Venetian Community Development District

Strategic Direction

2013-2016
Mission Statement:

The Venetian Community Development District (VCDD), an independent special district within the city of Venice Florida, provides local direction and control over the acquisition, funding, operation, and maintenance of the Venetian Golf and River Club’s

• roads and sidewalks,
• common areas and parks,
• storm water and irrigation facilities,
• security and privacy systems,
• and amenities.

Vision Statement:

We see the Venetian Golf and River Club as a premier resort lifestyle community within southwest Florida and we will strive, in a fiscally responsible manner, to enhance the community’s image, character, operation and reputation as a sought after residence within the area.

Our Core Values:

• **Accountability** - We are accountable to our homeowners for our decisions, actions, and inactions.
• **Effective Communication** - We are committed to open communication with the community.
• **Adaptability** - We welcome change and innovation to provide the best possible community for our homeowners.
• **Homeowner Focused** - We are driven by our understanding of our homeowner’s expectations and do our best to meet them.
• **Integrity** - We are responsible for the stewardship of the community’s assets and for the integrity of our financial operations and reports.
OUR GOALS AND OBJECTIVES:

1. **To Maintain and Enhance the Community’s Infrastructure.**
   
   a. Ensure that Community roads and sidewalks turned over to us from the developer meet appropriate standards, and that we maintain our roads and sidewalks to these standards going forward.
   
   b. Ensure that common areas and parks continue to demonstrate the quality of our Community, and serve to enhance the overall resort lifestyle experience.
   
   c. Ensure that our ponds, wetlands, and other water resources promote an attractive and eco-friendly environment while at the same time provide effective storm water management and irrigation services.
   
   **Specific Initiatives:**
   
   1. Develop a multi-year schedule for road, sidewalk, lake bank, and irrigation system maintenance, and use this schedule for budget and finance purposes.
   
   2. Determine whether it is cost-effective for the CDD to “take back” maintenance of the Venetian’s common grounds and parks from the HOA, and if so, recompete the maintenance contracts to determine if a more cost-effective vendor is available. *(COMPLETED 2013)*
   
   3. Ensure that our roads and sidewalks are in compliance with applicable laws and regulations; particularly, with respect to ADA requirements for sidewalks.
   
   4. Develop standards for maintaining ponds and wetlands, to include the removal of non-native invasive vegetation.
   
   5. Develop traffic control policies and procedures.

2. **To Provide an Appropriate Level of Security and Privacy Envisioned for a CDD Gated Community.**

   a. Ensure that all residents, guests, visitors, contractors, and service personnel are provided controlled access to our Community.
   
   b. Ensure that only resident and non-resident members, who are in good standing, and their registered guests, have access to Community-owned amenities.
   
   c. Ensure that our boundaries are properly maintained to deter unauthorized entry into the Community.
Specific Initiatives:

1. Periodically,
   a. Reconfirm the accurate disposition of resident gate clickers,
   b. Reissue access windshield stickers for contractors and service personnel, and
   c. Review visitor access procedures to allow public access as required while appropriately identifying who has accessed the community.

2. Acquire a new electronic access system and related security identification cards for access and use of the River Club facilities. (COMPLETED 2013)

3. Perform a security assessment of the Community’s borders, paying particular attention to the new west Padova area development, Shell Road, Laurel Road, Myakka River, and Venice city park boundaries to determine whether additional fencing or other security / privacy measures are needed.

3. To Maintain and Enhance the River Club.
   a. Ensure that the building, grounds, and facilities continue to provide an attractive, inviting, and fully functional “country club” environment.
   b. Evaluate existing processes, practices, and systems to improve the overall efficiency and effectiveness of club operations.
   c. Ensure that the River Club is in compliance with applicable laws and regulations; particularly, now that it is owned by a governmental entity.

Specific Initiatives:

1. Continue to use our subcommittees to identify needed improvements in the River Club facilities and equipment, and use this input when making budget and funding allocation decisions.

2. Review, in-depth, the information and accounting needs of the River Club; particularly, in preparation for the planned expiration of the current management agreement, and determine our specific requirements going forward.

3. Establish a schedule of reoccurring maintenance and replacement activities with related costs.

4. Install new pool lifts to bring the River Club in compliance with the Americans with Disabilities Act. (COMPLETED 2013)

5. Periodically, review our amenity rules to determine if still applicable and whether any changes are needed to comply with Federal, state, or local laws and regulations.
4. **To Provide our Resident and Non-Resident Members, and their Guests, with the Resort Lifestyle Programs, Activities, and Functions that best suit the community’s needs.**
   
   a. Evaluate existing programs, activities, and functions and make enhancements where appropriate.
   
   b. Enhance the River Club experience by continuously improving the service to members and guests to achieve a high level of member participation and satisfaction.

**Specific Initiatives:**

1. Continue to use our subcommittees to identify needed improvements in the River Club programs and activities, and use this input when making budget and funding allocation decisions.

2. Conduct customer satisfaction surveys of River Club members that evaluate the River Club’s facilities, programs, activities, and functions.

3. Set member participation benchmarks and goals for use of the River Club’s facilities, programs, activities, and functions taking into account seasonal variations.

4. Perform a long-range cost / benefit analysis on the volume of outside use of the River Club and its impact on member usage and satisfaction.

5. **To Ensure that VCDD Funds and Operations are Managed and Administered in an Efficient, Effective, and Economical manner.**

   a. Provide for accurate, reliable, and consistent financial reporting that shows current conditions and future projections.
   
   b. Continuously evaluate alternatives to reduce costs and improve revenues while maintaining an effective level of service.
   
   c. Provide homeowners and members appropriate reports and other communication regarding funding, operations, and maintenance of the CDD and its related functions.
   
   d. Update, as necessary, the rules governing CDD operations; specifically, with respect to the operations of its amenities.
   
   e. Manage CDD meetings to effectively conduct CDD business while soliciting public input and providing appropriate feedback.

**Specific Initiatives:**

1. Perform a cost / benefit analysis of whether to ‘take back’ those functions previously delegated to the HOA. **(COMPLETED 2013)**

2. Enhance our current financial and cost accounting reporting systems and review procedures.
3. Develop specific requirements for recompeting the River Club management services contract.

4. Review our web site and dedicate more space for member communication.

5. Use different communication approaches for targeted communications to members.

6. Develop and periodically review CDD meeting and agenda planning operating policies and procedures

6. **To Evaluate the Need for Additional Facilities and Amenities.**

   a. Expand or acquire facilities and/or amenities when there is a demonstrated need and community support to do so.

**Specific Initiatives:**

1. In anticipation of the developer’s eventual build out,
   
   a. Conduct a feasibility study of acquiring the Welcome Center for fitness and other community purposes.

   b. Conduct a feasibility study of acquiring the Golf Course.

2. Conduct a feasibility study for expanding the tennis facilities.

3. Conduct a feasibility study for remodeling/reconfiguring/expanding the River Club to enhance operations.