A. CALL TO ORDER

District Manager Michael Rosen called to order the Regular Board Meeting of December 10, 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 2-012/2013 Regular Meeting Schedule, as legally required.

C. SEAT NEW BOARD MEMBERS

D. ADMINISTER OATH OF OFFICE & REVIEW BOARD MEMBER RESPONSIBILITIES AND DUTIES

Mr. Rosen administered the Oath of Office to new Board Member Jim Shea and gave him a package of Board Member information.

E. ESTABLISH A QUORUM

Mr. Rosen determined that the attendance of Chairman Tom Jones, Vice Chairman Jerry Jasper and Supervisors Jim Shea, 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, McClanahan, Cohen & Darnell; District Engineer Rick Schappacher of Schappacher Engineering & Surveying; WCI Coordinator Rick Barber; HOA Manager David Liston; and River Club WCI General Manager Josh Grant.

F. ELECTION OF OFFICERS
   - Chairman – Tom Jones
   - Vice Chairman – Jerry Jasper
   - Secretary/Treasurer – Jim Shea
   - Assistant Secretaries – Barry Snyder & Mike Craychee

G. ADDITIONS OR DELETIONS TO THE AGENDA

The following items were added to the agenda: Lake Bank Mulching; Gate Reflectors; Speed Bumps; Attorney’s Fees and Phase 5 revised plans.
H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

I. APPROVAL OF MINUTES
1. November 12, 2012, Regular Board Meeting

The minutes of the November 12, 2012, Regular Board Meeting were presented. Without comment, a motion was made by Mr. Snyder, seconded by Mr. Jasper and unanimously passed to approve the minutes of the November 12, 2012, Regular Board Meeting, as presented.

2. November 19, 2012, Special Board Meeting & Public Hearing

The minutes of the November 19, 2012, Special Board Meeting & Public Hearing were presented. Without comment, a motion was made by Mr. Snyder, seconded by Mr. Jasper and unanimously passed to approve the minutes of the November 19, 2012, Special Board Meeting & Public Hearing, as presented.

J. OLD BUSINESS
1. Status Regarding Sales Tax Refund

Josh Grant reported that the resident refunds have been issued. Those residents without balances will be issued a check refund by WCI. It is not known how many residents have a zero balance at this time. The refund from the State Department of Revenue is still outstanding.

2. Status Regarding WCI Model/Inventory Homes Report

Mr. Cohen reported on the conference call last week with John Ferry and Samantha Sheffield of WCI regarding the model homes, speculation homes, etc. There is a disagreement on when the District’s O&M has to be paid; WCI would like to pay it at the time of the “Closing” on the home with the new buyer and would like the fees prorated by the calendar year, not the fiscal year. A discussion also took place regarding homes that did “close” but the fees where prorated by the calendar year, not the fiscal year. During the telephone conference, WCI said the District could invoice what they felt was correct, but payment might not be made until the closing. The consensus of the Board was to invoice now. With regard to WCI’s Title Company, the Board felt that they had the responsibility to collect funds not collected at closing since they did not ask for estoppel letters. Under the same Board discussion, the subject of WCI’s inter-company transfer of funds without the District approval was discussed.

K. RIVER CLUB
1. Status Regarding Enviro-Tech Roofing Contract
Mr. Craychee reported on the status of the roofing work. Most of the work is now complete. There is an issue with unknown maintenance personnel walking on the roof tiles and some have now been broken. Mr. Craychee also noted that there is more downspout work that needs to be authorized as well as work in the roof hatches to allow easier access to the attic area.

2. Status Regarding Committee Formation

Mr. Snyder requested a “Committee Orientation Meeting” be held. The Board agreed that it could be held on Monday, January 14, 2013, at 1:00 p.m. The appointed committee members are as follows:

**Tennis**
- Jerry Jasper – Board Member
- Robert Darbee
- Dennis Brann
- Harry Orenstein
- Roger Quinn
- Katherine Souza
- Laurie Kealing
- Noel Samuels

**Pool & Fitness**
- Barry Snyder – Board Member
- Joanna Williamson
- Linda Diamond
- Annette Dwyer
- Mary Piasczynski
- Lew Perry
- Robert Aaron
- Pieter Kohnstsjam

**Social/Dining**
- Jim Shea – Board Member
- Barbara Bracco
DENISE WAITE MILYKVIC
GINNY KELLER
LINDA CAUTERO
SARA QUINN
JIM BOTTINI
CAROL BARBIERI

Facilities
Mike Craychee – Board Member
Joseph DeVirgillo
Gerald Flood
Diane Guardiano
Richard Ritter
Jim Siekmann
John Milano
Howard Slair

A motion was made by Mr. Snyder, seconded by Mr. Shea to approve the above listed appointees. Upon being put to a vote, the motion carried unanimously.

3. Status Regarding Pool Heater

Josh Grant reported on several club items; swimming pool heaters ordered; getting proposals for pool lifts; point of sale computer needs to be replaced; tennis court water fountain needs to be replaced and ABM heating ventilation and a/c preventive maintenance company not performing to expectations.

4. Status Regarding River Club Rules/Regulations/Fees

There was a brief discussion on “definitions” by some members. Mr. Cohen will respond to resident, Mr. Israel, regarding his views. Josh Grant presented his suggestions on I.D’s, badges, FOBs, etc. It was the Board consensus that the Committees should review and comment.

5. Discussion with WCI Reference Estoppel Fees; Legal Fees; Loyalty Points Program
Mr. Snyder discussed the estoppel issue and payments made and owed to the District; some funds paid in error were reversed. It was agreed that some sort of approval process needs to be in place in regard to “fund transfers”.

Mr. Jasper commented on the bad debt collections and that the District should control and take this task over from WCI; Mr. Cohen to review to see if his law firm could manage that process for the Board. There was also discussion regarding WCI’s legal fee charges; more review of the Contract is needed.

6. Review First River Club invoice Analysis Memo

Mike Rosen reported that he has reviewed the first batch of invoices sent to him by Josh Grant. All questions were answered and Josh will send more batches for review.

7. Discussion Regarding Amendments to the River Club Declaration and Master Declaration

Mr. Cohen is continuing to work with the WCI attorney on various amendments to the documents.

8. Review Outstanding Transition Period G/L Entries

This item was discussed previously.

9. Review October 2012 Financials

Mr. Jasper reviewed the financial reports. The balance sheet for the “transition period” should be completed soon. Bank charges each month are in question as well as charges for the WCI initiated “PaySimple” system. Josh Grant to get more details for the Board’s review.

10. Tennis Camp Program

Josh Grant reviewed the tennis camp program. The Board expressed concern regarding how the tennis programs are funded and what fees the Club does or does not get. More information is needed; in general, the Board has no objection to a winter camp.

L. NEW BUSINESS


Mr. Rosen presented Resolution No. 2012-15, entitled:
RESOLUTION 2012-15

RESOLUTION OF APPRECIATION OF THE
BOARD OF SUPERVISORS OF THE
VENETIAN COMMUNITY DEVELOPMENT
DISTRICT TO MARSHALL TURNER

A motion was made by Mr. Jones, seconded by Mr. Craychee to approve Resolution No. 2012-15, as presented. Upon being put to a vote, the motion carried unanimously.

2. Fence Reflectors

David Liston will coordinate and have the proper reflectors installed.

3. Pine Straw Mulch

It was indicated that this was not a budget item. The cost is $46,000. Rick Barber of WCI to meet with David Liston and report back to the CDD at the next meeting. Rick Barber stated that this is a maintenance item and the HOA will pay.

4. Speed Bumps

Rick Schappacher to meet with the fire marshal and review the bumps and previous approvals.

M. ENGINEERING

1. Status Regarding Lake #34 Repair

Rick Schappacher indicated that he will report back at the next meeting with a status as to when the work can start.

2. Status Regarding Lake #40 Aerator

No status report at this time.

3. Discussion Regarding Future New Parks

This item to be discussed at a future meeting.

4. Flood Insurance LOMAR Application

FEMA has responded and Rick Schappacher is working with them to complete.
5. Paving on 4C

This item is expected to be completed in May along with the front gate area.

6. Phase 5 Revisions

Rick Schappacher asked the Board if there was any objection to his firm working for WCI. The consensus of the Board was that they had no concerns. It was discussed that a “true up” of the assessment methodology would most likely be needed due to the decrease in units.

N. ADMINISTRATIVE MATTERS

It was noted that the December 24, 2012, Regular Board Meeting had been cancelled.

O. BOARD MEMBER COMMENTS

There were no comments from Members of the Board.

P. ADJOURN

There being no further business to come before the Board, a motion was made by Mr. Jones, seconded by Mr. Snyder and unanimously passed to adjourn the Regular Board Meeting at 3:45 p.m. Upon being put to a vote, the motion carried unanimously.

[Signatures]

Secretary/Assistant Secretary

Chair/Vice-Chair
### SIGN-IN SHEET

**MEETING DATE:** December 10, 2012

Please print your name & address below.

<table>
<thead>
<tr>
<th>Print Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>Howard Slay</td>
<td>302 Mestre Place</td>
</tr>
<tr>
<td>Jim Bottini</td>
<td>122 Bellini</td>
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<tr>
<td>David Lister</td>
<td>POA mcr</td>
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<tr>
<td>Pieter Kornsigan</td>
<td>114 Belladista A</td>
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