A. CALL TO ORDER

District Manager Michael Rosen called the Regular Board Meeting of July 16, 2012, of the Venetian Community Development District to order at 1:30 p.m. in the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275.

B. PROOF OF PUBLICATION

Mr. Rosen presented proof of publication that notice of the Regular Board Meeting was published in the *Sarasota Herald Tribune* on June 1, 2012, as legally required.

C. ESTABLISH QUORUM

Mr. Rosen determined that the attendance of Chairman Tom Jones, Vice Chairman Jerry Jasper and Supervisors Marshall Turner, Mike Craychee and Barry Snyder constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Manager Michael Rosen of Special District Services, Inc.; Jason Pierman also of Special District Services, Inc.; General Counsel Andy Cohen of Hankin, Persson, McClunathen, Cohen & Darnell; District Engineer Rick Schappacher of Schappacher Engineering & Surveying; and Casey Grigsby of Castle Management.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Added to the agenda was a discussion on the Summer Camp Program. Deleted from the agenda was Item H-6, until the roof work has been completed per the District Bond Counsel's suggestion.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. March 19, 2012, Public Hearing & Regular Board Meeting
5. April 16, 2012, Regular Board Meeting
6. April 23, 2012, Regular Board Meeting
8. May 9, 2012, Regular Board Meeting
9. May 14, 2012, Regular Board Meeting
10. May 21, 2012, Public Hearing & Regular Board Meeting
11. May 29, 2012, Regular Board Meeting
12. June 11, 2012, Regular Board Meeting

Mr. Rosen presented the above referenced minutes for approval. Minor revisions were made to several sets of minutes. A motion was then made by Mr. Craychee, seconded by Mr. Snyder and unanimously passed to approve Items F-1 through F-12, as amended.

G. OLD BUSINESS
   1. Update Regarding River Club Post Closing Activities

   a. General discussion of utility tax exemptions that Josh Grant is working on;
   b. Update the WCI Sales Tax refund which is approximately $63,000 +/-;
   c. Storm Water assessment being reviewed;
   d. Liquor license update: waiting for Department of Revenue to sign off and a sales tax number from WCI in order to get the state to sign off;
   e. Invoices paid prior to closing - Josh to pull copies of invoices and check to see if they are for prior months to the closing;

H. NEW BUSINESS
   1. River Club Report

Josh Grant opened the discussion regarding the Summer Camp Program and briefly explained what activities had taken place in the past few weeks regarding personnel issues, their disciplinary actions and resident concerns. Josh further discussed the programs, activities and benefits to the community, as well as potential liabilities associated with the camp. There were approximately 5-6 residents who voiced their opinions regarding the positive aspects of the camps and some residents who suggested certain changes regarding controlled and monitored access to the facilities by counselors and campers. Chairman Jones suggested we review the established camp rules that are in place prior to the CDD purchasing the Club to see if they need additional stipulations or amendments.

Barry Snyder questioned the camp contractor’s liability insurance and asked “who’s in charge” of the program for the District and further suggested a list of items that can be established working forward to resolve any issues.

Andy Cohen will review the independent contractor’s form to assure it requires the proper amount of insurance coverage and that the CDD is named as an additional insured and the CDD is indemnified.

Mike Craychee suggested that the Board review all programs when they end in two weeks, in lieu of taking any action today.

Jerry Jasper thought that this current situation is an overreaction and the CDD should not get involved in daily activities that are the General Manager’s responsibilities.
Tom Jones stated that he was disappointed that the Board was not accurately informed as to what really transpired and a program and plan for management should be adopted moving forward.

In general, the Board agreed that programs and fees for both residents and non-residents must be reviewed for the future.

Josh Grant also stated the need for reviews of employees and employee’s family usage of the club facilities.

**Comments from Residents Attending the Meeting** -
Residents should have input regarding future programs and policies;
Is the current camp vendor still working? (Answer from Josh Grant, yes);
All club activities should be reviewed, not just summer camp;
This camp is a complete, all activity camp, not just tennis;
Since there are no kid’s sports facilities, the camp is a good amenity for the kids;
A committee should be established to review all aspects of the recreation activities;
Need more communications regarding all activities now that the CDD owns the facilities.

**Additional River Club Items from Josh Grant Regarding the Club and Facilities** -
General discussion of possible improvements: the club, security issues, operational hours and staff additions. Josh suggested the possibility of the elimination of the spa since its lack of use and the need for more office/storage space. All spa personnel are independent contractors and revenue over the past one and half years has been approximately $4,400. Eliminating the spa will allow for more room for aerobics classes. Group fitness classes are needed, as well as partition walls for the card room area. Potential costs for all this work could be approximately $112,000 - $135,000.

**Club Rules and Regulations** - Josh is still working on them.

**Declarations** – Andy Cohen stated there are still issues to be clarified and changed. A Public Hearing is needed; the Board needs to start the process now with advertising which will be necessary and drafts should be placed on the CDD web site. Andy is to send out drafts of proposed changes to the Board.

**Additional Board Meetings** - it was agreed by the Board that an additional Board Meeting was needed each month in order to keep up with the agenda load. It was suggested the 2nd and 4th Mondays instead of the current 3rd Monday of the month. Mike Rosen has a conflict with the 2nd Monday due to his Sail Harbour CDD commitment that starts 5:30 p.m. in Ft. Myers. August 6th at 1:30 p.m. will be a budget workshop for the River Club/

**Club Financial Report** – June financial reviewed, Barry Snyder noted that no mention of dues revenue in the report? Jason Piorman explained the situation with two (2) bank accounts and how they’re used and the need for added clarification from Samantha Sheffield of WCI for the disbursement account as well as explanation for the bank service charges.
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JULY 16, 2012

A motion was made by Jerry Jasper, seconded by Barry Snyder authorizing the Chairman or Vice-Chairman to spend up to $5,000 for non-budget items, if necessary, and up to $1,000 for the Club Manager. Upon being put to a vote, the motion carried unanimously.

HVAC – report presented by Josh Grant on the air conditioning preventive maintenance program with the ABM Co. A motion was made by Jerry Jasper, seconded by Tom Jones to sign a one year contract with ABM Co. Upon being put to a vote, the motion carried unanimously.

GAP Residents – a general discussion ensued regarding residents who purchased a home from WCI, have not yet closed, but are able to use the club facilities. A motion was made by Marshall Turner, seconded by Jerry Jasper to allow this to continue. Upon being put to a vote, the motion carried on a vote of 4 to 1 with Barry Snyder opposed.

Lifestyle Escape Program – a usage package and fee for potential residents was presented. A motion was made by Jerry Jasper, seconded by Mike Craychee to discontinue the program. Upon being put to a vote, the motion passed unanimously. Josh will notify WCI of the Board’s decision.

Termites – treatment for the isolated wood under the bar is still needed.

2. Discussion Regarding the Hiring and Firing Practices by the Club Manager

A general discussion took place regarding hiring and firing practices and the Board generally agreed that this is the responsibility and discretion of the General Manager.

3. Discussion Regarding River Club Manager Compensation Plan

Josh Grant presented what is a typical plan for yearly compensation and annual bonuses; it was agreed that a workshop would be initiated to further discuss this issue.

4. Discussion Regarding Annual Fire Alarm and Sprinkler Inspection Review

Josh Grant discussed the events and potential costs; all Board Members agreed this must take place.

5. Discussion Regarding Policy on Pets in the River Club, Pool Area & Lawn

This item will be discussed during the upcoming rules and regulations meetings.

6. Consider Resolution No. 2012-09 – Deeming the Purchase of the Venetian River Club and Related Amenities

Andy Cohen opined that this resolution is not warranted as of yet - COMPLETE
7. Discussion Regarding Additional Water Pump

A general discussion ensued and it was determined, after some research, that there is no requirement for the City to add a pump. Barry Snyder volunteered to contact the City to further investigate.

8. Consider Request to Install Benches on District Sidewalk Property

A presentation was made by Roger C. Effron, Vice President of the VGRCCA, with a written presentation dated July 16, 2012. The Board was in general agreement due to the various lines of site issues that they would respectfully decline the request to install the benches.

9. Discussion Regarding Laurel Road/City Park Fence Addition

10. Discussion Regarding Post Orders for Handling Trespassers from the Venice City Park on to VCDD Property at Lake #2

A discussion regarding these two issues took place and all activities regarding adding fences and signs will continue.

I. ENGINEERING

1. Discussion Regarding Restoration for the East Bank of Lake 34

A general discussion regarding the East Bank of Lake #34 took place. A motion was made by Jerry Jasper, seconded by Mike Craychee to mow, fertilize, back fill and sod the area of the east shore of Lake 34. Upon being put to a vote, the motion passed unanimously.

J. ADMINISTRATIVE MATTERS

A general discussion took place regarding the upcoming schedule of meetings for the 2012/13 fiscal year. Mike Rosen stated that a resolution for the entire year’s schedule will be on the agenda for the upcoming August 20th Board Meeting.

K. BOARD MEMBER COMMENTS

Letters are going out to the residents for the Public Hearing on the budget. Talking points for the following items is needed:

   a. Maximum assessments could be levied vs. what the savings might be;
   b. $1,690 is the published highest amount assessments could go;
   c. The County/City property tax invoice is for only 75% which needs to be explained in the letter since it is only a partial year.
L. ADJOURN

A motion was made by Tom Jones, seconded by Mike Craychee and unanimously passed to recess the Regular Board Meeting at 6:15 p.m. to be reconvened August 6, 2012.

[Signatures]

Secretary/Assistant Secretary

Chair/Vice-Chair