



**VENETIAN ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 22, 2022
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
March 22, 2022
7:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Vacancy Announcement (Seat #1 – Effective February 1, 2022)
- E. Appointment of Officer to Vacant Seat (Seat #1)
- F. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- G. Election of Officers
 - Chairperson
 - Vice Chairperson
 - Secretary/Treasurer
 - Assistant Secretary
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
 - 1. November 16, 2021 Regular Board Meeting.....Page 2
- K. Old Business
 - 1. Update Regarding Shared-Use Lane Markings
 - 2. Update Regarding Main Entrance Improvements (SW 153 Court)
 - 3. Update Regarding Street Signs
 - 4. Update Regarding Lake Bank Erosion.....Page 5
- L. New Business
 - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 6
- M. Administrative & Operational Matters
 - 1. Announcement of Qualifying Period: Noon, June 13, 2022 – Noon, June 17, 2022 (Seats 3&4)
- N. Board Member and Staff Closing Comments
- O. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

10/13/2021

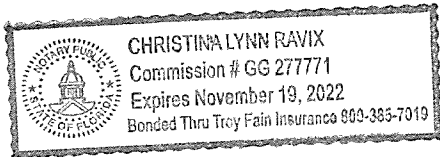
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Guillermo Garcia

Sworn to and subscribed before me this
13 day of OCTOBER, A.D. 2021

C. Ravix

(SEAL)
GUILLERMO GARCIA personally known to me



**VENETIAN ISLES COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
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:

- October 26, 2021
- November 16, 2021
- November 23, 2021
- January 25, 2022
- February 22, 2022
- March 22, 2022
- April 26, 2022
- May 24, 2022
- June 28, 2022
- September 27, 2022

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 or by contacting the District Manager at 561-630-4922 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 insure 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 561-630-4922 and d/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
10/13

21-19/0000556242M

**VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 16, 2021**

Note: The Venetian Isles Community Development District (the "District") Regular Board Meeting was held in the pool area of the Venetian Isles Community Clubhouse.

A. CALL TO ORDER

District Manager Nancy Nguyen called the November 16, 2021, Regular Board Meeting of the District to order at approximately 7:00 p.m. in the Venetian Isles Community Clubhouse pool area 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 Daily Business Review* on October 13, 2021, as part of the District's Fiscal Year 2021/2022 Meeting Schedule, *as legally required*.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairperson Mary Ann Delgado, Vice Chairman José Medina and Supervisors Richard Borrazas and David Mattison 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 Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance were: Juan Cespedes of Miami, Florida; Juan Zelaya of Miami, Florida; and Raul Alessandri of Alvarez Engineers.

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 public for items not on the agenda.

F. APPROVAL OF MINUTES

1. September 28, 2021, Regular Board Meeting

Ms. Nguyen presented the minutes of the September 28, 2021, 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. Mattison, seconded by Mr. Borrazas and passed unanimously approving the minutes of the September 28, 2021, Regular Board Meeting, *as presented*.

G. OLD BUSINESS

1. Update Regarding Road Improvements Report (Alvarez Engineers)

Ms. Nguyen stated, per the Board's request, that she had instructed Alvarez Engineers to perform an analysis of the current speed bump locations and to provide an analysis of their effectiveness. Ms. Nguyen further explained that Alvarez Engineers provided the District with a Technical Memorandum explaining their analysis. Mr. Alessandri, the representative in attendance on behalf of Alvarez Engineers, reviewed the Technical Memorandum with the Board. The Board discussed the need to strategically plan the speed bumps, bicycle sharrow markings and the main entrance improvements projects so that the individual projects do not conflict with one another. The Board stated that they would like to look into the possibility of installing speed tables similar to the ones used in the London Square Plaza located on the southeast corner of SW 137th Avenue and SW 120th Street. A discussion ensued after which the Board consensus was to allow more time for the Board to ponder the options provided by Alvarez Engineers in the Technical Memorandum and bring these topics back for discussion at a future meeting.

2. Update Regarding Bicycle Sharrow Markings Grants

This item was discussed during item G.1.

3. Update Regarding Main Entrance Improvements (SW 153rd Court)

This item was discussed during item G.1.

4. Update Regarding Street Signs

Ms. Nguyen stated that the emblems for the signs that needed repair work were currently in production by Saul Signs. She went on to advise the Board that after the acceptance of the Saul Signs' proposal for the repairs, additional damage was done to one of the street sign posts at the intersection of SW 30th Street and Egret Lakes Circle. She further explained that she requested a proposal from Saul Signs to repair the street sign post and sign. In order to have the repairs completed alongside the already approved work, Ms. Nguyen accepted the proposal from Saul Signs in the amount of \$1,100. Ms. Nguyen stated that it would be in order to ratify the District Manager's actions.

A **motion** was made by Mr. Borrazas, seconded by Mr. Mattison and unanimously passed ratifying the District Manager's actions and accepting the proposal from Saul Signs in the amount of \$1,100 for the repair of the street sign post and sign at the intersection of SW 30th Street and Egret Lakes Circle.

5. Update Regarding Lake Bank Erosion

Ms. Nguyen stated that an inspection of the lake banks reflected that the lake bank that should be addressed next should be the Murano lake bank. Ms. Nguyen reminded the Board that the lake bank will look unmaintained; therefore, Ms. Nguyen advised that this project would commence sometime between January and March of 2022. Another item to consider prior to starting the project is the weather. It would be ideal to start the project when the lake bank is not wet. The Board agreed with Ms. Nguyen. More information on this item will be provided at a future meeting.

H. NEW BUSINESS

1. Staff Report, as Required

The Board informed Ms. Nguyen that the lakes were showing signs of weed growth. Ms. Nguyen stated that Allstate Resource Management, Inc. (Allstate) ad treated the lakes with herbicide for the weed growth on October 22nd, November 2nd and would continue to treat the lakes until the weeds are gone. The Board requested that Allstate be more aggressive with the application of the herbicide. Ms. Nguyen acknowledged the Board’s request.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

There was Staff Report at this time.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until January 25, 2022.

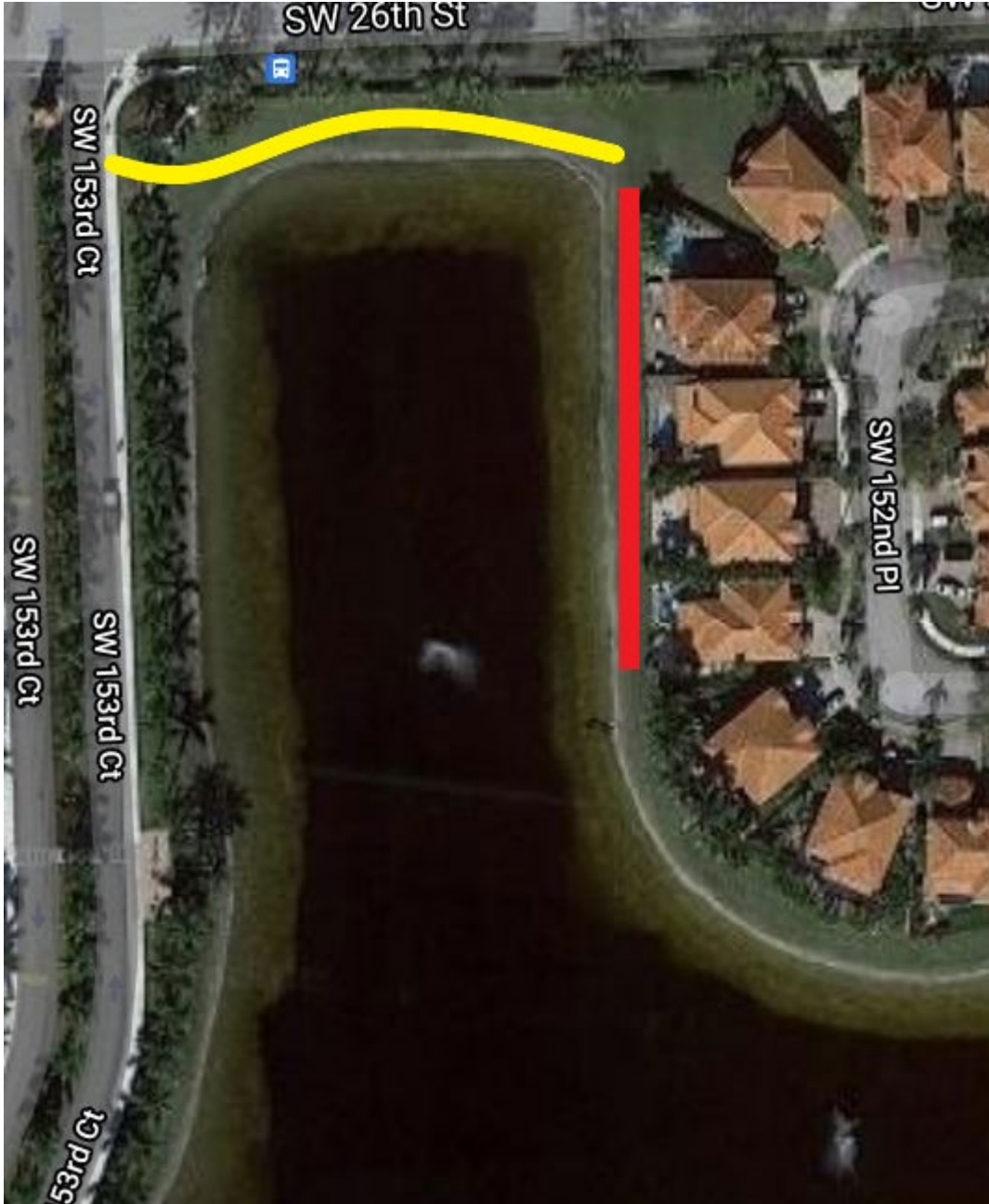
K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Medina, seconded by Mr. Borrazas and passed unanimously adjourning the Regular Board Meeting at approximately 8:02 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Venetian Isles Murano
Northeast Lake Bank Restoration
2021/2022



Restoration Area

Access Area

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Venetian Isles Community Development District (the “District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted by the Board.

Section 2. A Public Hearing is hereby scheduled for June 28, 2022 at 7:00 p.m. in the Venetian Isles Community Clubhouse Meeting Room located at 15355 Egret Lake Circle, Miami, Florida 33185, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 22nd day of March, 2022.

ATTEST:

**VENETIAN ISLES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Venetian Isles
Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

PROPOSED BUDGET
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
Administrative Assessments	65,110
Maintenance Assessments	92,362
Debt Assessments	344,402
Other Revenues	0
Interest Income	420
TOTAL REVENUES	\$ 502,294
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Aquatic Maintenance - Lake Tracts - Herbicides	9,800
Aquatic Maintenance - Lake Tracts - Grass Carps	1,500
General Maintenance - Lake Tracts/Shoreline Restoration	15,000
Drainage Structure Maintenance/Cleaning	6,000
Roadway/Street Improvements - Repairs (Including Signs)	9,000
Engineers Report/Inspections/Consulting	1,500
Field Operations Management	1,620
Miscellaneous Improvement Projects	8,400
Security Camera MTE/Cable/Monitoring	2,500
Infrastructure Reserve Fund	17,500
Pressure Cleaning	6,000
Contingency (Maintenance & Storm Clean-up)	8,000
TOTAL MAINTENANCE EXPENDITURES	86,820
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	6,000
Payroll Taxes	460
Management	32,688
Secretarial	4,200
Legal	9,000
Assessment Roll	6,000
Audit Fees	3,600
Insurance	6,800
Legal Advertisements	700
Web Site Admin, Payroll Services, Meeting Room Rental & Mileage	3,500
Office Supplies, Postage & Mailings	1,550
Dues & Subscriptions	175
Trustee Fee	3,550
Continuing Disclosure Fee	350
Administrative Contingency	1,200
TOTAL ADMINISTRATIVE EXPENDITURES	79,773
TOTAL EXPENDITURES	\$ 166,593
REVENUES LESS EXPENDITURES	\$ 335,701
Bond Payments	(323,738)
BALANCE	\$ 11,963
County Appraiser & Tax Collector Fee	(10,038)
Discounts For Early Payments	(20,075)
EXCESS/ (SHORTFALL)	\$ (18,150)
Carryover From Prior Year	18,150
NET EXCESS/ (SHORTFALL)	\$ 0

DETAILED PROPOSED BUDGET
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	65,808	64,154	65,110	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	87,440	94,489	92,362	Expenditures/.94
Debt Assessments	349,125	343,248	344,402	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	823	420	420	Interest Projected At \$35 Per Month
TOTAL REVENUES	\$ 503,196	\$ 502,311	\$ 502,294	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Aquatic Maintenance - Lake Tracts - Herbicides	8,340	9,800	9,800	No Change From 2021/2022 Budget
Aquatic Maintenance - Lake Tracts - Grass Carps	0	1,500	1,500	No Change From 2021/2022 Budget
General Maintenance - Lake Tracts/Shoreline Restoration	0	15,000	15,000	No Change From 2021/2022 Budget
Drainage Structure Maintenance/Cleaning	0	6,000	6,000	No Change From 2021/2022 Budget
Roadway/Street Improvements - Repairs (Including Signs)	1,068	9,000	9,000	No Change From 2021/2022 Budget
Engineers Report/Inspections/Consulting	2,037	1,500	1,500	No Change From 2021/2022 Budget
Field Operations Management	1,620	1,620	1,620	No Change From 2021/2022 Budget
Miscellaneous Improvement Projects	7,747	8,400	8,400	No Change From 2021/2022 Budget
Security Camera MTE/Cable/Monitoring	1,991	2,500	2,500	No Change From 2021/2022 Budget
Infrastructure Reserve Fund	0	17,500	17,500	No Change From 2021/2022 Budget
Pressure Cleaning	5,250	6,000	6,000	Pressure Cleaning
Contingency (Maintenance & Storm Clean-up)	1,325	10,000	8,000	\$2,000 Decrease From 2021/2022 Budget
TOTAL MAINTENANCE EXPENDITURES	29,378	88,820	86,820	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,700	6,000	6,000	No Change From 2021/2022 Budget
Payroll Taxes	207	460	460	Supervisor Fees *7.65%
Management	31,308	31,740	32,688	CPI Adjustment (Capped At 3%)
Secretarial	4,200	4,200	4,200	No Change From 2021/2022 Budget
Legal	13,140	9,000	9,000	No Change From 2021/2022 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,600	3,600	3,600	Accepted Amount For 2021/2022 Audit
Insurance	5,708	6,800	6,800	Insurance Estimate
Legal Advertisements	648	700	700	No Change From 2021/2022 Budget
Web Site Admin, Payroll Services, Meeting Room Rental & Mileage	2,703	3,500	3,500	No Change From 2021/2022 Budget
Office Supplies, Postage & Mailings	523	1,650	1,550	\$100 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	3,548	3,550	3,550	No Change From 2021/2022 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2021/2022 Budget
Administrative Contingency	532	1,200	1,200	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	75,342	78,925	79,773	
TOTAL EXPENDITURES	\$ 104,720	\$ 167,745	\$ 166,593	
REVENUES LESS EXPENDITURES	\$ 398,476	\$ 334,566	\$ 335,701	
Bond Payments	(330,465)	(322,653)	(323,738)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 68,011	\$ 11,913	\$ 11,963	
County Appraiser & Tax Collector Fee	(4,842)	(10,037)	(10,038)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(18,157)	(20,076)	(20,075)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 45,012	\$ (18,200)	\$ (18,150)	
Carryover From Prior Year	0	18,200	18,150	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 45,012	\$ -	\$ 0	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	20	25	25	Projected Interest For 2022/2023
NAV Tax Collection	330,465	322,653	323,713	2023 P & I Payments Less Earned Interest
Total Revenues	\$ 330,484	\$ 322,678	\$ 323,738	
EXPENDITURES				
Principal Payments	250,000	255,000	265,000	Principal Payment Due In 2023
Interest Payments	80,106	67,678	58,738	Interest Payments Due In 2023
Total Expenditures	\$ 330,106	\$ 322,678	\$ 323,738	
Excess/ (Shortfall)	\$ 378	\$ -	\$ -	

Series 2013 Bond Refunding Information

Original Par Amount =	\$3,825,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.25% - 3.875%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2013		
Maturity Date =	May 2028		

Par Amount As Of 1/1/22 = \$1,990,000

Venetian Isles Community Development District Assessment Comparison

	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
Administrative	\$ 119.40	\$ 114.05	\$ 111.97	\$ 113.63
Maintenance	\$ 156.37	\$ 157.48	\$ 164.91	\$ 161.19
<u>Debt</u>	<u>\$ 602.30</u>	<u>\$ 606.53</u>	<u>\$ 601.14</u>	<u>\$ 603.16</u>
Total	\$ 878.07	\$ 878.06	\$ 878.02	\$ 877.98

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information (O&M):

Total Units 574

Less Lot #30-4916-030-0090

Transfer To HOA Common Area 1

Billed for O&M 573

Community Information (Debt):

Total Units 574

Prepayments 3

Billed for Debt 571