VENETIAN COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 14, 2012

A. CALL TO ORDER

District Manager Jason Pieman called the Regular Board Meeting of May 14, 2012, the Venetian Community Development District to order at 1:30 p.m. in the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275.

B. PROOF OF PUBLICATION

Mr. Pieman presented proof of publication that notice of the Regular Board Meeting was published in the Sarasota Herald Tribune on April 14, 2012, as legally required.

C. ESTABLISH QUORUM

Mr. Pieman determined that the attendance of Chairman Tom Jones, Vice Chairman Jerry Jasper and Supervisor Marshall Turner constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Manager Jason Pieman of Special District Services, Inc.; and General Counsel Andy Cohen of Hankin, Persson, Davis, McClanathan & Darnell; Interim Engineer Rick Schappacher of Schappacher Engineering & Surveying; and Casey Grigsby of Castle Management.

Also present were Josh Grant of the River Club, Rick Barber of WCI and those indicated on the attached Meeting Sign-In Sheet.

D. ADDITIONS OR 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. OLD BUSINESS

There were no Old Business items to come before the Board.

G. NEW BUSINESS

1. Discussion Regarding Venetian River Club

Mr. Jasper provided an update on the insurance, stating that they might still need a flood letter, but that we might be okay, because the River Club is over the 100 year flood level. He is exploring water backup insurance to see if it is already included in our coverage. Mr. Schappacher agreed that the
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River Club is above the flood plain, but explained that the correct box on the certification is not checked for the insurance coverage. He further explained that they might need a LOMR, which could be costly.

Mr. Cohen stated that we are altering the contract with WCI so the District can operate under their alcohol license until the end of July. He also stated that WCI is going to provide the District with a list of homes with c/o’s.

Mr. Cohen also stated that he is waiting to hear from WCI concerning the declaration changes, noting that they cover the first amendment that take out purchase and transfer language.

A discussion ensued regarding the need to clarify, in writing, what is being changed on the assessments and how residents will be refunded the tax they paid on their dues, should it be refunded from the tax collector.

2. Consider Resolution No. 2012-07 – Setting Forth the Specific Terms of the Capital Improvement Revenue and Refunding Bonds

Mr. Cohen presented Resolution No. 2012-07, entitled:

RESOLUTION 2012-07


Mr. Cohen stated that this incorporates the final numbers from the bond sale and adopts the two assessment methodologies.

A motion was made by Mr. Turner, seconded by Mr. Jasper and unanimously passed to approve Resolution No. 2012-07, as presented.
H. ENGINEERING
   1. Engineering Updates

Mr. Schappacher presented his findings on road paving and projected lifespan. He stated that an issue was with garbage trucks starting and stopping, causing the road to buckle. Mr. Schappacher presented lifespans of different roads, with cost estimates, stating that areas that need fixed “now” could be patched.

Ms. Grigsby reported that the irrigation pressure issues had been investigated and they found that one line had been shut off. After opening the line, pressure was restored. Ms. Boyer stated that residents should clean their filters regularly, and asked if the irrigation system was designed adequately. Mr. Barber responded that their analysis shows that the irrigation system is sufficient, and that they will be getting more well water in the next month or so. Mr. Jones recommended that the POA and District spend more time ensuring irrigation lines are kept clear.

I. ADMINISTRATIVE MATTERS

Mr. Pierman presented Mr. Cohen’s letter, notifying the Board of the firm’s contracted rate increase.

J. BOARD MEMBER COMMENTS

The Board consensus was to change the June 18th meeting to June 11th. Mr. Jones agreed to confirm the River Club’s availability.

K. ADJOURN

There being no further business to come before the Board, a motion was made by Mr. Jones, seconded by Mr. Jasper and unanimously passed to adjourn the meeting at 2:45 p.m.