VENETIAN COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 22, 2013

A. CALL TO ORDER

District Manager Michael Rosen called to order the Regular Board Meeting of April 22, 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 Managers Mike Rosen and Jason Pieran of Special District Services, Inc.; General Counsel Andy Cohen of Hankin, Persson, McClanathan, Cohen & Darnell; District Engineer Rick Schappacher of Schappacher Engineering & Surveying; and HOA Manager David Liston.

D. ADDITIONS OR DELETIONS TO THE AGENDA

The following items were added to the agenda: 1.) Schedule for next strategic planning session; 2.) Resolution from Andy Cohen; 3.) WCI Closing Agent issues; 4.) Pasaro Drive construction clean-up issues; 5.) Mr. Byers letter; 6.) Mr. McCullough letter; 7.) Mr. Crowther email.

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. April 8, 2013, Regular Board Meeting

The minutes of the April 8, 2013, Regular Board Meeting were presented. There being no revisions, a motion was made by Mr. Snyder, seconded by Mr. Craychee and unanimously passed to approve the minutes of the April 8, 2013, Regular Board Meeting, as presented.
G. OLD BUSINESS
   1. Update Regarding Proposed Reclaimed Water Rates

Mr. Jasper reported on a meeting held by the City of Venice regarding bulk rates of reclaimed water and the financial consequences of the proposed rate increases. After some discussion with City officials, a new study and rate of possibly a 14% increase instead of the proposed 1,041% could be reached. It was determined that more information from City staff as well as the Council is necessary prior to a decision being made.

H. RIVER CLUB
   1. Update Regarding Pool Lifts

Mr. Grant is researching prices for various types of equipment. It appears that the lifts will be approximately $10,000 for two installed. A motion was made by Mr. Jasper, seconded by Mr. Jones authorizing Mr. Grant to spend a sum not to exceed $12,000 to accomplish the installation pursuant to all codes and regulations. Upon being put to a vote, the motion carried unanimously.

   2. Discussion Regarding Proposed Revisions to the River Club Declaration of Restrictions

Mr. Cohen reported that revisions from the last meeting have been made and more review will be needed after the next review session.

   3. Update Regarding District Supervisors’ E-mail Addresses for River Club Committee Members

Mr. Pierman reported that the systems are just about complete; however more time is needed to ensure that past data is not lost.

   4. Discussion Regarding FPL River Club Energy Saving Recommendations

Mr. Craychee presented the FPL “on-call” energy savings program. He recommended that the Board join the program for the Club and noted that the program can be cancelled at any time; however, if cancelled, it cannot be reinstated for at least one year. There is no cost to join the program. A motion was made by Mr. Craychee, seconded by Mr. Shea to allow the Board to enter into the program for the River Club. Upon being put to a vote, the motion carried unanimously.

   5. Discussion Regarding Tree Buffer
Mr. Craychee asked for a discussion regarding the February 25, 2010, tree buffer discussions with WCI and other third party participants. After discussion, no action was taken.

I. RIVER CLUB COMMITTEES
   1. Pool & Fitness Committee

A motion was made by Mr. Snyder, seconded by Mr. Jasper and unanimously passed to accept the February 18, 2013, Meeting Minutes, as presented.

A motion was made by Mr. Snyder, seconded by Mr. Jasper and unanimously passed to accept the March 18, 2013, Meeting Minutes, as presented.

J. NEW BUSINESS
   1. Receive Proposals for District Management Services

Mr. Jasper reported that six (6) RFP’s were sent out and two (2) respondents declined, leaving four (4) proposals to review. Mr. Jasper reviewed some of the criteria that would be reviewed such as overall annual cost; labor burden percentages; financial background and systems; human resources; amenity management experience; comfort factor with the companies proposing; and more. Individual company interviews will take place on Monday, April 29, 2013, starting at 10:00 am.

2. Consider District Counsel Rate Increase

A motion was made by Mr. Jasper, seconded by Mr. Jones and passed unanimously to award an increase to Mr. Cohen’s firm, based on a CPI annual percentage increase.

3. Consider Granting Electrical Easement for the Aerator to Lake 40

Mr. Schappacher informed the Board that WCI would be preparing an easement agreement for the Board’s review and approval at a future meeting.

4. Letter from Bill Crowther

Mr. Crowther presented the issue of uninvited people and their dogs walking behind his home on his property at 222 Pasaro. Mr. Crowther discussed his meetings and discussions with both the uninvited people and the HOA manager. The issue also included people fishing and walking on his property. Mr. Liston has attempted to quell the situation and, to an extent, has done so. Mr. Cohen stated that this Board has no jurisdiction over the Master Declarations. Mr. Snyder stated that the only prohibition he is aware of is the fishing. Mr. Jones stated that the overwhelming issue is to protect the homeowner’s privacy. It was the consensus of the Board that additional communications with all the homeowners regarding respecting one another’s privacy should be sent out on an ongoing basis.
5. Mr. McCullough Letter Regarding Club Fees

Mr. Snyder discussed the letter written by Mr. McCullough regarding revising the club fee schedules to add a fee for tennis, exercise programs and other types of programs that have a club cost associated with them. Mr. McCullough and approximately five (5) other homeowners would like the fee/club rules changed to add a fee for these amenities. A consensus of the Board was not to review this request any further, in part due to the expectation at the time of home purchase that these activities are included in the present fees.

6. Mr. Byers

Mr. Cohen reported that the issue is over with regard to the Club and the Board.

7. Bond Completion Resolution

Mr. Cohen discussed the need to approve the Completion Resolution by a time certain pursuant to the opinion of Bond Counsel. A motion was made by Mr. Shea, seconded by Mr. Craychee and passed unanimously to approve, as of April 22, 2013, the Resolution, as presented.

8. Pesaro Drive Construction Clean Up

Mr. Craychee discussed the construction debris along Pesaro and other areas due to construction personnel working for WCI. Mr. Liston reported that he has spoken with WCI representatives and they are getting more trash containers delivered to help resolve the issue. Mr. Liston also reported that the back gate should be fixed by the end of next week.

9. WCI Title Agent Issues

Mr. Jasper reported on the constant mistakes the WCI title company makes in regard to checks cut to the wrong entity and, in some cases, the incorrect amounts. A motion was made by Mr. Craychee, seconded by Mr. Snyder and passed unanimously to have Mr. Cohen send a letter to the title company asking for a resolution to these problems.

K. ADMINISTRATIVE MATTERS

1. Status Report – District Counsel

The Status Report was given during line items reports.

2. Status Report – District Engineer

Mr. Schappacher reported on the following items: (a) Cart Crossing - no history of any easement. Mr. Schappacher will ask the golf course and WCI if they desire to repair the pavers at their cost; (b) since
WCI will be paving shortly, Mr. Schappacher suggested he be allowed to have the asphalt repair work at the guard house area completed while the asphalt company is mobilized. A motion was made by Mr. Jasper, seconded by Mr. Shea and passed unanimously to allow the repair work to be completed at a cost not to exceed $30 per square yard; (c) Missing monument – Mr. Schappacher stated that there is no easement for this missing monument and that all other in similar locations have easements; (d) round-abouts – Mr. Schappacher checked with the City since this is private property. The Board can make their decision how to handle. Mr. Schappacher is reviewing costs for signs and stripping; and (e) Mr. Schappacher is working with Mike Miles on the SWFWMD water reports.

L. BOARD MEMBER COMMENTS

The consensus of the Board was to recess this meeting to Friday, April 26, 2013, at 1:30 p.m. in order to discuss the Strategic Plan.

M. ADJOURN

A motion was made by Mr. Snyder, seconded by Mr. Craychee and unanimously passed to recess the meeting at 5:30 p.m. to Friday, April 26, 2013, at 1:30 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair 6-10-13