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 regular meeting of the Board of Supervisors of the Venetian Community Development District was held on **Monday, August 24, 2015 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  
Jim Shea  
Mike Craychee  
Barry Snyder  

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

Also present were:

Kristen Suit  
Andy Cohen  
Rick Schappacher  
Karen Richard  
Josh Grant  
Scott Kissell  
Audience

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

FIRST ORDER OF BUSINESS  

Call to Order

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

SECOND ORDER OF BUSINESS  

Public Comment

Ms. Suit opened the floor for public comments. Discussion ensued regarding pressure washing of the sidewalks. Ms. Richard will follow up on this item.

THIRD ORDER OF BUSINESS  

Consideration of Clubessential Services Agreement

Mr. Jasper discussed the agreement with the Board. Mr. Cohen further discussed with the Board; advising he is inclined to move forward even though Clubessential, LLC did not agree to the changes he requested. Discussion ensued.

On a Motion by Mr. Shea, seconded by Mr. Craychee, with all in favor, the Board approved the agreement with Clubessential, with Amendments made on the record by Mr. Jasper, as well as the amendment in the Vending provision, for Venetian Community Development District.
FOURTH ORDER OF BUSINESS

Introduction of New River Club Manager

Mr. Scott Kissell of Vision introduced himself and provided his background information to the Board. He advised he will be coming on board September 8, 2015.

FIFTH ORDER OF BUSINESS

Update Regarding River Club Management Transition

Mr. Snyder discussed the meeting held last Wednesday with Vision and the Rizzetta accounting team and Ms. Suit regarding River Club Financials with respect to coding, budget documents/financials, as well as Enterprise fund financials which should be changed to be more uniform with the CDD financials, dues revenue, WCI deficit spending will go away. Discussion ensued regarding additional revenue items and restaurant revenue which the Board would like to see broken out.

Discussion ensued regarding River Club roll up of income statement; off budget items are all gone now. It was determined that the fitness items would not be provided separately now but could be in the future should more revenue come in.

Residents will be able to pay with credit card without the fee, and there will be no bank fees.

Mr. Jasper provided comments on IT; IBS has different levels of certification, and the level of certification determines the cost of services. IBS costs will be the same through Vision as it was through WCI. He advised there was a business intelligence module in the IBS system that was not used much, this module is not needed and will save $110.00 per month. He further advised Vision and Entech are working together to set up all the equipment. The Star2Star agreement has been signed, and Kyle does not see any problems with having everything in and up and running on time. He advised the Comcast and Verizon lines are scheduled to be installed.

SIXTH ORDER OF BUSINESS

Discussion Regarding Repairs and Updates to the Tower Clock

Mr. Craychee discussed with the Board the proposals received from Electric Time. He advised the tower clock experienced a power surge that took out the computer system for the clocks. A quote was received for a new clock controller; the new one would not have GPS time control, which keeps the time in synch. The current one does have the GPS control, to add one would be an additional $400. The service tech suggested installation of a grounding system; a lightening arrestor system or a ground wire. He advised he thinks the electrical wiring should be brought down to the platform level just above the sidewalk, to make access easier for repairs. Discussion ensued. He advised he is receiving two proposals for lowering the electrical service. The cost is $2,150 to replace the computer and quotes for additional work are forthcoming. He further suggested a surge suppressor.

On a Motion by Mr. Craychee, seconded by Mr. Snyder, with all in favor, the Board Approved the Electric Time proposal, for a New Computer System including the GPS Control, for the Tower Clock, in the amount of $2,700, for Tower Clock repairs and updates, for Venetian Community Development District.
SEVENTH ORDER OF BUSINESS  

Consideration of Aquatic Systems Renewal for Waterway Management Program

Ms. Suit provided an overview of the renewal letter received from Aquatic Systems for the Waterway Management Program; she advised the contract would renew November first at a cost of $8,489.00 quarterly.

On a Motion by Mr. Shea, seconded by Mr. Craychee, with all in favor, the Board Approved the Aquatic Systems Contract Renewal for the Waterway Management Program in the amount of $8,489.00 quarterly, for Venetian Community Development District.

EIGHTH ORDER OF BUSINESS  

Acceptance of Special Warranty Deed from WCI Regarding Artisti Properties

Mr. Cohen presented the Special Warranty Deed regarding the Artisti Properties to the Board. Discussion ensued.

On a Motion by Mr. Jasper, seconded by Mr. Craychee, with all in favor, the Board Accepted the Special Warranty Deed from WCI Related to the Artisti Properties, for Venetian Community Development District.

NINTH ORDER OF BUSINESS  

Consideration of the Minutes of the Board of Supervisors’ Meeting held on August 10, 2015

Ms. Suit presented the minutes of the Board of Supervisors’ meeting held on August 10, 2015 and asked if there any questions or comments related to the minutes. Revisions were noted.

On a Motion by Mr. Snyder, seconded by Mr. Shea, with all in favor, the Board approved the Minutes of the Board of Supervisors’ Meeting held on August 10, 2015, as amended, for Venetian Community Development District.

TENTH ORDER OF BUSINESS  

Consideration of the Operations and Maintenance Expenditures for the Month of July 2015

Ms. Suit presented the operations and maintenance expenditures for the period of July 1-31, 2015 which totaled $94,526.18. Discussion ensued regarding various invoices.

On a Motion by Mr. Shea, seconded by Mr. Craychee, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Period of July 1-31, 2015 which totaled $94,526.18, for Venetian Community Development District.
ELEVENTH ORDER OF BUSINESS  

A. District Counsel  

Mr. Cohen discussed three options for collection on the outstanding wedding expenses: option one is to schedule it for trial at the end of October; option two is to voluntarily dismiss the action; option three is to send an unjust enrichment letter to the bride and groom.  

Mr. Grant further discussed what happened at the pre trial mediation.

On a Motion by Mr. Shea, seconded by Mr. Snyder, with all in favor, the Board authorized Counsel to proceed with sending a letter of unjust enrichment to the bride and groom related to the outstanding wedding expenses, for Venetian Community Development District.

B. District Engineer  

Mr. Schappacher advised he received a second bid for asphalt repairs which is higher than the first bid so he has reached out to an additional three vendors for bids.  

Mr. Snyder discussed the drainage repairs; he requested that Mr. Schappacher turn back over to WCI to make repairs properly.  

Mr. Schappacher advised he has received one bid and is waiting on another for the lake bank repairs; he was originally thinking that the geo-tube method would be best but is now considering the geo-web method.  

Mr. Schappacher advised the repairs to lake 7 have been completed; there are a few areas of sod that didn’t take so he will have those areas repaired. Mr. Schappacher advised he will reach out to the residents of the areas that are their responsibility.  

Mr. Schappacher discussed placement of the radar signs advising the signs will be placed in the correct locations on August 25th. Discussion ensued.  

Mr. Shea discussed the control structure repair; Mr. Schappacher updated the Board on the status of the repair.

C. River Club  

Mr. Grant discussed the River Club transition, advising the open enrollment for staff for benefits is August 25th.  

Mr. Grant advised the carpets in the dining room were cleaned last week and the chairs were re-stained. He further advised the freezer cooling unit was replaced today, August 24th.
D. Field Manager
Ms. Richard advised there were problems with the entry fountain and it is now in the shop for repairs.

She discussed gate access and what is required. Discussion ensued. Counsel further discussed gate access with the Board, no action was taken.

Ms. Richard discussed the no trespassing signage and the privacy officers role. Mr. Jasper further discussed the minimum signage required for the Venice police department to consider trespassing.

Mr. Snyder asked Ms. Richard to get estimates for pressure washing the sidewalks.

E. District Manager
Ms. Suit advised the next regular meeting of the Board of Supervisors is scheduled for Monday, September 14, 2015 at 9:30 am. Mr. Cohen advised he will not be present though his associate, Mr. David Jackson, will attend in his place.

TWELFTH ORDER OF BUSINESS  Supervisor Requests

Ms. Suit opened the floor to supervisor requests and comments.

Mr. Snyder discussed a public hearing notice that was sent by the City to District Management.

Mr. Craychee discussed back gate issues with the Board.

Mr. Jasper led a discussion regarding a dog park; the Board Supervisors will get cost information from other sources and will forward the information to Mr. Shea.

Mr. Jasper led a discussion on sidewalk/road/gutter/curb cleaning.

Ms. Suit opened the floor to Audience Comments. There were none.

THIRTEENTH ORDER OF BUSINESS  Adjournment

On a Motion by Mr. Craychee, seconded by Mr. Snyder, with all in favor, the Board adjourned the meeting at 11:26 a.m., for Venetian Community Development District.

[Signatures]