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 24, 2017 at 9:31 a.m. at the Venetian River Club, 502 Pesaro Drive, North Venice, Florida 34275.

Present and constituting a quorum were:

Jerry Jasper  
Harry Orenstein  
Susie Lentile  
David Lusty  

Board Supervisor, Chairman  
Board Supervisor, Vice Chairman  
Board Supervisor, Assistant Secretary  
Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon  
David Jackson  
Rick Schappacher  
Scott Kissell  
Kareen Richard  
Audience  

District Manager, Rizzetta & Company, Inc.  
District Counsel, Persson & Cohen, P.A.  
District Engineer, Schappacher Engineering  
General Manager, River Club  
Field Manager, Venetian CDD

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and conducted the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor to audience comments.

Ms. Palmer of the Fitness Committee inquired regarding cooling of the pool being included on the agenda. Mr. Kissell confirmed he would be discussing the issue under his report. Mr. Lusty inquired as to the cooling of the pool being a recommendation of the Fitness Committee. Mr. Kissell advised there was a motion of the Committee to maintain a water temperature of 86 degrees in the pool.

There were no further public comments.

THIRD ORDER OF BUSINESS

Facilities Committee Report

No report.
FOURTH ORDER OF BUSINESS  Pool and Fitness Committee Report

Mr. Dick Foster provided the Supervisors with an update regarding the Committee’s last meeting. He thanked the Board for accepting the recommendation of the Committee which removed the limitation of sign ups for fitness classes during non peak months, and for consideration given to cooling the pool. Mr. Foster spoke regarding fitness equipment replacement. He suggested implementing a wellness day to provide information related to equipment and the facility as well as implementing a survey for new members to gain input to understand the interest of new members. Mr. Foster advised a new instructor was hired to teach PiYo. Mr. Foster suggested critter proof garbage cans for the pool area. Mr. Orenstein suggested reviewing the reserve study for determining useful life of the fitness equipment. Ms. Lentile inquired regarding getting feedback from the residents when suggesting replacements for equipment. Mr. Kissell provided input on the fitness equipment.

The floor was opened to audience comments.

FIFTH ORDER OF BUSINESS  Social and Dining Committee Report

Ms. Bazlamit advised the Social and Dining Committee are working on their mission statement and they are emphasizing new events. She further advised the next meeting will be held in August. Ms. Bazlamit advised the Committee has looked into the cost for a piano for the River Club.

SIXTH ORDER OF BUSINESS  Tennis Committee Report

Ms. Lentile provided an update on behalf of the Tennis Committee; she advised the Committee decided not to meet during the summer and should be meeting in September.

SEVENTH ORDER OF BUSINESS  Traffic Enforcement Committee Report

No report.

EIGHTH ORDER OF BUSINESS  Presentation by Noller Design and Consideration of Proposal

Mr. Kleinglass provided background to the presentation by Noller Design. Mr. Kissell introduced Mr. Jack Noller and Ms. Lauren McGarvey of Noller Design. Mr. Noller provided a brief background of Noller Design. Ms. McGarvey provided a PowerPoint presentation of the services provided by Noller Design. Mr. Noller and Ms. McGarvey provided input related to the sound attenuation portion of the project.

Mr. Jasper spoke regarding the upcoming budget and the need to narrow down the range of cost for the project. He asked that Mr. Noller provide an order of magnitude for the Venetian River Club project. Mr. Noller advised he can provide a broad order of magnitude in advance of the budget hearing. Questions from the public were entertained. Mr. Orenstein inquired regarding project management costs being included in the proposal. Mr. Noller advised the proposal being considered is for concept and time frame but project management is not included. Discussion ensued regarding the cost of project management. Mr. Kissell asked Mr. Noller to address the acoustical concerns of the project. Discussion ensued. Mr. Noller advised he can have acoustics be a
part of the contract. Discussion ensued regarding changes to be made to the contract. Mr. Kleinglass inquired regarding the design of the acoustics being included in the proposal being presented. Mr. Noller confirmed. Discussion ensued regarding the HVAC aspects of the work to be completed. Mr. Lusty suggested that Mr. Noller contact Cales Plus, a local HVAC consulting and design firm. Discussion ensued regarding the areas included in the design proposal; Mr. Noller advised the design of the River Club, including the dining room, is included. Discussion ensued regarding dates to receive numbers so that they can be included in the final budget; the Board elected to cancel the August 14, 2017 meeting and hold a special meeting on August 25th to discuss the Noller Design proposal.

On a Motion by Mr. Orenstein, seconded by Ms. Lentile, with all in favor, the Board Accepted the Noller Design Schedule and Contract, Subject to Legal Review, and Further Authorized the Chairman to Execute the Contract, with Budget Numbers to be Returned by August 15th, for the Venetian Community Development District.

NINTH ORDER OF BUSINESS

District Engineer Staff Report

Mr. Schappacher advised he reviewed areas where the hydraulic fluid spills occurred; he advised many have faded and there should be no further damage. Mr. Jasper inquired regarding the possibility of pot holes. Mr. Schappacher advised pot holes are possible. He advised he is working to quantify the areas that have been damaged.

Mr. Schappacher advised Lennar has committed to completing the final lift of asphalt by August 30th, including concrete, sidewalk, and handicapped ramps.

Mr. Schappacher advised he received an e-mail from Mr. Caldwell of Lennar regarding two homes that were designed, approved, permitted, and constructed that are encroaching on a CDD easement by two feet. He advised of this instance happening previously and recommended having Lennar locate the drain pipe within the easement and then go from there. Discussion ensued.

Mr. Schappacher advised of sidewalk areas with ponding water and provided an overview of the work necessary to correct the ponding; he further advised ANJ Excavation provided an estimate of $1,480.00. Discussion ensued.

Mr. Orenstein asked that Mr. Schappacher and Mr. Kissell work together to ensure the shed project is finished properly.

TENTH 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 from Expert Services of Sarasota, Hunkari LLC, and Immaculate Exteriors. He reviewed the work to be conducted in order to clean and seal the pavers. Mr. Orenstein inquired regarding the sealant to be used. Mr. Jasper advised it is an acrylic water based product.
On a Motion by Mr. Lusty, seconded by Mr. Jasper, with all in favor, the Board Accepted the Proposal from Immaculate Exteriors in the Amount of $6,750.00, for the Venetian Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Florida Fence Proposal for Additional Fencing from Laurel Road to Entry Drive

Ms. Richard advised the proposal being presented does not include a gate for mower access. She advised the fencing is $9,000.00 and approximately $12,000.00 for the installation of plants. Mr. Orenstein asked for clarification to the proposals. Ms. Richard advised she provided the incorrect proposal for the agenda and distributed an updated proposal. Discussion ensued. Mr. Jasper inquired regarding the type of plants being proposed and asked that Ms. Richard ensure the fence is hidden by the landscaping. Mr. Lusty advised he would like to see a revised proposal to include a gate. Mr. Jasper advised he would like to see if the installation of the wings alone will prohibit entry before installing the additional fencing.

This item was tabled until a complete proposal can be presented.

TWELFTH ORDER OF BUSINESS

Consideration of Invision Proposal for Installation of RFID/UHF Entry System

Ms. Richard distributed a summary of costs related to the RFID system and the costs associated with tags. She advised purchasing the tags in bulk will result in a savings to the District. Mr. Jasper suggested reducing the budget line item down to $35,000.00. Discussion ensued regarding budgeting for the change in the system.

The Board took a recess at 11:10 a.m.; the meeting was reconvened at 11:21 a.m.

THIRTEENTH ORDER OF BUSINESS

Public Hearing Related to Amendments to the River Club Rules

Ms. Blandon introduced the agenda item and asked for a motion to open the public hearing.

On a Motion by Mr. Orenstein, seconded by Ms. Lentile, with all in favor, the Board Opened the Public Hearing Related to Amendment to the River Club Rules, for the Venetian Community Development District.

Mr. Kissell provided an overview of the changes he is suggesting to the River Club Rules. Mr. Lusty provided input on various items within the rules.

On a Motion by Mr. Lusty, seconded by Ms. Lentile, with all in favor, the Board Closed the Public Hearing Related to Amendment to the River Club Rules, for the Venetian Community Development District.
On a Motion by Ms. Lentile, seconded by Mr. Orenstein, with all in favor, the Board Adopted Resolution 2017-09, Adopting Amendments to the River Club Rules, as Amended on the Record, for the Venetian Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Addendum #1 to Rizzetta Technology Services, LLC Contract**

Ms. Blandon advised the addendum addresses all new email addresses acquired for the Traffic Enforcement Committee. Ms. Blandon advised Mr. Cohen has reviewed the addendum. Mr. Lusty inquired regarding reducing the fees once the Committee is disbanded. Mr. Lusty advised he would like permission of the Board to seek proposals for e-mail accounts at a lower cost. Discussion ensued.

On a Motion by Mr. Jasper, seconded by Mr. Orenstein, with all in favor, the Board Approved Addendum #1 to the Rizzetta Technology Services, LLC Contract, for the Venetian Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-10, Designating Primary Administrative Office for Venetian CDD**

Ms. Blandon reviewed the resolution advising the purpose of the resolution is to ensure the District is in compliance with Florida Statutes. Mr. Jackson provided input related to notice being posted in Ms. Richards’ office related to requesting public records. Discussion ensued.

On a Motion by Mr. Orenstein, seconded by Mr. Lusty, with all in favor, the Board Adopted Resolution 2017-10, Designating a Primary Administrative Office, for the Venetian Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors’ Meeting held on July 10, 2017**

Ms. Blandon asked if there were any comments, questions or changes related to the July 20, 2017 minutes. Comments and changes were noted.

On a Motion by Ms. Lentile, seconded by Mr. Lusty, with all in favor, the Board Approved the Minutes of the Board of Supervisors’ Meeting held on July 10, 2017, subject to the corrections noted on the record, for the Venetian Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for the Month of June 2017**
Ms. Blandon presented the Operations and Maintenance expenditures for the month of June 2017 which totaled $125,790.39. She asked if there were any questions related to the expenditures. Mr. Lustig inquired regarding office supply purchases from America’s Office Supply. Ms. Richard advised the floor cleaner was not available on Amazon. Mr. Orenstein inquired regarding two landscape invoices being paid in the same month. Ms. Blandon advised if an invoice is received late then two invoices will be paid in one month.

On a Motion by Mr. Jasper, seconded by Mr. Lustig, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of June 2017 totaling $125,790.39, for the Venetian Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Review of June 2017 Financials

Mr. Kissell reviewed the June 2017 River Club financial statements. He responded to questions raised by the Board. Mr. Jasper inquired regarding writing off the wedding that was not paid. Mr. Kissell advised he will ensure that item is written off. Discussion ensued regarding the Holiday fund showing a negative liability amount. Discussion ensued. Mr. Orenstein inquired regarding the salary and wages for tennis and fitness. Mr. Kissell provided input related to an employee being reflected in the wrong category, he advised he will have this error fixed. Mr. Lustig inquired regarding errors in the consolidated income statement for the Venetian River Club. Mr. Kissell advised he will look into the errors. Mr. Lustig asked that Mr. Kissell break down the salaries to individuals. Mr. Kissell confirmed.

Ms. Blandon provided an overview of the June 2017 CDD financial statements. Mr. Jasper discussed the line item for electrical utility service; he advised that line item is high due to usage of the irrigation pumps. He advised the pumps are no longer being used as much so that line item should level out. Mr. Jasper advised the effluent water use appears to have a large savings, due to the algae problem in the main lake. He advised well water was used in order to starve and kill the algae and now that the algae is under control, the effluent water usage will increase. Mr. Lustig advised the line item for landscape needs to be watched. Mr. Lustig inquired regarding interfund transfers. Ms. Blandon provided an overview of how the interfund transfers take place. Mr. Jasper advised the roadway repair and maintenance line item is doing well and suggested pressure washing the curbs and sidewalks in September. Ms. Richard advised the vendor is unavailable in September so she is planning to have the work completed in October; she suggested cutting the check in September and holding it until the work is completed. Mr. Lustig inquired as to who is processing the credit cards as the fees seem high on that item. Mr. Kissell advised he will look into this item. Mr. Lustig inquired regarding the capital reserve for the River Club. Mr. Jasper advised the reserve is not budgeted to be spent completely in any given year. Discussion ensued regarding the reserve fund. Mr. Lustig inquired regarding the investment summary and the United Bank entry, as to which United Bank it is. Ms. Blandon advised she would look into which United Bank is being used and the rates. Mr. Lustig further inquired regarding the Trustee fee and money being placed in an uninsured account. Ms. Blandon advised she will look into this as well and provide that information to Mr. Lustig.

NINTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Jackson advised he had no report. There were no questions for Mr. Jackson.
B. River Club
Mr. Kissell provided a letter from a member regarding teaching a class for a fee. He advised he is against allowing members to teach classes for a fee; the resident became persistent so he advised he would bring the issue to the Board. Discussion ensued. Mr. Kissell advised of his concern regarding setting precedence. Discussion ensued. Mr. Orenstein expressed his concern with opening the River Club to public opportunity and not being able to remain in control of who may be renting the rooms. Further discussion ensued. The Board asked that Counsel review how other CDD’s handle this same situation.

Mr. Kissell advised the pool heating system is not currently set up to cool the pool and the installer of the heater will review the system and provide estimates for cooling of the pool. He further advised his research has determined the cost to heat the pool is similar to the cost to cool the pool. Mr. Orenstein advised when this topic was discussed with the Fitness Committee, the Committee was under the impression the capability to cool already existed. He further suggested getting the cost implication information to the Committee so that they can determine if they would still like to pursue this. Mr. Jasper advised there is also a demand fee associated with utilizing electricity during the day time.

Mr. Kissell advised the motherboard that controls the pool gate access system took a direct lightning strike; the cost to repair is approximately $3,000.00 to include installation. Ms. Blandon advised she needs a report so that she can submit a claim to the insurance company. Mr. Lusty suggested adding surge protection to the system. Discussion ensued.

Mr. Kissell advised the shed construction is underway, the spa resurfacing is scheduled for August, and the tennis court resurfacing is also scheduled for August. He further advised the pressure washing has begun on the pavers.

Mr. Orenstein requested copies of job descriptions for River Club staff, to include multiple descriptions for those who perform multiple functions. Mr. Lusty inquired regarding performance reviews. Mr. Kissell advised he conducts performance reviews annually.

C. Field Manager
Ms. Richard advised Sea Breeze will be onsite this week to reassess the aerators. She further advised the hydraulic fluid spill areas look bad. Discussion ensued regarding legal options for repairing the damaged areas. Ms. Blandon advised she will discuss options with EGIS and report back to the Board. Mr. Lusty suggested engaging outside Counsel for assistance. Ms. Richard advised the damage at the guardhouse has been repaired and is awaiting stucco and paint. Ms. Richard advised a landscape inspection was completed Friday, July 21st, and there are still many deficiencies. Mr. Lusty suggested providing a timeframe for completion of the deficiencies. Ms. Richard advised of a special purchasing program with Staples in which Staples will match any lowest price on office supplies; she advised she has joined this program. Ms. Richard advised the Citadella gate repair is beginning today and should take three to four days and the fire department has
been notified of the gate closure. Ms. Richard advised there are bats in the
gatehouse attic and nothing can be done to remove them at this time as they are
currently protected. She further advised a pest control company will be visiting
the site to provide a plan of action. Mr. Lusty provided input on getting rid of the
bats.

Mr. Jasper advised billing has been submitted to the Owner for the wetland
repairs.

Mr. Lusty advised of residents violating the wet check provisions.

D. District Manager
Ms. Blandon advised the August 14, 2017 meeting has been cancelled and the next
meeting of the Board of Supervisors’ is scheduled for Friday, August 25, 2017 at
9:30 am; she further advised she will advertise the special meeting.

TWENTIETH ORDER OF BUSINESS Supervisors Requests and Comments

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

Ms. Lentile thanked Mr. Kissell for thinking of the PiYo instructor and asked for
clarification regarding hiring for fitness instructors and how that affects the Fitness Committee.
Mr. Kissell advised contractors are hired and the Fitness Committee has not had input on the
hiring process. Ms. Lentile suggested having a contact person on the Committee for Mr. Kissell
to discuss basics during the hiring process. Mr. Kissell advised he looks to the Committee for
input on current contractors though he is hesitant to have Fitness Committee involvement in the
hiring process. Discussion ensued.

Mr. Lusty reviewed items related to the newsletter and he suggested inserting a table
related to the River Club reserves. Mr. Lusty asked if there were any further comments to the
newsletter. Discussion ensued.

Mr. Jasper asked if he should prepare a power point presentation for the budget public
hearing. Mr. Orenstein confirmed. Discussion ensued regarding posting video of the budget
public hearing to the website. Mr. Lusty suggested loading the power point presentation to the
website. Further discussion ensued regarding various increases to the tax bills of Venetian
residents. Mr. Jasper advised he will create a power point presentation for the public hearing and
Mr. Lusty advised he will sync the power point with the audio. Mr. Jasper asked for direction on
the final budget numbers. Discussion ensued. Mr. Jasper suggested reducing the contingency line
item of the budget, currently at $75,000.00, due to the amount of operating surplus. Discussion
ensued. Mr. Jasper advised the River Club refurbishment line item of the budget may need to be
increased as $150,000.00 may not be enough to cover the intended refurbishment. He suggested
reserving for this in the future. Discussion ensued. Ms. Blandon advised she will rework the
budget line item numbers and recirculate the budget to the Board.
TWENTY-FIRST ORDER OF BUSINESS  Adjournment

On a Motion by Mr. Orenstein, seconded by Ms. Lentile, with all in favor, the Board adjourned the meeting at 2:05 p.m., for the Venetian Community Development District.

[Signatures]
Secretary / Assistant Secretary  Chairman / Vice Chairman