and utilizing the revised form only going forward for those who have not signed a waiver, for Venetian Community Development District.

Discussion ensued regarding whether use should be restricted for those who refuse to execute a waiver. District Counsel will review the issue for the next meeting so a decision can be made; until then, it was determined that a card should not be issued if an executed waiver form is not received.

Questions were entertained from members of the audience regarding activities that take place in the River Club that are not advertised for everyone else in the community to participate, but only to certain individuals, and how others in the community can get involved in some of the activities. Mr. Grant advised the activities in question are not Club planned activities, and that any member can form a group and invite whomever they want to participate in the activity, which does include non-resident guests. Discussion ensued. It was determined that Mr. Grant could include an announcement in the newsletter on behalf of the residents, inviting other interested resident to join them in card game activities on certain days that they play.
NINTH ORDER OF BUSINESS

Review of WCI/VCDD Responsibility for Installation of Sidewalk Ramp Warning Surfaces.

Mr. Craychee distributed and reviewed an updated spreadsheet of the sidewalk ramp locations and designated responsibility, and advised that a revised draft of the letter to WCI had been distributed via email. Samples of the various types of available warning surfaces were passed around and discussed by the Board. Discussion ensued.

On a Motion by Mr. Craychee, seconded by Mr. Jones, with all in favor, the Board authorized District Management to put the draft letter in final form and send to WCI, for Venetian Community Development District.

TENTH ORDER OF BUSINESS

Update Regarding Golf Course Boundaries Agreement

Mr. Schappacher distributed a copy of the updated map that shows areas currently maintained by Tri-County Landscape, and which areas are Golf Course or CDD responsibility. Discussion ensued. Mr. Schappacher advised that he needed to get clarification of a few areas from Tri-County Landscape, and once that was completed break out pricing would be obtained from Tri-County so that the District could have accurate amounts to finalize its contract with Tri-County and account for the amounts that need to be billed back to the golf course.

ELEVENTH ORDER OF BUSINESS

Update Regarding Stormwater Utility Tax Exemption

Mr. Jasper advised there is a meeting on December 9th between the City/City Attorney and the CDD’s Special Counsel, Patty Petruff. Ms. Petruff suggested it would be helpful to have documentation to show how the CDD arrived at the rate for public membership to facilities.

TWELFTH ORDER OF BUSINESS

Update Regarding Portofino (Peshkin) Development

Mr. Jasper advised he had distributed a copy of the developers’ response to the Board. Discussion ensued.

THIRTEENTH ORDER OF BUSINESS

Update Regarding Fiscal Year 2011/2012 Audit

Ms. Syvret advised as of last week, the auditor was waiting on two follow up items from WCI, and after that it would be up to the prior management firm to get it finalized.
FOURTEENTH ORDER OF BUSINESS

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

Mr. Grant advised a notice was sent out to all residents advising they should contact him by the end of the month if they are interested in participating on a Committee.

It was noted that Mr. Jones will be taking over as liaison to the Tennis Committee.

Mr. Craychee left the meeting in progress.

FIFTEENTH ORDER OF BUSINESS

Update Regarding Cost Sharing Agreement

No update was provided.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
   Mr. Cohen advised he had distributed landswap documents he received from WCI to the Board, and inquired if there were any comments. Discussion ensued. Mr. Cohen advised he is not fond of the indemnification language (paragraph 6) in the license agreement and is going to seek to have the provision eliminated, and wants the District Manager to review and confirm the CDD can provide the insurance outlined in the agreement.

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

C. River Club
   Mr. Grant asked who to direct inquiries to regarding CDD insurance. Ms. Syvret advised the questions should be directed to her.

D. District Manager
   Ms. Syvret advised the next meeting of the Board of Supervisors is scheduled for Monday, November 25, 2013 at 1:30 pm.

Ms. Syvret provided updates related to website and emails matters, and noted that she is working on preparing a current contract list for the Board, which she is anticipating finalizing and distributing in January once all of the contracts have transitioned from the Association to the CDD. Ms. Syvret advised that the full time on-site manager position has been filled, announcing that Kareen Richard would be coming on board with Rizzetta effective January 1st.
SEVENTEENTH ORDER OF BUSINESS  Supervisor Requests

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

Questions regarding police response to the community were entertained. It was advised that a letter authorizing trespass is on file with the City and that residents having trespass complaints/issues should contact the front gate, that the front gate address will be used as the trespass address, and front gate staff will sign citations.

EIGHTEENTH ORDER OF BUSINESS  Adjournment

On a Motion by Mr. Snyder, seconded by Mr. Shea, with all in favor, the Board adjourned the meeting at 12:57 p.m., for Venetian Community Development District.

[Signatures]
Secretary / Assistant Secretary  Chairman / Vice Chairman