A. CALL TO ORDER

District Manager Michael Rosen called to order the Regular Board Meeting of February 11, 2013, 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 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 Managers Mike Rose, Todd Wodraska and Jason Pierman of Special District Services, Inc.; General Counsel Andy Cohen of Hankin, Persson, McLennan, Cohen & Darnell; HOA Manager David Liston and Fiona DiDonmonico of Castle Group; and WCI Club Manager Josh Grant.

D. ADDITIONS OR DELETIONS TO THE AGENDA

The following items were added to the agenda: Amend CDD Officers; CDD Attorney’s Fees; Bank Shopping; New Home Revenue; and WCI Legal Collection Costs.

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. January 28, 2013, Regular Board Meeting

The minutes of the January 28, 2013, Regular Board Meeting were presented. The following amendments were made: Item H-1, first paragraph, 5th line down was amended to read that the approval was for $9,600; and Item H-1, second paragraph, 9th line down was amended to read “unbudgeted” instead of “off-budget.” With those changes, a motion was made by Mr. Snyder, seconded by Mr. Shea and unanimously passed to approve the minutes of the January 28, 2013, Regular Board Meeting, as amended.
G. OLD BUSINESS

1. Discuss Status Regarding Sales Tax Refund

Mr. Cohen advised that the Department of Revenue is still reviewing the matter and he is keeping in communications with them weekly.

2. Discussion Regarding Gate Clicker Deactivation

Mr. Liston reported that the plans and process for deactivation is scheduled for May 1st. Residents must complete forms, but he felt all should proceed smoothly. It was suggested that a sign be posted at the Guard House reminding all of the upcoming procedures.

3. Discussion Regarding WCI’s Speed Bump Request

Mr. Barber presented a request from his company, but was not insistent that the CDD approve it. There was a general discussion regarding the use of speed bumps, but no action was taken. Further discussion took place regarding traffic through the “back gate”. Mr. Barber had no issue with residents using that gate.

4. Bank Shopping

Mr. Pierman reported that his office is still finalizing proposals from various banks.

5. New Home Revenue

Mr. Jasper reported on conversations he is currently having with WCI and SDS regarding obtaining a complete report. Mr. Cohen reported that he has sent a letter, as requested by the Board, to the WCI Title Company regarding past and future closings and collection of CDD dues.

6. WCI Legal Collection Costs

Mr. Jasper reported that he has analyzed the costs to date and it appears that a sum of $37 to the CDD is the only cost so far. Mr. Snyder suggested that a percentage of sharing expenses with WCI be submitted to WCI. The consensus of the Board was to do so.

7. CDD Attorney’s Fees

Mr. Shea discussed the rate of fee expenditures and indicated that further monitoring would be appropriate, although it was the consensus of the Board that the services rendered to date have been very satisfactory.
H. RIVER CLUB
   1. Status Regarding Completion Resolution

Mr. Craychee reported that gutter work is still ongoing; therefore the Resolution would have to wait until it is completed. The deadline is May 31st to get the work completed in order to meet Bond requirements.

   2. Consider Approval of Rules and Regulations of the District

Mr. Snyder discussed certain resident comments. The Board felt no action was necessary at this time.

   3. Discussion Regarding Pool Lifts

Mr. Grant reported that he has received two proposals so far. There was a general discussion regarding the need for two or three lifts, but more research is necessary.

I. NEW BUSINESS
   1. Review Statement of Interest and Qualification Submittals

Mr. Jasper discussed the process and “white paper” he has written and briefly discussed the intent of the process. Discussion regarding the need for an on-site CDD/POA combination manager was briefly touched upon. There was discussion on potential tax savings by transferring services back to the CDD, with the exception of the cable contract. Mr. Barber stated that the concept will be presented to the POA Board and that a joint meeting on February 25th was acceptable to him. If it was decided to move forward, an official RFP would be issued.

   2. Consider Revised Layout for Phase 5

Mr. Barber reviewed the proposed revised layout for Phase Five, which plan contains an emergency exit. WCI must re-plat and re-engineer and would come back in a month or so. Mr. Rosen reminded the Board this could result in a True-Up to the Assessments.

   3. Amend CDD Officers

It was appropriate to elect a slate of officers at this time. The following slate was presented:

   Chairman – Tom Jones
   Vice Chairman – Jerry Jasper
   Treasurer – Jason Piorman
   Assistant Secretaries – Jim Shea, Charles “Mike” Craychee, Barry Snyder, Jason Piorman and Mike Rosen
A motion was made by Mr. Craychee, seconded by Mr. Jones to elect the above slate of Officers, as presented. Upon being put to a vote, the motion carried unanimously.

J. ADMINISTRATIVE MATTERS

A March 7, 2013, 2:00 p.m. Planning Workshop regarding Goals and Objectives of the District is to be scheduled. The location will be determined by Mr. Jones. Mr. Cohen suggested a Facilitator that he has experience with at other Districts. The general consensus of the Board was to move forward.

All Board Members and Staff were asked to send in to SDS their future meeting conflicts up to September 30th.

K. BOARD MEMBER COMMENTS

There were no comments from Members of the Board.

L. ADJOURN

There being no further business to come before the Board, a motion was made by Mr. Craychee, seconded by Mr. Snyder and unanimously passed to adjourn the Regular Board Meeting at 12:30 p.m. Upon being put to a vote, the motion carried unanimously.

[Signatures]

Secretary/Assistant Secretary

Chair/Vice-Chair
**SIGN-IN SHEET**

**MEETING DATE:** February 11, 2013

Please print your name & address below.

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<th>Print Name</th>
<th>Address</th>
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<tr>
<td>David Listor</td>
<td>POA Mgr.</td>
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<td>Fiona Domenico</td>
<td>Castle Dist</td>
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<td>Richard Barber</td>
<td>WCI</td>
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<td>Todd Wedraska</td>
<td>SDS, Inc</td>
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<td>Jason Pierman</td>
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