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, February 26, 2018 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
David Lusty  Board Supervisor, Assistant Secretary
Richard Bracco  Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon  District Manager, Rizzetta & Company, Inc.
Andy Cohen  District Counsel, Persson & Cohen, P.A.
Rick Schappacher  District Engineer, Schappacher Engineering
Scott Kissell  General Manager, River Club
Karen Richard  Field Manager, Venetian CDD
Matt Huber  Regional District Manager, Rizzetta & Company, Inc.
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.

Mr. Johnson from 146 Murano Court brought to the Board’s attention that the Otello wall around his lawn was damaged by a tree that fell during the hurricane in September. A portion of his sod was dead as a result of the tree falling and is still damaged, however his bigger concern is that there is still a hole in the wall itself. The hole is an eyesore as well as a security issue being that anyone, including wildlife, could walk through the wall onto his property. It has been almost six months and the wall has still not been fixed. Mr. Johnson also brought up that when he originally moved into the area there was regular maintenance and landscape work done and now that has not been done for several years. Ms. Richard stated that the contractor has said that he will not be able to fix the wall for another couple months, however Mr. Jasper asked Ms. Richard to look into other options for expediting the repairs.
Two residents from Padova Way spoke about a bad boar problem on their property. One of the residents stated that she has spoken about the problem before and nothing has been done. She provided pictures of the damages the boars have done to their property. The residents have called wildlife control and wildlife control said it was an issue up to the homeowners association. The residents have contacted the homeowners association and gotten no response. A Board Supervisor restated this is an HOA issue and recommended the residents send the association a certified letter, preferably from an attorney. Another resident, Roger Effron stated that he would talk to the manager of the Golf Club as they had a problem with boars as well.

Another resident spoke about the fire ants on the circle walk and how they are multiplying and untreated. She also brought up that since the stop signs have been put in nobody stops at the crosswalk on Treviso. The Board let the resident know that there is not a stop sign at the crosswalk. The Board informed the resident that the new landscaping company said they treated for fire ants last week.

THIRD ORDER OF BUSINESS

District Engineer Staff Report

Mr. Schappacher presented two bid packages for review. A package for signage replacement, and a package for side walk/curb repairs was presented. The package for signage replacement was for 32 signs, with bids due on March 2, 2018. Mr. Schappacher expects the signage to cost close to $4,000.00, and believes no action needs to be taken until he receives the bids. Mr. Schappacher requested a “not-to-exceed” amount of $3,300.00 for the sidewalk repairs. This amount falls within the authority of the Chairman so no Board action was required. To the best of his knowledge Mr. Schappacher has identified every side walk area that needs repair.

Mr. Schappacher requested from the City of Venice information regarding how installation of the pickleball court will affect the number of parking spaces and if the CDD is allowed to lose those spaces. Mr. Schappacher stated that there is a storm box right on the edge of the parking area and that the box will need to stay when the pickleball court is put in. As of now, the two courts will need to be at least 60x60 feet which would require part of the parking area. Mr. Schappacher is also inquiring about permitting requirements with the City of Venice.

Mr. Schappacher stated that the Thermo Striping has been completed. He also stated that the contract for bank restoration for ponds 33 and 43 has been signed and a deposit has been requested. The League of Cities Adjustor requested documents from Mr. Schappacher regarding the first three oil spills and he provided the documents as well as photographs. Mr. Schappacher will get additional estimates to repair the oil spills.

FOURTH ORDER OF BUSINESS

Renovation Committee Presentation

Members of the committee that were present were Al Churilla, Annette Dwyer, and Israel Gopstein. Mr. Churilla gave an overview and presentation of the design. The committee has been working with Noller Design Group. After comparing costs with another company, the committee was seeking the approval of the Board to move forward with Noller Design Group as it was over $200,000.00 cheaper than the other Design Firm. Mr. Churilla spoke on sound abatement and the options available. Mr. Churilla also spoke regarding the bar area and stated that there is still some tweaking to be done on the final plans. One of the issues that is holding up the plans is that Noller Design Group needs 12-16 weeks of lead time and the committee does not want to shut down the area for longer than necessary. Mr. Churilla stated the committee is hoping to be able to keep the
pool, aerobics room, and the gym open as much as possible during the renovations. The Board asked for the committee to find out how to achieve quantifiable results such as what the decibel level is now and what it should be. The Board asked if these renovations will include possible ceiling fans into the aerobics room, which they will not. The Board wanted to verify that the time estimate for the renovations was 6 weeks and not 4 which was presumed to be previously mentioned. Residents asked if the Golf Club might be used by non-golf member residents while the Renovations are taking place. The Board asked to clarify what the committee is looking for, which is to move past the negotiation phase with both companies and move forward in negotiations solely with Noller Design Group.

On a Motion by Mr. Lusty, seconded by Mr. Jasper, with all in favor, the Board authorized the Renovation Committee to move forward with the design with Noller Design Group, for the Venetian Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Victory Security Proposal and Additional Costs for RFID Transition

Ms. Blandon reminded the Board that during the last meeting it was discussed that an estimate was obtained from Victory Security for guards to assist with the placing of transponders on to the vehicles. The estimate for the new system is for 100 hours at a total cost of $2,215.00. It was clarified with Victory Security that the guards will be wearing their uniforms and an orange vest. Additional costs that need to be ratified total $7,043.12. These costs include an approved “not-to-exceed” amount for a temporary administrative person, additional reader and cards, paver removal and reinstall, and miscellaneous supplies. These costs have caused the project to go over budget by $9,258.12, at a total of $44,258.12 instead of $35,000.00.

Mr. Orenstein reviewed a policy for residents using rental cars to receive a card that would be assigned to them and would be activated for the time period they are in the community. This card would identify the car as a resident’s rental vehicle, and would be separate from the stickers given to residents for cars that they own. Residents with cars with a sticker would not be eligible to receive one of the temporary cards. Board Supervisors were asked to participate in the application of the stickers. Implementation is estimated to take 4-5 weeks at an average time of 5 minutes per car. Mr. Lusty asked if phasing was considered for this project as well as the idea of people coming to the River Club rather than installation taking place at their homes. Mr. Lusty also stated that he was blindsided by the emails received from various Associations regarding the project and stated that the idea had not been discussed or presented to the Board. Mr. Orenstein responded to Mr. Lusty’s concerns. After discussion Supervisor Orenstein was thanked for the work he has done on this project. Mr. Orenstein thanked Lou Perry and Roger Effron for their work and informed the Board that they will need volunteers to assist with the project. One Board member would be present per day to aid with implementation and avoid any issues with Sunshine Law. After discussion Supervisor Orenstein recommended a not to exceed amount of $ 10,000.00 in additional expenses for the RFID Project.

On a Motion by Mr. Orenstein, seconded by Mr. Jasper, with 4 in favor and Mr. Lusty opposed, the Board Approved a Not to Exceed Amount of $10,000.00 in Additional Expenses for the RFID Project, for the Venetian Community Development District.
At 11:02 am the Board took a 5-minute recess.

The meeting was reconvened at 11:07 am.

SIXTH ORDER OF BUSINESS

Presentation of January 2018 River Club Financials

Mr. Kissell presented the River Club Financial Statements and provided details related to restaurant sales. He advised the salaries and wages for the month was $8,918.00 below budget and the year to date was $14,150.00 below budget. Mr. Kissell explained that the reason for the low numbers was because they have not filled the banquet manager position. There was a promotion within the restaurant but unfortunately, that employee had to resign. Mr. Kissell advised he is going to wait until next season to refill the position. The employee benefits are budgeted at 36% but they are running at 38.79% year to date. Mr. Kissell advised he will do a detailed analysis of how many fulltime employees they have and how many are on the employee benefits; he suggested going forward in the next budgeting process not utilizing a flat percent. The laundry was a little higher than previously anticipated at $2,800.00 high in the month of January. The Board questioned why they were 43% over the Sanitation budget. Mr. Kissell said the Sanitation budget is higher because of the dumpster issues.

SEVENTH ORDER OF BUSINESS

Presentation of January 2018 CDD Financials

Ms. Blandon provided an overview of the CDD financials for the month of January 2018 and asked if there were any questions. Ms. Blandon gave an explanation of the general fund due from other funds. Ms. Blandon also explained how a check to Hoover Plumbing Systems was cashed by someone other than the vendor and the situation is under investigation as fraud.

Mr. Jasper questioned a cost of $4,600.00 for landscape hurricane recovery as it appeared too low, Ms. Blandon explained that the costs are all in order with all invoices the district has received for landscape work.

EIGHTH ORDER OF BUSINESS

Consideration of the Facilities Committee Meeting Minutes of January 8, 2018

On a Motion by Mr. Jasper, seconded by Mr. Orenstein, with all in favor, the Board Accepted the Minutes of the Facilities Committee Meeting held on January 8, 2018, for the Venetian Community Development District.

NINTH ORDER OF BUSINESS

Consideration of the Minutes of the Tennis Committee Meeting held on January 8, 2018

On a Motion by Mr. Jasper, seconded by Mr. Orenstein, with all in favor, the Board Accepted the Minutes of the Tennis Committee Meeting held on January 8, 2018, for the Venetian Community Development District.
TENTH ORDER OF BUSINESS
Consideration of Renovation Committee
Meeting Minutes of January 18, 2018

On a Motion by Mr. Jasper, seconded by Mr. Orenstein, with all in favor, the Board Accepted the Minutes of the Renovation Committee Meeting held on January 18, 2018, for the Venetian Community Development District.

ELEVENTH ORDER OF BUSINESS
Staff Reports

A. District Counsel
No report. District Counsel fielded questions regarding the Golf Club.

B. River Club
Mr. Kissell distributed a letter he received from resident claiming harassment by another resident. The Board suggested implementing a rule that the two residents are not allowed in the area at the same time. Mr. Bracco suggested mediation between the two residents. Mr. Cohen stated that the Board cannot force the residents to go to mediation but the Board can certainly suggest it to the residents. Mr. Kissell will draft a letter to the residents after Mr. Cohen performs some initial research on the issue. Mr. Kissell met with Welch Tennis Courts in regard to dead spots on the courts following hard rain. Mr. Kissell reminded the board of a tennis court roller he presented at the previous meeting, which he only has one estimate for at the moment. Mr. Kissell has requested from Welch Tennis Courts a proposal for ongoing maintenance of the tennis courts including the addition of clay at regular intervals. The Board requested that there be a schedule in place for the use of the roller if the Board ultimately decides to purchase a new roller to ensure its use. Mr. Kissell was asked to look into the possibility of purchasing a reconditioned roller instead of a brand new one and look into selling the existing roller owned by the CDD. Mr. Kissell is also looking into putting fans into the corners of the fitness center for better air circulation.

C. Field Manager
Ms. Richard presented her report. On pond 23 the electric service was installed and due to its size and aesthetic appearance it was removed. Sea Breeze is working with FPL to see if there is another area for the electric services. If a solution is unable to be found Ms. Richard advised that the Board may need to consider solar panels. Discussion ensued regarding the possibility and length of potential conduits that could be run, which Ms. Richard stated that Sea Breeze is looking into it. The Board discussed the dying sod that may be a result of a tree not being trimmed. The Board questioned if that would be the liability of the previous landscaper for not trimming the tree previously. Ms. Richard also discussed the entry way lighting and tree lights and spoke of an impending LED upgrade.

D. District Manager
Ms. Blandon advised the next regular meeting of the Board of Supervisors’ is scheduled for March 12, 2018 at 9:30 am. Ms. Blandon asked if the Board would want to cancel this meeting and only hold one meeting on March 26, 2018 for the Public
Hearing for Rule Development. The Board agreed to cancel the March 12, 2018 meeting.

TWELFTH ORDER OF BUSINESS  Supervisors Requests and Comments

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

Mr. Lusty requested to move funds from the River Club Reserves and invest them. He was informed he had the authority to do so as per the resolution adopted by the Board.

Mr. Bracco commented that IT had helped him with his email account to remove a vast number of spam emails and asked the Board if anyone else was receiving the unusually high number of emails to their district account.

Mr. Jasper reported that there has been a little hiccup with the South Florida Water Management District permit but that all issues should be resolved. Mr. Jasper also spoke on the irrigation system problems and stated that the repairs will happen once the parts come in.

THIRTEENTH ORDER OF BUSINESS  Adjournment

On a Motion by Mr. Orenstein, seconded by Ms. Lentile, with all in favor, the Board adjourned the meeting at 12:18 p.m., for the Venetian Community Development District.

Secretary / Assistant Secretary  Chairman / Vice Chairman