VENETIAN COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 25, 2013

A. CALL TO ORDER

District Manager Michael Rosen called to order the Regular Board Meeting of March 25, 2013, 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 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 Mike Rosen of Special District Services, Inc.; General Counsel Andy Cohen of Hankin, Persson, McClenathan, Cohen & Darnell; District Engineer Rick Schappacher of Schappacher Engineering & Surveying; and WCI General Manager Josh Grant.

D. ADDITIONS OR DELETIONS TO THE AGENDA

The following matters were added to the agenda:

1. January 14, 2013, Social/Dinning Committee Meeting Minutes
2. Facilities Committee Updates
3. Strategic Planning & Visioning Discussion
4. Attorney’s Report
5. February Financial Report
6. Geo Thermal Technology Available
7. FPL Programs Available
8. Asphalt Updates
9. Padova Extension Discussion
10. Swimming Pool Hours
11. WCI Phase III Discussion
E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

1. Padova Extension Discussion
2. Swimming Pool Hours

F. APPROVAL OF MINUTES
1. March 11, 2013, Regular Board Meeting

The minutes of the February 25, 2013, Regular Board Meeting were presented. The following amendments were made:

Item H-1 – should read as follows, “Mr. Grant reported that he is still researching the subject.”
Item I.2 (e) - 3rd line down should read, “…seconded by Mr. Craychee to support the design.”
Item I.2 (e) – 4th line down, substitute Rick Barber instead of Mr. Schappacher.
Item I.2 (f) - last sentence should read, “It was the consensus of the Board that regular paint should be used for stop bars and cross walks.”

With those changes, a motion was made by Mr. Shea, seconded by Mr. Snyder and unanimously passed to approve the minutes of the March 11, 2013, Regular Board Meeting, as amended.

G. OLD BUSINESS
1. Status Regarding Sales Tax Refund

Mr. Grant reported that at least 100 invoices with signatures have been collected, scanned and transmitted to Mr. Cohen. Mr. Cohen reported that he has forwarded the invoices to the contact person at the State of Florida Department of Revenue, as they requested. No response has been received as of today.

H. RIVER CLUB
1. Update Regarding Pool Lifts

Mr. Grant reported that he is still researching the power supply, sources and routing of the power at this point in time. He also reported that all three (3) pools have been recently inspected by the Department of Health and all three have passed with no comments.

2. Discussion Regarding Security System for the Pool and Fitness Center
Mr. Craychee reported on a proposed plan for the security systems for the swimming pool and fitness center areas. Mr. Craychee reviewed a memo dated March 22, 2013, outlining various entrances and areas that need enhanced security and some potential solutions. Included in the memo are floor plans showing the areas of discussion. Potential Material and Installation vendors are also identified in the memo and Mr. Craychee’s report. There has not been a firm budget developed as of yet. Mr. Snyder elaborated on the history of the security requests that are based on “perception” of issues. Discussion ensued on the difficulty and cost of implementing a new system, including procedures to roll out the system to the residents. Procedures for guests, whether they be day guests or house guests, must also be incorporated into any new system. Chairman Tom Jones questioned the Board as to whether this is the direction the Board wanted to proceed. Mr. Shea stated that a new system could produce good data for future use of the club managers; however, he would like to see a “strategic plan” established before undertaking new broad costly initiatives. Mr. Snyder agreed with Mr. Shea’s thoughts and budget concerns in light of the new budget adoption that also needs to be considered very shortly. Mr. Craychee generally reviewed different types of systems available or hybrids of these systems, i.e., hard wired, radio frequency, Wi-Fi, etc.

Audience comment – Is there a perception problem? Can we afford it?
Mr. Craychee will take this to the Facilities Committee for further discussion.

3. Consider Flood Insurance Quote

Mr. Rosen reported that he had received a new insurance quote from the SDS Insurance Coordinator Frances Ware. So far, it appears that there is at least $2,000 per year in savings and one more proposal is still yet to come. This is for the River Club building.

4. FPL Study

Mr. Craychee reported that FPL will do a power survey with new power demand programs available; more information will be presented in the future. Mr. Craychee also discussed the basics of Geo-Thermal technology that is available again, with more information to be gathered for a future presentation.

5. Hours of Swimming Pool Operations

A resident expressed concern with how the hours of operation have come about and are being managed. Mr. Grant explained the state regulations regarding lighting and non-compliant lighting on the decks that dictate what hours can be employed. Basically, the hours are ½ hour after sunrise and ½ hour before sunset. There was concern regarding the lack of a clock so residents can visually see the time and Mr. Grant stated he would have one installed.

6. Padova Way Expansion
A resident representing certain residents on Padova Way expressed concern over the potential of increased traffic and safety during and after construction of the expanded areas on Padova. There was discussion regarding a temporary access easement and the possibility that WCI could use that for construction traffic entering and exiting to alleviate the congestion at the main entrance to Padova. Mr. Cohen read the language contained in an easement dated March 4, 2002, (instrument # 2002035257) of Sarasota County records, regarding the use of the easement. It was the consensus that this issue would need more review for future discussion.

7. Asphalt, Stop Bars and Re-Stripping

Mr. Grant presented a proposal for asphalt sealing, stop bars and stripping for approximately $14,500. After discussion regarding certain aspects of the proposal, a consensus of the Board was to get more information on the cleaning of parking bumpers and other matters prior to approving.

8. February Financials

Mr. Jasper presented his review and charting of the financials. Bank charges are still a costly element, but the Board agreed to wait for any changes until the RFP and Club operations was determined.

9. Strategic Planning and Visioning

Mr. Snyder presented a preliminary outline for an upcoming strategic planning session. Discussion ensued as to how the plan should be developed, what it should include and what is included in Chapter 190 regarding CDDs. Mr. Shea agreed with Mr. Snyder’s presentation and would like to discuss and include other items at the future planning workshop. A consensus of the Board was to recess today’s meeting and reconvene on Friday, April 5th at 9:00 a.m. in a workshop mode.

10. WCI Plan for Phase III

A motion was made by Mr. Craychee, seconded by Mr. Jasper to rescind the last meeting’s motion regarding the support of the WCI Phase III plan. Upon being put to a vote, the motion passed unanimously.

I. RIVER CLUB COMMITTEES

1. Facilities Committee

A motion was made by Mr. Snyder, seconded by Mr. Shea to accept the February 4, 2013, Facilities Committee Meeting Minutes, as presented. Upon being put to a vote, the motion carried unanimously.

2. Pool & Fitness Committee
A motion was made by Mr. Snyder, seconded by Mr. Shea to accept the February 4, 2013, Pool & Fitness Committee Meeting Minutes, as presented. Upon being put to a vote, the motion carried unanimously.

3. Social & Dining Committee

A motion was made by Mr. Snyder, seconded by Mr. Shea to accept the February 5, 2013, Social & Dining Committee Meeting Minutes, as presented. Upon being put to a vote, the motion carried unanimously.

J. NEW BUSINESS
   1. Consider Request for Proposal for District Management Services

There was a general discussion regarding the RFP, as to when to issue, when to implement all in conjunction with budgetary issues that must be included in the new fiscal budget. It was agreed that the last date the Proposed Budget for the Fiscal Year 2013/2014 could be adopted via Resolution is Monday, June 10th, 2013, and still meet the Sarasota County Tax Collector’s timing to implement. A discussion ensued regarding evaluation criteria, cost evaluation and other timing issues. It was agreed that the successful company(ies) should start on October 1st, 2013, to avoid mid-year proration issues. The due date will be April 15th, 2013, for the RFP to meet the Budget deadlines. Future Board Meetings in April can be recessed and continued, if needed.

K. ADMINISTRATIVE MATTERS
   1. Engineering Report

Mr. Schappacher presented an Engineering Update and reported the following:

1. LOMAR – the application is complete;
2. May 15th Brunnel Paving will be on Cippriani;
3. Lake #40 aerator is running;
4. Lake #34 – extra funds requested are only $2,150 compared to the $3,450 originally requested;
5. “Back Gate” – Mr. Schappacher generally discussed the back gate, handed out pictures of the condition and discussed the potential cost to repair. No action was taken on this matter; and
6. The Board requested that proper signage for the roundabouts be installed.

2. Attorney’s Report

Mr. Cohen reported that WCI’s title company is going to issue letters to the homeowners that did not pay the full amount at their respective closing, noting that the amounts paid were dictated by the title company.
L. BOARD MEMBER COMMENTS

Chairman Tom Jones requested that a standard item for Attorney’s Report and Engineer’s Report be added to all future agendas.

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 recess the Regular Board Meeting at 5:45 p.m. until Friday, April 5, 2013, at 9:00 a.m., at which time a Workshop will take place. Upon being put to a vote, the motion carried unanimously.
Venetian Community Development District

Strategic Plan

2014-2016
Mission Statement:

The Venetian Community Development District (VCDD), an independent special district within the city of Venice Florida, was establish to provide local direction and control over the acquisition, operation, and maintenance of the Venetian Golf and River Club’s

- roads,
- common areas and parks,
- storm water facilities,
- security and privacy systems,
- and amenities.

Vision Statement:

We see the Venetian Golf and River Club as a premier resort lifestyle community within southwest Florida and we will strive to enhance its image, character, operation and reputation as a sought after residence within the area.

Our Core Values:

- **Accountability** - We are accountable to our residents for our decisions, actions, and inactions.
- **Effective Communication** - We are committed to open and honest communication with the community.
- **Adaptability** - We welcome change and innovation to provide the best possible community for our residents.
- **Resident Focused** - We are driven by our understanding our resident expectations and do all we can to meet them.
- **Integrity** - We are responsible for the stewardship of the community’s assets and for the integrity of our financial operations and reports.
OUR GOALS AND OBJECTIVES:

1. To Maintain and Enhance the Community's Infrastructure.
   a. Ensure that Community roads turned over to us from the developer meet appropriate standards, and that we maintain our roads to these standards going forward.
   b. Ensure that common areas and parks continue to demonstrate the quality of our Community, and serve to enhance the overall resort lifestyle experience.
   c. Ensure that our ponds, wetlands, and other water resources promote an eco-friendly environment while at the same time provide effective storm water management.

Specific Initiatives:

2. To Provide an Appropriate Level of Security and Privacy Envisioned for a CDD Gated Community.
   a. Ensure that only authorized residents, guests, visitors, contractors, and service personnel are allowed access to our Community.
   b. Ensure that only resident and non-resident members, who are in good standing, and their registered guests, have access to Community-owned amenities.
   c. Ensure that our boundaries are properly maintained to deter unauthorized entry into the Community.

Specific Initiatives:
3. **To Maintain and Enhance our Newly Acquired River Club.**
   
   a. Ensure that the building, grounds, and facilities continue to provide an attractive, inviting, and fully functional “country club” environment.
   
   b. Evaluate alternatives to existing processes, practices, and systems to improve the overall efficiency and effectiveness of club operations.
   
   c. Ensure that the River Club is in compliance with applicable laws and regulations; particularly, now that it is own by a governmental entity.

   **Specific Initiatives:**

4. **To Provide our Resident and Non-Resident Members, and their Guests, with the Resort Lifestyle Programs, Activities, and Functions they would like to have from their River Club Amenity.**

   a. Evaluate existing programs, activities, and functions and make enhancements where appropriate.
   
   b. Enhance the River Club experience by continuously improving the service to members and guests to achieve a high level of member satisfaction.

   **Specific Initiatives:**
5. **To Ensure that VCDD Funds and Operations are Managed and Administered in an Efficient, Effective, and Economical manner.**

   a. Provide for accurate and reliable financial reporting showing current conditions and future projections.
   b. Continuously evaluate alternatives to reduce costs and improve revenues while maintaining an effective level of service.
   c. Provide residents and members appropriate reports and other communication regarding funding, operations, and maintenance of the CDD and its related functions.
   d. Update, when necessary, the rules governing CDD operations; specifically, with respect to the operations of its amenities.
   e. Manage CDD meetings to effectively conduct CDD business while soliciting public input and proving appropriate feedback.

**Specific Initiatives:**

6. **To Evaluate the Feasibility of Expanding the current River Club Facility and/or Acquiring Additional Facilities and Amenities.**

   a. Conduct a feasibility study of expanding the current fitness facility or potentially acquiring the developer's sales center for a new fitness center once home building is complete.

   b. Conduct a feasibility study of potentially reconfiguring the existing River Club facility to better utilize existing space and equipment.

   c. Conduct a feasibility study for acquiring the Venetian golf course and club house should it become available in the future.

**Specific Initiatives:**
VCDD Strategic Planning

- Why do this
  - develop goals
  - improve communication
  - align thoughts of board members

- Vision statement
  - what do we aspire to be

- Mission statement
  - define the purpose of the organization
  - what is our plan to achieve the mission

- Core values
  - shared beliefs
  - what our culture should be

- SWOT analysis
  - Strengths
    - Location
    - Amenities
    - Ability to borrow money
    - Community
    - Growth
    - Residents
    - Financial stability
  - Weaknesses
    - Apathy of residents
    - Cap on physical growth
    - Facilities
    - 2 club structure
    - Seasonal operation
    - Structure change – philosophical differences
    - “Type A” personalities among residents
    - Reaction to special interests
  - Opportunities
    - Growth
    - More facilities available in future
    - Surrounding development nearby
    - Demographics
○ Threats
  • Economy
  • Outside government influence
  • Tax and fee increases

• Goals & Objectives
  1. Maintain and enhance the community’s infrastructure
  2. Provide an appropriate level of security and privacy envisioned for a CDD gated community
  3. Maintain and enhance our River Club
  4. Provide resident and non-resident members and their guests with the resort lifestyle programs, activities, and functions that best suit the community’s needs
  5. Ensure that VCDD funds and operations are managed and administered in an efficient, effective, and economical manner
  6. Evaluate the feasibility of expanding the current River Club and/or acquiring additional facilities and amenities
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<tr>
<td>Fred Kohrtman</td>
<td>114 Bella Vista - A</td>
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<td>Suzanne Procopi</td>
<td>125 Padova</td>
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<td>Jan Bottini</td>
<td>122 Bellini St</td>
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<td>Nancy decre</td>
<td>117 Padova Way</td>
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<td>Gerard Flood</td>
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