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

The regular meeting of the Board of Supervisors of the Venetian Community Development District was held on Monday, April 24, 2017 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
Richard Bracco  
Board Supervisor, Assistant Secretary
Susie Lentile  
Board Supervisor, Assistant Secretary
David Lusty  
Board Supervisor, Assistant Secretary (via speaker phone)

Also present were:

Belinda Blandon  
District Manager, Rizzetta & Company, Inc.
Andy Cohen  
District Counsel, Persson & Cohen, P.A.
Rick Schappacher  
District Engineer, Schappacher Engineering
Scott Kissell  
General Manager, River Club
Kareen Richard  
Field Manager, Venetian CDD
Audience

FIRST ORDER OF BUSINESS  
Call to Order

Ms. Blandon called the meeting to order and conducted the roll call.

On a Motion by Mr. Jasper, seconded by Mr. Bracco, with all in favor, the Board Allowed Mr. Lusty to appear and participate in the meeting via conference call, for the Venetian Community Development District.

SECOND ORDER OF BUSINESS  
Public Comment

Ms. Blandon opened the floor to public comment. A resident addressed the Board regarding the hydraulic fluid spill.

THIRD ORDER OF BUSINESS  
District Engineer Staff Report

Mr. Schappacher advised the annual assessment of certain infrastructure was completed and a sidewalk grinding bid package was prepared. He provided an overview of the two estimates received advising the vendor with the lower proposal did the work previously and did maintain their pricing from the previous repairs. Mr. Schappacher advised that he will review the area where
someone fell recently to ensure this area is also in the proposals received. Mr. Jasper advised the proposal is within budget and directed Mr. Schappacher to proceed. Ms. Blandon advised the proposal is within the spending authority of the Chairman.

Mr. Schappacher advised a life expectancy map was previously distributed which outlines that the roads are overall in good condition. He advised he has reached out to Kimley Horn to inquire as to when they will put out a bid package for the second lift of asphalt on the roads that currently do not have one. Mr. Schappacher advised of missing items from the new construction to be provided by Lennar; ADA ramps, sidewalks, utility items, and so forth though he fully expects cooperation from Kimley Horn. Mr. Jasper provided an overview of the meeting with Lennar. Discussion ensued.

Mr. Schappacher advised regarding the hydraulic spill, the approach that the City presented is not going to work. He advised Ms. Richard visited Willow Chase, where this approach was used and it looks terrible. Mr. Schappacher advised oil based sealant is needed as it penetrates the surface. Discussion ensued.

Mr. Schappacher advised he has been working with the Traffic Enforcement Committee; he has provided the raw data from the radar signage and a discrepancy was noted from his reports to the report created by the Committee. It was determined the data being produced is in kilometers and has to be converted to miles per hour.

Mr. Bracco inquired regarding the repairs to the guardhouse; Ms. Richard advised she will address that in her report.

**FOURTH ORDER OF BUSINESS**  
Consideration of the Minutes of the Board of Supervisors’ Meeting held on March 27, 2017

Ms. Blandon presented the minutes of the Board of Supervisors’ Meeting held on March 27, 2017 and asked if there were any additions, deletions, or corrections to the minutes. Mr. Jasper asked if his comments were incorporated. Ms. Blandon confirmed. There were no other questions or comments.

On a Motion by Mr. Bracco, seconded by Ms. Lentile, with all in favor, the Board Approved the Minutes of the Board of Supervisors’ Meeting held on March 27, 2017, for the Venetian Community Development District.

**FIFTH ORDER OF BUSINESS**  
Consideration of the Minutes Tennis Committee Meetings held on February 6, 2017 and March 6, 2017

Ms. Blandon presented the minutes of the Tennis Committee meetings held on February 6, 2017 and March 6, 2017 and asked if there were any questions. There were none.

On a Motion by Mr. Jasper, seconded by Mr. Bracco, with all in favor, the Board Accepted the Minutes of the Tennis Committee Meetings held on February 6, 2017 and March 6, 2017, as
presented, for the Venetian Community Development District.

SIXTH ORDER OF BUSINESS
Consideration of the Minutes of the Social and Dining Committee Meetings held on January 11, 2017 and February 8, 2017

Ms. Blandon presented the minutes of the Social and Dining Committee meetings held on January 11, 2017 and February 8, 2017 and asked if there were any questions. There were none.

On a Motion by Mr. Bracco, seconded by Ms. Lentile, with all in favor, the Board Accepted the Minutes of the Social and Dining Committee Meetings held on January 11, 2017 and February 8, 2017, for the Venetian Community Development District.

SEVENTH ORDER OF BUSINESS
Consideration of the Operations and Maintenance Expenditures for the Month of March 2017

Ms. Blandon provided an overview of the expenditures for the period of March 1-31, 2017, advising expenditures totaled $159,691.70. She asked if there were any questions regarding the expenditures. Mr. Lusty advised he noticed purchases are still being made through America’s Office Source and he would like the pricing compared to Amazon Prime in an effort to save money. He asked that a comparison be completed prior to making further purchases through America’s Office Source.

On a Motion by Ms. Lentile, seconded by Mr. Jasper, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of March 2017, totaling $159,691.70, for the Venetian Community Development District.

EIGHTH ORDER OF BUSINESS
Review of March 2017 Financials

Mr. Kissell provided an overview of the River Club financials for March 2017. He reviewed the River Club profit and loss report as well as the year to date actuals. Mr. Kissell reviewed the non reoccurring expenses that have contributed to the status of the budget. Mr. Jasper inquired regarding the employee percentage benefits. Mr. Kissell advised he spoke with Ms. Bialy and she advised more people took advantage of the benefits than was expected. Mr. Jasper inquired regarding the water and sewer bill. Mr. Kissell advised he will look into whether or not there is a leak causing the increase. Mr. Kissell inquired with Ms. Richard regarding watering of the event lawn and whether or not it is causing the increase. She advised the event lawn irrigation is not on a separate meter and the sewer usage charge is minimal. Mr. Kissell advised he will look into the increase in the bill. Mr. Jasper advised if there is a leak and the City is contacted the City will typically provide a rebate on the sewer usage. Mr. Lusty inquired regarding River Club balance sheet and the negative ($56,842) accounts receivable which should be in accounts payable. He inquired as to when the correction will be made. Ms. Blandon advised that is a Vision entry and she will look into it. Mr. Lusty inquired regarding the ($6,752) in Allowable Doubtful Accounts; he advised this should be a receivable. Mr.
Lusty inquired regarding the $754,704 Deferred Membership Dues; the minutes of the previous meeting stated Ms. Bialy would contact Mr. Lusty regarding this item and she has not. Mr. Kissell advised he will contact Ms. Bialy and have her contact Mr. Lusty. Mr. Lusty advised e-mail would be the best way to contact him. Mr. Jasper inquired regarding receiving two reports that do not match. Mr. Kissell advised he will put out the consolidated report. Mr. Jasper inquired regarding the percentages being listed as over or under.

Ms. Blandon provided an overview of the CDD financials for March 2017. Mr. Jasper inquired regarding the landscape/mulch item. Ms. Blandon advised the pine straw needs to be reclassified. Mr. Lusty advised the CDD financial report is inaccurate with respect to the investment summary. He advised that he emailed Mr. Scott Brizendine and corrections are pending.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel
   Mr. Cohen advised he had no report and advised he would accept questions from the Board. There were none.

B. River Club
   Mr. Kissell provided a handout regarding fitness fees and the impact the change may have on the budget. He provided an overview of the fitness fees and class participation. Discussion ensued regarding amending the budget to reflect the updated fees and participation.

Mr. Kissell advised there has been discussion regarding use of the lap pool because the signage posted does not match the current rules. He further advised he is reviewing the rules and regulations to ensure the rules and current practice are consistent. Discussion ensued regarding the current rules and regulations. Mr. Cohen advised he agrees with Mr. Kissell in that the Board should review the current rules and regulations to ensure they are consistent with signage. Further discussion ensued regarding lap pool use. Mr. Cohen advised Ms. Blandon has conducted research which shows resolution 2015-04, adopted March 23, 2015, which adopts the rules that are on the website. Mr. Cohen advised the Board can change the rule by motion and follow up with a resolution. The item was opened to public comment. There were no questions or comments from the audience.

On a Motion by Mr. Bracco, seconded by Mr. Lusty, with all in favor, the Board Revised the Pool Rules section of the River Club at the Venetian Golf and River Club Rules and Regulations, Item #9, to Read “Use of the lap pool is limited to thirty (30) minutes while others are waiting. Lap pool swimmers and walkers are allowed to share the lanes equally”, for the Venetian Community Development District.

Mr. Kissell advised that at the last Fitness Committee meeting, participation was discussed as well as bringing guests to fitness classes. He advised the current policy does not allow for guests and during season guests should not be allowed but during the summer months there could be room for guests. Mr. Kissell advised a rule would need to be established to limit guests to ensure there is room for residents. Mr. Sandomenico advised fitness on demand should be open for
guest use, and fitness classes should not be open to guests. Mr. Kissell advised a guest user fee could be established though a public hearing would be necessary. Mr. Lusty suggested allowing guests to drop in at the same price as residents. Mr. Kissell advised he will research the idea. Mr. Bracco suggested the guest should be accompanied by a resident. Discussion ensued.

Mr. Kissell advised a water cooler at the tennis courts is down, a new cooler is $1,000.00, and he will get the replacement ordered.

Mr. Kissell advised he was notified by a third party that Ms. Fiedler, a resident who is running for City Council, would like to use the River Club for a political event. Discussion ensued. Mr. Jasper advised that he understood the event would take place during a River Club function. Mr. Bracco advised that the candidate was going to make an official announcement. Mr. Lusty pointed out that when he ran he was not able to hold a function at the River Club. Mr. Jasper advised that he recalled that the function was for Mr. Lusty only and not open to other candidates. Mr. Cohen advised he does not have the rule with him. Mr. Lusty advised the rule needs to be consistent. He advised he was denied after inviting all other candidates. Board members disagreed with this statement. Discussion ensued. Mr. Cohen read the September 2016 motion: “On a motion by Mr. Craychee, seconded by Mr. Orenstein, with three in favor and one abstaining, the Board decided not to allow for political events at the River Club unless all candidates are included at the same time”. Further discussion ensued. Based on the Board discussion, Mr. Cohen provided feedback that the answer should be “we will not allow it unless all people running for that seat are invited”. Mr. Cohen advised the River Club declaration addresses a political event. Mr. Lusty stated the resident is announcing her candidacy for City Council and that makes it a political event. Mr. Kissell advised of an e-mail going around inviting people to the River Club on May 5th. Mr. Jasper advised that makes it a political event. Mr. Kissell advised it is an event, emails are being sent out inviting people to an event. Mr. Cohen advised that Mr. Kissell needs to let her know that the River Club does not allow for political events unless all candidates are invited to attend. Mr. Bracco inquired regarding her renting the facility. Further discussion ensued. Mr. Kissell will contact the candidate and inform them of the policies for political events.

Mr. Kissell advised the tennis courts need to be resurfaced this summer per Mr. Sandomenico’s recommendations, the estimate is $31,000.00. Discussion followed regarding amounts in the reserve study. Mr. Sandomenico advised the court has been in use for thirteen years and has not been resurfaced, he advised it has been reconditioned twice. Mr. Jasper suggested obtaining more bids. Mr. Sandomenico advised the court needs to be laser graded. Discussion ensued regarding revisions to the reserve study related to the tennis courts.

Mr. Lusty inquired regarding an update on the lounge chairs. Mr. Kissell advised he received a bid to be reviewed at the next Facilities Committee meeting.
C. Field Manager
Ms. Richard provided an overview of the Field Manager report included with the agenda packages. She reviewed proposals received for electrical for the aerators on pond 23 and advised of the other costs associated with the aerator installation. Ms. Richard advised the total package price is just over $6,000.00. Discussion ensued regarding shrubbery to mask the aerator pumps. Mr. Jasper advised any irrigation repairs should be included as part of the contract. Mr. Jasper inquired regarding a meter fee. Ms. Richard advised she will look into it. Mr. Cohen advised he will need to review the contract. Ms. Blandon opened the floor to audience questions and comments. There were none.

On a Motion by Mr. Jasper, seconded by Ms. Lentile, with all in favor, the Board Approved an Amount Not to Exceed $6,500.00 for Installation of the Aerator at Pond 23, for the Venetian Community Development District.

Ms. Richard advised the triangle was cleared and sod is being installed. She provided an overview of the estimates received for removal, replacement, and possible replanting, of the twisted palm. The proposal from Tri County is $9,235.00 for the complete project including $1,250 for replanting the twisted palm. The proposal from Sunrise is $6,560 and an additional $2,275 to replant the twisted palm. Discussion ensued. Mr. Jasper suggested each Supervisor review the area to determine what should be planted in place of the twisted palm.

Ms. Richard advised she has been researching gate access options, she provided information related to each option. Ms. Blandon inquired as to whether Ms. Richard will have options for review at the next meeting. Ms. Richard advised more research is required. Discussion ensued. Mr. Bracco asked that Ms. Richard look into the recycle value in the old access transponders.

Ms. Richard advised the gentleman was out last week to work on the guard house where it was damaged. The stucco work needs to be completed and once the stucco is cured it will be painted. Mr. Lusty inquired as to when it will be completed. Ms. Richard advised the work is ongoing.

Mr. Bracco inquired regarding the lift station doors as a resident was dissatisfied with the quality of installation. Ms. Richard advised one door was dragged and she is contacting the company who installed the doors to provide cleanup of the installation.

Mr. Bracco inquired regarding the access road and asked for information. Mr. Jasper advised the road belongs to the POA.

Mr. Bracco inquired regarding the parking lot buffer planting. Ms. Richard advised firebush will be installed.

Mr. Lusty inquired regarding the April/May Newsletter being posted on the CDD website. Ms. Blandon advised she will look into it.
Ms. Lentile inquired regarding the history of the access road. Mr. Jasper advised it is a POA concern.

D. District Manager
Ms. Blandon advised the next meeting of the Board of Supervisors’ is scheduled for Monday, May 8, 2017 at 9:30 am.

TENTH ORDER OF BUSINESS Supervisors Requests and Comments

Ms. Blandon opened the floor to Supervisor requests and comments.

Mr. Bracco advised the Community Association has requested to install new flag pole and flag at the entry on CDD property in front of the water feature at the entrance. Mr. Jasper advised the Community Association will provide a plan at the next meeting.

ELEVENTH ORDER OF BUSINESS Adjournment

On a Motion by Mr. Jasper, seconded by Mr. Lusty, with all in favor, the Board adjourned the meeting at 11:47 a.m., for the Venetian Community Development District.