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

A special meeting of the Board of Supervisors of the Venetian Community Development District was held on Friday, August 25, 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
Richard Bracco  | Board Supervisor, Assistant Secretary
David Lusty | Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon  | District Manager, Rizzetta & Company, Inc.
Andy Cohen | District Counsel, Persson & Cohen, P.A.
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.

SECOND ORDER OF BUSINESS  Public Comment

Ms. Blandon opened the floor to audience comments.

A resident addressed the Board regarding the budgets, bond interest payments, and collection fees. He provided his opinion on ways to reduce fees by dissolving the CDD and becoming an HOA and encouraging CDD residents to pay off their bond payments.

Mr. Lusty provided a response outlining the advantages of operating as a CDD. Discussion ensued.

THIRD ORDER OF BUSINESS  District Engineer Staff Report

Mr. Schappacher was not present.

FOURTH ORDER OF BUSINESS  Noller Design Group – Presentation of Proposed Budget for Review and Consideration
Ms. McGarvey of Noller Design Group provided a complete overview of the budgets provided.

Mr. Noller discussed the timeline; he advised the first process is to meet with the committee to discuss the overall costs and design. He advised the timeline for furniture delivery is twelve to eighteen weeks after the final decision on the design. Mr. Bracco inquired regarding the timeline for closure of the facility. Mr. Noller advised clubs he has worked on previously were able to remain open during the refurbishment, though should the Board decide to close for acoustics and installation it would be 30 to 45-day timeframe.

Discussion ensued regarding the cost of the refurbishment and acoustics.

Mr. Orenstein inquired regarding pricing flexibility related to various budget line items. Mr. Noller provided information related to the budgets on the various items and explained that less costly options were possible. Discussion ensued regarding phasing the project.

Mr. Jasper inquired regarding proposal pricing and options. Mr. Noller advised the contract is a package and they have manufacturers that provide the best price based on the quality selected. Discussion ensued.

The floor was opened to audience comments. Questions and comments from the audience were entertained; Mr. Noller responded to the questions.

A question was asked regarding Florida Statutes and requirements for a formal Request for Proposals for the design services. Mr. Cohen advised that the District is not required to go through the formal Request for Proposal process for the designer’s services.

Further audience comments were received and responded to.

Mr. Cohen provided further details related to Florida Statutes and the requirements for competitive public bids.

Discussion ensued regarding the current design contract versus a potential remodeling contract.

Mr. Bracco inquired regarding the numbers being presented and how long those numbers will be good. Mr. Noller advised the numbers will be good, with a possible slight change, depending on products selected. He further advised Noller Design will work within the budget numbers provided by the District. Discussion ensued regarding a possible timeline.

Mr. Craychee apologized to Mr. Noller for the rush put on him in preparing the proposal; he further advised he is an advocate for the upgrades. Mr. Craychee advised the Board should look into alternatives or at least seek alternate proposals. He further recommended a Committee to work on this project. Mr. Craychee commended the Board for getting the project started.

Mr. Orenstein inquired regarding whether or not Mr. Noller would be able to do the entire project within a $300,000.00 budget. Mr. Noller advised he could not complete the project within that budget. He explained why he could not work within the $300,000.00.
Mr. Bracco inquired regarding a phasing plan. Mr. Noller advised he can provide a phasing plan. Mr. Bracco provided information related to the District’s budgeting process.

Mr. Lusty asked for a recommendation from Mr. Noller on where to start with phasing of the project. Ms. McGarvey advised a great starting place is the carpet and then complete one room at a time. Mr. Noller provided input on the thought behind phasing by completing one room at a time.

A resident inquired regarding replacement of the carpet, tables, and chairs. Mr. Kissell addressed the resident concerns. Mr. Lusty provided an overview of the triggers which started the current process. Discussion ensued regarding the budget.

Mr. Noller and Ms. McGarvey left the meeting in progress.

Mr. Jasper addressed the Board and audience regarding maintaining the current theme of the Club or moving forward with the renovation. Discussion ensued.

The Board opened the floor to audience comments. The audience provided input regarding various options. Discussion ensued.

Mr. Jasper provided an overview of his handout containing financial information related to a plan for remodel of the Club. He explained in detail how the project could be funded through the reserves of the River Club with an advance from the CDD reserves and then paid back.

On a Motion by Mr. Orenstein, seconded by Mr. Jasper, with all in favor, the Board Directed Staff to Fund the River Club Renovation Project so that the Improvement is Funded from the River Club Reserve Fund as Opposed to the Enterprise Fund, for the Venetian Community Development District.

Discussion ensued regarding the budget public hearing and preparation of the presentation.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
   Mr. Cohen advised he had no report.

B. River Club
   Mr. Kissell advised he had no report.

C. Field Manager
   Ms. Richard advised she had no report.

D. District Manager
   Ms. Blandon advised the next meeting of the Board of Supervisors’ is scheduled for Monday, August 28, 2017 at 9:30 am.
SIXTH ORDER OF BUSINESS

Ms. Blandon opened the floor to Supervisor requests and comments.
Mr. Orenstein addressed the bus line for the school bus stop; advising the issue needs to be brought up for review again. Discussion ensued.

Mr. Bracco asked that the Board look at the condition of the Landscaping at the River Club before reviewing the Landscape proposals for consideration at Monday’s meeting.

Mr. Jasper advised he has been approached by Darin McMurray of Lennar who is inquiring if the CDD has any interest in purchasing the Welcome Center. Discussion ensued. The Board agreed under the right conditions, consideration would be given to purchasing the Welcome Center and directed the Chairman to notify Lennar.

SEVENTH ORDER OF BUSINESS

On a Motion by Mr. Orenstein, seconded by Mr. Bracco, with all in favor, the Board adjourned the meeting at 12:12 p.m., for the Venetian Community Development District.

Chairman / Vice Chairman

Secretary / Assistant Secretary