VENETIAN COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 20, 2012

A. CALL TO ORDER

Convened

District Manager Michael Rosen convened the Regular Board Meeting of August 20, 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 April 14, 2012, as legally required.

C. ESTABLISH QUORUM

Mr. Rosen determined that the attendance of Chairman Tom Jones, Vice Chairman Jerry Jasper and Supervisors 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.; Michael McElligott of Special District Services, Inc.; General Counsel Andy Cohen of Hankin, Persson, McClanathan, Cohen & Darnell; District Engineer Rick Schappacher of Schappacher Engineering & Surveying; David Liston of Castle Group; Rick Barber of WCI Communities; and Josh Grant of WCI Communities.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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. July 16, 2012, Regular Board Meeting

Mr. Rosen presented the minutes of the July 16, 2012, Regular Board Meeting for approval. Minor revisions were made to the minutes. A motion was then made by Mr. Craychee, seconded by Mr. Jones and unanimously passed to approve the minutes of the July 16, 2012, Regular Board Meeting, as amended.

G. PUBLIC HEARING

1. Proof of Publication
Mr. Rosen presented proof of publication that notice of the Public Hearing was published in the *Sarasota Herald Tribune* on July 31, 2012, and August 7, 2012, as legally required.

2. Receive Public Comment on Fiscal Year 2012/2013 Final Budget

A. What is the River Club infrastructure; what type of lots are there and what were last year’s assessments? Jason Pierman presented a detailed explanation of what the term “infrastructure” refers to, the assessments for different products/lots and how much was last year’s assessments as compared to this current fiscal year coming up.

B. Will our tax notice show the River Club separate from the regular CDD? Jerry Jasper explained in detail how the County Tax invoice will look and the differences between the long term debt for infrastructure vs. the new River Club assessment. Tom Jones requested that the web site have a total clarification, in detail, as to how the annual tax invoice will look and how to understand it.

C. Are there going to be increases next year? Jason Pierman and Michael McElligott explained the difference between the long term debt for infrastructure and the annual Operations & Maintenance Assessment (O&M) and that the O&M can go up, depending on the level of services provided, but the long term debt stays the same.

D. A motion to close the public comment portion of the Public Hearing was made by Mr. Snyder, seconded by Mr. Jones and passed unanimously.

E. General Discussion by the Board regarding:

1. **Loyalty points** - after discussing the need for a possible “true-up” of the loyalty points with WCI, it was agreed that the program should end. A motion was made by Mr. Jasper, seconded by Mr. Jones to end the Loyalty Point Program effective August 31, 2012, and honor points up to May 31st, 2013. Upon being put to a vote, the motion carried unanimously.

2. **Gift Cards** – they are a non-budgeted item; end of discussion.

3. **Guest Fees** – two basic types of guest fees were discussed by Josh Grant: first, “household guests” who are defined as those that are staying with a resident and second, “outside guests”, as defined as those that do not live in the community, but are guests of a resident. New Club rules must be authored to address this; for now, the $5 Outside Guest Fee must stop, as of today, since there is a policy and fee approved for outside members. No charge is needed for Household Guests, but they must sign the proper waivers. All forms to reflect these policies are to be changed by Josh Grant and submitted for review and approval.

4. A general discussion took place regarding renters paying a $175 transfer fee; transferring the club rights to the renter.

5. A workshop will be scheduled regarding tennis programs; teenage programs; fitness classes and programs and all the fees and income associated with these programs.
6. Salaries and wages – a discussion took place regarding how salaries, wages and wage burden is assigned to the budget. Mr. Jasper reviewed a detailed memo and documentation regarding this and the cost associated with Dan Calander and others charged to the club budget. A thorough review of the Management Agreement will need to take place to insure WCI is charging the District according to the Agreement.

7. Mr. Jasper is having ongoing communications with Samantha Sheffield of WCI and she has agreed with Mr. Jasper that the transition budget is June 1st to Sept. 30th.

8. The moving expenses of the General Manager (Josh Grant) appear to be legitimately charged to the Club per a consensus of the Board.

9. Dan Calander to be removed from the budget; Josh Grant to send the communications to WCI

10. Rich Schappacher reviewed his Road Work Maintenance Budget. More discussion on the overall life expectancy of the infrastructure will be needed; however there are no immediate concerns.

11. A discussion regarding reducing the contingency by $15,000 ensued and a motion was made by Mr. Craychee, seconded by Mr. Jones to do so in keeping with the report to the residents that the assessment could see a reduction. Upon being put to a vote, the motion passed unanimously.

3. Consider Resolution No. 2012-10 – Adopting a Fiscal Year 2012/2013 Final Budget

Mr. Rosen presented Resolution No. 2012-10, entitled:

RESOLUTION NO. 2012-10

A RESOLUTION OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2012/2013 BUDGET.

A motion was made by Mr. Snyder, seconded by Mr. Jones and passed unanimously to approve Resolution No. 2012-10, as presented.

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

Reviewed by Mr. Jasper as to the status and the on-going progress:

a. Sales Tax Refunds
b. WCI True Ups
c. Residents on payment plans
d. liquor license transfer
2. Discussion Regarding Additional Water Pump from City

Mr. Snyder spoke to the City Engineer who said “she knows of no agreement regarding this issue.” This item is now complete.

Flood Insurance – it appears that the District might have to apply to FEMA for a map change, but first we will wait for the new maps to be issued officially, per Rick Schappacher.

3. Update on Fencing and Signage Next to Lake #2

Per Rick Schappacher it is too wet to start the work.

4. Discussion Regarding River Club Manager Compensation Plan

Josh Grant is to get a copy of the most recent customer satisfaction survey that WCI has completed. A general discussion of a potential increase criteria took place as follows:

45% CDD Board; 45% Survey Results; 10% WCI. Normally processed in January and paid in February. Josh Grant is to author criteria and submit to the CDD Board for review.

I. NEW BUSINESS

1. River Club Report

Painting – Mr. Craychee updated the Board on the status of the painting contractor’s proposals, timing, club operations and ACC approval. It was determined that there is no time limit on the funds since they are not the new Bond funds. An additional meeting will be needed to complete the contractor selection.

2. Discussion Regarding Tree Removal

A request from resident Fannelli to remove a tree behind his backyard was reviewed; it was determined that no action be taken by the Board since it is not known if the tree is in a common area, protected wetland or upland or any designation that the CDD cannot opine on.

3. Consider Resolution No. 2012-11 – Adopting a Fiscal Year 2012/2013 Meeting Schedule

Mr. Rosen presented Resolution No. 2012-11, entitled:

RESOLUTION NO. 2012-11
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2012/2013 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

The new meeting schedule for the fiscal year 2012/2013 was reviewed. It was determined that two (2) meetings per month would be needed. The meetings will be held on the 2nd and 4th Mondays of each month, with the 2nd Monday meeting starting at 9:30 a.m. and the 4th Monday meeting starting at 1:30 p.m. A motion was made by Mr. Snyder, seconded by Mr. Craychee to approve Resolution 2012-11 as amended. Upon being put to a vote, the motion passed unanimously. Mr. Jones requested that all Board Members be sent a copy of the new schedule.

J. ENGINEERING
   1. Update Regarding Restoration for the East Bank of Lake 34

Common area conveyances—Rick Schappacher presented the documents to transfer Lakes # 30 and Lake # 54. Andy Cohen reviewed the documents and approved them. A motion was made by Mr. Jasper, seconded by Mr. Craychee and passed unanimously.

K. ADMINISTRATIVE MATTERS
   1. Set Date for Club Rules and Regulations Workshop

All Board Members agreed on to set the workshop for September 10, 2012.

Club renovations and equipment list—Josh Grant presented his request for the following:

$1,200 - $1,400 for locker room carpet;
$1,200 for aerobic room floor polish;
A new lap top for Josh; and
Key fobs for the club

A motion was made by Mr. Craychee, seconded by Mr. Jones to approve the work, as outlined, and the purchases, as listed. Upon being put to a vote, the motion passed unanimously.

L. BOARD MEMBER COMMENTS

There were no comments from Members of the Board.

M. ADJOURN
A motion was made by Mr. Jones, seconded by Mr. Snyder and unanimously passed to recess the Regular Board Meeting at 6:45 p.m. to be reconvened August 27, 2012. Upon being put to a vote, the motion carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair