VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

REGULAR BOARD MEETING

NOVEMBER 17, 2026

7:00 P.M.

Special District Services, Inc.
8785 SW 165 Avenue, Suite 200
Miami, FL 33193

www.venetianislescdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
Venetian Isles Community Clubhouse
15355 Egret Lake Circle
Miami, Florida 33185
REGULAR BOARD MEETING
November 17, 2026
7:00 p.m.

A. Call to Order
B. Proof of Publication…….....Page 1
C. Establish Quorum
D. Additions or Deletions to Agenda
E. Comments from the Public for Items Not on the Agenda
F. Approval of Minutes
   1. September 22, 2026 Regular Board Meeting……..Page 2
G. Old Business
   1. Update Regarding Egret Lakes Circle Channelized Medians Mock-Up (Caltran Engineering)
   2. Update Regarding Tree Mitigation Project (Sienna Trees)
   3. Update Regarding Driveway Apron Repairs (Sienna)
   4. Update Regarding Venetian Isles Master Assoc. ACC Report (Sienna)
   5. Update Regarding Illegal Parking/Stopping on District Roads (Commissioner's Office)
H. New Business
   1. Discussion Regarding Lake Bank Signs……..Page 8
I. Administrative & Operational Matters
   1. 2026 Engineer's Report…….Page 11
   2. 2026 Candidate Results (Seats 3 and 4)
J. Board Member and Staff Closing Comments
K. Adjourn

Publication Date
2026-11-02

Subcategory
Miscellaneous Notices

VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Venetian Isles Community Development District (the "District") will hold Regular Meetings in the Venetian Isles Community Clubhouse Meeting Room located at 15355 Egret Lake Circle, Miami, Florida 33185 at 7:00 p.m. on the following dates:

November 17, 2026
January 26, 2027
March 23, 2027
May 25, 2027
July 27, 2027
September 28, 2027

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website at www.venetianislescdd.org or by contacting the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
www.venetianislescdd.org
IPL0384625
Nov 2 2026

VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 22, 2026

A. CALL TO ORDER

District Manager Nancy Nguyen called the September 22, 2026, Venetian Isles Community Development District (the "District") Regular Board Meeting to order at approximately 7:24 p.m. in the Venetian Isles Community Clubhouse located at 15355 Egret Lake Circle, Miami, Florida 33185.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on November 7, 2025, as part of the District's Fiscal Year 2025/2026 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Vice Chairman David Marquez, and Supervisors Antonietta Azrak, and Jose Medina constituted a quorum, and it was in order to proceed with the meeting.

Staff members in attendance were: District Manager Nancy Nguyen of Special District Services, Inc.; and District Counsel Liza Smoker of Billing Cochran, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the members of the public.

F. APPROVAL OF MINUTES

1. July 28, 2026, Regular Board Meeting

Ms. Nguyen presented the minutes of the July 28, 2026, Regular Board Meeting and asked if there were any changes and/or corrections. There being no comments or changes, a **motion** was made by Mr. Marquez, seconded by Mr. Medina and passed unanimously approving the minutes of the July 28, 2026, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update Regarding Egret Lakes Circle Channelized Median Mock-Up (Caltran Engineering)

Ms. Nguyen reminded the Board that during the last meeting, the Board requested that Mr. Juan Calderon of Caltran Engineering Group (Caltran) prepare a proposal to prepare engineering plans for the installation of temporary delineators at the intersection of SW 30th Street and Egret Lakes Circle, as this was the area of greatest concern of motorists traveling in the wrong direction on Egret Lakes

Circle. Ms. Nguyen presented a proposal received from Caltran for the preparation of roadway design plans, and permitting support in the amount of $6,250 ($4,500 for design and $1,750 for permitting support).

Ms. Nguyen further advised the Board that the Venetian Isles Master Association, Inc. (the "HOA") Board of Directors had indicated that they would not support the permit application for modifications to Egret Lakes Circle unless the District first demonstrates that the proposed modifications will achieve the desired outcome of preventing motorists from traveling in the wrong direction on Egret Lakes Circle. She further explained that this is the reason why temporary delineators are being contemplated and as part of Miami-Dade County's requirements, engineering plans need to be prepared to submit with the permit application for any type of modification to roadways, whether they are temporary or permanent. A discussion ensued, after which:

A **motion** was made by Mr. Medina, seconded by Mr. Marquez and unanimously passed accepting the proposal from Caltran Engineering Group in the amount of $6,250 for the preparation of roadway design plans and permitting support.

2. **Discussion Regarding Tree Mitigation Project (Sienna Trees)**

NOTE: This item was discussed alongside agenda item G.3.

Ms. Nguyen reminded the Board that during the last meeting, the Board requested that Ms. Nguyen obtain two (2) additional proposals to present at the next scheduled meeting for Board consideration. Ms. Nguyen Explained that District staff were only able to attain one (1) additional proposal. Ms. Nguyen presented a price comparison schedule reflecting four (4) proposals received for the Sienna tree mitigation project, which consists of the removal and replanting of 15 trees, the installation of root barriers to 40 trees, plans, and permit application submission, as follows:

- Green Wise Group: $46,542.20
- Super Landscape and Maintenance: $34,735.90
- EcoLawn: $85,250
- BrightView Landscape Services: $86,711.95

A discussion ensued, after which:

A **motion** was made by Mr. Marquez, seconded by Mr. Medina and unanimously passed accepting the proposal received from Super Landscape and Maintenance in the amount of $34,735.90 for the removal and replanting of 15 trees, the installation of root barriers to 40 trees, plans, and permit application submission, further authorizing District counsel to prepare an Agreement, further authorizing the District Manager to execute the same on behalf of the Chair.

3. **Discussion Regarding Driveway Apron Repairs (Sienna)**

NOTE: This item was discussed alongside agenda item G.2.

Ms. Nguyen stated that upon further review, it has been determined that the maintenance of the driveway aprons in the Sienna subdivision is the District's responsibility. Ms. Nguyen informed the Board that prior to this determination, she inquired with the HOA on whether the HOA was repairing driveway aprons in the interior of the subdivisions in the main area of the community. Ms. Nguyen

stated that the HOA is performing repairs to those driveway aprons. Ms. Nguyen requested that the HOA contractor, ANC Concrete Pumping, Inc. (ANC), provide her with a proposal for repairs to the driveway aprons within the Sienna subdivision. Ms. Nguyen presented the ANC proposal and an additional proposal that District staff attained from Falcon Vac Solutions, LLC (Falcon Vac). Ms. Nguyen indicated that the District staff did not walk the area with ANC, but they did walk the area with Falcon Vac. Ms. Nguyen stated that the proposals did not reflect the same amount of addresses in need of repairs, but she can confirm that the addresses indicated on the Falcon Vac proposal are accurate, since District staff performed the review alongside them. The Board reviewed the two (2) proposals received.

- ANC Concrete Pumping, Inc.: $22,500 for repairs to ten (10) addresses
- Falcon Vac Solutions: $24,400 for repairs to 15 addresses

The Board discussed the differences between the 2 proposals. Ms. Nguyen indicated that the proposal from ANC was received prior to knowing that the driveway apron maintenance was the District's responsibility, as such, the addresses indicated and their proposal were not reviewed by District staff and the proposal was just to be used for informational purposes. The Board consensus was that since District staff walked the area with Falcon Vac, their proposal was the more accurate one. Additionally, the Board consensus was that even if the ANC proposal included 15 addresses, the costs received from Falcon Vac are more favorable for the District. The Board indicated that they would like to physically review the areas indicated on the Falcon Vac proposal prior to moving forward with approval. A discussion ensued, after which:

A **motion** was made by Mr. Medina, seconded by Mr. Marquez and unanimously passed appointing Mr. Prieto, and Mr. Medina in Mr. Prieto's absence, as the District's liaison for items pertaining to the Sienna driveway apron repairs.

A **motion** was made by Mr. Marquez, seconded by Mr. Medina and unanimously passed accepting the Falcon Vac Solutions, LLC proposal for a not to exceed amount of $24,400, upon confirmation from the District's liaison, further authorizing District counsel to prepare an Agreement, and further authorizing the District Manager to execute the same on behalf of the Chair.

4. Update Regarding Venetian Isles Master Association ACC Report

Ms. Nguyen presented the renderings and specifications depicting the proposed dimensions and locations of the paved areas being contemplated by the HOA for the Sienna subdivision for visual purposes. Ms. Nguyen stated that during the last meeting, the residents in attendance and the Board requested that she inquire with the HOA to determine the costs that HOA is committing to for the improvement installations. Ms. Nguyen presented a proposal provided to her by the HOA from ANC Concrete Pumping, Inc. in the amount of $9,400. Additionally, Ms. Nguyen presented an image of the benches that will be installed since the actual product to be installed differs from what is represented in the renderings and specifications received from the HOA. Ms. Nguyen reminded the Board that these are for informational purposes as the HOA is assuming responsibility for these improvements.

5. Discussion Regarding Illegal Parking/Stopping on District Roads (Commissioner's Office)

Ms. Nguyen stated that her request was still being reviewed by the Office of Commissioner Roberto Gonzalez. If an approval is obtained, the Police Department's legal department will consider entering

into an enforcement agreement with the District. Ms. Nguyen will continue to communicate with Commissioner Roberto Gonzalez's office and will provide additional information on this item at a future meeting.

H. NEW BUSINESS

1. Consider Approval of Audit Renewal

Ms. Nguyen stated that during the September 26, 2023 District meeting, the Board elected Grau & Associates to perform the District's audits for the fiscal years ending September 30, 2023, September 30, 2024, and September 30, 2025 with a renewal option to perform the September 30, 2026 and September 30, 2027 audits. Ms. Nguyen further explained that the proposed fees for the fiscal year 2025/2026 audit is $3,700, and the proposed fees for the fiscal year 2026/2027 audit is $3,800. Ms. Nguyen stated that Management is pleased with the professionalism and competence of Grau & Associates; therefore, it is recommended that the Board approve the renewal option.

Ms. Nguyen explained the steps and approximate costs if the District would choose not to accept the renewal option. A discussion ensued, after which:

A **motion** was made by Mr. Medina, seconded Mr. Marquez and unanimously passed to approve the renewal option and authorize Grau & Associates to perform the Venetian Isles Community Development District's fiscal year 2025/2026 and fiscal year 2026/2027 audits.

2. Discussion Regarding Allstate Resource Management Increase Letter

Ms. Nguyen presented a letter received from Allstate Resource Management, Inc., the District's aquatic maintenance contractor. Ms. Nguyen stated that the letter indicates that due to the increase in fuel and labor, they are requesting the implementation of a five percent (5%) increase for their professional services. Ms. Nguyen stated that should the increase be accepted, the service costs for 2027 will be $10,647 per year, which is an increase of $507. A discussion ensued, after which:

A **motion** was made by Mr. Marquez, seconded by Ms. Azrak and unanimously passed approving a five percent (5%) increase for aquatic maintenance service costs, further authorizing District counsel to prepare an Amendment to the Agreement, and further authorizing the District Manager to execute the same on behalf of the Chair.

3. Discussion Regarding Sidewalk and Curb Pressure Cleaning

Ms. Nguyen explained that as instructed by the District Board in past years, the District sidewalks and curbs will be pressure cleaned prior to the start of the holiday season. Mr. Medina asked if the pressure cleaning can be skipped this year due to the extraordinary expenses that the District has incurred this year. The Board agreed with Mr. Medina. Ms. Nguyen stated that she will inspect the sidewalks for areas of concern and should there be a need for spot cleaning, she will have only those areas addressed.

4. Consider Resolution No. 2026-04 – Goals and Objectives Annual Report

NOTE: This item was discussed after agenda item H.5.

Ms. Nguyen presented Resolution No. 2026-04, entitled:

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen explained that pursuant to legislation enacted in 2024, effective October 1, 2024, the District is required to establish goals and objectives for the District and to adopt performance measures and standards to evaluate the District's achievement of these goals and objectives. She further noted that at the conclusion of each fiscal year, the Board must review and determine whether such goals have been met.

Ms. Nguyen presented the goals and objectives adopted by the District in 2025 and advised that it was in order for the Board to determine if the goals were met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2025/2026.

A **motion** was made by Mr. Marquez, seconded by Ms. Azrak and unanimously passed accepting Resolution No. 2026-04, as presented, adopting the Venetian Isles Community Development District's Goals and Objectives Annual Report, and further adopting the same goals and objectives for fiscal year 2026/2027.

5. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2025/2026 Amended Budget

NOTE: This item was discussed prior to agenda item H.4.

Ms. Nguyen presented Resolution No. 2026-05, entitled:

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. She indicated that there was an operating fund balance of approximately $542,000, which includes infrastructure reserve funds in the amount of $213,750, at the end of the fiscal year. A discussion ensued after which:

NOTE: Mr. Medina stepped out of the meeting room at approximately 9:18 p.m., Ms Nguyen determined that there was no quorum and all conversations ceased until his return at approximately 9:20 p.m.

A **motion** was made by Mr. Marquez, seconded by Mr. Medina and unanimously passed to adopt Resolution No. 2026-05, as presented, thereby setting the amended/revised budget for the 2025/2026 fiscal year.

6. 2026 Legislative Update Memo (Billing Cochran, P.A.)

Ms. Smoker explained that her firm annually prepares a memorandum summarizing the legislative acts that have become law during the most recent legislative session. Ms. Smoker provided the Board an explanation of the laws that pertain to the District. She further informed the Board that if they have any questions regarding these new laws, they may contact her office or the District Manager.

I. ADMINISTRATIVE & OPERATION MATTERS

1. Staff Report, as Required

Board members were reminded to complete their required 4-hours of ethics training by December 31, 2026.

J. BOARD MEMBERS & STAFF CLOSING COMMENTS

Mr. Median inquired about the general election. Ms. Nguyen stated that Mr. Prieto ran unopposed for Seat 4. She further explained that David Mattison did not run for his seat and Roberto Vich ran unopposed for Seat 3.

There were no further Board Member comments.

Ms. Nguyen stated that next District meeting was scheduled for November 17, 2026.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Marquez, seconded by Ms. Azrak and passed unanimously adjourning the Regular Board Meeting at approximately 9:31 p.m.

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson

PANTONE®
11-0604
Gardenia

PANTONE®
19-1617 TCX
Burgundy



FASTSIGNS
Make Your Statement

8355 NW 36th St
Doral, FL 33166
(305) 227-6250

fastsigns.com/91

ESTIMATE
EST-9887

Payment Terms: Standard Customer

Created Date: 10/26/2026

DESCRIPTION: Alligator Warning Signs

Bill To: First Service Residential Venetian Isles
15355 Egret Lakes Circle
Miami, FL 33185
US

Pickup At: FASTSIGNS of Miami, FL - Airport Area
8355 NW 36th St
Doral, FL 33166
US

Requested By: Americo Toro
Email: eric.toro@fsresidential.com
Work Phone: (786) 812-2833
Cell Phone: (786) 560-6438

Salesperson: Jeanette Rivas

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	**Alligator Warning Signs**	50	$38.636	$1,931.80
1.1	**Max Metal 3mm WHITE -**			

Part Qty: 1
Width: 12.00"
Height: 18.00"
Sides: 1

Premium Print
- Canon Premium Print

Text:
BEWARE
OF
ALLIGATORS
NO
SWIMMIMG

Notes:
light beige background and burgundy letter. Cut out on top Hole top and Bottom

Subtotal:	$1,931.80
Taxes:	$135.23
Grand Total:	$2,067.03

Signature: _____ **Date:** _____

FASTSIGNS
Make Your Statement

8355 NW 36th St
Doral, FL 33166
(305) 227-6250

fastsigns.com/91

ESTIMATE
EST-9890

Payment Terms: Standard Customer

Created Date: 10/26/2026

DESCRIPTION: Only Installation for Alligator Warning Signs

Bill To: First Service Residential Venetian Isles
15355 Egret Lakes Circle
Miami, FL 33185
US

Pickup At: FASTSIGNS of Miami, FL - Airport Area
8355 NW 36th St
Doral, FL 33166
US

Requested By: Americo Toro
Email: eric.toro@fsresidential.com
Work Phone: (786) 812-2833
Cell Phone: (786) 560-6438

Salesperson: Jeanette Rivas

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	**Installations**	7	$165.00	$1,155.00
1.1	**Installation 1 Professional plus 1 Helper -** **Notes:** 6 ' Post provided by customers buried in the ground with cement			

Subtotal:	$1,155.00
Taxes:	$80.85
Grand Total:	$1,235.85

Signature: _____ **Date:** _____

Alvarez Engineers

FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, FL 33172
Tel. (305) 640-1345 Fax (305) 640-1346
E-Mail: Alvarez@AlvarezEng.com

June 27, 2026. – *Revised July 29, 2026 (Revisions italicized)*

Ms. Nancy Nguyen
District Manager
Venetian Isles Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2026 Venetian Isles CDD Report

Dear Ms. Nguyen:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District; 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure and; 4) To report on the insurance being carried by the District pursuant to Section 9.14 of the Master Trust Indenture between the District and Wachovia Bank National Association dated December 1, 2002.

The District is in Section 16, Township 54S, Range 39E, in Miami-Dade County. It is bounded by the plat for Marpi Homes (PB 157, PG 13) and SW 152 Avenue on the east, SW 157 Avenue on the west, the plat for Caribe Lakes Phase III (PB 151, PG 46) and the plat for Bismarck Homes at Venezia (PB 157, PG 2) on the south and SW 26 Street on the north. (See Exhibit 1).

1. **Infrastructure Ownership**

   a. Roads (See Exhibit 2)

      i. Development Section 1. The ingress-egress tracts, where the interior roads were constructed, have been conveyed to the Venetian Isles Master Association, Inc. by the Quit Claim Deed dated September 21, 2006, recorded in Miami-Dade County Official Record Book 25836 Pages 1211 through 1213 on August 6, 2007 (Folio No. 30-4916-021-0800). The right-of-ways for SW 26 Street and SW 152 Avenue have been dedicated to Miami-Dade County under the plat titled "Egret Lakes Estates Section 1" recorded in Plat Book 159, Page 40. The CDD acquired the roadway improvements within the right-of-ways of SW 30 St, Egret Lake Circle and SW 153 Ct. The CDD was granted roadway easements over those improvements by Venetian Isles Master Association, Inc. on October 1, 2008. The easement was recorded on OR Book 26632, Page 139.

      ii. Development Section 2. The ingress-egress tracts, where the interior roads were constructed, have been conveyed to the Venetian Isles Master

Association, Inc. by the Quit Claim Deed described above. Section 2 was platted as "Egret Lakes Estates Section 2" recorded in Plat Book 159, Page 54.

iii. Development Section 3. The ingress-egress tracts, where the interior roads were constructed, have been conveyed to the Venetian Isles Master Association, Inc. by the Quit Claim Deed described above. The right-of-way for SW 26 Street has been dedicated to Miami-Dade County under the plat titled "Egret Lakes Estates Section 3" recorded in Plat Book 160, Page 33.

iv. Development Section 4. The ingress-egress tracts, where the interior roads were constructed, have been conveyed to the Venetian Isles Master Association, Inc. by the Quit Claim Deed described above. The CDD acquired the roadway improvements within the right-of-way of SW 29 St. The CDD was granted a roadway easement over those improvements by Venetian Isles Master Association, Inc. on October 1, 2008. The easement was recorded in OR Book 26632, Page 139. Section 4 was platted as "Egret Lakes Estates Section 4" recorded in Plat Book 160, Page 49.

v. Development Section 5. The ingress-egress tracts, where the interior roads were constructed, have been conveyed to the Venetian Isles Master Association, Inc. by the Quit Claim Deed described above. The right-of-way of SW 26 Street has been dedicated to Miami-Dade County under the plat titled "Egret Lakes Estates Section 5" recorded in Plat Book 161, Page 49.

vi. Development Section 6. The ingress-egress tracts, where the interior roads were constructed, have been conveyed to the Venetian Isles Master Association, Inc. by the Quit Claim Deed described above. The right-of-ways of SW 26 Street and SW 157 Avenue have been dedicated to Miami-Dade County under the plat titled "Egret Lakes Estates Section 6" recorded in Plat Book 162, Page 32. The CDD acquired the roadway improvements within the right-of-ways of SW 29 St. The CDD was granted a roadway easement over those improvements by Venetian Isles Master Association, Inc. on October 1, 2008. The easement was recorded in OR Book 26632, Page 139.

vii. Development Section 7. The ingress-egress tracts, where the interior roads were constructed, have been conveyed to the Venetian Isles Master Association, Inc. by the Quit Claim Deed described above. Section 7 was platted as "Egret Lakes Estates Section 7" recorded in Plat Book 162, Page 53.

viii. Development Section 8. The ingress-egress tracts, where the interior roads were constructed, have been conveyed to the Venetian Isles Master Association, Inc. by the Quit Claim Deed described above. The right-of-way of SW 157 Avenue has been dedicated to Miami-Dade County under the plat titled "Egret Lakes Estates Section 8" recorded in Plat Book 162, Page 42. The CDD acquired the roadway improvements within the right-of-ways of SW 29 St. The CDD was granted a roadway easement over those improvements by Venetian Isles Master Association, Inc. on October 1, 2008. The easement was recorded in OR Book 26632, Page 139.

ix. Development Section 9. The ingress-egress tracts where the interior roads were constructed were conveyed to the District by Special Warranty Deed recorded in OR Book 23819, pages 1473 through 1475 (Folio Number 30-4916-023-0320). Section 9 was platted as "Egret Lakes Homes Section 9" recorded in Plat Book 159, Page 53. The roadway improvements within Section 9 were acquired by the District.

b. Stormwater Management System (See Exhibit 3)

i. Except for the drainage systems within the rights-of-way of SW 152 Avenue, SW 26 Street and SW 157 Avenue, the CDD owns the drainage systems within Sections 1, 2, 3, 4, 5, 6, 7, 8 and 9. Those drainage systems include swales, catch basins, manholes, pipes, French Drains, outfalls, headwalls and lake culvert interconnects. On October 1, 2008, the CDD was granted a drainage easement by Venetian Isles Master Association, Inc. over the entire drainage system. The easement was recorded in OR Book 26632, Page 141.

ii. All seven lake tracts within the District were acquired by the District under Special Warranty Deeds recorded in Official Record Book 23819, Pages 1620-1622 and Official Record Book 24612 pages 4814-4816.

c. Water and Sewer Systems

i. The water and sewer systems in all sections were completed and conveyed to Miami-Dade County for ownership and maintenance.

2. State, Working Order and Condition of the Infrastructure Currently Owned by the District

Alvarez Engineers, Inc. conducted a field inspection to determine the current state, working order and condition of the infrastructure owned by the District and reports the following regarding the CDD Roads and stormwater management system:

a. Roads

All roads within the District are in good working order and condition.

b. Stormwater Management System *(Section Revised July 29, 2026)*

The road drainage systems are in good working order and condition with the exception of *issues that exist with partially blocked pipes by utilities on SW 155 Avenue and SW 31 Lane, On Bellagio on SW 156 Place, SW 156 Avenue, SW 31 Lane, SW 30 Street, SW 154 Place, and SW 31 Lane, and Palermo on SW 26 Terrace, SW 156 Place, SW 156 Avenue, SW 27 Street, and SW 27 Terrace. Some of these situations most likely have to be addressed through reconstruction.* The banks of the lakes exhibit varying degrees of erosion. The District consulted with Landshore Enterprises, Inc. to prepare a Technical Engineering Memorandum addressing the condition of all the lakes. A decision regarding the restoration of the lake banks is pending.

3. Estimated Maintenance Costs for District Owned Infrastructure

a. General

We think that for Fiscal Year 2026-2027, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to https://venetianislescdd.org/financials/ for the FY 2026-2027 Proposed Budget).

b. District Roads *(Section Revised July 29, 2026)*

We recommend that the District consider creating a sinking fund to finance the future capital expense at the end of the service life of the pavements of the CDD-owned roads, consisting of SW 29 St, Egret Lake Circle, SW 30 St, SW 153 Ct, *SW 27 St, SW 26 Terr, and SW 150 Ct.*. The table below provides an estimate of the replacement costs at the end of the pavement service life and the estimated annual contributions over the remaining service life to fund the future expense.

ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost ($/SY)	(PC)	FC= (PC)(1+r/100)^n	(i)	FCi/((1+i)^n-1)
PAVEMENTS									
2005	2035	2026	9	12,255	$10.00	$122,550	$153,048	0.25%	$16,836
PAVEMENT MARKINGS AND SIGNING									
2017	2027	2026	1	12,255	$2.50	$30,638	$31,404	0.25%	$31,404

c. Stormwater Management System

We recommend that the District considers creating a 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the stormwater drainage system District-wide. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will be serviced. The tables below show the estimated amount that would need to be budgeted yearly to service the approximately 128 drainage structures and 18,862 Linear Feet of pipes in the District. It is also estimated that 5-6 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors. (See Exhibit 4).

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	**Drainage Component**	**Unit**	**Quantity (Q)**	**Unit Price ($/Unit)**	**Cost ($)**
(Y1)	Structures Cleaning	EA	27	230.00	6,210
	Baffle Detachment	EA	36	50.00	1,800
	Baffle Replacement	EA	9	600.00	5,400
	Pipe Cleaning and CCTV	LF	3,836	6.75	25,893
	Cost				**39,303**
(Y2)	Structures Cleaning	EA	25	236.00	5,900
	Baffle Detachment	EA	17	51.00	867
	Baffle Replacement	EA	4	615.00	2,460
	Pipe Cleaning and CCTV	LF	5,084	6.92	35,181
	Cost				**44,408**
(Y3)	Structures Cleaning	EA	25	242.00	6,050
	Baffle Detachment	EA	17	53.00	901
	Baffle Replacement	EA	4	630.00	2,520
	Pipe Cleaning and CCTV	LF	5,084	7.09	36,046
	Cost				**45,517**
(Y4)	Structures Cleaning	EA	25	248.00	6,200
	Baffle Detachment	EA	17	54.00	918
	Baffle Replacement	EA	4	646.00	2,584
	Pipe Cleaning and CCTV	LF	5,084	7.27	36,961
	Cost				**46,663**
(Y5)	Structures Cleaning	EA	24	254.00	6,096
	Baffle Detachment	EA	18	55.00	990
	Baffle Replacement	EA	5	662.00	3,310
	Pipe Cleaning and CCTV	LF	5,083	7.45	37,868
	Cost				**48,264**
Total	Total Structures Cleaning	EA	126		
	Total Baffle Detachment	EA	105		
	Total Baffle Replacement	EA	26		
	Total Pipe Cleaning and CCTV	LF	24,171		
	Total Cost				**224,155.00**
Prices Annual Inflation Rate of:		%			**2.50**
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: Q2 = Q3 = Q4 = (Total Q - Q1)/4					
Quantities for Y5 were computed as: Q5 = Q - Q1 - Q2 - Q3 - Q4					

d. Water and Sewer Systems

The water and sewer systems are maintained, operated and funded by WASD, which may be contacted at 305-274-9272 (for emergencies) or at 305-665-7477 (for customer service).

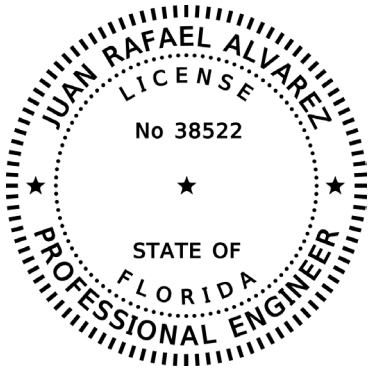
4. Insurance

Alvarez Engineers has reviewed the District's general liability, inland marine, hired non-owned auto, employment practices liability and public officials liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100125069 for the period between October 1, 2025 and October 1, 2026 The District has budgeted enough funds to renew the $7,488 insurance policy.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

If you have any questions, please do not hesitate to contact us at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

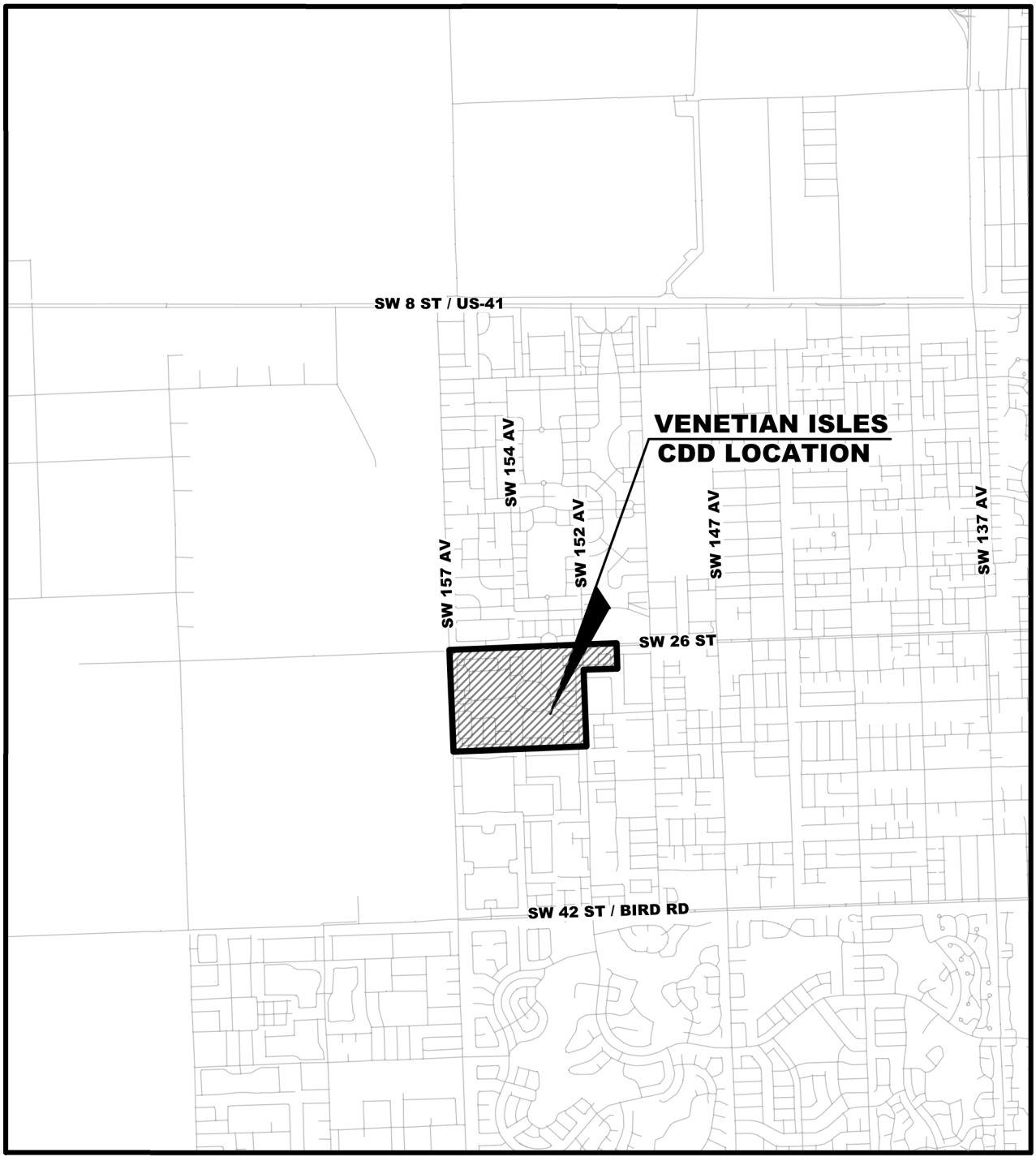


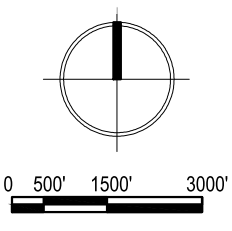
This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Juan R. Alvarez, PE,
District Engineer
Original Date: June 27, 2026
Revised: July 29, 2026

Cc Michael Pawelczyk, District Counsel mjp@bclmr.com





ALVAREZ ENGINEERS, INC.

VENETIAN ISLES CDD
LOCATION MAP

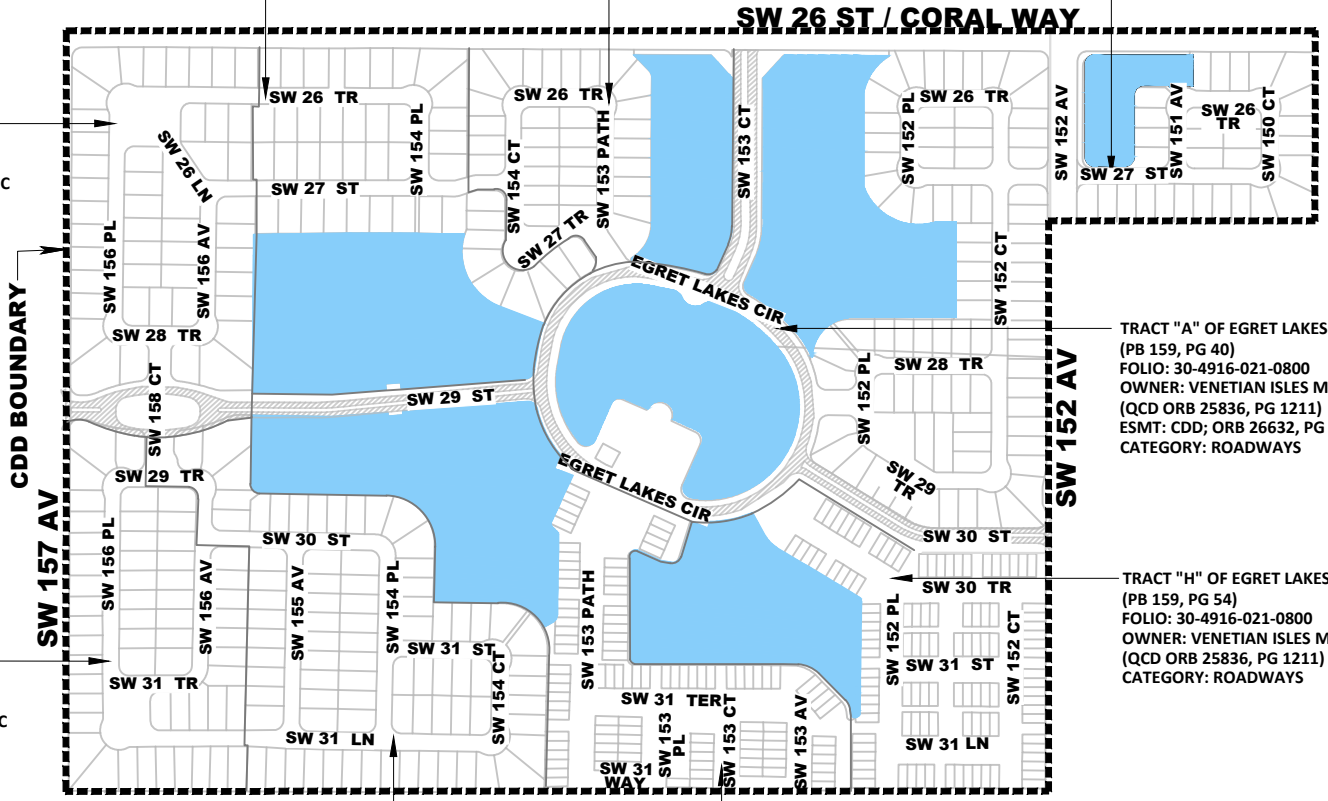
EXHIBIT 1

TRACT "S" OF EGRET LAKES ESTATES
SECTION 5 (PB 161, PG 49)
FOLIO: 30-4916-021-0800
OWNER: VENETIAN ISLES MASTER ASSOCIATION, INC
(QCD ORB 25836, PG 1211)
CATEGORY: ROADWAYS

TRACT "L" OF EGRET LAKES ESTATES SECTION 3
(PB 160, PG 33)
FOLIO: 30-4916-021-0800
OWNER: VENETIAN ISLES MASTER ASSOCIATION, INC
(QCD ORB 25836, PG 1211)
CATEGORY: ROADWAYS

TRACT "B" OF EGRET LAKES HOMES
SECTION 9 (PB 159, PG 53)
FOLIO: 30-4916-023-0320
OWNER: VENETIAN ISLES CDD
(SWD ORB 23819, PG 1473)
CATEGORY: ROADWAYS

TRACT "V" OF EGRET LAKES ESTATES
SECTION 6 (PB 162, PG 32)
FOLIO: 30-4916-021-0800
OWNER: VENETIAN ISLES MASTER ASSOCIATION, INC
(QCD ORB 25836, PG 1211)
ESMT: CDD; ORB 26632, PG 139
CATEGORY: ROADWAYS



TRACT "A" OF EGRET LAKES ESTATES SECTION 1
(PB 159, PG 40)
FOLIO: 30-4916-021-0800
OWNER: VENETIAN ISLES MASTER ASSOCIATION, INC
(QCD ORB 25836, PG 1211)
ESMT: CDD; ORB 26632, PG 139
CATEGORY: ROADWAYS

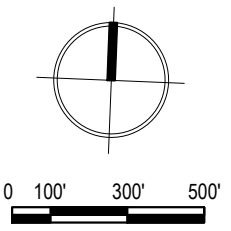
TRACT "H" OF EGRET LAKES ESTATES SECTION 2
(PB 159, PG 54)
FOLIO: 30-4916-021-0800
OWNER: VENETIAN ISLES MASTER ASSOCIATION, INC
(QCD ORB 25836, PG 1211)
CATEGORY: ROADWAYS

TRACT "Y" OF EGRET LAKES ESTATES
SECTION 8 (PB 162, PG 42)
FOLIO: 30-4916-021-0800
OWNER: VENETIAN ISLES MASTER ASSOCIATION, INC
(QCD ORB 25836, PG 1211)
ESMT: CDD; ORB 26632, PG 139
CATEGORY: ROADWAYS

TRACT "W" OF EGRET LAKES
ESTATES SECTION 7 (PB 162, PG 33)
FOLIO: 30-4916-021-0800
OWNER: VENETIAN ISLES MASTER ASSOCIATION, INC
(QCD ORB 25836, PG 1211)
CATEGORY: ROADWAYS

TRACT " P" OF EGRET LAKES ESTATES SECTION 4
(PB 160, PG 49)
FOLIO: 30-4916-021-0800
OWNER: VENETIAN ISLES MASTER ASSOCIATION, INC
(QCD ORB 25836, PG 1211)
ESMT: CDD; ORB 26632, PG 139
CATEGORY: ROADWAYS

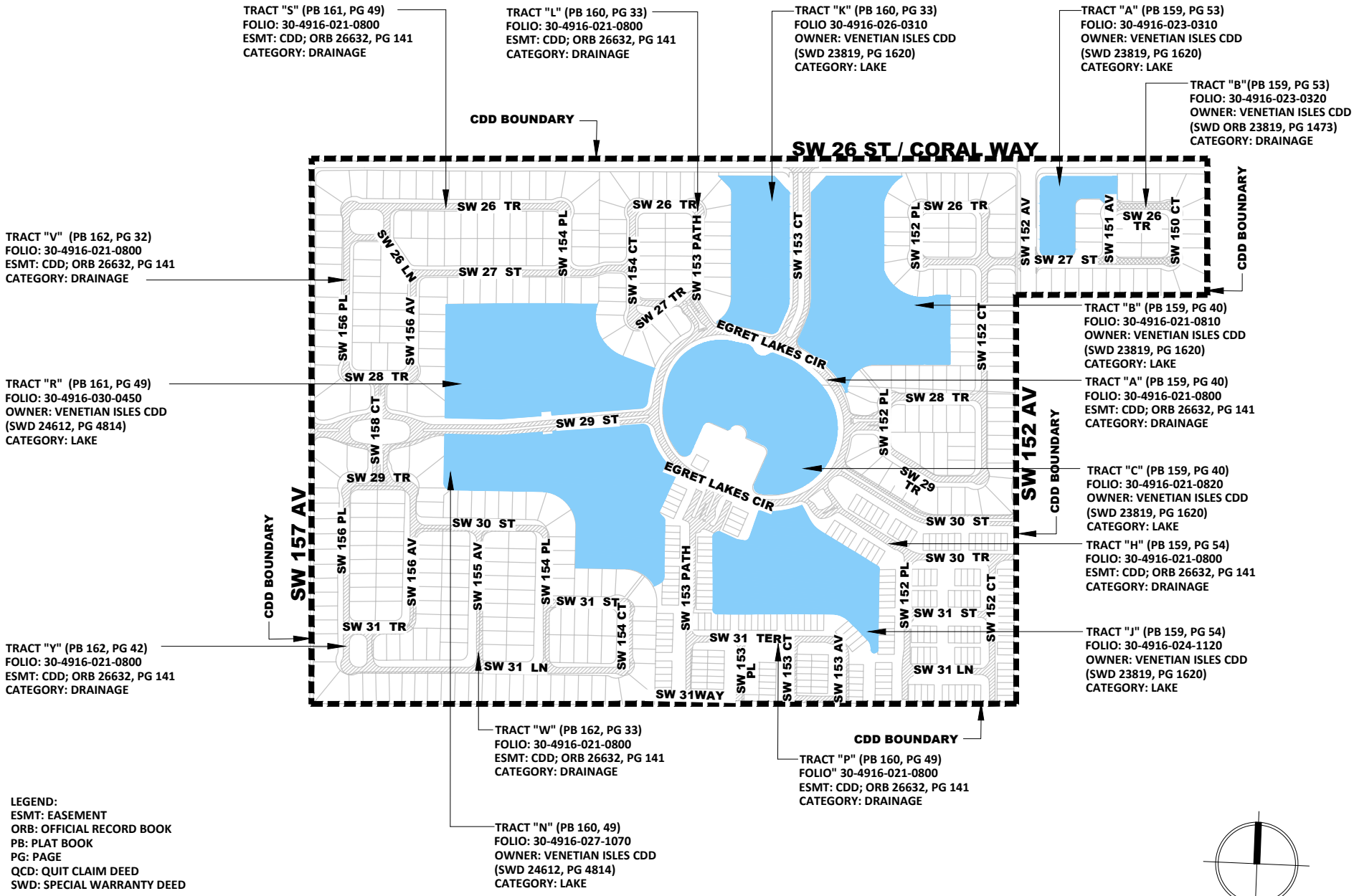
LEGEND:
ESMT: EASEMENT
ORB: OFFICIAL RECORD BOOK
PB: PLAT BOOK
PG: PAGE
QCD: QUIT CLAIM DEED
SWD: SPECIAL WARRANTY DEED



ALVAREZ ENGINEERS, INC.

VENETIAN ISLES CDD

CDD LAND OWNERSHIP AND EASEMENTS



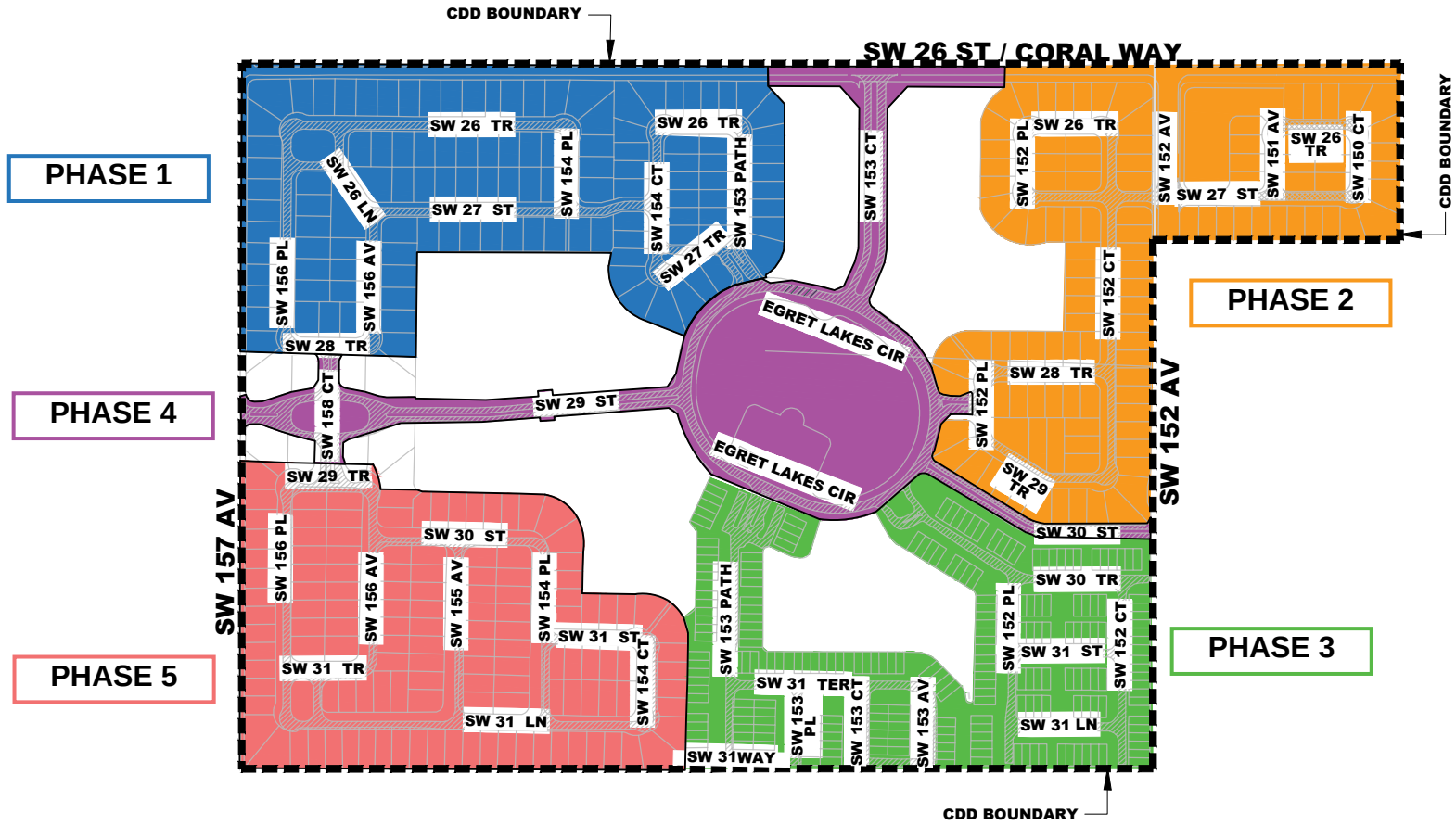
LEGEND:
ESMT: EASEMENT
ORB: OFFICIAL RECORD BOOK
PB: PLAT BOOK
PG: PAGE
QCD: QUIT CLAIM DEED
SWD: SPECIAL WARRANTY DEED

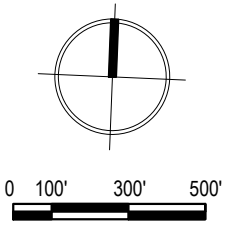
0 100' 300' 500'

ALVAREZ ENGINEERS, INC.

VENETIAN ISLES CDD

CDD LAND OWNERSHIP AND EASEMENTS





ALVAREZ ENGINEERS, INC.

VENETIAN ISLES CDD

DRAINAGE SYSTEM MAINTENANCE