VENETIAN COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 27, 2011

A. CALL TO ORDER

District Manager Jason Pierman called the October 27, 2011, Regular Board Meeting of the Venetian Community Development District to order at 11:03 a.m. in the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275.

B. PROOF OF PUBLICATION

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting was published in the Sarasota Herald Tribune on October 4, 2011, as part of the District’s Fiscal Year 2011/2012 Regular Meeting Schedule, as legally required.

C. ESTABLISH QUORUM

Mr. Pierman determined that the attendance of Chairman Tom Jones and Supervisors Charles “Mike” Craychee and Jerry Jasper constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Manager Jason Pierman of Special District Services, Inc.; General Counsel David Persson of Hankin, Persson, Davis, McClenathen & Darnell; and Engineer Rick Schappacher of Schappacher Engineering & Surveying.

Also present were: See Sign-In Sheet

D. ADDITIONS OF DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. August 25, 2011, Regular Board Meeting and Public Hearing
2. September 22, 2011, Regular Board Meeting

Mr. Pierman presented the minutes of the August 25, 2011, Regular Board Meeting and Public Hearing and September 22, 2011, Regular Board Meeting and asked if there were any corrections.

Mr. Craychee noted that on page 2 of the August 25, 2011, Regular Board Meeting Minutes that TriCounty had not yet done the clearing and the wording should be “will be”, not “was.” With that correction, a motion was made by Mr. Craychee seconded by Mr. Jones and unanimously passed to
approve the August 25, 2011, Regular Board Meeting and Public Hearing Minutes, as amended, and approving the September 22, 2011, Regular Board Meeting Minutes, as presented.

G. OLD BUSINESS
   1. Update Regarding Front Entry Lighting

Mr. Jones confirmed with Ms. Grigsby that the lights in the center fountain are working. Mr. Craychee stated that he would pick up his solar lights and see if anyone complains, and they would go from there.

   2. Update Regarding Laurel Road Fence

Mr. Jasper explained that there is no swale for drainage into the wetlands, and the fence cannot be placed where they originally thought. Mr. Schappacher confirmed that the fence was approved incorrectly, and explained that they could put the fence in the same place, but it would have to be off the ground through the wetland. He suggested leaving the wetland area unfenced, and fence up to the wetland. Mr. Jasper suggested changing the plan with the contractor. Mr. Craychee suggested waiting until the dry season to see what it looks like. The Board authorized Mr. Craychee to continue to work with the contractor to complete the fence, as discussed.

H. NEW BUSINESS
   1. Consideration of WCI Provided Plantings on CDD-Owned Property Along the Otello Neighborhood Wall

Mr. Jasper explained that WCI plans to plant oak trees along the Otello wall. He further noted that there was already a plan for AJAX to plant oak trees, through the POA, which is going ahead as planned. WCI’s plantings will complement the AJAX plantings. Mr. Schappacher agreed that the WCI plantings were a good idea, noting that one pepper tree would need cut. Mr. Jasper also noted that WCI had agreed to irrigate, mulch and maintain the landscaping for a year. A motion was made by Mr. Jasper, seconded by Mr. Craychee, and unanimously passed to accept WCI’s proposal.

   2. Receive River Club Appraisal

Mr. Pierman explained that although the final appraisal would not be complete until early next week, the appraiser was able to provide a value range between $5 and $5.3 million. Mr. Jones suggested providing more updates for the community through the POA website, or through emails from Ms. Grigsby. Discussion ensued regarding the public use of the River Club if the District purchased it. Residents agreed that the District should purchase the River Club and establish fees for non-residents. Questions also arose concerning the ability of residents to purchase the bonds themselves as investments.

   3. Discussion Regarding Future of River Club Purchase
Mr. Pierman explained the next steps: obtaining a second appraisal, petitioning the City to amend the District boundaries, and approvals of the engineers’ report, methodology, purchase contract, bond resolution and 170 resolution. Mr. Pierman also noted that he had received a quote of $7,000 from one of the appraisers that Mr. Happer suggested, and further noted that the timeframe had been pushed to April, depending on the validation schedule. Mr. Persson explained the validation process.

A discussion regarding the maintenance of the River Club arose, in which Mr. Jasper explained that there was no current reserve established, but that the District would only accept the River Club in good condition. He further noted that the District would need to build their reserve funds through assessments. Mr. Jasper also noted that the fact finding committee should gather information and make it available for the POA to publish. Mr. Happer suggested that the covenants needed to be updated so the base amenity fee would be changed to a bond repayment fee with a termination date.

A motion was made by Mr. Jasper, seconded by Mr. Jones, and unanimously passed to designate Mr. Jones to pick the appraiser for the second appraisal, not to exceed $8,000. The Board further discussed that the District would pay for the appraisal in order to get it started, and that the POA would reimburse the District.

Mr. Persson stressed the importance of receiving the purchase and management agreements as soon as possible. The Board agreed, and set the next Board Meeting for November 29th at 11:00 a.m.

A discussion ensued regarding the border road with Willow Chase, and what WCI intends to do with it. Discussion also ensued regarding the 5th Board Member seat, and whether or not WCI would like to place someone in the seat. Mr. Barber stated that he did not believe WCI had anyone to put in the seat. Mr. Jones requested that the 5th Seat appointment be placed on the next Board Meeting agenda.


Mr. Pierman presented Resolution No. 2011-05, entitled:

**RESOLUTION NO. 2011-05**

A RESOLUTION OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT ADOPTING A REVISED FISCAL YEAR 2010/2011 BUDGET; AND PROVIDING AN EFFECTIVE DATE.

Mr. Pierman reviewed the final revised budget, explaining that the overage was due primarily to anomalies with engineering, legal and irrigation pumps.
A **motion** was made by Mr. Craychee, seconded by Mr. Jones and unanimously passed to approve Resolution No. 2011-05, as presented.

5. **Consider Acceptance of Common Area Conveyances: Lakes 17A, 18, 19, 24, 27, 30, 44, 53 & 54**

Mr. Schappacher explained that this was the second round of conveyances, and that the first round needed to be accepted, as well. He also confirmed that these lakes were in as-built condition and were ready to be conveyed. Mr. Jasper noted that the Board needed to obtain an agreement with the golf course on maintenance before the final conveyance took place. Mr. Schappacher agreed to provide maps that had been created for the maintenance to Roger, Mike Miles and Mr. Jasper for review. A **motion** was made by Mr. Jasper, seconded by Mr. Jones, and unanimously passed to accept common area conveyances: Lakes 17A, 18, 19, 24, 27, 30, 44, 53 & 54.

A second **motion** was made by Mr. Jasper, seconded by Mr. Craychee, and unanimously passed to accept common area conveyances: Lakes #1, 3, 7 and 9.

6. **Consider Acceptance of Plat of Phase 7 – Artisi Neighborhood**

Mr. Schappacher explained that three lots had been eliminated, resulting in larger lots.

I. **ENGINEERING**

1. **Update Regarding Venetian Lake Bank Restoration**

Mr. Schappacher noted that his next walk through would take place next week and that they are continuing to move forward.

2. **Engineering Updates**

There was no Engineering Updates at this time.

J. **ADMINISTRATIVE MATTERS**

1. **Set the Next Board Meeting Date**

Mr. Pierman reiterated that the next meeting would be on November 29th at 11:00 a.m.

K. **BOARD MEMBER COMMENTS**

The Board discussed the importance of receiving the sales and management agreements as soon as possible, and for them to be distributed to the entire Board for review. The Board also requested that a separate page be created on the VCDD.org website for River Club purchase documents, such as the LOI.
L. ADJOURN

There being no further business to come before the Board, a motion was made by Mr. Jasper, seconded by Mr. Craychee and unanimously passed to adjourn the Regular Board Meeting at 1:33 p.m.

[Signatures]

Secretary/Assistant Secretary

Chair/Vice-Chair