MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Venetian Community Development District was held on Monday, July 10, 2017 at 9:30 a.m. at the Venetian River Club, 502 Pesaro Drive, North Venice, Florida 34275.

Present and constituting a quorum were:

Jerry Jasper
Board Supervisor, Chairman
Harry Orenstein
Board Supervisor, Vice Chairman
Susie Lentile
Board Supervisor, Assistant Secretary
Richard Bracco
Board Supervisor, Assistant Secretary
David Lusty
Board Supervisor, Assistant Secretary (via speaker phone)

Also present were:

Belinda Blandon
District Manager, Rizzetta & Company, Inc.
John Toborg
Senior Field Services Manager, Rizzetta & Company, Inc.
Kelly Fernandez
District Counsel, Persson & Cohen, P.A.
Chris Kolb
District Engineer, Schappacher Engineering
Scott Kissell
General Manager, River Club
Kareen Richard
Field Manager, Venetian CDD
Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and conducted the roll call. Ms. Blandon advised Mr. Lusty is on the line and asked for a motion to allow him to participate in the meeting via speakerphone.

On a Motion by Mr. Bracco, seconded by Ms. Lentile, with all in favor, the Board Allowed for Mr. Lusty to Participate in the Meeting via Speakerphone, for the Venetian Community Development District.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor to public comments related to items on the agenda or that may otherwise concern the District.

Mr. Levinson provided input on the RFID Gate Entry System and he advised he would like for the Board to postpone this item to allow for the community to weigh in via survey.
Ms. Peggy Palmer addressed the Board regarding the pool temperature being too high. Mr. Orenstein addressed the concern related to the Geo-Thermal system currently installed for the pool. Mr. Bracco inquired as to the ability of the Geo-Thermal system to cool the pool. Mr. Kissell advised the system has the ability to cool though it would have an electrical cost associated with cooling. Discussion ensued. Mr. Jasper advised he would like for Mr. Kissell to obtain estimates for cooling as well as any impact on the life expectancy of the system. Further discussion ensued regarding the cost associated with cooling the pool. Mr. Orenstein suggested implementing the change and then should it become cost prohibitive then review the details to make an additional decision. Mr. Kleinglass suggested speaking with Mr. Mike Craychee as he knows the details of the system. Mr. Orenstein asked that Mr. Kissell go back to the company who installed the system and obtain information related to cooling the pool. He further advised he would like to have information related to costs so that the Board can make an informed decision. Mr. Kissell advised the pool pump is making a grinding noise so it has been shut down until such time as a vendor can be onsite to review the pump and determine if it can be repaired or needs to be replaced. Mr. Orenstein advised information needs to be available at the next meeting so that the Board can make an informed decision on whether or not to cool the pool.

Mr. Fred Dexter addressed the Board regarding the proposals being considered for the power washing/sealing of the pavers. He advised the proposals lack detail and there is a safety concern with the use of acrylic sealer.

Mr. John Penton addressed the Board regarding areas not being maintained in the Portofino area. Discussion ensued. Mr. Jasper advised this area is owned and maintained by Lennar. Ms. Fernandez advised the CDD cannot maintain property not owned by the CDD. Discussion ensued. Ms. Barbara Hudson requested that the District obtain proposals for maintaining this area and present them to Lennar. Mr. Jasper advised the maintenance is not a cost issue it is a concern with property ownership. Mr. Orenstein advised this is a matter of legal risk. Discussion ensued regarding the areas owned by Lennar that are not being maintained. Mr. Jasper advised he is in contact with Lennar on a weekly basis and has meeting with Lennar Friday. Discussion ensued. Mr. Orenstein suggested providing Lennar with a demand letter. Mr. Jasper advised he will discuss a possible demand notice with Ms. Fernandez. Ms. Fernandez provided input regarding the legal considerations related to maintain property not owned by the CDD. Ms. Richard provided input regarding maintenance concerns on Lennar owned property. Mr. Jasper asked that Ms. Fernandez draft a letter, with input from Ms. Richard, prior to Friday so that he can present the letter to Lennar.

Mr. Carl Gerick advised trees along the sidewalks have limbs hanging low and should be trimmed. He further inquired regarding a landscaping committee.

THIRD ORDER OF BUSINESS

District Engineer Staff Report

Mr. Kolb advised he met with Ms. Richard onsite to install drains to allow for proper drainage of sidewalks. He advised a proposal was received in the amount of $1,470.00 for five areas; he further advised he is requesting a not to exceed amount in case additional areas are identified. Mr. Jasper advised this proposal falls within his spending limit authority. Mr. Jasper asked if the Board had any comments. Mr. Orenstein inquired regarding which areas the proposal covers. Mr. Kolb advised the sidewalks are along Veneto Boulevard.
Ms. Blandon introduced Mr. John Toborg, Senior Field Services Manager. Mr. John Toborg distributed and reviewed the June inspection report. Ms. Blandon advised these reports will be provided in the agendas on a go forward basis. Mr. Toborg advised Mr. Potantus is no longer with Sunrise Land Care; he further advised Mr. Bill Conrad has been replaced by Mr. Dana Bryant as Account Manager for Venetian CDD. He reviewed the process of creating the report and submitting it to the vendor for response and plan of action. Mr. Toborg provided an overview of his report and provided an overview on his findings. He advised palms are in need of arbor jet injections in order to improve their health.

**FOURTH ORDER OF BUSINESS**  
Consideration of Great Blue Images Proposal for Entry Clearance Signage

Ms. Blandon reviewed the proposal contained in the agenda package in the amount of $209.71. She advised the proposal is within the spending authority of the Chairman but the Supervisors had requested to review the proof and pricing prior to the order being placed. Discussion ensued. Ms. Richard advised the sign will be placed in the median between the resident and guest entry lanes, she further advised the post is colored. Discussion ensued regarding also installing a sign at the exit. Mr. Orenstein suggested starting with an entrance sign and reevaluating the need for an exit sign at a later date.

On a Motion by Ms. Lentile, seconded by Mr. Bracco, with all in favor, the Board Approved the Great Blue Images Proof for the Entry Gate Clearance Signage, for the Venetian Community Development District.

**FIFTH ORDER OF BUSINESS**  
Consideration of Invision Communications Proposal for Replacement and Update of Rear Gate Entrance Operators

Ms. Blandon introduced Mr. Paul Savage of Invision Communication, she advised the proposal is being resubmitted due to a recent lightning strike to the control box. Ms. Richard provided background review of the situation with the rear gates. She advised Mr. Savage tried to fix the gate but was unsuccessful. Mr. Savage provided an overview of work performed on the rear gate; he advised a proposal was approved for a lift gate arm at the exit in order to reduce the wear and tear on the operator for the swing gate. Mr. Savage reviewed the proposed installation; a lift gate arm will be installed at the exit so that the exit swing gate will be left open during the day and only the lift arm will be used in order to save the wear and tear on the swing gate and at night the exit swing gate will be utilized. He advised the operators being proposed should last 20 years; the warranty is 2 years with an option for a maintenance plan. Discussion ensued. Mr. Jasper inquired regarding the loop system. Mr. Savage advised the loop system is working on the exit side and is automatic. Mr. Jasper inquired regarding the cost of the lift gate, Ms. Blandon advised the amount approved by the Board is $4,996.20. Mr. Savage advised the gates would be shut down for a period of three days for the installation of the lift gate. Discussion ensued. Mr. Bracco inquired regarding insurance coverage for the lightning strike. Ms. Blandon advised she will contact Egis to inquire regarding coverage.
On a Motion by Mr. Orenstein, seconded by Mr. Bracco, with all in favor, the Board Approved the Invision Communications Proposal for Replacement and Update of the Rear Gate Entrance Operators with an amount not to Exceed $9,300.00 to include Loop Replacements if Necessary, for the Venetian Community Development District.

Mr. Orenstein suggested adding a discussion regarding the RFID system to the agenda while Mr. Savage is present.

On a Motion by Mr. Orenstein, seconded by Mr. Jasper, with all in favor, the Board Added an Agenda Item for the Proposal Presented by Invision Communications for Consideration of a Vehicle RFID System, for the Venetian Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Proposal Presented by Invision Communications for a Vehicle RFID System

Ms. Blandon advised Invision Communications provided proposal number AAQ1233 for a vehicle RFID system. This item was opened to public comments. Comments from the public were entertained.

Mr. Savage provided an overview of concerns that were conveyed to him with the utilization of gate clickers and how the RFID system can remediate those concerns. He reviewed the information contained in the proposal and presented the estimate. Mr. Savage responded to questions by the Board. Mr. Orenstein provided input on RFID systems he has reviewed at other communities. Discussion ensued regarding concerns of the system. The Board held a lengthy discussion on the pros and cons of the RFID and Bar Code systems. Mr. Savage confirmed the total cost is $6,500.00 for the hardware and the cost for tags, approximately $30,000.00. Mr. Orenstein suggested the District bear the cost of two transponders per household and a CDD representative installing the transponder. Ms. Lentile suggested each resident purchase the needed transponders for their household. Further discussion ensued. Mr. Savage advised he will obtain a quote for 3,000 transponders. Ms. Richard and Mr. Savage will work together on preparation of a proposal for the RFID system to include 3,000 tags, defining the tag type, and the cost of the system and to also come up with a notice to residents explaining the system being considered.

Questions and comments from the audience were entertained.

The Board took a recess at 11:38 a.m. and the meeting was reconvened at 11:47 a.m.

SEVENTH ORDER OF BUSINESS

Consideration of Noller Design Proposals

Mr. Kissell advised trim budget money was set aside for refurbishment of the River Club and discussion was held regarding contracting an interior designer. He advised Noller Design provided a proposed design fee of $15,000.00. Mr. Orenstein inquired regarding additional bids. Mr. Kissell advised he has not received additional bids. Mr. Orenstein inquired regarding architectural and engineering drawings. Mr. Kissell advised the original drawings are still on hand and the renovations are primarily cosmetic. Mr. Kissell confirmed sound attenuation is included in the proposal provided and will be subcontracted to a third party; Mr. Orenstein suggested sound
attenuation be included in the proposal. Mr. Orenstein outlined changes he would like see to the services agreement. Ms. Fernandez advised her office will review the contract. Mr. Jasper inquired regarding direct purchase of items; Mr. Kissell advised he will inquire with Noller. Discussion ensued. Mr. Lusty inquired regarding ventilation being addressed in the proposal. Mr. Kissell advised ventilation is not included in the proposal. Mr. Lusty advised ventilation needs to be addressed. Discussion ensued. Mr. Kissell discussed phasing the work once a design is agreed upon. Mr. Orenstein advised the proposal needs to be comprehensive and all encompassing. Mr. Kissell suggested inviting Noller Design to the next Board of Supervisors meeting. Discussion ensued.

This item was opened to public comments. Comments from the public were entertained.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for Refinishing of Spa**

Mr. Kissell provided an overview of the proposals received; Mr. Marcite provided a proposal in the amount of $4,475.00, Pearl Pool Plastering provided a proposal in the amount of $5,725.00, and Sparkling Kleen Pools & Spas provided a proposal in the amount of $2,195.00 with upgrades taking the total to $2,920.00. He recommended selecting Sparkling Kleen Pools & Spas as they are most cost effective and provide a life time warranty. Discussion ensued. Mr. Kissell advised the pool will remain open during the resurfacing and he will schedule the work for mid August.

On a Motion by Mr. Jasper, seconded by Mr. Orenstein, with all in favor, the Board Accepted the Proposal from Sparkling Kleen Pools & Spas, in an amount not to exceed $3,000.00 for Spa Refinishing, for the Venetian Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposals for Cleaning and Sealing of Pavers at the River Club**

Mr. Kissell provided an overview of the proposals received for the cleaning and sealing of the pavers at the River Club from Expert Services of Sarasota and Hunkari LLC. He advised the Hunkari LLC estimate is for a water based sealant, and he recommends the water based sealant. Discussion ensued. Mr. Kissell advised the bids do not include re-sanding of the pavers. Mr. Kissell suggested tabling these proposals to have them revised to add re-sanding of the pavers. Discussion ensued.

**TENTH ORDER OF BUSINESS**


Ms. Blandon advised the Arbitrage Rebate report indicated there is no cumulative liability as of May 28, 2017.

On a Motion by Mr. Orenstein, seconded by Mr. Jasper, with all in favor, the Board Accepted the Arbitrage Rebate Calculations for Series 2012A-1 & A-2 Bonds, as Prepared by LLS Tax Solutions, for the Venetian Community Development District.
ELEVENTH ORDER OF BUSINESS  
Consideration of the Minutes of the Board of Supervisors’ Meeting held on June 12, 2017

Ms. Blandon presented the minutes of the Board of Supervisors’ meeting held on June 12, 2017 and asked if there were any questions, comments, or revisions to the minutes.

On a Motion by Ms. Lentile, seconded by Mr. Bracco, with all in favor, the Board Approved the Minutes of the Board of Supervisors’ Meeting held on June 12, 2017, subject to the changes noted on the record, for the Venetian Community Development District.

TWELFTH ORDER OF BUSINESS  
Consideration of the Minutes of the Facilities Committee Meeting held on May 2, 2017

Ms. Blandon presented the minutes of the Facilities Committee Meeting held on May 2, 2017 and asked if there were any questions related to the minutes. There were none.

On a Motion by Mr. Orenstein, seconded by Ms. Lentile, with all in favor, the Board Accepted the Minutes of the Facilities Committee Meeting held on May 2, 2017, for the Venetian Community Development District.

THIRTEENTH ORDER OF BUSINESS  
Consideration of the Minutes of the Pool & Fitness Committee Meeting held on May 15, 2017

Ms. Blandon presented the minutes of the Pool & Fitness Committee meeting held on May 15, 2017 and asked if there were any questions. There were none.

On a Motion by Mr. Orenstein, seconded by Mr. Lusty, with all in favor, the Board Accepted the Minutes of the Pool & Fitness Committee Meeting held on May 15, 2017, for the Venetian Community Development District.

FOURTEENTH ORDER OF BUSINESS  
Consideration of the Minutes of the Social & Dining Committee Meeting held on May 10, 2017

Ms. Blandon presented the minutes of the Social & Dining Committee meeting held on May 10, 2017 and asked if there were any questions related to the minutes. There were none.

On a Motion by Mr. Orenstein, seconded by Ms. Lentile, with all in favor, the Board Accepted the Minutes of the Social & Dining Committee Meeting held on May 10, 2017, for the Venetian Community Development District.
FIFTEENTH ORDER OF BUSINESS          Review of May 2017 River Club and CDD Financials

Mr. Kissell provided an overview on the May 2017 River Club Financials. Discussion ensued. Mr. Orenstein asked that salaries be broken down by percentage of time spent at each area of operation such as tennis, fitness, etc. Mr. Kissell provided an overview of the salaries and their allocation categories. Mr. Lusty advised it is not accurate to have half of Mr. Sandomenico’s salary attributed to fitness. Mr. Kissell advised there is an error in allocating one of the salaries and he will make sure it is corrected. Further discussion ensued.

Ms. Blandon provided an overview of the May 2017 CDD Financials. Mr. Jasper advised electricity is overrunning at this point and explained it is due to irrigation pumps.

SIXTEENTH ORDER OF BUSINESS          Staff Reports

A. District Counsel
   Ms. Fernandez advised she had no report.

B. River Club
   Mr. Kissell distributed pictures of a roof leak which caused damage to the dining room ceiling. He advised the repair was $2,850 and an additional $649 in drywall costs to repair the ceiling in the dining room. Mr. Kissell advised the permits were issued for the shed project with demolition and clearing starting this week. He advised the gathering area project will begin in August. Discussion ensued regarding the roof leak.

   Ms. Lentile inquired as to the timeframe for the tennis court resurfacing. Mr. Kissell advised that work will be done in August and the courts will be closed for that timeframe.

   Mr. Orenstein advised the Fitness Committee would like to have the three class sign up provision limited to peak season and allow for unlimited sign ups in non peak season. He advised peak season would be considered October 1st through April 30th.

   On a Motion by Mr. Orenstein, seconded by Ms. Lentile, with all in favor, the Board Amended the Fitness Policy to Read from May 1st to September 30th the Sign Up Restriction Will Not Apply, for the Venetian Community Development District.

C. Field Manager
   Ms. Richard distributed and provided an overview of her report.

D. District Manager
   Ms. Blandon advised the next meeting of the Board of Supervisors’ is scheduled for Monday, July 24, 2017 at 9:30 am, at which time a public hearing related to the River Club Rules will be held.
Ms. Blandon provided an update on the oil spill claim; she advised she reported back to the adjuster that the last offer was rejected by the Board, and the adjuster came back and restated the previous offer and no counter offers are being made. Ms. Blandon advised Mr. Cohen has a conflict as he represents the City and she suggested the Board consider outside Counsel. Ms. Blandon advised the offer from the City stands at $3,148.11 and the proposal for the repairs is $17,000.00. Mr. Jasper suggested reviewing the areas that were treated.

SEVENTEENTH ORDER OF BUSINESS       Supervisors Requests and Comments

Ms. Blandon opened the floor to Supervisor requests and comments.

Mr. Bracco advised he will not be in attendance for the next meeting.

Mr. Lusty asked for suggestions for the August/September newsletter and asked if there were any questions related to the reserve funds investments. There were none. Mr. Jasper suggested adding information related to the RFID in the August/September newsletter. Discussion ensued.

Mr. Orenstein advised Mr. Jasper put out a draft letter related to the budget process and advised he has comments to the letter. Mr. Orenstein also inquired about creating a more structured liaison between River Club Management and the Board. He suggested Mr. Jasper serve as that liaison. The decision was tabled for discussion at another time.

Mr. Jasper inquired regarding comments to his draft budget letter.

EIGHTEENTH ORDER OF BUSINESS        Adjournment

On a Motion by Mr. Jasper, seconded by Mr. Bracco, with all in favor, the Board adjourned the meeting at 1:15 p.m., for the Venetian Community Development District.

[Signatures]

Secretary / Assistant Secretary

Chairman / Vice Chairman