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, March 28, 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
Harry Orenstein  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
Scott Kissell  General Manager, River Club
Rick Barber WCI
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. Comments from the public were entertained.

THIRD ORDER OF BUSINESS

Request by WCI for CDD to take Ownership of Phase 5 Lakes under Predetermined Conditions

Mr. Barber advised this is concerning the three lakes in Palermo and SWFWMD has requested that the lakes be turned over to the operation and maintenance entity. He advised there is no easy way to solve it but it does need to be turned over to either the HOA or the CDD. Mr. Barber advised WCI is willing to turn over the lakes to the CDD and WCI continue to maintain them, and WCI has entered into a maintenance agreement for the lakes. Mr. Cohen asked if the lakes had issues that needed to be addressed. Mr. Schappacher advised that two of the three lakes were in pretty good condition but are in need of aquatic maintenance, and the third lake had
homes that needed to be built as well as needing some work on the outfall structure and the littoral shelf needed improvement. Mr. Jasper asked if there would still be a final walk through with WCI and Schappacher Engineering once construction is complete. Discussion ensued regarding contract terms; requiring the approval of Mr. Schappacher prior to final turn over. Discussion ensued regarding the SWFWMD push for the turn over. Mr. Barber requested that the CDD accept the operation and maintenance today and then have a contract by the next meeting. He further advised that WCI will draft a contract and send to Mr. Cohen. Mr. Cohen summarized that the CDD would take conveyance of the lakes now, putting the CDD as the operation and maintenance entity for SWFWMD, and WCI would sign a contract to maintain the lakes as well as fix any repairs until the lakes are ready for a final walk through and sign off by Mr. Schappacher once construction is complete.

On a Motion by Mr. Craychee, seconded by Mr. Orenstein, with all in favor, the Board accepted Ownership and SWFWMD operation and maintenance responsibility for the Three Lakes and Lake Banks at Palermo, Subject to Written Agreement with WCI that they are to Maintain the Lakes as well as Remedy any Deficiencies to the Satisfaction of the District Engineer prior to WCI exiting the neighborhood, for Venetian Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Gatehouse Access Software

Mr. Craychee presented spreadsheets comparing the proposals received from Southworth Solutions, TEM, and ABDI. Mr. Craychee also discussed each system in detail. Board discussion ensued.

On a Motion by Mr. Craychee, seconded by Mr. Shea, with all in favor, the Board approved the Gatehouse Access Software Proposal Received from Southworth Solutions, for a 36 month lease, Subject to Review by District Counsel, in an Amount Not to Exceed $11,000.00, for Venetian Community Development District.

FIFTH ORDER OF BUSINESS

Discussion Regarding Board Supervisors’ Updates to Reserves Spreadsheet

Mr. Craychee advised the Board had decided on parameters at the last meeting: 3 years and $5,000.00 to be placed on the spreadsheet.

Mr. Snyder advised he had questions regarding his area, hardscape. He advised roads are the big ticket item under hardscape and he questioned how many miles of road are in the community, he believes it is 18 to 20. Mr. Schappacher advised he will get the number to Mr. Snyder. Mr. Snyder advised that in time the roads will need to be milled down and resurfaced. He believes roads have a 15 to 20 year life prior to needing resurfaced. He advised the Treviso area has 7 to 10 years before needing resurfaced. Mr. Snyder advised sidewalks are being repaired as needed and annually costs roughly $5,000.00. Mr. Jasper advised he has the same type of concerns with plants and lake bank renovations. Discussion ensued regarding maintenance reserves. Mr. Snyder advised monuments are cleaned periodically; he advised they are all different and inquired as to what the Board would like to do with the monuments long term. Discussion ensued. Mr. Snyder advised other items under his area are signs and lights and
he does not believe those should be reserve items. Mr. Snyder advised the wood railings along sidewalks will be reserved for. Mr. Jasper inquired regarding mailboxes and lights; Mr. Snyder advised he had those listed in signs and lights and he would recommend reserving for them and carrying the reserve amount from year to year to use as needed. Mr. Snyder advised he put the entry fountain in with monuments. Mr. Schappacher discussed super paving the roads which does not require the milling. Mr. Shea advised lakes, ponds, and wetlands basically fall in the operating reserves; fountains and aerators are maintenance items. Mr. Jasper advised he has reviewed the underground irrigation system, the irrigation pump system and the possibility of switching to well turbine pumps, irrigation inlet pipe, plant replacement, and lake bank renovations. Mr. Jasper recommended that we have “operating capital” reserve funds in lieu of budgeting contingency in our operations budget. He suggested the amount of $100,000.00 each for the General Fund and Enterprise Fund. Mr. Craychee discussed the security; fences, and gate operators. He advised there will be four lift arm gates and four swing gates. Mr. Craychee advised the River Club is the big item. Mr. Snyder advised that now that the list is worked out, it now is time to put numbers to the items. Discussion ensued. Mr. Jasper advised the two big decisions to be made are (1) do we “straight line” or “cash flow” method to establish our reserve amounts and (2) how do we account for escalation of costs for future expenditures. Discussion ensued. Mr. Schappacher suggested hiring a company to do a reserve study. Mr. Snyder advised he doesn’t see anything on the immediate horizon unless something breaks, so there is nothing on the horizon for seven to ten years. Mr. Orenstein advised the only thing he can project is the possibility of another tennis court resurfacing project for 2018.

SIXTH ORDER OF BUSINESS

Discussion Regarding Spending Authority Resolution

Ms. Suit advised the spending authority resolution is a common resolution for CDD’s and most of the Districts that she currently manages have a spending resolution in place. Board discussion ensued.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2016-01, Revised Disbursement of Funds Resolution

Ms. Suit provided an overview of the redline comparison between the existing resolution and the resolution being presented for consideration. Mr. Cohen suggested having a resolution 2016-01 which would include River Club spending authority as well. Discussion ensued regarding spending limits for the River Club Manager and the Field Manager. Mr. Cohen advised he will make revisions to the Resolution and provide to the Board for consideration at the April 11th meeting. This item was tabled until April 11, 2016.

The Board took a 5 minute recess and was back on the record at 11:20 am.

EIGHTH ORDER OF BUSINESS

Discussion Regarding River Club Fees and Setting a Public Hearing for Same

Board discussion ensued regarding River Club fees for River Club activities and reservation software for fitness activities.

Ms. Suit advised May 9th would be the earliest possible date for a public hearing.
This item was tabled until the April 11th meeting; Mr. Kissell to provide a usage report and fitness costs to be included in the agenda.

**NINTH ORDER OF BUSINESS**

Consideration of the Minutes of the Board of Supervisors’ Meeting held on March 14, 2016

Ms. Suit presented the minutes of the Board of Supervisors’ meeting held on March 14, 2016 and asked if there were any questions. There were none.

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On a Motion by Mr. Snyder, seconded by Mr. Orenstein, with all in favor, the Board approved the Minutes of the Board of Supervisors’ Meeting held on March 14, 2016, for Venetian Community Development District.
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**TENTH ORDER OF BUSINESS**

Consideration of the Minutes of the Facilities Committee Meeting held on February 01, 2016, the Minutes of the Pool and Fitness Committee Meeting held on January 18, 2016, and the Minutes of the Social and Dining Committee Meeting held on February 10, 2016

Ms. Suit presented the minutes of the Facilities Committee meeting held on February 01, 2016, the minutes of the Pool and Fitness Committee meeting held on January 18, 2016, and the minutes of the Social and Dining Committee meeting held on February 10, 2016. She asked if there were any questions. There were none.

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On a Motion by Mr. Shea, seconded by Mr. Orenstein, with all in favor, the Board accepted the Minutes of the Facilities Committee Meeting held on February 01, 2016, the Minutes of the Pool and Fitness Committee Meeting held on January 18, 2016, and the Minutes of the Social and Dining Committee Meeting held on February 10, 2016, for Venetian Community Development District.
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**ELEVENTH ORDER OF BUSINESS**

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

Ms. Suit presented the Operations and Maintenance expenditures for the period of February 1-29, 2016 which totaled $113,943.52. Discussion ensued regarding various invoices.

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On a Motion by Mr. Craychee, seconded by Mr. Orenstein, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of February 2016, which totaled $113,943.52, for Venetian Community Development District.
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TWELFTH ORDER OF BUSINESS

Review of February 2016 Financials

Mr. Kissell presented the February 2016 River Club financials to the Board. Board discussion ensued.

Ms. Suit presented the February 2016 CDD financials to the Board. She provided an overview of the year to date budget, the year to date actuals, and the year to date variance. Ms. Suit also provided an overview of line items that are currently over budget.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
Mr. Cohen provided updates regarding the legislative session and discussed the updates necessary. Board discussion ensued. Mr. Cohen further advised the insurance company settled the legal claim for $1,000.00. He further advised he is reviewing documents related to the River Club and will be working on tightening up some of the language contained in the documents.

B. District Engineer
Mr. Schappacher discussed the status of the weir 4 repairs. He further advised SiteMasters backed out of the contract for the lake bank repairs. He advised their contract was $40,590.00 and the Cross Creek proposal was $49,000.00. Mr. Schappacher advised he went back to Cross Creek Environmental and asked them to review their proposal; they came back with a bid amount of $41,500.00. He advised SiteMasters was going to use geo web, and Cross Creek is going to use geo tube. Discussion ensued.

On a Motion by Mr. Snyder, seconded by Mr. Shea, with all in favor, the Board approved the Cross Creek Environmental Contract for Lake Bank Restoration, in an amount not to exceed $42,000.00, for Venetian Community Development District.

C. River Club
Mr. Kissell advised the new member orientation held on the 21st went well, he advised there were 322 guests for Easter, there were 178 guests for the spring carnival. He advised he has received a lot of good feedback on service and food quality. Mr. Kissell advised he and Mr. Craychee are still working on door access and cards. He advised he received a complaint regarding the shower heads in the ladies locker room shower, the water pressure being too low. Mr. Kissell advised he is looking into new shower heads in the ladies locker room to match the men’s locker room. He further advised he is working on the annual resident survey. Discussion ensued.

D. Field Manager
Ms. Richard was not present

E. District Manager
Ms. Suit advised the next regular meeting of the Board of Supervisors is
scheduled for Monday, April 11, 2016 at 9:30 am. Ms. Suit also advised the draft audit was sent to the Board for review and advised questions or comments related to the draft audit should be directed to Mr. Joe Kennedy of Rizzetta & Company. Discussion ensued.

FOURTEENTH ORDER OF BUSINESS    Supervisor Requests and Comments

Ms. Suit opened the floor for Supervisor requests or comments.

Mr. Craychee advised of issues with residents speeding through the resident gate and he asked that the Board think about ideas for curbing the speeding. Discussion ensued. The Board requested that Mr. Schappacher add the words “slow down” to the radar signs if speed exceeds 40mph. Further discussion ensued.

Ms. Suit opened the floor to Audience Comments.

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 12:24 p.m., for Venetian Community Development District.

[Signatures]

Secretary / Assistant Secretary

Chairman / Vice Chairman