A. CALL TO ORDER

District Manager Michael Rosen called to order the Regular Board Meeting of March 11, 2013, of the Venetian Community Development District at 9:30 a.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 September 19, 2012, as part of the District’s Fiscal Year 2012/2013 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

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

Also present were: District Manager Mike Rosen of Special District Services, Inc.; General Counsel Andy Cohen of Hankin, Persson, McClenathan, Cohen & Darnell; District Engineer Rick Schappacher of Schappacher Engineering & Surveying; WCI Coordinator Rick Barber; HOA Manager David Liston and WCI General Manager Josh Grant.

D. ADDITIONS OR DELETIONS TO THE AGENDA

The following matters were added to the agenda:

1. Parking Lot Incident
2. Downspouts, Gutters & Roof Tiles
3. Collections Update
4. Hours of Operation
5. Chef Jenn Status
6. Liquor License Update

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. February 25, 2013, Regular Board Meeting

The minutes of the February 25, 2013, Regular Board Meeting were presented. The following amendments were made: Paragraph G-1, 3rd line down, substitute 25 instead of 20 names...; Paragraph G-1, 4th line down, should read, “...will send names to Andy Cohen who will transmit them to the D.O.R.” With those changes, a motion was made by Mr. Craychee, seconded by Mr. Shea and unanimously passed to approve the minutes of the February 25 2013, Regular Board Meeting, as amended.

G. OLD BUSINESS
   1. Status Regarding Sales Tax Refund

This item was previously discussed during the approval of minutes.

2. Discussion Regarding Bank Shopping

Mr. Rosen reported that Jason Pierman had two proposals in hand and is waiting for a third; however, it is suggested that no action be taken until the Board has completed its fact finding on CDD/HOA/Club management issues.

3. Gutter, Downspouts and Roof Tiles

Mr. Craychee reported that he received a proposal for extending the downspouts and gutters in certain locations and an additional $1,000 would be needed in order to complete the work. A motion was made by Mr. Shea, seconded by Mr. Jasper to approve the additional $1,000 funding. Upon being put to a vote, the motion carried unanimously.

Mr. Craychee is continuing his search for spare roof tiles for future use.

H. RIVER CLUB
   1. Update Regarding Pool Lifts

Mr. Grant reported that he and the Committee are still researching the subject. Power requirements (battery vs. hard wire) will have an impact on the ultimate cost of this project.

2. January Financials

Mr. Grant reviewed the financial report with specific discussion on the employee labor burden percentages and possible changes in the future. As a whole, the financials are favorable. It was suggested by Mr. Jasper that in the future only Pages 20-22 should be included in the Board package. The balance of the information is available online. Mr. Jasper also questioned the restaurant COS & usages; Josh explained the reason for the fluctuations.
3. Collections

Mr. Cohen advised that he is working with WCI on past due collections. He noted that certain collections would still be managed by WCI.

4. Hours of Operation

Mr. Grant discussed with the Board some minor changes to hours of operation. The consensus of the Board was to let Mr. Grant manage this issue.

5. Chef Jenn Status

Mr. Grant reported that Chef Jenn will be leaving the club to start her own bakery business. Her replacement will be Joe Culver who will start March 16, 2013.

6. Liquor License Update

Mr. Grant reported that the license is complete and in hand.

7. River Club “documents”

This item will be placed on the next agenda.

I. NEW BUSINESS
   1. Combined District Management Services and HOA Management

A general discussion ensued regarding the proposed RFP. It was pointed out that the draft did not include any “committee” work. Mr. Jasper will refine and issue another draft for consideration. Further discussion regarding how the proposals should be obtained ensued. Mr. Cohen suggested that they be submitted via a sealed bid process with time certain to respond. Mr. Jasper and Mr. Cohen will work together to complete the documents and the procedures for distribution and review.

2. Engineering Update

a) Mr. Schappacher reported on the parking lot condition along with Mr. Grant reporting on the incident this past week. Mr. Schappacher suggested painting certain parking bumpers and light bulb replacement. Mr. Grant agreed and had already ordered certain bulbs to be replaced. Mr. Grant is also adding flood lights in certain areas that are dim. The consensus of the Board was to move forward with the painting of the parking bumpers;

(b) Lake #34 – Mr. Schappacher explained the process necessary to complete the lake bank work and additional funds requested by the contractor for additional rock and top soil. The original work was
approved for approximately $11,450; an additional $3,450 is being requested. A motion was made by Mr. Jasper, seconded by Mr. Shea to approve the funds based on unit prices in conjunction with quantity verification by Mr. Schappacher. Upon being put to a vote, the motion carried unanimously.

(c) LOMAR – Mr. Schappacher reported that all the information has been submitted to the agency in charge.

(d) South West Florida Water Management District – Fee for Storm Water Management – Mr. Schappacher reported that Jason Pierman has been sent the information for processing.

(e) Phase III – Mr. Barber discussed the revised Phase III site plan and lot count and he was advised that a “True-up” calculation to be sent to WCI would be warranted. A motion was made by Mr. Jasper, seconded by Mr. Craychee to approve the design. Upon being put to a vote, the motion passed unanimously. As a point of information, Mr. Schappacher reported that WCI is in a due diligence period for the purchase of Sarasota National, noting that it could close shortly.

(f) Mr. Liston presented the bids for painting in the parking lot with regular paint and with thermoplastic type paint. It was the consensus of the Board that regular paint should be used.

(g) Mr. Liston requested permission to post "No Trespassing" signs in certain areas. The consensus of the Board was to do so.

J. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

K. BOARD MEMBER COMMENTS

There were no comments from Members of the Board.

L. ADJOURN

There being no further business to come before the Board, a motion was made by Mr. Jasper, seconded by Mr. Craychee and unanimously passed to adjourn the Regular Board Meeting at 11:45 a.m. Upon being put to a vote, the motion carried unanimously.
## SIGN-IN SHEET

**MEETING DATE:** March 11, 2013

Please print your name & address below.

<table>
<thead>
<tr>
<th>Print Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>Howard Slain</td>
<td>302 Mestre Place</td>
</tr>
<tr>
<td>David Liston</td>
<td>POA MDR</td>
</tr>
<tr>
<td>Elena DiDomino</td>
<td>Castle Group</td>
</tr>
<tr>
<td>Ken &amp; Cathy Mazzara</td>
<td>155 Mestre Pl</td>
</tr>
<tr>
<td>Nuzzo Procopio</td>
<td>125 Padova Way</td>
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