A. CALL TO ORDER

District Manager Michael Rosen called to order the Regular Board Meeting of November 12, 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 Manager Michael Rosen of Special District Services, Inc.; General Counsel Andy Cohen of Hankin, Persson, McClenathan, Cohen & Darnell; District Engineer Rick Schappacher of Schappacher Engineering & Surveying; Rick Barber, WCI Coordinator; HOA Manager David Liston; and River Club WCI General Manager Josh Grant.

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 was a general discussion regarding excessive noise coming from an event on Saturday night where the band was stationed outdoors instead of indoors, as normal. Mr. Jasper suggested that all events conform to the existing City of Venice noise ordinance criteria.

F. APPROVAL OF MINUTES

1. October 22, 2012, Regular Board Meeting

The minutes of the October 22, 2012, Regular Board Meeting were presented. The following amendments were made:

Item G-4 – the last sentence: strike the word “Contract” and add “Original Purchase Contract”; also in the last sentence: strike “…leave the Contract…” (to the end of the sentence).
Item K – second line: strike “…by the POA.”
A motion was then made by Mr. Craychee, seconded by Mr. Turner and passed unanimously approving the minutes of the October 22, 2012, Regular Board Meeting, as amended.

G. OLD BUSINESS
   1. Update Regarding Sales Tax Refund

Mr. Cohen presented an overview of his communications with the Department of Revenue (DOR) to date. It appears that all items have been completed that the DOR requested and Mr. Cohen is waiting to get confirmation of same. When all is approved, WCI will insert in the November club invoices a $27.65 credit for each home. If a homeowner does not use their account, eventually, a refund check will be issued by WCI.

   2. Discussion Regarding Assessment Payments for WCI Spec Homes and Homes Under Construction

Mr. Rosen reported that he has requested from WCI a copy of a report that is issued which lists models, sold homes and anticipated closing dates and speculative homes. It is a report that is given to Castle Management, as well. Currently waiting for a decision by WCI. To further aid in identifying all lots, Mr. Schappacher is producing a Master Site plan showing all legally platted lots that will give us an inventory of total lots that would be subject to the CDD assessments.

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

Mr. Craychee reported that the roofing contractor could be completed by the end of this week. Mr. Cohen reported that there is still a legal issue with the garnishment order regarding the pressure cleaners and now the associated legal costs the CDD is incurring to defend its position. Mr. Cohen will issue a memo with cost detail.

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

Josh Grant presented a revised list per the Board’s direction at the last meeting. The list will be discussed at a future meeting.

   3. Discussion Regarding River Club Rules & Regulations

Mr. Snyder presented an overview of the proposed new Rules, Regulations and Fees to the audience. Mr. Snyder answered various questions and dispelled many misunderstandings that have circulated. In general, the audience was satisfied with the presentation and advised of the advertised Public Hearing to be held next week on November 19th at 1:30 p.m. Mr. Jones advised the audience that everyone should go to the Venetian CDD website to read the tax pro ration explanation.
4. Consider Formation of Tennis; Pool & Fitness; Social; & Grounds/Facilities Committees

A general discussion ensued regarding how the committees should be formed. Board Members comments: Mr. Snyder is not in favor of a lottery system. Mr. Jasper wrote a white paper on a proposed appointment system. Mr. Craychee is in favor of ex officio members selecting committee members. Mr. Turner is in favor of either system: lottery or ex officio selecting. Mr. Jones is in favor of the lottery system. It was agreed that a Bio from each resident wishing to serve should be submitted.

A motion was made by Mr. Snyder, seconded by Mr. Craychee that ex officio members submit a slate of candidates for their committee to the Board. Upon being put to a vote, the motion carried on a vote of 4 in favor and 1 opposed. Mr. Jones cast the dissenting vote. With regard to how the committees will function, a motion was made by Mr. Snyder, seconded by Mr. Jones for the following criteria:

Each committee will consist of seven (7) members with a quorum of four (4);
Each member will hold a two (2) year term and submit a staggered term scheduled at the start;
Ex officio members of each committee will report back to the Board. The ex officio member does not vote, nor does the staff member who will sit on each committee;
The number of meetings is up to the committee Chair, as well as the frequency of meetings;
The Chair and Secretary of each committee will be selected by the committee members;
Ex officio committee assignments:

Mike Craychee – Facilities
Jerry Jasper – Tennis
Barry Snyder – Fitness & Pool
Jim Shea – Social and Dinning

Special District Services will coordinate committee meeting advertising, once established by the Committees.

An ex officio member can replace a committee member who does not attend regularly.

Upon being put to a vote, the motion carried 5 to 0.

It was generally agreed that more discussion regarding committee members would take place at the December 10, 2012, Regular Board Meeting.

5. Consider Bill McCullough Proposal to Re-Structure the Amenity Package

The Board previously reviewed the proposal, which basically set fees for Tennis and Fitness use by those who used the facility only. Board comments included:
Mr. Jones – not in favor of the proposal since all residents purchased under the existing Bundled Program of no added fees for the facilities other than special fee classes;
Mr. Jasper – agreed with Chairman Jones’ comments;
Mr. Snyder – does not support the proposal;
Mr. Turner- does not support the proposal; and
Mr. Craychee – does not support the proposal

No action was taken at this time.

6. Recap of Mr. Snyder’s Meeting with WCI

Mr. Snyder reported on his meeting with WCI. There were four (4) items discussed:

Estoppel fees;
Legal fees;
Loyalty points; and
Club invoices paid by WCI

WCI will get back to Mr. Snyder on the first three (3) items with regard to the Club invoices paid by WCI and copies of invoices; WCI is setting up a separate file starting in November for the Club only. They will put June through November in the new system they are using called OPTIVIEW. Josh Grant has copies of approximately 90% of the invoices; the others are in the WCI offices in Bonita Springs per Josh. Mr. Snyder gave Mr. Rosen hard copies of Voucher and CK payments lists. Mr. Rosen will get from Josh Grant copies of invoices to match to the list, review and issue a memo regarding his findings.

7. Selection Process of Club Sub-Committees

This item was covered under H-4.

8. Discussion Regarding Quotes for Pool Heaters

Josh Grant is getting proposals for replacing the one heater valued approximately $3,000.

9. Consider Declaring Old Treadmills as Surplus

A motion was made by Mr. Snyder, seconded by Mr. Jasper to declare the five (5) treadmills and the kitchen steam kettle as surplus. Upon being put to a vote, the motion unanimously.

10. Fire Protection Service/Status
Josh Grant reported that the "mother board" for the fire protection system was malfunctioning. It was agreed by the Board that a new mother board be purchased and installed for approximately $2,262.

11. Consider Proposal and Contract for Preparation and Painting of Monument at Entry

General discussion of this item took place. Josh Grant will proceed with the work.

I. NEW BUSINESS

1. Consider Resolution No. 2012-12 – Adopting a Fiscal Year 2011/2012 Revised Budget

Mr. Rosen presented Resolution No. 2012-012, entitled:

RESOLUTION NO. 2012-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING A REVISED FINAL FISCAL YEAR 2011/2012 BUDGET, PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Mr. Turner, seconded by Mr. Craychee to adopt the Fiscal Year 2011/2012 Revised Budget via Resolution No. 2012-12, as presented. Upon being put to a vote, the motion passed unanimously.

2. Consider Resolution No. 2012-13 – Amending the Policy of the Venetian Community Development District with Regard to Support and Legal Defense; Providing Severability Clause; and Providing an Effective Date

Mr. Rosen presented Resolution No. 2012-13, entitled:

RESOLUTION 2012-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT AMENDING THE POLICY OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT WITH REGARD TO SUPPORT AND LEGAL DEFENSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.
Mr. Cohen explained the intention of the resolution and who it covers. A motion was made by Mr. Snyder, seconded by Mr. Craychee to approve Resolution 2012-13, as presented. The motion carried unanimously.

3. Consider Auditor Renewal

Mr. Rosen explained the cost and dates regarding renewing the Auditor’s Agreement with Grau & Associates. A motion was made by Mr. Jasper, seconded by Mr. Snyder to approve the renewal of the Auditor’s Agreement. Upon being put to a vote, the motion carried unanimously.

4. Fencing on Insurance Policy

Mr. Rosen reported that the unknown fencing that has appeared on the policy is valued at a premium of approximately $200 per year. A motion was made by Mr. Craychee, seconded by Mr. Jasper to eliminate this unknown coverage and get a credit back from the insurance company. Upon being put to a vote, the motion carried unanimously.

5. Future (New) Community Parks

A general discussion was held regarding future, formerly not known community parks, which are the property of the CDD. It was agreed by the Board that more research and discussion is needed on this topic.

6. Total WCI Lot Counts

It was discussed that certain WCI products might change and cause a “true-up” calculation to be completed. SDS will review once WCI finalizes its platting.

J. ENGINEERING

1. Status Report Regarding Lake #34 Repairs

Mr. Schappacher indicated that work has not yet started.

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

Mr. Schappacher is coordinating with WCI and will report back to the Board on this matter.


Mr. Schappacher advised the Board that applications have been submitted on this item.
K. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

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. Craychee and unanimously passed to adjourn the Regular Board Meeting at 1:45 p.m. Upon being put to a vote, the motion carried unanimously.