



**VENETIAN ISLES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
JUNE 28, 2022  
7:00 P.M.**

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

[www.venetianislescdd.org](http://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 & PUBLIC HEARING**  
**June 28, 2022**  
**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. April 26, 2022 Regular Board Meeting.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 7
  - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
  - 3. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 8
- H. Old Business
  - 1. Update Regarding Lake Bank Erosion Engineer Investigation
- I. New Business
  - 1. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 15
- J. Administrative & Operational Matters
  - 1. Statement of Financial Interests/Disclosure 2021 Form 1: Filing Deadline July 1, 2022
- K. Board Member and Staff Closing Comments
- L. 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](http://www.venetianislescdd.org)  
10/13

21-19/0000556242M

**VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
APRIL 26, 2022**

**A. CALL TO ORDER**

District Manager Nancy Nguyen called the April 26, 2022, Venetian Isles Community Development District (the “District”) Regular Board Meeting to order at approximately 7:05 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 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 David Mattison and Richard Borrazas (via speakerphone) 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 Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance were: Juan Cespedes of Miami, Florida; and Lester Garcia of Miami, Florida.

**D. VACANCY ANNOUNCEMENT (SEAT #1 – EFFECTIVE FEBRUARY 1, 2022)**

Ms. Nguyen stated that a vacancy had been declared in Seat #1, effective February 1, 2022. A discussion ensued after which:

Ms. Nguyen asked if there was anyone present at today’s meeting who was interested in serving on the District Board of Supervisors (the “Board”). Mr. Juan Cespedes and Mr. Lester Garcia both stated that they were interested in serving on the Board.

A **motion** was made by Mr. Borrazas, seconded by Mr. Mattison appointing Mr. Cespedes to the vacant seat.

A **motion** was then made by Mr. Medina, seconded by Mr. Mattison appointing Mr. Garcia to the vacant seat.

Mr. Medina requested that both Messrs. Cespedes and Garcia introduce themselves and provide a description of the benefits they can provide to the District residents as District Board Supervisors.

Messrs. Cespedes and Garcia introduced themselves to the Board and provided a background of themselves.

Ms. Nguyen reminded the Board that there was a motion on the table appointing Messrs. Cespedes and Garcia. Ms. Delgado noted that she had known Mr. Cespedes for many years and believes he would be better qualified to serve as a Board Supervisor. Ms. Delgado cast her vote appointing Mr. Cespedes to the vacant seat. The **motion** made by Mr. Borrazas, seconded by Mr. Mattison passed 3 to 1 with Mr. Medina dissenting.

#### **E. APPOINTMENT OF OFFICER TO VACANT SEAT (SEAT #1)**

This item was discussed during item D above.

#### **F. ADMINISTER OATH OF OFFICE AND REVIEW NEW BOARD MEMBER DUTIES AND RESPONSIBILITIES**

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Mr. Cespedes. In addition, Ms. Nguyen stated that she would review the duties and responsibilities as a Board Member with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2021 Form 1 must be completed and mailed to the Supervisor of Elections in the County of residency within thirty (30) days of appointment) and the Code of Ethics for Public Officials with Mr. Cespedes following the meeting.

#### **G. ELECTION OF OFFICERS**

As a result of the changes to the Board of the District, Ms. Nguyen recommended that re-election of the District's Officers take place. She provided the following slate of names for election:

- Chairperson – Mary Ann Delgado
- Vice Chairman – José Medina
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Richard Borrazas, David Mattison, Juan Cespedes, Armando Silva, and Gloria Perez

A **motion** was made by Mr. Medina, seconded by Mr. Mattison and passed unanimously electing the District's Officers, as listed above.

#### **H. ADDITIONS OR DELETIONS TO THE AGENDA**

Ms. Nguyen advised that she would like to add the following item to the agenda:

- New Business Item 2. – Lake Bank Erosion Engineer Investigation

The Board acknowledged Ms. Nguyen's request.

#### **I. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

#### **J. APPROVAL OF MINUTES**

1. November 16, 2021, Regular Board Meeting Minutes

Ms. Nguyen presented the minutes of the November 16, 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. Medina, seconded by Ms. Delgado and passed unanimously approving the minutes of the November 16, 2021, Regular Board Meeting, *as presented*.

## **K. OLD BUSINESS**

### **1. Update Regarding Shared-Use Lane Markings**

Mr. Mattison requested that the points made by Mr. Cespedes at the last meeting be discussed again. Mr. Cespedes explained the points he presented during the last meeting; to name a few: there would be an increased exposure to potential injuries, increased outside traffic, and that the shared-use lane markings were unnecessary, as there were few bicycle riders in the community.

Mr. Medina advised he believes that the safety of the residents of the community is of the utmost importance when making decisions regarding the shared-use lane marking. Mr. Medina provided the Board with a history of an incident that occurred with a bicyclist and a motorist. Mr. Medina further explained that legal action was taken against the Venetian Isles Master Association and the District regarding the aforementioned incident. Mr. Medina stated that he does not want the District to be in a similar situation in the future and would like the Board to proceed with the shared-use lane markings.

Mr. Cespedes stated that the District should be allocating funds to other projects before adding shared-use lane markings on the roads. There was a disagreement between Messrs. Medina and Cespedes.

Mr. Medina excused himself from the meeting at approximately 7:26 p.m.

Ms. Nguyen stated that there was still a quorum present and that District business could continue.

The Board discussed the need to allocate funds to the lake banks instead of shared-use lane markings.

A **motion** was made by Mr. Borrazas, seconded by Mr. Mattison and unanimously passed to cease future discussions regarding the shared-use lane markings.

### **2. Update Regarding Main Entrance Improvements**

The Board discussed the need to focus on the other matters of the District before proceeding with any entrance improvements.

A **motion** was made by Ms. Delgado, seconded by Mr. Cespedes and unanimously passed to cease future discussions regarding the main entrance improvements.

### **3. Update Regarding Street Signs**

Ms. Nguyen advised that this project had been completed. No additional information is required on this item.

### **4. Update Regarding Lake Bank Erosion**

Ms. Nguyen stated that the lake bank project in a section of the Murano lake bank had commenced. The only pending item of this project was to wait until the grass roots adhere to the grass pavers. Once that occurs, the area will be able to continue with its routine maintenance. Ms. Delgado requested that the other lake banks be discussed. Ms. Nguyen advised that the other lake banks would be discussed during item L.2.

## **L. NEW BUSINESS**

### **1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget**

Ms. Nguyen presented Resolution No. 2022-01, entitled:

#### **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.**

Ms. Nguyen explained that the proposed 2022/2023 fiscal year budget would be balanced by designating a carryover of approximately \$18,150 from the projected fund balance as of September 30, 2022. Ms. Nguyen advised that since the overall proposed assessments were not increasing in the fiscal year 2022/2023, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2022-01, the Board must set a date for the public hearing to adopt the fiscal year 2022/2023 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Ms. Delgado, seconded by Mr. Cespedes and unanimously passed to approve and adopt Resolution No. 2022-01, *as presented*, setting the public hearing to adopt the fiscal year 2022/2023 final budget and assessments for July 28, 2022, at 7:00 p.m. in the Venetian Isles Community Clubhouse Meeting Room located at 15355 Egret Lake Circle, Miami, Florida 33185; and further authorizes publication/notice of the budget public hearing, *as required by law*.

### **2. ADD-ON: Lake Bank Erosion Engineer Investigation**

Ms. Nguyen advised that she requested a proposal from the District Engineer, Alvarez Engineers, to perform an investigation of all of the District owned lake banks. The inspection would consist of the following:

- Field review of the shorelines
- Report of the inspection findings
- Proposal of remediation
- Engineering construction cost estimate
- Quality control of the report
- Coordination and communications during the investigation

Ms. Nguyen presented the Alvarez Engineers' proposal in the amount of \$5,800. Ms. Delgado stated that having the District Engineer's advice on how to best handle the shorelines was extremely beneficial. A discussion ensued, after which:

A **motion** was made by Ms. Delgado, seconded by Mr. Cespedes and unanimously passed accepting the Alvarez Engineers' proposal in the amount of \$5,800 to perform an inspection of the lake shorelines and to provide a report with remediation suggestions and construction cost estimates.

**M. ADMINISTRATIVE & OPERATION MATTERS**

**1. Announcement of Qualifying Period: Noon, June 13, 2022 – Noon, June 17, 2022 (Seats 3&4)**

Ms. Nguyen advised that the 4-year terms of office for Seat #3 (David Mattison) and Seat #4 (Mary Ann Delgado) were expiring in November 2022. The qualifying period for election and/or re-election has been set for Noon on June 13, 2022 through Noon on June 17, 2022. Those candidates interested in running for election can submit their qualifying documents in person to the Miami-Dade County Supervisor of Elections' Office located at 2700 NW 87<sup>th</sup> Avenue, Miami, Florida 33172 (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying will be provided to those interested prior to the qualifying dates. The new terms of office would be a 4-year term through Election Day in November 2026.

**2. Statement of Financial Interests/Disclosure 2021 Form 1: Filing Deadline July 1, 2022**

The Board was reminded of the importance of completing and mailing to the Supervisor of Elections within the County of residency their individual 2021 Statement of Financial Interests Form 1. The deadline for submittal is July 1, 2022.

**N. BOARD MEMBERS & STAFF CLOSING COMMENTS**

There were no comments from Board Members or District Staff.

**O. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Delgado, seconded by Mr. Mattison and passed unanimously adjourning the Regular Board Meeting at approximately 7:52 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



## Miscellaneous Notices



Published in Miami Daily Business Review on June 15, 2022

### Location

Miami-Dade County, Florida

### Notice Text

#### NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Venetian Isles Community Development District (the "District") will hold a Public Hearing and a Regular Board Meeting on June 28, 2022, at 7:00 p.m., or as soon thereafter as can be heard, in the Venetian Isles Community Clubhouse Meeting Room located at 15355 Egret Lake Circle, Miami, Florida 33185.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2022/2023 Proposed Final Budget and Non-Ad Valorem Assessment Roll. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The purpose of the Regular Board Meeting is to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2700 ext. 2027 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Venetian Isles Community Development District

[www.venetianislescdd.org](http://www.venetianislescdd.org)

6/8-15 22-07/0000601151M

**RESOLUTION NO. 2022-02**

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

**WHEREAS**, the Venetian Isles Community Development District (the “District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 28<sup>th</sup> day of June, 2022.

**ATTEST:**

**VENETIAN ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Venetian Isles  
Community Development District

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

# CONTENTS

- I FINAL BUDGET
- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

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

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	65,110
Maintenance Assessments	92,362
Debt Assessments	344,402
Other Revenues	0
Interest Income	420
<b>TOTAL REVENUES</b>	<b>\$ 502,294</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
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
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>86,820</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>79,773</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 166,593</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 335,701</b>
Bond Payments	(323,738)
<b>BALANCE</b>	<b>\$ 11,963</b>
County Appraiser & Tax Collector Fee	(10,038)
Discounts For Early Payments	(20,075)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (18,150)</b>
Carryover From Prior Year	18,150
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 0</b>

**DETAILED FINAL 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
<b>REVENUES</b>				
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
<b>TOTAL REVENUES</b>	<b>\$ 503,196</b>	<b>\$ 502,311</b>	<b>\$ 502,294</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
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
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>29,378</b>	<b>88,820</b>	<b>86,820</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>75,342</b>	<b>78,925</b>	<b>79,773</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 104,720</b>	<b>\$ 167,745</b>	<b>\$ 166,593</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 398,476</b>	<b>\$ 334,566</b>	<b>\$ 335,701</b>	
Bond Payments	(330,465)	(322,653)	(323,738)	2023 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 68,011</b>	<b>\$ 11,913</b>	<b>\$ 11,963</b>	
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
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 45,012</b>	<b>\$ (18,200)</b>	<b>\$ (18,150)</b>	
Carryover From Prior Year	0	18,200	18,150	Carryover Balance From Prior Years
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 45,012</b>	<b>\$ -</b>	<b>\$ 0</b>	

**DETAILED FINAL 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
<b>REVENUES</b>				
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
<b>Total Revenues</b>	<b>\$ 330,484</b>	<b>\$ 322,678</b>	<b>\$ 323,738</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 330,106</b>	<b>\$ 322,678</b>	<b>\$ 323,738</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 378</b>	<b>\$ -</b>	<b>\$ -</b>	

**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	<b>\$ 878.07</b>	<b>\$ 878.06</b>	<b>\$ 878.02</b>	<b>\$ 877.98</b>

\* 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	
<u>Transfer To HOA Common Area</u>	<u>1</u>
Billed for O&M	573

Community Information (Debt):

Total Units	574
<u>Prepayments</u>	<u>3</u>
Billed for Debt	571



**RESOLUTION NO. 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Venetian Isles Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2022/2023; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted by the Board.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted by the Board and authorized to be published.

**PASSED, ADOPTED and BECOMES EFFECTIVE** this 28<sup>th</sup> day of June, 2022.

**ATTEST:**

**VENETIAN ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023 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 25, 2022  
November 15, 2022  
January 24, 2023  
February 28, 2023  
March 28, 2023  
April 25, 2023  
May 23, 2023  
June 27, 2023  
September 26, 2023**

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 [nnguyen@sdsinc.org](mailto: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 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 [nnguyen@sdsinc.org](mailto: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](http://www.venetianislescdd.org)

**PUBLISH: MIAMI DAILY BUSINESS REVIEW 10/17/22**