A. CALL TO ORDER

District Manager Michael Rosen called to order the Regular Board Meeting of October 22, 2012, of the Venetian Community Development District at 1:30 p.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 Vice Chairman Jerry Jasper and Supervisors Mike Craychee and Barry Snyder constituted a quorum and it was in order to proceed with the meeting.

Also present were: District Manager Michael Rosen of Special District Services, Inc.; General Counsel Andy Cohen of Harkin, Persson, McLennan, Cohen & Darnell; Interim Engineer Rick Schappacher of Schappacher Engineering & Surveying; Rick Barber, WCI Coordinator; HOA Manager David Liston; and River Club WCI General Manager Josh Grant.

Also present were those listed on the attached Sign-In Sheet.

D. ADDITIONS OR DELETIONS TO THE AGENDA

The item: Third Party Collections by WCI and associated legal fees will be added under New Business.

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

Resident Mr. Bill McCullough requested that a discussion take place regarding a draft of a re-bundled of the club amenity structure. Mr. McCullough presented the outline; the Board’s preference was to wait to hear the presentation until the next meeting, which will be November 12th, when all 5 Board Members would be present.

F. APPROVAL OF MINUTES

1. October 8, 2012, Regular Board Meeting

The minutes of the October 8, 2012, Regular Board Meeting were presented. The following amendments were made:
VENETIAN COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 22, 2012

Item D – delete “State” and replace with “Federal ADA” Mandated.
Item G-2 – 10th line down – delete “…one person in charge…” and replace with “several people
working on the daily…” bookkeeping.
Item G-4 – last sentence – delete “state” and replace with “Federal ADA” rules.
Item H-11 – 9th line down – delete “…2 Public Hearing” and replace with “…one Public Hearing.”
Item H-13 – 3rd line down – incorrect address – should be 222 Pesaro, not 186 Portofino.
Item H-14 – 3rd line down – should read “Brand is Life Fitness.”

A motion was made by Mr. Craychee, seconded by Mr. Snyder and passed unanimously approving the
minutes of the October 8, 2012, Regular Board Meeting, as amended.

G.  OLD BUSINESS
   1. Update Regarding Sales Tax Refund

Mr. Cohen updated the Board regarding his conversations with the DOR’s new agent, Phyllis. Three
additional items are needed:

WCI original invoices;
Amended return (Marybeth Ebenger is now completing); and
Refund issue, proof that the tax is being refunded.

It was the general consensus of the Board that a refund on the club’s monthly invoices would be the
best method. However, if a resident doesn’t use the account, a refund check would have to be issued
by WCI.

2. Discussion Regarding Audit of WCI Invoice Payments for River Club

Mr. Jasper presented the matter regarding the method by which WCI stores old invoices, i.e., scanned
electronically with originals kept in storage, etc. The discussion moved to the mandated government
requirement of a Community Development District by Mr. Snyder who asked Mr. Cohen if this
applied to the River Club invoices; Mr. Cohen replied that it did and the invoices would need to be
kept for future review. Mr. Craychee questioned why WCI couldn’t set up a separate electronic file for
the River Club. Mr. Snyder, after Board discussion meeting with John Ferry of WCI to resolve,
volunteered to do so and report back to the Board.

3. Update Regarding Liquor License

Josh Grant stated that the on-site inspection by the State passed and the license should be mailed to the
Club.

4. Discussion Regarding Assessment Payments for WCI Spec Homes and Homes Under
Construction
The reply letter that John Ferry issued regarding Speculation Homes and Homes Under Contract was discussed. Speculation Homes assessment start 1 year after the Permit is issued or when a C/O (Certificate of Occupancy) is issued, whichever comes first. Homes under contract for an end user and the gap between the C/O and the Closing was discussed. The Board agreed that the Closing should be the date for the O & M start. Mr. Cohen was questioned if the Original Purchase Contract should be modified; he replied no.

5. Discussion Regarding WCI Sales of Estate Home Sites (Assessment & Architectural Standards)

The Board discussed and agreed that the Architectural standards review is held by the POA and not the responsibility of the CDD. Payment of the Estate Home sites would be made by the new owner using the same rules WCI paid by.

During the discussion it was also agreed by the Board that the Board would sign the GAP agreements. A motion was made by Mr. Snyder, seconded by Mr. Craychee to authorize the Board Chairman or Vice-Chairman to sign the future GAP agreement. Upon being put to a vote, the motion carried unanimously.

H. RIVER CLUB
   1. Status of Enviro-Tech Roofing Contract

Mr. Craychee stated that the roofing work has started and should be complete within a few weeks. Dry conditions must prevail in order to complete all the chemical welding at the flat roof areas.

   2. General Manager’s Club House Comprehensive Wish List and Cost Estimate

Josh Grant mentioned that he would try to sell/dispose of the old club house and fitness equipment; Mr. Cohen stated that there are rules regarding the District selling old equipment. Mr. Cohen will get the rules to the Board. Josh also presented a comprehensive Capital/Wish List Plan in chart form. The Board requested that the chart be re-organized by need of the various items and priority. Mr. Snyder suggested that the Merit Increase for RC Staff not be placed on the Capital List.

   3. Status of New Storage Shed

Josh Grant stated that the building permit should be ready this week and work will start right after it is issued.

   4. Discussion Regarding River Club Rules & Regulations
Mr. Cohen stated that SDS got the official Public Notices published. Mr. Snyder updated the Board on the progress of the final draft of the documents and fee schedules. Conversations regarding children's admittance to the various areas of the club; Sunday afternoon club closings and restroom lockage; fees; and other line items were reviewed. It was the Board's desire to get the final draft, once completed, on the VCDD website prior to the Public Hearing on November 19, 2012.

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

The Board discussed the four committees previously suggested: Tennis, Pool & Fitness, Social (including Food & Beverage) and Grounds/Facilities. Mr. Snyder suggested, for discussion purposes, the possible need for a Budget Committee. After much discussion, the Board agreed the original 4 committees were satisfactory. Josh Grant has gathered names of residents who have submitted their names for consideration for the various committees. Josh will do a last call for volunteers. The Board will consider what criteria in order to appoint members for each committee.

1. NEW BUSINESS


Mike Rosen stated that we are waiting for the insurance company to find and produce the original policy that might explain the location and extent of the fencing that is covered under the policy.

2. Transition Financing

Mr. Jasper reviewed the status of the transition period financing and reviewed the status of the income statements. The projected income is cautiously optimistic for the 2012/2013 budget year. Mr. Jasper stated that an end of the year statement for 2011/2012 would need to be completed.

3. Legal Fees

Mr. Jasper presented his findings regarding WCI’s third party (legal) charges to the River Club account for debt collection. They are both legal firms and estoppel fees. Mr. Snyder is to discuss this with WCI and Mr. Cohen will review the Sales Agreement with regard to the estoppel fees.

J. ENGINEERING

1. Status Report Regarding Lake #34 Repairs

Rick Schappacher reiterated that the water level needs to go down before the contractor can start the work; Mr. Schappacher will keep the Board updated.

2. Consider Request from WCI for CDD Conveyance to the City of Venice of Two Well Sites Along Laurel Road
Rick Barber of WCI is going to meet with the City to see if the proposed locations are acceptable to the City. He will also see what easement might be needed by the City. Mr. Barber stated that the sites would be landscaped to hide the apparatus. Mr. Snyder asked if the current water table would be affected. Mr. Craychee asked what the relationship of the new wells with the existing pipelines along Laurel were.


After discussion, a motion was made by Mr. Snyder, seconded by Mr. Jasper to allow Rick Schappacher to proceed with the LOMAR application on behalf of the District.

4. Installation of Final Lift of Asphalt

Mr. Schappacher reported that WCI is installing the final lift of asphalt on Cypriani and Palazo. Mr. Schappacher will also coordinate with David Liston regarding an approximate 50 foot x 12 foot area of asphalt by the guard house that needs to be re-paved.

5. Swimming Pool ADA Chair Lift Requirements

Mr. Schappacher researched the new Federal ADA requirements and found that there are some conflicting issues in the interpretation. It appears that January 31, 2013, is the point in time it should be resolved. The Board instructed Josh Grant to add this to the Wish List for two pools at approximately $5,000 each for a total of $10,000.

6. Phase 6 Plat

Mr. Schappacher reported that the Phase 6 Plat is ready to be recorded. The general consensus of the Board is that they have no objections for WCI to proceed.

K. ADMINISTRATIVE MATTERS

During a discussion regarding the Declarations, it was agreed that the Declarations and Master Declarations would have to be modified after the November 19, 2012, Public Hearing; possibly at the December 10th meeting.

L. BOARD MEMBER COMMENTS

A general discussion regarding the December meeting schedule took place. It was noted that meetings are scheduled for December 16th and December 24th. The 24th being the day before Christmas (Christmas Eve).
M. ADJOURN

There being no further business to come before the Board, a motion was made by Mr. Snyder, seconded by Mr. Craychee and unanimously passed to adjourn the Regular Board Meeting at 5:10 p.m. Upon being put to a vote, the motion carried unanimously.

[Signatures]

Secretary/Assistant Secretary

Chair/Vice-Chair
<table>
<thead>
<tr>
<th>Lease Items</th>
<th>Item Description</th>
<th>Cost</th>
<th>Bus Unit</th>
<th>Est. Life</th>
<th>Est. Month Needed</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>13-Sep</td>
<td>Bistro Style Tables/Chairs</td>
<td>$4,500.00</td>
<td>N/A</td>
<td>N/A</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>14-Sep</td>
<td>Tennis Ball Machine</td>
<td>$3,000.00</td>
<td>N/A</td>
<td>N/A</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>15-Sep</td>
<td>Upgrade for HVAC System/Facility</td>
<td>$8,000.00</td>
<td>N/A</td>
<td>N/A</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>16-Sep</td>
<td>TV Replacement Kit/Parts</td>
<td>$1,200.00</td>
<td>N/A</td>
<td>N/A</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>17-Sep</td>
<td>A/C Unit Reserve</td>
<td>$1,500.00</td>
<td>N/A</td>
<td>N/A</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>18-Sep</td>
<td>Camera Surveillance Upgrade</td>
<td>$3,500.00</td>
<td>N/A</td>
<td>N/A</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>19-Sep</td>
<td>Landscape Upgrade</td>
<td>$7,000.00</td>
<td>N/A</td>
<td>N/A</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>20-Sep</td>
<td>Resiliency CDP's</td>
<td>$6,000.00</td>
<td>N/A</td>
<td>N/A</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>21-Sep</td>
<td>Exercise Bikes</td>
<td>$6,000.00</td>
<td>N/A</td>
<td>N/A</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>22-Sep</td>
<td>Portable Bar</td>
<td>$6,000.00</td>
<td>N/A</td>
<td>N/A</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>23-Sep</td>
<td>Banquet Chairs</td>
<td>$6,000.00</td>
<td>N/A</td>
<td>N/A</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>24-Sep</td>
<td>Wet Increase for RC Stall</td>
<td>$6,000.00</td>
<td>N/A</td>
<td>N/A</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>25-Sep</td>
<td>Patio Space Heaters</td>
<td>$5,000.00</td>
<td>N/A</td>
<td>N/A</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>26-Sep</td>
<td>New or Replace</td>
<td>$5,000.00</td>
<td>N/A</td>
<td>N/A</td>
<td>N</td>
<td></td>
</tr>
</tbody>
</table>

Capital Wish List Plan
River Club 2012-13
Venetian River Club 10.22.12
Prepared by: Bill McCullough  757-8947
290 Mistletoe Place  pbmccull@comcast.net
A. Perfect time to discuss changes
  1. New ownership
  2. Public access fees
B. Standard Industry Practices indicate:
  1. Separation of membership fees
     a. Social + Tennis
     b. Social
     c. Tennis (substantial fee required)

[Plantation, Jacaranda West, Meadows, River Strand, Heron Creek - enclosed]
C. Proposal forward
  1. Social Membership Mandatory
     a. Basic amenity package
        Restaurant, Pools, Exercise Room
  2. Tennis Membership Voluntary Fee Based
  3. Exercise Programs
D. Analysis
  1. Sub Committee
  2. Survey Homeowners
  3. Homeowners Vote
Jacaranda West Country Club

Seasonal Memberships
Available One, Three, or Six Months
Memberships, 2012-2013

Golf
- Family $850 a month
- Single $650 a month

Dining & Social - $120 a month
Includes dues and fees, first month due at signing. Join annual within three years and get discounts on entrance fees

Tennis
Family: $795 for 3 months $1210 for 6 months
Single: $615 for 3 months $930 for 6 months

Seasonal Golf limited to 60 memberships
Dues and Fees subject to 7% sales tax.

941-497-5361 membership@jacwestcc.com

Member Info | member Info | Golf | Tennis | Social | Dining & Social | Membership Information | Membership Only
--- | --- | --- | --- | --- | --- | ---
Designed and Hosted by New Generation Media, LLC. © 2009

Membership Opportunities

Proprietary Golf Membership
Provides full access to all of the Club's facilities and amenities to include the championship 18-hole golf course, practice green, driving range, pro shop, tennis, dining, clubhouse, and all social events and activities. Proprietary Golf Membership will include a non-refundable, non-transferable equity certificate.

Entrance Fee: $1,600
Family Monthly Dues: $425
Individual Monthly Dues: $440

Proprietary Flexible Golf Membership
Provides full access to all of the Club's facilities and amenities to include the championship 18-hole golf course (applicable green fee will apply), practice green, driving range, pro shop, tennis, dining, clubhouse, and all social events and activities. Proprietary Flexible Golf Membership will include a non-refundable, non-transferable equity certificate.

Entrance Fee: $1,600
Monthly Dues: $238

Young Professional Membership
Provides full access to all of the Club's facilities and amenities to include the championship 18-hole golf course, practice green, driving range, pro shop, tennis, dining, clubhouse, and all social events and activities.

Ages 41-55
Entrance Fee: $600
Family Monthly Dues: $280
Individual Monthly Dues: $227

Ages 21-40
Entrance Fee: $500
Family Monthly Dues: $268
Individual Monthly Dues: $166

Sports Social Membership
Provides access to all of the Club's facilities and amenities to include tennis, dining, clubhouse and limited golf privileges (limited to 36 holes per month) and includes involvement in all social events and activities.

Entrance Fee: $300
Family Monthly Dues (2 or more tennis players): $120
Individual Monthly Dues (1 tennis player): $90

Dining Membership
Dining Membership provides full access to all of the Clubhouse facilities and amenities including dining and all social events and activities (no golf or tennis privileges). Dining Memberships are available in family, or single (unmarried) categories.

Entrance Fee: $160
Family Monthly Dues: $64
Single Monthly Dues (unmarried): $61

Cottage Fee
Proprietary Golf
and Proprietary Flexible Golf - $850 annual
Young Professional (ages 41-55) - $855 annual
Young Professional (ages 21-40) - $190 annual
Sports Social - $450 annual
Dining - $140 annual

Additionally:
- Proprietary members will also be billed an annual Restaurant Service Charge of $200 for family and $100 for single (unmarried) members.
- Young Professional, Sports Social and Dining members will be subject to an 18% service charge on their restaurant bill.

Proprietary Golf and Young Professional Membership fees listed above include unlimited green fee play, subject to applicable cart fees. Wearing all non-change is permitted, in addition to the following cart options:
1. Trail Fee for privately-owned carts
2. Cart leasing program for Club-owned carts
3. Preferred member cart fees for Club-owned cart

ANNUAL MEMBERSHIPS

Traditional Full, Flexible Full and International Full Members are entitled to full use of all the golf, tennis, social, fitness, heated pool, and other facilities of the Club.**

Tennis Equity Members are entitled to unlimited tennis, social, dining, heated pool, fitness, locker rooms, charging and guest privileges. Use of golf facilities are available on a fee basis.**

Sports Equity Members are entitled to attend all social functions, use of all dining facilities, heated pool and fitness center. Use of golf and tennis facilities are available on a fee basis.**

Intermediate Golf Memberships are designed for younger individuals/families (under 59, at various levels) with most full Club benefits. (Intermediate Golf will convert to equity at age 59.)*

Intermediate Tennis Memberships are designed for younger individuals/families (under age 59, at various levels) with unlimited tennis, social, dining, heated pool, fitness, locker rooms, charging and guest privileges. (Intermediate Tennis will convert to equity at age 59.)*

Social Associate Memberships offers all social, dining and pool privileges.*

Business Membership for both business owners and a limited number of employees may be available.*

** Equity members have voting privileges, and all memberships are subject to an initiation fee, dues, and may be responsible for food and beverage minimums, advance reservation program, and some other restrictions. Tennis and Social Equity members can utilize golf and/or tennis facilities at the approved rate, which may be adjusted annually. Advance reservation limitations may apply.

* Non-equity members do not have voting privileges and are subject to monthly dues and fees and may be subject to food and beverage minimums, and/or activity fees in accordance with their reduced privileges.
2012 Invitational Tennis Memberships

Individual Membership ........................................... $800
Family Membership .................................................. $1,000

Seasonal Memberships:
January – April: $350 Individual, $400 Family
May - August: $200 Individual, $300 Family
September - December: $350 Individual, $400 Family

Benefits of Membership include:
- 8 Har-Tru Tennis Courts
- Unlimited Tennis
- Full-Service Fine Dining Restaurant and Bar
- 24-Hour Fitness Center
- Resort Style Pool
- Jacuzzi, Tiki Bar
- Discounts on Golf Rates
- Discounts on golf and tennis apparel, and much more.

Tennis Pro Shop: 941-932-8680

*Membership is valid until December 31, 2012.
*Family Memberships include individual, spouse, and children 21 and under, living at home.

*Membership Fees subject to Florida State Sales Tax.
River Strand Tennis
7135 Grand Bayou Trail, Bradenton, FL 34212


9/12/2012
# Annual Schedule of Dues and Fees Through September 30, 2013 (Subject to Change)

## Golf Green Fees

<table>
<thead>
<tr>
<th>Service Description</th>
<th>10/1 Through 10/31</th>
<th>11/1 Through 4/30</th>
<th>5/1 Through 9/30</th>
</tr>
</thead>
<tbody>
<tr>
<td>Guest with Golf Member</td>
<td>$32.00</td>
<td>$52.50</td>
<td>$32.00</td>
</tr>
<tr>
<td>Tennis/Social Member (Limited to two 18 hole rounds per calendar month)</td>
<td>$32.00</td>
<td>$52.50</td>
<td>$15.00</td>
</tr>
<tr>
<td>Guest with a Tennis or Social Member</td>
<td>$32.00</td>
<td>$52.50</td>
<td>$32.00</td>
</tr>
<tr>
<td>Golf Equity Family Guest</td>
<td>$18.00</td>
<td>$35.00</td>
<td>$10.00</td>
</tr>
<tr>
<td>Electric Cart (Per Person)</td>
<td>$20.50</td>
<td>$20.50</td>
<td>$20.50</td>
</tr>
<tr>
<td>Practice Range</td>
<td>$N/C</td>
<td>$N/C</td>
<td>$N/C</td>
</tr>
<tr>
<td>Electric Cart</td>
<td>$20.50</td>
<td>$20.50</td>
<td>$20.50</td>
</tr>
<tr>
<td>Handicap Service</td>
<td>$25.00/Year</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Golf Club Rental</td>
<td>$30.00/round</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Club Storage</td>
<td>$90.00 Annually, $75.00 Seasonally (5 Months or Less)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Locker Rental</td>
<td>$75.00 Annually, $50.00 Seasonally (5 Months or Less)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Advance Tee Times

- Full/Golf Member: 7 Days Advance Reservation
- Tennis/Social Member: 3 Days Advance, Twice A Month Reservation

## Tennis Court Fees (Daily)

<table>
<thead>
<tr>
<th>Service Description</th>
<th>10/1 Through 10/31</th>
<th>11/1 Through 4/30</th>
<th>5/1 Through 9/30</th>
</tr>
</thead>
<tbody>
<tr>
<td>Social &amp; Golf Members &amp; Guests</td>
<td>$15.00</td>
<td>$15.00</td>
<td>$5.00</td>
</tr>
<tr>
<td>Full/Tennis Member: Day Guests</td>
<td>$5.00</td>
<td>$15.00</td>
<td>$5.00</td>
</tr>
<tr>
<td>House Guests</td>
<td>$5.00</td>
<td>$15.00</td>
<td>$5.00</td>
</tr>
<tr>
<td>Family Guests</td>
<td>N/C</td>
<td>$5.00</td>
<td>N/C</td>
</tr>
</tbody>
</table>

## Ball Machine Rental—Matchmate

- $10/hour

## Advance Court Times

- Full/Tennis Member: 7 Days Advance Reservation
- Golf/Social Member: 3 Days Advance Reservation
- Limited to 8 Times Per Month Per Membership
Heron Creek

Special Membership Offerings:

Member Benefits:

- Discounts on membership fees
- Access to exclusive events
- Invitations to member-only gatherings


Testimonials:

The club has exceeded expectations. We have found our new home. The staff is friendly and welcoming. The course is challenging and well-maintained. The community is friendly and welcoming. The clubhouse is spacious and well-appointed. The golf course is beautiful and well-maintained. The overall experience is excellent.

Dinner: Enjoy a delicious meal at the clubhouse. The cuisine is excellent, and the service is attentive. The ambiance is relaxing and welcoming.

Amenities:

- Swimming pool
- Clubhouse
- Tasting room
- Pro shop
- Practice range
- Restaurant
- Bar

Heron Creek Golf & Country Club
# SIGN-IN SHEET

**MEETING DATE:** October 22, 2012

Please print your name & address below.

<table>
<thead>
<tr>
<th>Print Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Howard Slain</td>
<td>302 Mestre Pl</td>
</tr>
<tr>
<td>Joe DeNizilio</td>
<td>601 Viceria Way</td>
</tr>
<tr>
<td>Roger Quinn</td>
<td>161 Mestre Ct</td>
</tr>
<tr>
<td>Bill McCullough</td>
<td>290 Mestre Place</td>
</tr>
<tr>
<td>Peter Robertson</td>
<td>Cappello</td>
</tr>
<tr>
<td>David Liston</td>
<td>For more</td>
</tr>
<tr>
<td>T.J. Shea</td>
<td>238 Hanoverage Dr.</td>
</tr>
</tbody>
</table>

---