A. CALL TO ORDER

District Manager Michael Rosen called to order the Regular Board Meeting of October 8, 2012, of the Venetian Community Development District at 9:30 a.m. in the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275.

B. PROOF OF PUBLICATION

Mr. Rosen presented proof of publication that notice of the Regular Board Meeting was published in the Sarasota Herald Tribune on September 19, 2012, as part of the District’s Fiscal Year 2012/2013 Regular Meeting Schedule, as legally required.

C. ESTABLISH QUORUM

Mr. Rosen determined that the attendance of Chairman Tom Jones, Vice Chairman Jerry Jasper and Supervisors Marshall Turner, Mike Craychee and Barry Snyder constituted a quorum and it was in order to proceed with the meeting.

Also present were: District Managers Michael Rosen of Special District Services, Inc.; General Counsel Andy Cohen of Hankin, Persson, McClenathan, Cohen & Darnell; and HOA Manager David Liston.

D. ADDITIONS OR DELETIONS TO THE AGENDA

The item: Federal ADA Mandated Pool Handicap Lifts will be added under Item G-4.

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. September 10, 2012, Convened Regular Board Meeting

The minutes of the September 10, 2012, Convened Regular Board Meeting were presented. A motion was made by Mr. Snyder, seconded by Mr. Craychee and passed unanimously approving the minutes of the September 10, 2012, Convened Regular Board Meeting, as amended.

G. OLD BUSINESS
   1. Update Regarding Sales Tax Refund

Mr. Cohen presented an update of the activities with the State Department of Revenue; all required documents have been submitted. A new DOR reviewer has been assigned; Mr. Cohen is waiting for a
response from the reviewer. A general discussion took place regarding the method of repayment to the residents and could most likely be a credit on a future payment statement.

2. Audit of WCI Invoice Payments for June & July

Mr. Jasper discussed his attempts to get an audit of the June/July invoices paid by WCI for the River Club expenses, specifically checks written by WCI on behalf of the District with no back up invoices. Mr. Rosen detailed Special District Services’ attempt to get the invoices during a telephone conference call with Samantha Sheffield of WCI. Mr. Rosen explained that SDS could not issue a memo stating that the payments made look to be appropriate without seeing the invoices. Mr. Rosen further explained that the Invoices are, in fact, District property and public record. Samantha Sheffield requested another telephone conference call with John Ferry, which is scheduled for today at 3:00 p.m. to discuss the viewing of the invoices from June/July and the future. Josh Grant explained that all entries on the check register should have the name of the vendor and purpose of the invoice, plus the dollar amount owed and that WCI has several people working on the daily bookkeeping, Hilda Delgado, who works for Ms. Sheffield. So far, no names or purposes have appeared on the check registers.

3. Status Report Regarding Liquor License

Mr. Cohen stated that all required paper work by the District is complete; an on-site inspection is pending in order to finalize.

4. Possible State Mandated Swimming Pool Handicap Lift Chair

A general discussion took place regarding the possibility of having to add two (2) special lift chairs; rules regarding the chair installation still need research and the finalization of the River Club Rules and Regulations must take place in order to comply. Mr. Schappacher will research the Federal ADA rules and regulations.

H. RIVER CLUB

1. August Financial Statement

The August financial statement was reviewed by Mr. Jasper.

2. Review Projected Income Statement

Mr. Jasper reviewed the potential revenue stream coming from new homes dues; WCI models; short fall at closing; collection since the closing; projected new homes coming on line; restaurant income and more. During the review of these items and the August Financials, Josh Grant explained the over runs due to the FPL deposit that was not anticipated in the budget, as well as possible two months of
FPL payments during the month of July. A discussion arose regarding “what was paid to FPL in June or July since the District didn’t own the facility until May 31.” Josh Grant will further research.

3. Update Regarding River Club Reserve Account

Mr. Jasper reviewed the reserve account, its status and how it functions; he would like SDS to take over the management of the account as soon as possible, but he would be available to review and advise.

4. Club Survey Review & Discussion

This item will be discussed at a future meeting.

5. Status and Future of Enviro-Tech Roofing Contract

Mr. Craychee updated the Board on the status of the roofing work. The contractor is now scheduled to start this week and take about 2 weeks to complete.

6. Status Report Regarding Club House Painting

Mr. Craychee advised that the painting was completed 2 weeks ago. Mr. Craychee and Josh Grant inspected via a walk thru and found the work to be acceptable. Warranties from the paint manufacturer, Sherwin-Williams, should be forthcoming. The Warranty will be for 7 years, covering labor and material.

7. Update Regarding Hurricane Preparedness Plan

This item will be discussed at a future meeting.

8. Discussion Regarding Club Members Club Account Security Issue

Josh Grant to review procedures for Bar and Restaurant Bill signing by residents and review this procedure with his staff.

9. General Manager’s Club House Repair/Renovation “Wish List”

Josh Grant will author a new comprehensive list of items to be purchased, repaired or maintained and will submit it along with a dollar value so the Board can review and add what is approved to the budget documents.

10. Consider Purchase/Installation of New Storage Shed
Josh Grant reviewed the status of the purchase and permitting of the new storage shed. The permit could be ready in two weeks.

11. Establish Date of Second Workshop Regarding River Club Rules & Regulations

Mr. Snyder presented his draft of the new Rules & Regulation, which contains input from other Board Members and Josh Grant. Definitions for the Owner (CDD) and the Manager (WCI) were reviewed along with the goal of the Rules & Regulations; “Quality of Membership and Safety & Enjoyment of the Residents.” Discussion ensued on a line by line basis, from the beginning of the draft to the end. Once Mr. Snyder makes all the changes, a copy will be sent to Mr. Rosen for distribution to the Board and appropriate staff. Mr. Cohen discussed the legal procedures necessary to approve and adopt the new rules, which entails advertising for a Public Hearing for the residents since this is a “fee establishment” as well and is part of the Public Hearing Process and Rule Making according to Florida State Statutes Chapter 120. There will be one Public Hearing. Chairman Tom Jones requested that the final version of the Rules & Regulations be posted on the District website with a simple “click here” command. It appears that the Public Hearing, due to advertising requirements, will take place mid-November, a date certain to be determined when the newspaper confirms that they will publish.

12. Consider Formation of Tennis, Pool & Fitness; Social; and Grounds/Facilities Committees

Mr. Cohen requested that SDS find out if the members of the future Committees are covered under the District’s liability insurance policy. Each committee will consist of the following: 3 - 7 members (always an odd number); the CDD Board will appoint members; the terms will be staggered; one CDD Board Member to be included on each committee; the Sunshine rules apply; each committee will elect a Chairperson and Secretary; the Secretary will take meeting notes and post the notes; meetings will be held once per month; a schedule for meetings will be set and posted. Josh Grant or another staff member will also attend each committee meeting.

13. Lake Bank Usage by Persons Not Living in the House the Lake Bank Parallels

Mr. Cohen started a general discussion regarding the Rules and Regulations that the CDD can deploy regarding lake bank usage. If you don’t live in the house the lake bank parallels, you should not be there. The house in question is at 222 Pesaro. A motion was made by Mr. Turner, seconded by Mr. Jones to have Mr. Cohen draft more specific language to be added to the document, which prohibits dog walking, fishing and other non-maintenance activities behind the homes. Upon being put to a vote, the motion carried unanimously.

14. Need for New Treadmills in the Gym

Josh Grant presented his request for adding 5 new treadmills due to the condition of the existing five. The cost is approximately $21,000 to purchase vs. leasing. Warranty is 3 years on the mechanisms and
5 years on the body. Brand is Life Fitness. A motion was made by Mr. Jasper, seconded by Mr. Snyder to purchase 5 treadmills with a not to exceed budget of $21,000. Upon being put to a vote, the motion carried unanimously.

15. Oak Tree Roots at 301 Cypriani

The resident is concerned regarding the roots possibly invading the foundations of the home. The Board agreed that root pruning would be appropriate to alleviate the situation.

I. NEW BUSINESS

1. WCI’s Requested 5th Supplement to River Club Declarations

Mr. Cohen advised that the proper action had been taken with WCI regarding this matter and that no Board action was necessary.


A general discussion ensued of the new policies; an issue with most Members of the Board was the inclusion/charge for the “fencing” which, at this point in time, no one knows where it is. Mr. Rosen will research and get back to the Board. Ratification by the Board of the new insurance policy will take place once the requested information has been gathered.

J. ENGINEERING

1. Status Report Regarding Lake #34

There was no status report on this item.

2. Discussion Regarding Lake Banks

There was no discussion regarding this matter.

3. Consider Request from WCI for CDD Conveyance to the City of Venice of Two Well Sites along Laurel Road

No report available at this meeting. Mr. Schappacher will follow up with WCI and the Board.

4. Discussion Regarding Potential LOMAR for FEMA Flood Insurance

No report available at this meeting; still waiting for FEMA to finalize their flood maps.

K. ADMINISTRATIVE MATTERS

Mr. Jones questioned whether WCI will be selling lots to other builders on the future estate lots and what architectural standards they will follow. Per Mr. Jasper, in a conversation with Rich Barber of WCI, they will go through the ACC Committee. The Board also discussed how payment on CDD long
term and O&M debt service would be made. It was agreed by all Board Members that any new lot owner should pay assessments using the same criteria that WCI is bound by.

L. BOARD MEMBER COMMENTS

There were no comments from Members of the Board.

M. 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 Regular Board Meeting at 2:50 p.m. Upon being put to a vote, the motion carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair
VENETIAN COMMUNITY DEVELOPMENT DISTRICT

SIGN-IN SHEET

MEETING DATE: October 8, 2012

Please print your name & address below.

Print Name

Howard Slaic
David Lison
James Bontinck

Address

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