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, June 10, 2019 at 9:31 a.m. at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

Richard Bracco  
Board Supervisor, Chairman

Susie Lentile  
Board Supervisor, Vice Chairman

Richard McCafferty  
Board Supervisor, Assistant Secretary

Steve Kleinglass  
Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon  
District Manager, Rizzetta & Company, Inc.

Andy Cohen  
District Counsel, Persson, Cohen & Mooney, P.A.

Rick Schappacher  
District Engineer, Schappacher Engineering

Denise Payton  
Club Manager, River Club

Keith Livermore  
Field Manager, Venetian CDD

Audience

FIRST ORDER OF BUSINESS  
Call to Order

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

SECOND ORDER OF BUSINESS  
Public Comment

Ms. Blandon opened the floor to audience comments.

Mr. Bracco advised that Pickleball is not on the agenda for today’s meeting though it will be in the future. He advised that at this time a Pickleball Committee has been established and is investigating construction of pickleball courts. He discussed items that each Committee is working on.

Ms. Liz Williams spoke regarding the pond behind her home not being maintained. Ms. Williams was asked to provide her address to Mr. Livermore so that he may investigate.

Mr. Jim Biever advised that he would like to see work done on the mailboxes.

Mr. Dick Foster spoke regarding sand in the road at Citadella and Pesaro, he advised that the maintenance crew at the golf course was advised that their vehicle has dumped sand; Mr. Foster asked that the sand be cleaned up. He spoke regarding the lack of detail
to the River Club O&M and asked if the expenses are being reviewed. Mr. Foster spoke regarding the resolution that adopts the budget related to the mailing and posting dates contained within. Mr. Cohen advised that the resolution outlines the requirement of Chapters 189 and 190 of Florida Statutes.

Ms. Jill Pozarek inquired regarding the proposals for sandblasting and repainting of the mailboxes. Mr. Bracco spoke regarding the costs associated with replacing mailboxes versus painting of the mailboxes.

THIRD ORDER OF BUSINESS

District Engineering Staff Report

Mr. Schappacher advised that the parking lot will be repaired again, the mediation meeting with the City has been rescheduled for July 25th, the striping repairs were scheduled for tomorrow although weather has pushed back the date. He advised the bank restoration project is scheduled to begin in July, the radar sign at the entrance will be moved today; and regarding the board walk, there is no arsenic and clean up is scheduled to begin this week. Discussion ensued regarding access to the board walk.

FOURTH ORDER OF BUSINESS

Public Hearing Regarding Dress Code

Ms. Blandon provided an overview of the public hearing process and asked for a motion to open the public hearing.

On a Motion by Mr. Bracco, seconded by Ms. Lentile, with all in favor, the Board Opened the Public Hearing Regarding Dress Code, for the Venetian Community Development District.

Ms. Blandon asked if there were any public comments to the dress code.

Mr. Chorba asked that members of the community take the dress code to heart as it is not so formal that it can't be followed. He spoke regarding a person attending a buffet brunch in swimming trunks with no shirt and no shoes.

A resident inquired regarding the definition of jeans in the dress code. Ms. Payton advised that the previous dress code had “no denim” and so the new proposed dress code does not have the word jeans or denim in it.

Ms. McGee spoke in favor of the change to the dress code; she advised that the Social and Dining Committee has discussed the proposal for a long time and due diligence was given related to speaking with residents within the community.

Mr. Gericke inquired regarding collared shirts being required. Ms. Payton advised that previously people were under the impression that collared shirts were required although there was no wording to that effect in the dress code and is also not in the current proposal. She advised that the current wording is no graphic t shirts. Discussion ensued.

Ms. Flood spoke regarding being in favor of resort casual and advised that she likes not allowing jeans. She advised that she is more concerned with the quality of the food.
Ms. Blandon advised that if there were no further public comments it would be appropriate to close the public hearing.

On a Motion by Mr. Bracco, seconded by Mr. McCafferty, with all in favor, the Board Closed the Public Hearing Regarding Dress Code, for the Venetian Community Development District.

Mr. Cohen recommended stylistic changes and clarifications to definitions contained within the policy.

Mr. Bracco spoke regarding the Social and Dining Committee working on the dress code for over a year and six members of the Committee are completely behind the changes to the dress code and one is not. He advised that restaurants are going very casual including upscale restaurants allowing jeans. Mr. Bracco advised that the proposed dress code does give final authority to Management. He advised that he is in favor of the change.

Ms. Payton spoke in detail regarding dress codes in the club industry.

Mr. Kleinglass inquired regarding the smoking provision contained within the River Club rules. Mr. Cohen advised that the rules were not contained within the notice and so we would need to wait until another time.

Mr. Kleinglass inquired regarding the definition of t-shirt. Ms. Payton spoke regarding the definition of a shirt. Mr. Kleinglass asked if a shirt without a collar will be allowed. Ms. Payton confirmed. Mr. Kleinglass asked if a shirt with logos on it will be allowed. Ms. Payton advised it is not. Ms. Payton advised that small brand logos are acceptable although shirts with pictures or a graphic t shirt are not allowed.

There were no other questions or comments from the Board.

FIFTH ORDER OF BUSINESS Consideration of Resolution 2019-08

Mr. Cohen provided an overview of the resolution and asked for a motion to adopt the resolution amending the District’s dress code, as amended on the record.

On a Motion by Mr. Bracco, seconded by Ms. Lentile, with all in favor, the Board Adopted Resolution 2019-08, Amending the District’s Dress Code at its River Club Facilities, as Amended on the Record; Providing for a Severability Clause; Providing for an Effective Date; and Providing for Repeal of Rules in conflict Therewith, for the Venetian Community Development District.

SIXTH ORDER OF BUSINESS Consideration of Mailbox Project Proposals for Sandblasting and Pressure Washing

Ms. Blandon advised the Board previously approved a painting proposal in the amount of $58,380.26 for mailboxes and sign posts. She distributed a proposal for replacement of the boxes to show the astronomical difference in painting, refurbishing, or
replacing; the proposals to replace the mailboxes are $549,455.82 or $588,522.00. Mr. Cohen advised that the last time the Board discussed this he was asked to review responsibility of the mailboxes and there is an amendment to the declarations that make the responsibility of the mailboxes that of the CDD as they are in the CDD right of way. Ms. Blandon reviewed the proposals for pressure washing in the amount of $7,484.00 and dustless sandblasting in the amount of $80,550.00. She advised this is a reserve item and the reserve study has been updated to reflect the amounts contained within the proposals. Mr. McCafferty recommended adding language to the agreement related to the painter accepting the work of the power washer in order to ensure there are no issues after the project is complete. Mr. Cohen advised that he will add language related to the painter inspecting and accepting the work prior to the painting. Ms. Blandon advised that with approval of these two proposals, the total project cost is $146,414.26.

On a Motion by Mr. Kleinglass, seconded by Mr. Bracco, with all in favor, the Board Approved the Mailbox Pressure Washing and Sandblasting Proposals, Subject to Staff Review and Further Authorizing the Chairman to Execute the Agreement, for the Venetian Community Development District.

Mr. Toborg distributed and reviewed the May field inspection report and advised that the event lawn has been added back into the irrigation system. He reviewed the areas of significant concern within the report. Discussion ensued regarding the frequency of the Field Inspection report; Mr. McCafferty recommended doing the reports on a bi-monthly basis. The Board advised they do not want to decrease the frequency of the reports. Mr. Kleinglass inquired regarding the status of the common area turf. Mr. Toborg advised that he has asked BrightView diagnose the reason for the decline in turf as well as an action plan for remediation. Ms. Blandon advised that the Board is in the process in replacing the vendor and so she recommends that Counsel send a demand letter to BrightView in order to address deficiencies.

Mr. Toborg distributed the first draft of the Request for Proposal for landscape services; he asked that the Board review the document and provide input so that the process can move forward in order to engage a new firm with the start of the new fiscal year.

The Board took a recess at 10:35 a.m. and was back on the record at 10:49 a.m.

SEVENTH ORDER OF BUSINESS Presentation of Fiscal Year 2019/2020 Proposed Budget

Ms. Blandon advised that she has made the changes as discussed and directed by the Board at the last meeting; she advised that the new reserve studies have come in and she has adjusted the proposed budget with those numbers. Ms. Blandon reviewed the overall increases to the budget; the proposed O&M increase for the River Club and CDD is 1.58 percent, and the large increase amounts are the reserves the CDD is going up $108.86 and the River Club is going up $100.63 per home, so the total increase per home for the year is $246.47 or 6.26 percent. Ms. Blandon advised the increase is primarily due to the changes made based on the revised reserve studies. Mr. Cohen advised that today the board is setting a not to exceed budget and setting a public hearing;
he advised the final budget will be adopted after the public hearing and due to the expected increase, a mailed notice will be sent to all residents and an expanded published notice will be provided. Mr. McCafferty spoke regarding his displeasure with increasing the Tiki Bar renovation reserve to $300,000.00. Discussion ensued regarding the increase to the budget due to changes made to the reserve study and the need to prioritize the projects list. Mr. Kleinglass provided an overview of the discussions he had with an architect related to the tiki bar renovations; he recommended bringing in an architect and having them provide ideas from upper end to a frugal renovation. Mr. Kleinglass advised that the Board previously approved $10,000.00 for architectural services related to the tiki bar renovation and none of that has been spent; he further advised that an architect can come in for reasonable fees to determine what can be done with the tiki bar. He advised that he would like to have an architect come and bring his ideas to the Board. Mr. Bracco inquired regarding the interest of the Board in reducing the River Club reserve study. Discussion ensued regarding the extent of the vision for the renovation. Ms. Payton advised that the $300,000.00 allocated for the tiki bar renovation can be reduced if the plan is not for a large scale renovation. Ms. Blandon advised that the changes made to the River Club reserve study from April to June caused an increase of $60,000.00. Mr. Kleinglass recommended leaving the $300,000.00 in the budget at this time and then after a meeting with the architect he will bring back more concrete numbers so that adjustments can be made before the final budget. Ms. Blandon advised that she received an email from Ms. Payton related to increasing the River Club budget and asked Ms. Payton to review. Ms. Payton advised the increase from the previous proposed budget is approximately $64,000.00 if all changes are implemented though she has marked line items that can be adjusted. She distributed correspondence that she received from Mr. Lusty with recommended changes and comments. Ms. Payton reviewed with the Board the changes recommended by Mr. Lusty and identified her recommendations. After review, Ms. Blandon advised that the total River Club increase is $53,151.00 with non-reoccurring expenses at $57,700.00. Ms. Payton made additional changes in order to reduce the increase. Ms. Blandon advised that the additional changes reduces the increase to 6.04 percent for the Quads, 7.08 percent for the Courtyards, and 6.75 percent for Villas making the total increase to O&M $42.52 or 1.82 percent. Ms. Payton made additional changes to the River Club budget line items in order to further reduce the increase. Ms. Blandon advised that the additional changes reduces the increase to 5.92 percent for the Quads, 6.54 percent for the Courtyards, and 6.24 percent for Villas making the total increase to O&M $23.45. Ms. Blandon responded to questions from Mr. McCafferty regarding various CDD line items.

EIGHTH ORDER OF BUSINESS
Consideration of Resolution 2019-09, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon

Ms. Blandon advised that the current date for the public hearing is August 12th and with Mr. Bracco’s travel dates he has asked that the public hearing be moved to August 19th in order to accommodate. Discussion ensued. The Board advised that only one meeting will be held in August, and that will be the 19th.

Mr. Cohen asked for a motion to adopt resolution 2019-09, setting the public hearing date for Monday, August 19th, and approving the proposed budget.
On a Motion by Mr. Bracco, seconded by Mr. Kleinglass, with all in favor, the Board Adopted Resolution 2019-09, Approving a Proposed Budget and Setting a Public Hearing Thereon for Monday, August 19, 2019 at 9:30 a.m., to be held at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275, for the Venetian Community Development District.

NINTH ORDER OF BUSINESS
Consideration of the Minutes of the Board of Supervisors’ Meeting held on May 13, 2019

Ms. Blandon presented the minutes of the Board of Supervisors’ meeting held on May 13, 2019 and asked if there were any additions, deletions, or corrections to the minutes. There were none.

TENTH ORDER OF BUSINESS
Consideration of the Operations and Maintenance Expenditures for the Month of April 2019

Ms. Blandon presented the Operations and Maintenance Expenditures for the period of April 1-30, 2019 advising that the expenditures totaled $98,194.69. She asked if there were any questions regarding any item of expenditure. There were none.

TWELFTH ORDER OF BUSINESS
Consent Items

Ms. Blandon advised the consent items consist of the April 1, 2019 minutes of the Recreational Advisory Committee meeting and the April 10, 2019 minutes of the Social and Dining Advisory Committee meeting. She asked if there were any questions related to the Committee minutes.
On a Motion by Mr. Bracco, seconded by Ms. Lentile, with all in favor, the Board Accepted the Consent Items, for the Venetian Community Development District.

THIRTEENTH ORDER OF BUSINESS  Staff Reports

A. District Counsel
   Mr. Cohen advised he had no report.

B. River Club
   Ms. Payton distributed a report related to the building pressurizations; she advised that the pressurization cannot be done until she completes a list of tasks that were provided to her. Discussion ensued.

   Mr. Bracco inquired regarding tennis camp. Mr. Sandomenico advised that week two of tennis camp is going on. Mr. Bracco inquired regarding supervision of the children. Mr. Sandomenico advised that the children are properly supervised. Mr. Bracco inquired regarding the dead spots in the courts. Mr. Sandomenico advised they are doing the recommended procedures from the tennis company. Discussion ensued regarding the various water bills for the River Club and which facilities are paying for water and sewer. Mr. Kleinglass asked if the courts are being rolled. Mr. Sandomenico confirmed.

   Mr. Bracco inquired regarding the fishing issue. He advised that the POA is fine-tuning their rules and regulations to allow fishing behind your home but not behind other properties or on CDD property.

C. Field Manager
   Mr. Livermore asked that the Board review the language recommended for the guest passes related to speeding within the community. The Board did not have any comments to the language provided.

D. District Manager
   Ms. Blandon advised that the next regular meeting of the Board of Supervisors’ is scheduled for Monday, June 24, 2019 at 9:30 a.m.

   Ms. Blandon asked the Board for opinion on using the tablets. The Board advised that they would like to make the switch to the tablets.

   Ms. Lentile inquired as to when the Board will discuss pickleball. Mr. Bracco recommended having a discussion on pickleball when a majority of the residents are in Florida and not during the summer months. Ms. Lentile advised that the Committee held a public forum which was e-blasted and published and only 27 residents attended. Mr. Bracco advised that the CDD needs to hold a public forum on pickleball. Discussion ensued. The Board advised they would like to make the second meeting in October dedicated to pickleball.
FOURTEENTH ORDER OF BUSINESS

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

Mr. Kleinglass discussed the letter that he emailed to the Board and staff related to an architect, at a fee of $7,000.00 to $10,000.00, for services related to the tiki bar. He advised that he would like this firm to provide a conceptual design of the tiki bar to determine what is possible.

FIIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Bracco, seconded by Mr. McCafferty, with all in favor, the Board adjourned the meeting at 12:54 p.m., for the Venetian Community Development District.