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, December 09, 2013 at 9:33 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
- Barry Snyder

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

Also present were:

- Molly Syvret
- Andy Cohen
- Rick Schappacher
- Josh Grant
- David Listen
- Karen Richard
- Audience

District Manager, Rizzetta & Company, Inc.
District Counsel, Persson & Cohen, P.A.
District Engineer, Schappacher Engineering
General Manager, River Club
Castle Management
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. Audience questions and comments were entertained related to the transition of access system. Discussion ensued. No Board action was taken.

THIRD ORDER OF BUSINESS

District Engineer Report

Mr. Schappacher provided an exhibit of wall location in relation to the property boundaries and other adjacent property. Discussion ensued regarding which entity should own and maintain the wall. The determination was that the CDD should own and maintain the wall, up to 10 feet north of the wall.
Mr. Schappacher also distributed a final exhibit for boundaries relating to common area 5-A (Hole #9).

FOURTH ORDER OF BUSINESS

Discussion Concerning Future Landscape Considerations

Discussion ensued regarding areas currently owned and maintained by WCI to be considered for conveyance to the CDD in the future, and items that need to be completed prior to any such conveyance.

FIFTH ORDER OF BUSINESS

Update Regarding Golf Course Boundaries Agreement and Consideration of Maintenance Agreement Between Venetian CDD and WCI Communities

Mr. Jasper advised that, as of last week, WCI indicated it was not willing to enter into the maintenance agreement provided for review, noting that WCI’s position is that they own the property and will maintain the property as they see fit. It was discussed that the CDD needs some sort of assurance that WCI, as well as future owners, will maintain the landscape to the same standard and not make changes to the landscape material without an agreement from the CDD. It was determined that Mr. Jasper would continue to work with representatives from WCI to try to come to terms for an agreement, even if just a verbal commitment for the short term, in order to allow the CDD to commence maintenance on the subject areas come the start of the new year. This item was tabled to a continued meeting to be held December 17th.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on November 25, 2013

Ms. Syvret presented the minutes from the Board of Supervisors meeting held on November 25, 2013 and asked if there were any revisions to the minutes. There were none.

On a Motion by Mr. Snyder, seconded by Mr. Craychee, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on November 25, 2013, for Venetian Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of the Minutes of the Facilities Committee Meeting held on October 7, 2013

Ms. Syvret presented the minutes of the Facilities Committee meeting held on October 7, 2013.

On a Motion by Mr. Jasper, seconded by Mr. Craychee, with all in favor, the Board accepted the Minutes of the Facilities Committee Meeting held on October 7, 2013, for Venetian Community Development District.
EIGHTH ORDER OF BUSINESS  Consideration of the Operations and Maintenance Expenditures for the Month of November 2013

Ms. Syvret presented the operations and maintenance expenditures for the month of November 2013, which totaled $14,965.35. She asked if there were questions related to any item of expenditure. There were none.

On a Motion by Mr. Jasper, seconded by Mr. Snyder, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of November 2013, which totaled $14,965.35, for Venetian Community Development District.

NINTH ORDER OF BUSINESS  Monthly Financial Update, October Financials, River Club

Mr. Grant provided an overview of financials for the River Club. Questions from the Board were entertained.

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

Ms. Syvret advised that Mr. Williams had reached out to all parties to try to pinpoint where the hold up is with completion of the audit. The auditor has indicated that it has an open item list relating to items needed from WCI. WCI says it has provided everything requested to SDS. SDS indicated it had provided everything it received from WCI to Grau. WCI advised they would provide the information again but says it may take a while to put it together. Discussion ensued relating to possible repercussions for untimely completion of audit and possibility of Grau submitting the report based on what is currently has available, noting what it was unable to obtain, and then possibly amending later. Ms. Syvret advised she would discuss with Mr. Williams and update the Board.

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

Mr. Jasper nominated Bruce Smith to the Tennis Committee.

On a Motion by Mr. Jasper, seconded by Mr. Snyder, with all in favor, the Board appointed Bruce Smith to the Tennis Committee, for Venetian Community Development District.

Ms. Syvret advised she had received correspondence from Mr. Shea, advising he would like to nominate Susan Terrana and Tom Uzzo to the Social and Dining Committee.
On a Motion by Mr. Snyder, seconded by Mr. Craychee, with all in favor, the Board appointed Susan Terrana and Tom Uzzo to the Social and Dining Committee, for Venetian Community Development District.

The Board advised they are not yet ready to appoint anyone to the Facilities Committee nor to the Fitness Committee. This item was tabled to the continued meeting to be held December 17th.

TWELFTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Agreement with Tri County Landscape Services

Mr. Cohen provided an overview of the draft contract for the Board. Ms. Syvret advised that since the idea at this point was to take over the contract “as is” based on the services Tri County was also providing, the specifications attached are the same ones that were attached to the prior contract with the Master Association. Ms. Syvret advised that it is recommended that an entire new scope and specifications be put together when the contract term is up and the District is ready to go out to bid, but it would be difficult to change the scope and specifications now without it affecting the contract amount. Discussion ensued. Mr. Jasper advised he had requested copies of three addendums that had previously been entered into between Tri County and the Venetian Master Association, which increase the contract price stated in the original contract by the amount of those addendums, which were $1,500, $900, and $800. He advised he wanted to make sure these amounts were incorporated into the contract to be signed between the District and Tri County. It was agreed that District staff would have the contract updated prior to having it executed.

On a Motion by Mr. Snyder, seconded by Mr. Jones, with all in favor, the Board approved a contract with Tri-County Landscape for landscape maintenance services, subject to staff review and authorizing Mr. Jasper to execute the contract on behalf of the Venetian Community Development District, for Venetian Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposals from Aquatic Systems/Vertex for Wetland Maintenance, Aerator Maintenance, and Aquatic Maintenance

Ms. Syvret provided an overview of the proposals for services provided by Aquatic Systems/Vertex for wetland maintenance, aerator maintenance, and aquatic maintenance, all of which had previously been under contract with the Venetian Master Association. The Board elected to hold off on the contract for aerator maintenance at this time, as the lake in which the system is located has not been yet conveyed to the District.

On a Motion by Mr. Craychee, seconded by Mr. Jones, with all in favor, the Board approved a contract with Aquatic Systems/Vertex for Wetland Maintenance, authorizing the Chairman to execute the contract with Aquatic Systems, not to exceed $5,634 per quarter, subject to review by District Staff, for Venetian Community Development District.
On a Motion by Mr. Jasper, seconded by Mr. Craychee, with all in favor, the Board approved a contract with Aquatic Systems/Vertex for Aquatic Maintenance, authorizing the Chairman to execute the contract with Aquatic Systems, not to exceed $2,805 per month, for Venetian Community Development District.

Discussion ensued regarding the Victory Security contract. This item will be placed on the agenda for the continued meeting to be held December 17th.

FOURTEENTH ORDER OF BUSINESS

Update Concerning Status of the Swimming Pool Heating Project

Mr. Craychee advised he has been working with two vendors for proposals and he indicated that he was anticipating being able to provide a complete presentation in January.

Ms. Syvret advised Mr. Williams had obtained some information on potential loans to fund the project, noting BB&T would consider a three year loan based on $70,000 at a three year term with a fixed rate of 4.25% and monthly principle and interest payments of $2,105, or a five year term at a fixed rate of 5% and monthly principle and interest payments of approximately $1,340. Brief discussion ensued regarding taking out a loan versus funding the project from reserve funds and replenishing. No action was taken.

FIFTEENTH ORDER OF BUSINESS

Update Concerning Status of the ADA Detectable Warning Pad Project

Ms. Syvret advised the communication previously approved by the Board had been sent to WCI. She explained that Mr. Barber had replied, questioning the basis as to why some of the areas were attributed to WCI, to which she responded utilizing input from Mr. Craychee. She advised that WCI has agreed to all areas listed and that Roger Aman would coordinate going forward.

SIXTEENTH ORDER OF BUSINESS

Discussion Concerning Transition of Field and Activities

Mr. Jasper reviewed the facilities that should be reviewed as part of the transition and suggested each supervisor take one area to work on with the respective member of District Management. Discussion ensued and the areas of review were divided up.

SEVENTEENTH 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 Third Order of Business.
C. River Club
Mr. Grant advised he needs to start looking at a process for events; how frequently they are held, process for taking reservations for events, etc. Some events are selling out quickly, and demand is increasing. The Social Committee will also review this issue.

D. District Manager
Ms. Syvret advised the next meeting of the Board of Supervisors is scheduled for Monday, December 23, 2013 at 1:30 pm. The Board advised they would like to cancel the December 23rd meeting.

Ms. Syvret advised there was interest expressed in a workshop to discuss rules and rates. Discussion ensued concerning a date for the workshop. It was determined that the workshop will be held on January 13, 2014 at 1:00 pm. Discussion concerning an increase on insurance coverage will be held in January as well.

EIGHTEENTH ORDER OF BUSINESS  Supervisor Requests

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

Mr. Jasper advised he circulated responses submitted by the property owner/developer related to the Portofino development.

NINETEENTH ORDER OF BUSINESS  Continuance

On a Motion by Mr. Snyder, seconded by Mr. Jones, with all in favor, the Board, at 12:45 pm, Continued the meeting in progress to December 17th at 9:30 am, at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275, for Venetian Community Development District.

[Signatures]

Secretary / Assistant Secretary  Chairman / Vice Chairman