A. CALL TO ORDER

District Manager Jason Pierman called to order the Regular Board Meeting of June 24, 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. Pierman 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. Pierman 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 Jason Pierman of Special District Services, Inc.; General Counsel Andy Cohen of Hankin, Persson, McClenathan, Cohen & Darnell; District Engineer Rick Schappacher of Schappacher Engineering & Surveying; River Club General Manager Josh Grant; and HOA Manager David Liston.

Also present were District residents, Jerry Flood, Carol Barbieri and Donna Boyer.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Snyder requested that a discussion regarding budget communication be added to New Business.

Mr. Craychee requested that a discussion regarding access control systems and geothermal heating be added to New Business.

Mr. Grant requested that discussions regarding bank fees and Mr. Byers be added to the River Club portion of the agenda.

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. June 10, 2013, Regular Board Meeting
Mr. Pierman presented the minutes of the June 10, 2013, Regular Board Meeting and asked if there were any changes or corrections. Mr. Jones noted that the last name, “Mazirin” was misspelled on Page 7. With that change, a motion was made by Mr. Jasper, seconded by Mr. Craychee and unanimously passed to approve the June 103, 2013, Regular Board Meeting minutes, as amended.

G. OLD BUSINESS

1. Update on Stormwater Utility Tax Exemption

Mr. Pierman reported that he had not yet received a response regarding the Stormwater Utility Tax Exemption. Mr. Jasper requested a copy of the letter that was sent so that he may follow-up with his contact at the City.

2. Update on Repaving Outside of the Front Gate

Mr. Schappacher stated that the paver will be onsite in July and has agreed to do the work for $25 per square yard. He also noted that some grading would be required.

3. Update on Front Entrance Fountain & Lighting Repairs

Mr. Liston reported that they are still awaiting parts to come back from the manufacturer, which should be another two weeks. He is also meeting with contractors to obtain pricing on upward lighting on 7 or 8 other trees. Mr. Jones noted that he would prefer that the lights stay on longer (dusk to dawn), even if the fountain is not running. The Board agreed with Mr. Jones.

4. Update on Sidewalk Repair

Mr. Craychee noted that Mr. Liston had created a list of areas that needed to be repaired or replaced. He stated that he is not in favor of grinding because it is not aesthetically pleasing and that he would prefer to have them mud-jacked and leveled. Discussion ensued regarding the benefits of mud-jacking and the Board’s desire to not replace small sections of sidewalk.

A motion was made by Mr. Shea, seconded by Mr. Jones, and unanimously passed to set a not-to-exceed amount of $25,000 for mud-jacking sidewalks, and to authorize Mr. Craychee to execute the contract.

5. Update on the Peshkin Development

Mr. Jasper provided an update on the meeting concerning the Peshkin Development. The development does not have clients yet, but could contain “big box” stores, such as Wal-Mart, Target, etc. He reported that Willow Chase gave a blanket approval for whatever Peshkin wanted to do with the property. Mr. Jasper opposed the project because of the uncertainty of what might go in on the property. Ms. Barbieri agreed and stated that she felt as though they were being asked to rubber stamp
vague plans. Mr. Snyder explained that plans had been approved through the City, but that the comp plan could be amended. The Board consensus was that there is not enough information currently available for them to form an opinion.

6. Update on Vacating Easement for 110 Monteluma

Mr. Cohen stated that the easement is complete and the house has closed.

7. Consider Amended and Restated River Club Declaration

Mr. Cohen noted that minor changes were made, and that the major change of allowing properties to be added was not able to be made. However, he confirmed with Mr. Ferry that WCI does not plan on adding more than what is currently planned (1381). Mr. Snyder pointed out that the golf course is used under the PUD to comply with space and density requirements.

8. Update on Fiscal Year 2011/2012 Audit Report

Mr. Pierman provided an update, noting that the portion of the audit that was CDD-related had been completed for some time, but that the River Club portion was relaying the final audit. He further noted that the fixed assets information from WCI that they had been awaiting was just received during the meeting. The timing is now in the hands of the auditors.

H. NEW BUSINESS

1. Review of Phase 6 Landscape Buffer

Mr. Schappacher presented WCI’s Phase 6 Landscape Buffer, noting that the original plan did not show a fence, and presented the Board with an updated copy. A motion was made by Mr. Jasper, seconded by Mr. Jones, and unanimously passed to approve the addition of fence to the current plan for installation on CDD land.

2. Discussion Regarding Management Contract

Mr. Jasper suggested that the Board obtain a management contract from Rizzetta. Mr. Cohen stated that the contract should be tiered, based on what was being taken over from the HOA. A motion was made by Mr. Jasper, seconded by Mr. Snyder, and unanimously passed to obtain a management contract from Rizzetta.

3. Budget Communication

Mr. Snyder presented a draft notice explaining the increase in assessments. Discussion ensued regarding the language to be used in the letter, noting that the CDD cannot speak for the POA. The
Board consensus was for Mr. Snyder to draft the letter for the next meeting, based on comments from the Board.

4. Access Control

Mr. Craychee provided an update on the issue, and recommended that the Board contract with Main Gate to install a system at the pool and fitness area. He explained that it would be an electric lock with a release/panic button on the inside. Mr. Craychee also explained that the card system would include a system with which pictures could be printed.

A motion was made by Mr. Snyder, seconded by Mr. Shea, and unanimously passed to set a not-to-exceed amount of $30,000 from the current budget year for the access control system, and to authorize Mr. Craychee to execute the contract.

5. Geothermal Heating System

Mr. Craychee explained that the original evaluation of the system contained a calculation error, wherein they took one month’s bill and multiplied it by twelve. However, the real heating cost is much lower than that. Therefore, the return on investment time is less, and he is going to revisit.

I. RIVER CLUB
   1. Update on River Club O&M Closing Collections

Mr. Cohen stated that he is awaiting an update from Ms. Sheffield.

   2. Update on Loyalty Points “True-Up”

Mr. Grant noted that there is currently an $11,312 balance on the program, and that WCI is considering doing a true cost true-up.

   3. Bank Fees

Mr. Grant stated that he had investigated the River Club Bank of America bank fees and found that the bulk of the fees are for the lock box. He noted that other banks’ lock box systems would not easily integrate with WCI’s accounting system, but that discussions would continue. Mr. Snyder noted that he did not like paying extra fees to accommodate WCI’s accounting department.

   4. Mr. Byers

Mr. Grant provided an overview of the situation with Mr. Byers, stating that WCI employees had done nothing unusual in referring his potential renters to Castle. Mr. Grant stated that Mr. Byers called and threatened a WCI employee and that a police report was filed.
J. RIVER CLUB COMMITTEES
   1. Pool & Fitness Committee
      • Accept April 15, 2013 Meeting Minutes
      • Accept May 20, 2013 Meeting Minutes
   
   2. Tennis Committee
      • Accept April 1, 2013 Meeting Minutes
   
   3. Facilities Committee
      • Accept April 1, 2013 Meeting Minutes
      • Accept May 6, 2013 Meeting Minutes

Mr. Shea noted that committees should not make decisions, but rather update the Board. He asked that the Board be kept updated about meetings by the Board liaisons.

A motion was made by Mr. Snyder, seconded by Mr. Jasper, and unanimously passed to accept the Committee Minutes.

K. ADMINISTRATIVE MATTERS
   1. Status Report – District Counsel

Mr. Cohen had no further updates.

   2. Status Report – District Engineer

Mr. Schappacher noted that Phase 4B is due to be certified in August, and that he expects the certification to be completed without issue. He also noted that Lake 34 needs more rock in order to further compact it. Mr. Schappacher also explained that he is working on sight visibility triangles, which may require some landscaping changes.

L. BOARD MEMBER COMMENTS

Mr. Craychee noted that the front flowers were dead and needed to be replaced. Mr. Liston confirmed that they were being replaced at no charge.

Mr. Snyder brought up the topic of irrigation. A discussion ensued regarding the irrigation schedule and conflicting information being sent to residents. The Board consensus was to set irrigation based on rain amounts, and to set it to once per week, unless it starts looking bad.
Mr. Grant stated that some pool pavers had sunk and posed a safety hazard, and that he would explore options on repairing them.

M. ADJOURN

There being no further business to come before the Board, a motion was made by Mr. Snyder, seconded by Mr. Jones and unanimously passed to adjourn the meeting to 4:56 p.m.

[Signatures]

Secretary/Assistant Secretary

Chair/Vice-Chair