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, February 22, 2016 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                       Board Supervisor, Chairman
Jim Shea                           Board Supervisor, Vice Chairman
Barry Snyder                       Board Supervisor, Assistant Secretary
Mike Craychee                      Board Supervisor, Assistant Secretary

Also present were:

Kristen Suit                       District Manager, Rizzetta & Company, Inc.
Andy Cohen                         District Counsel, Persson & Cohen, P.A.
Rich Schappacher                   District Engineer, Schappacher Engineering
Karen Richard                      Field Manager, Venetian CDD
Scott Kissell                      General Manager, River Club
Audience

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. There were none.

THIRD ORDER OF BUSINESS            Discussion Regarding Turnover from WCI

Mr. Cohen discussed the turn over of lakes from WCI. He advised he received an e-mail from Mr. Barber, of WCI, with a form to transfer the ERP permit to the CDD. Mr. Cohen advised he sent the e-mail to Mr. Schappacher. Mr. Schappacher advised he walked the three lakes with Mr. Brad Soule of WCI; lakes 48, 49, & 55. Mr. Schappacher said overall the lake banks look good though some aquatic treatment needs to be done. He advised a structure at lake 49 is in need of repair. Mr. Soule, a land development manager with WCI, advised lakes 48 & 55 are in great condition and WCI will provide another treatment prior to turn over. He further advised lake 49 still has lots to be built and is in need of repair so they are not looking to turn over lake 49 at this time. Mr. Schappacher advised that the form is for all three lakes, and asked if WCI would be willing to maintain lake 49. Mr. Cohen inquired as to the purpose for turning the lakes over rather than waiting until the work is complete. Mr. Schappacher advised
SWFWMD is looking for the operating entity to certify the lakes for turn over. Discussion ensued. Mr. Jasper suggested that acceptance of lakes 48, 49, & 55 be deferred until the related Palermo Neighborhood is substantially complete. The Board decided to take no action on this item at this time.

FOURTH ORDER OF BUSINESS

Discussion and Consideration of Proposals and Recommendations for the Gatehouse Computer and Access Software

Mr. Craychee presented the proposals received from Southworth Solutions and TEM Systems. He reviewed the comparison spreadsheet with the Board. Discussion ensued. The Board requested that Mr. Craychee get information and a proposal from ABDI. This item was tabled to the March 14 BOS Meeting.

FIFTH ORDER OF BUSINESS

Discussion and Consideration of Proposals for the Initial Phase of the Ladies Locker Room Renovation

Mr. Craychee provided an overview of the proposal received from Myco-Tek Restoration. Board discussion ensued. The proposal being presented includes deconstruction and review, and provided there is no damage, reconstruct the wall and lockers. If additional work is required due to damage a separate proposal would be provided. Replacement tile is not included in the proposal. Further discussion ensued. Work is expected to begin in mid-April or early May and the locker room will be shut down during the work.

On a Motion by Mr. Craychee, seconded by Mr. Shea, with all in favor, the Board approved the Myco-Tek Restoration proposal with a spending limit not to exceed $2,800.00, inclusive of tile and installation, for Renovations to the Ladies Locker Room, for Venetian Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for PVC Door Panels to be Added to the Pump/Lift Stations

Ms. Richard presented the proposals to the Board as received from Florida Fence and Jansen Shutters and Windows. She also provided pictures of the panels. Board discussion ensued. The Board decided not to move forward with this item.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Storm Inlet Painting

Mr. Schappacher discussed the products being proposed. Board discussion ensued.

On a Motion by Mr. Jasper, seconded by Mr. Shea, with all in favor, the Board approved the L&C Painting Proposal, in the amount of $10,700.00, providing direction to Ms. Richard to work with District Counsel to get the Revised Proposal and Contract for Storm Inlet Painting, for Venetian Community Development District.
EIGHTH ORDER OF BUSINESS

Ratification of Chairman’s Authorization for the Installation of a New Gas Heater for the Amenity Pool at the River Club

Mr. Craychee provided a brief overview of the events that occurred. Mr. Craychee advised he contacted the geo-thermal company in response to e-mails received. He advised he did not ask for pricing on anything but asked for help. The geo-thermal guy offered to install a new heater at a shared cost. He offered the District pay for materials and they would share the cost of the heater which is expected to be about $2,300 to $2,400, a max cost of $1,500. Board discussion ensued. Mr. Snyder advised he will always vote against ratification items. As this topic was left last, an agreement or approval was to add a sixth unit to the geo-thermal and we would meet with a vendor to somehow “tune” the operation to make it more effective at heating the water; then he received the e-mail advising a gas heater has been purchased. He asked about the sixth unit and potential “tuning” of the system. Mr. Craychee advised the sixth unit had been installed and is running; the design temperature with the unit is outdoor air temps of 55 degrees. When the temperature falls below 55 degrees there is a problem with the heater getting the water temperatures up to 85 degrees before 10:00 am. Mr. Snyder inquired as whether or not the sixth unit was necessary. Mr. Craychee advised he is not sure. Mr. Snyder advised he spoke with Scott regarding tuning of the system and inquired as to how the VCDD unit was tuned. Discussion ensued. Mr. Snyder advised the decision to purchase a gas heater should have been brought to the Board and he does not like the way it was handled. Mr. Snyder advised 84 to 82 degrees is not cold, and he feels this could have waited. He further advised that an emergency meeting could have been held. Discussion ensued. Mr. Craychee advised he was unaware that an emergency meeting could have been held. Mr. Cohen clarified that had he been asked, he would not have thought this issue constituted an emergency meeting. Discussion ensued. Mr. Shea advised he also did not agree with the manner in which this situation was handled and he did not feel that reacting in this manner to an e-mail campaign was the proper way to handle it. Further discussion ensued. The Board discussed having an emergency meeting in the future should the need arise. Mr. Cohen read the rules of procedure concerning an emergency meeting.

On a Motion by Mr. Craychee, seconded by Mr. Shea, with three in favor and one opposed, the Board Ratified the Chairman’s Authorization to Install a New Gas Heater for the Amenity Pool at the River Club, in the Amount of $1,500.00, for Venetian Community Development District.

The Board allowed public comment on the subject.

Discussion ensued concerning someone tampering with the pool temperatures.

NINTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors’ Meeting held on February 8, 2016

Ms. Suit presented the minutes of the Board of Supervisors’ meeting held on February 8, 2016 and asked if there any questions or comments related to the minutes. There were none.
On a Motion by Mr. Jasper, seconded by Mr. Craychee, with all in favor, the Board approved the Minutes of the Board of Supervisors’ Meeting held on February 8, 2016, for Venetian Community Development District.

TENTH ORDER OF BUSINESS

Consideration of the Minutes of the Facilities Committee Meeting held on January 04, 2016

Ms. Suit presented the minutes of the Facilities Committee Meeting held on January 04, 2016 and asked if there were any questions. Discussion ensued.

On a Motion by Mr. Craychee, seconded by Mr. Jasper, with all in favor, the Board accepted the Minutes of the Facilities Committee Meeting held on January 04, 2016, for Venetian Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Month of January 2016

Ms. Suit presented the operations and maintenance expenditures for the period of January 1-31, 2016, which total $76,839.44. Discussion ensued regarding a Tri-County invoice.

On a Motion by Mr. Shea, seconded by Mr. Jasper, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of January 2016, which total $76,839.44, for Venetian Community Development District.

TWELFTH ORDER OF BUSINESS

Review of January 2016 Financials

Mr. Kissell discussed the January 2016 River Club Financial. Discussion ensued.

Ms. Suit presented the January 2016 CDD financials, and reviewed the year to date budget and year to date actuals.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
   Mr. Cohen provided an update regarding the small claims matter; pretrial is set for March 16th and he will follow up after pretrial.

B. District Engineer
   Mr. Schappacher provided an overview of the sidewalk repairs report and the bid package for repairs, bids are due March 4th. He reached out to Mr. Barber and Mr. Barber agreed WCI would pay for items attributed to WCI. After discussion with Mr. Cohen, it was determined that the CDD would contract for the repairs and WCI would reimburse the District for those repairs. Mr. Schappacher asked Mr. Snyder about the reflectivity of signs. Mr. Snyder advised he had been
working on them but was caught up after the workshop. He advised he is still working on it. Discussion ensued. Mr. Schappacher discussed the radar speed sign reports. Discussion ensued.

Mr. Jasper inquired about the weir repairs at the pedestrian bridge. Mr. Schappacher advised the work is not complete.

Mr. Snyder inquired as to whether or not a sign inventory was completed with Rizzetta. Ms. Richard advised an inventory was completed with the insurance company, but it was only for stop signs. Mr. Schappacher advised the design plans from Kimley Horn should have all signage. Mr. Snyder requested a copy of the plans.

Mr. Jasper inquired about the Kimley Horn irrigation drawings. Ms. Richard advised she has them, though they are inaccurate. Mr. Jasper asked that she provide those drawing to Mr. Schappacher.

C. River Club
Mr. Kissell advised the current lunch and dining services will continue through April, and as of May 1st an a la carte menu will be available for breakfast. Normal hours will be held through May 1st, and then at that point Thursday evening will drop off and go to a Summer Schedule of being open Wednesday and Friday for dinner plus special functions. He advised he will make some lunch menu changes to make it more affordable. He advised of changes he may be making operationally regarding maintenance and cleaning. Mr. Kissell provided updates regarding office staff and possibly adding a seasonal full time position for reservations and such.

D. Field Manager
Ms. Richard provided an update regarding FPL and having the light fixtures and certain poles repaired or replaced. She advised the LED mailbox light conversion is completed, and the dead Washingtonian palm tree has been removed. She also advised she has a proposal for fountain maintenance from a new company as the old one is no longer in business. She advised Water Equipment Technologies, the new company, has exactly the same pricing and services as the previous vendor.

On a Motion by Mr. Snyder, seconded by Mr. Jasper, with all in favor, the Board approved a Contract with Water Equipment Technologies for Fountain Maintenance, for Venetian Community Development District.

E. District Manager
Ms. Suit advised the next regular meeting of the Board of Supervisors is scheduled for Monday, March 14, 2016 at 9:30 am.

FOURTEENTH ORDER OF BUSINESS Supervisor Requests and Comments

Ms. Suit opened the floor for Supervisor requests or comments.
Mr. Snyder discussed concerns regarding vehicles stopping at the entrance before the gate and the possibility of signage and parking for vendors. He asked that Ms. Richard ask the vendors not to park just before to the entrance.

Mr. Jasper advised he would like to schedule time to address the reserves workshop. Ms. Suit advised she would place this item on the March 14th agenda.

Mr. Shea advised he would like a discussion regarding fees on the March 28th agenda.

Mr. Craychee advised Outlook has added a new feature called “clutter”.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Craychee, seconded by Mr. Jasper, with all in favor, the Board adjourned the meeting at 12:21 p.m., for Venetian Community Development District.

[Signatures]