



**VENETIAN ISLES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
SEPTEMBER 27, 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**  
**September 27, 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. June 28, 2022 Regular Board Meeting and Public Hearing.....Page 2
- G. Old Business
  - 1. Update Regarding Lake Bank Erosion Engineer Investigation.....Page 5
- H. New Business
  - 1. Discussion Regarding Refinancing/Refunding Series 2013 Bonds (MBS Capital Markets, LLC – Rhonda Mossing).....Page 17
  - 2. Discussion Regarding Pressure Cleaning of Sidewalks.....Page 35
  - 3. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2021/2022 Amended Budget.....Page 40
  - 4. Discussion Regarding Additional Surveillance Cameras in Sienna Subdivision
  - 5. 2022 Legislative Session Update Memo.....Page 45
- I. Administrative & Operational Matters
  - 1. Statement of Financial Interests/Disclosure 2021 Form 1 Update
  - 2. General Election Candidates (Seats 3 & 4; General Election 11/8/22)
- J. Board Member and Staff Closing Comments
- K. 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:

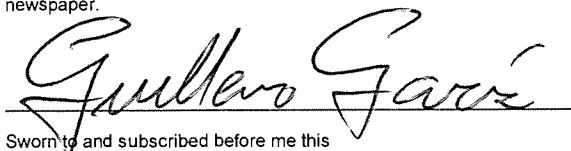
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County,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



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



(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/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 & PUBLIC HEARING  
JUNE 28, 2022**

**A. CALL TO ORDER**

District Manager Nancy Nguyen called the June 28, 2022, Venetian Isles Community Development District (the “District”) Regular Board Meeting to order at approximately 7:00 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, and Supervisors David Mattison, Richard Borrazas, and Juan Cespedes 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.

**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. April 26, 2022, Regular Board Meeting Minutes**

Ms. Nguyen presented the minutes of the April 26, 2022, 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. Cespedes, seconded by Mr. Mattison and passed unanimously approving the minutes of the April 26, 2022, Regular Board Meeting, *as presented*.

**NOTE:** *At approximately 7:01 p.m., Ms. Nguyen recessed the Regular Meeting and simultaneously opened the Public Hearing.*

## **G. PUBLIC HEARING**

### **1. Proof of Publication**

Ms. Nguyen presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on June 8, 2022, and June 15, 2022, *as legally required*.

### **2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget**

Ms. Nguyen opened the public comment portion of the public hearing to receive comments on the 2022/2023 fiscal year final budget and non-ad valorem special assessments. There being no comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

### **3. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget**

Ms. Nguyen presented Resolution No. 2022-02, entitled:

#### **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.**

Ms. Nguyen read the title into the record and stated that the document provides for approving and adopting the fiscal year 2022/2023 final budget and the non-ad valorem special assessment tax roll. A discussion ensued after which:

A **motion** was made by Mr. Cespedes, seconded by Ms. Delgado and unanimously passed to approve and adopt Resolution No. 2022-02, *as presented*; thereby setting the 2022/2023 final budget and non-ad valorem special assessment tax roll.

***NOTE:*** *At approximately 7:05 p.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Meeting.*

## **H. OLD BUSINESS**

### **1. Update Regarding Lake Bank Erosion Engineer Investigation**

Ms. Nguyen stated that the District Engineer is still working on the Lake Bank Erosion Investigation Report. Ms. Nguyen stated that more information on this item will be provided at a future meeting.

## **I. NEW BUSINESS**

### **1. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule**

Ms. Nguyen presented Resolution No. 2022-03, entitled:

## 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.**

Ms. Nguyen provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Mr. Borrazas, seconded by Mr. Cespedes and unanimously passed to approve and adopt Resolution No. 2022-03, *as presented*; thereby setting the 2022/2023 regular meeting schedule and authorizing the publication of the annual meeting schedule, *as required by law*.

#### **J. ADMINISTRATIVE & OPERATION MATTERS**

##### **1. 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.

#### **K. BOARD MEMBERS & STAFF CLOSING COMMENTS**

There were no comments from Board Members or District Staff.

#### **L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Borrazas, seconded by Mr. Mattison and passed unanimously adjourning the Regular Board Meeting at approximately 7:11 p.m.

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Secretary/Assistant Secretary

---

Chairperson/Vice Chairperson



# **VENETIAN ISLES CDD**

## **LAKES BANK RESTORATION**

Prepared By: **Alvarez Engineers, Inc.**  
8935 NW 35 Ln. Suite 101  
Doral, Florida 33172  
Tel.: (305) 640-1345  
Fax: (305) 640-1346  
Alvarez@AlvarezEng.com

**DATE: 09/08/2022**





SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2 - 8	LAKE BANK RESTORATION
9	DETAIL AND NOTES

DATE:  
09/08/2022





**Alvarez Engineers, Inc.**

8935 N.W. 35th Lane, Suite 101  
Miami, Florida 33172  
Tel. (305) 640-1345 Fax (305) 640-1346

VENETIAN ISLES CDD  
**LAKE BANK RESTORATION**

LAKE No. 1

SHEET NO.

2

DATE:  
09/08/2022





**Alvarez Engineers, Inc.**

8935 N.W. 35th Lane, Suite 101  
Miami, Florida 33172  
Tel. (305) 640-1345 Fax (305) 640-1346

VENETIAN ISLES CDD  
**LAKE BANK RESTORATION**

LAKE No. 2

SHEET NO.

**3**

DATE:  
09/08/2022





**Alvarez Engineers, Inc.**

8935 N.W. 35th Lane, Suite 101  
Miami, Florida 33172  
Tel. (305) 640-1345 Fax (305) 640-1346

VENETIAN ISLES CDD  
**LAKE BANK RESTORATION**

LAKE No. 3

SHEET NO.

**4**

DATE:  
09/08/2022





# Alvarez Engineers, Inc.

8935 N.W. 35th Lane, Suite 101  
Miami, Florida 33172  
Tel. (305) 640-1345 Fax (305) 640-1346

## VENETIAN ISLES CDD LAKE BANK RESTORATION

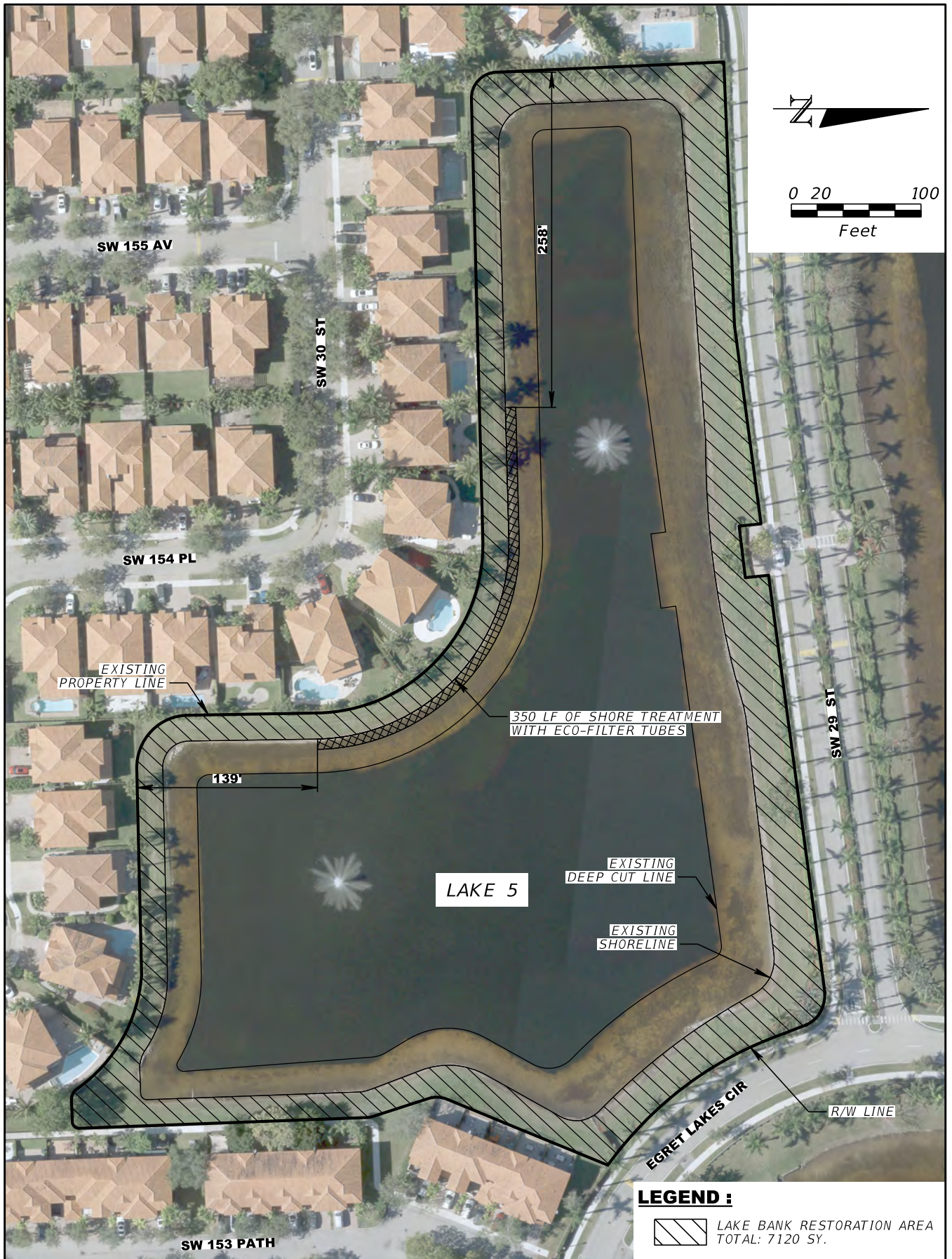
LAKE No. 4

SHEET NO.

5

DATE:  
09/08/2022





# Alvarez Engineers, Inc.

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Miami, Florida 33172  
Tel. (305) 640-1345 Fax (305) 640-1346

## VENETIAN ISLES CDD LAKE BANK RESTORATION

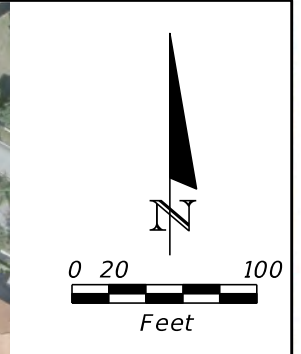
LAKE No. 5

SHEET NO.

6

DATE:  
09/08/2022





**Alvarez Engineers, Inc.**

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Miami, Florida 33172  
Tel. (305) 640-1345 Fax (305) 640-1346

VENETIAN ISLES CDD  
**LAKE BANK RESTORATION**

LAKE No. 6

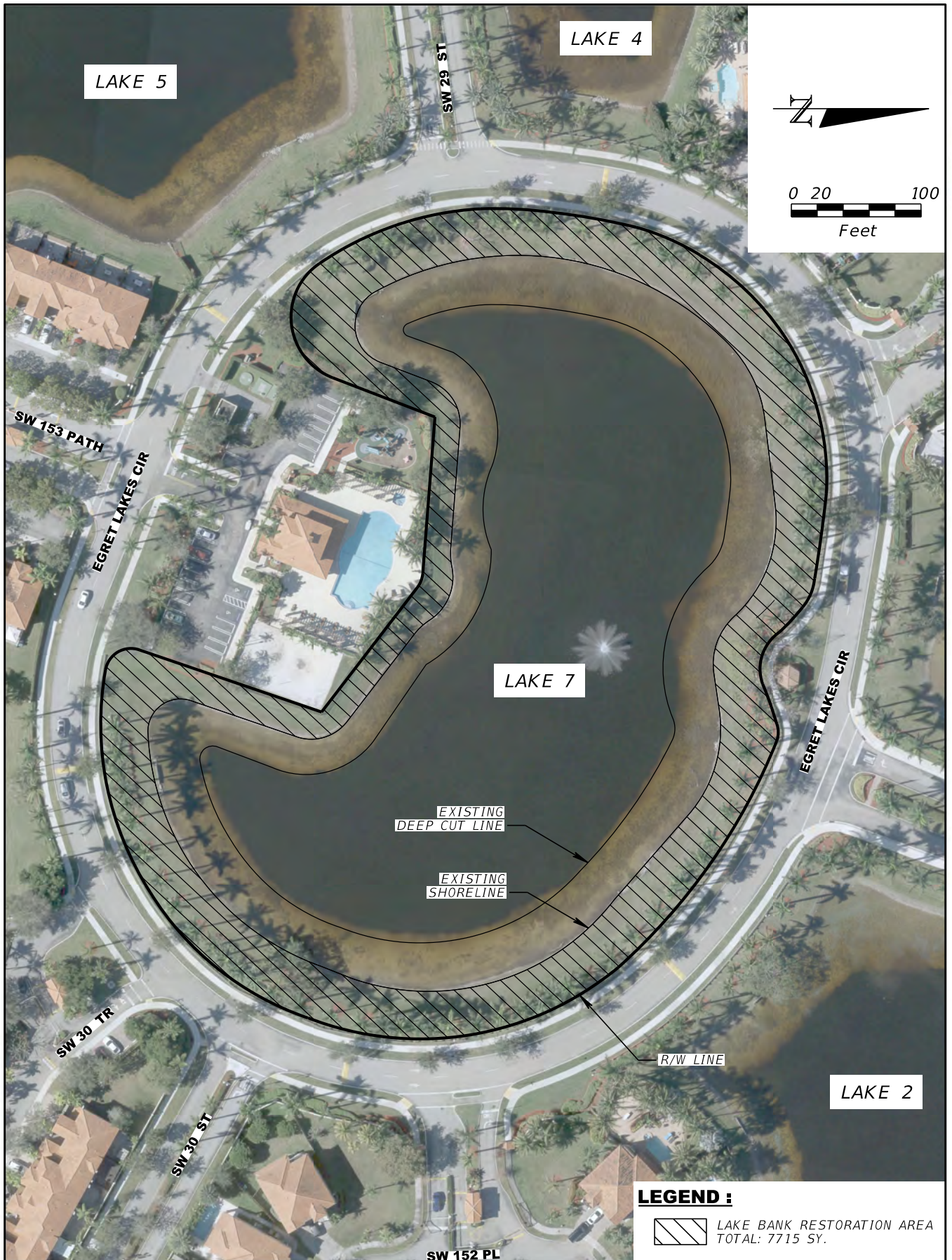
SHEET NO.

7

DATE:

09/08/2022





**LEGEND :**



LAKE BANK RESTORATION AREA  
TOTAL: 7715 SY.

**Alvarez Engineers, Inc.**

8935 N.W. 35th Lane, Suite 101  
Miami, Florida 33172  
Tel. (305) 640-1345 Fax (305) 640-1346

VENETIAN ISLES CDD  
**LAKE BANK RESTORATION**

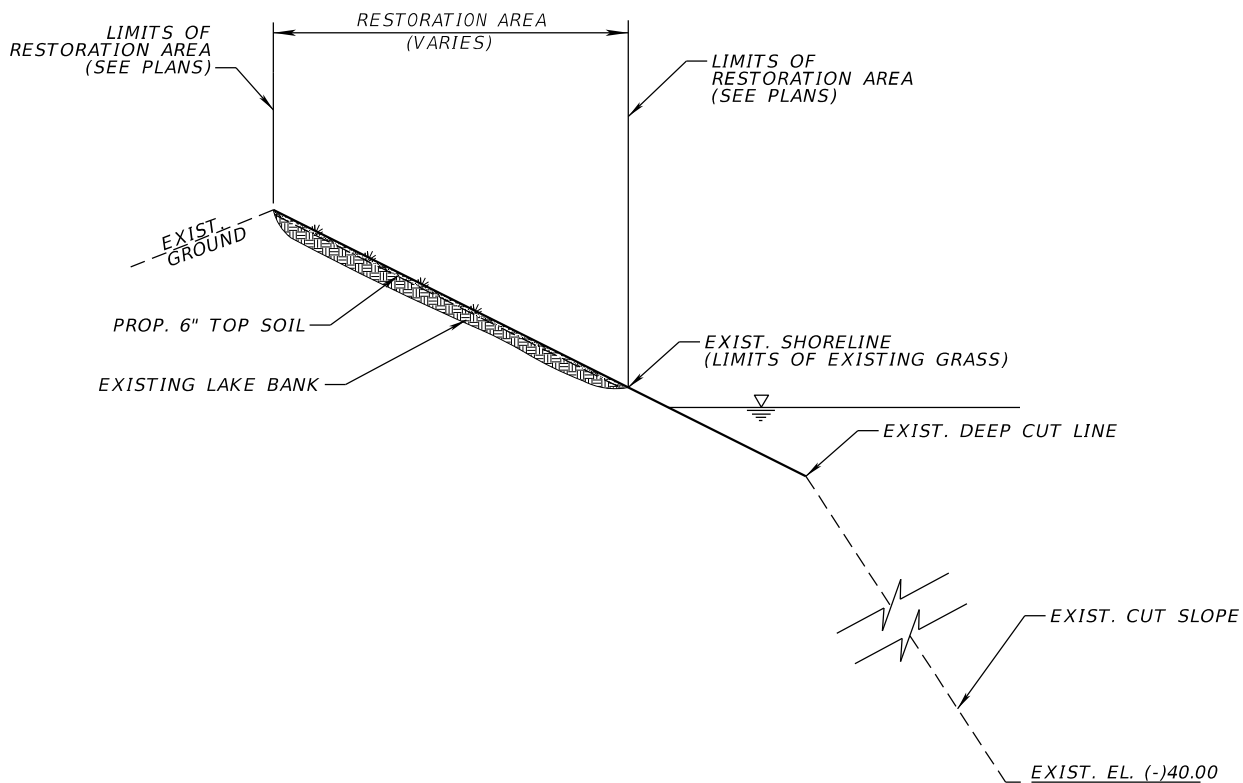
LAKE No. 7

SHEET NO.

8

DATE:

09/08/2022



**LAKE BANK RESTORATION**  
**(TYPICAL SECTION)**  
 NTS

**NOTES:**

**SCOPE OF WORK FOR LAKE BANK EROSION TREATMENT:**

1. REMOVE EXISTING GRASS ON THE RESTORATION AREA.
2. REWORK LAKE BANK SURFACE MAINTAINING THE ORIGINAL DESIGN SLOPES.  
USE COMPACTED LIMEROCK FOR DEPRESSIONS AND TO GRADE THE BANK AS NEEDED.
3. INSTALL 6" LIFT OF TOP SOIL.
4. WATER THE SOD UNTIL ESTABLISHMENT.
5. FREQUENTLY WATER THE SOD FOR SURVIVAL.
6. LAKES 4 AND 5 HAVE SEGMENTS OF SHORELINE RESTORATION USING ECO-FILTER TUBES.

**Alvarez Engineers, Inc.**

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 Miami, Florida 33172  
 Tel. (305) 640-1345 Fax (305) 640-1346

VENETIAN ISLES CDD  
**LAKE BANK RESTORATION**  
 DETAIL AND NOTES

SHEET NO.

9

DATE:

09/08/2022



# VENETIAN ISLES CDD

## LAKES BANK RESTORATION

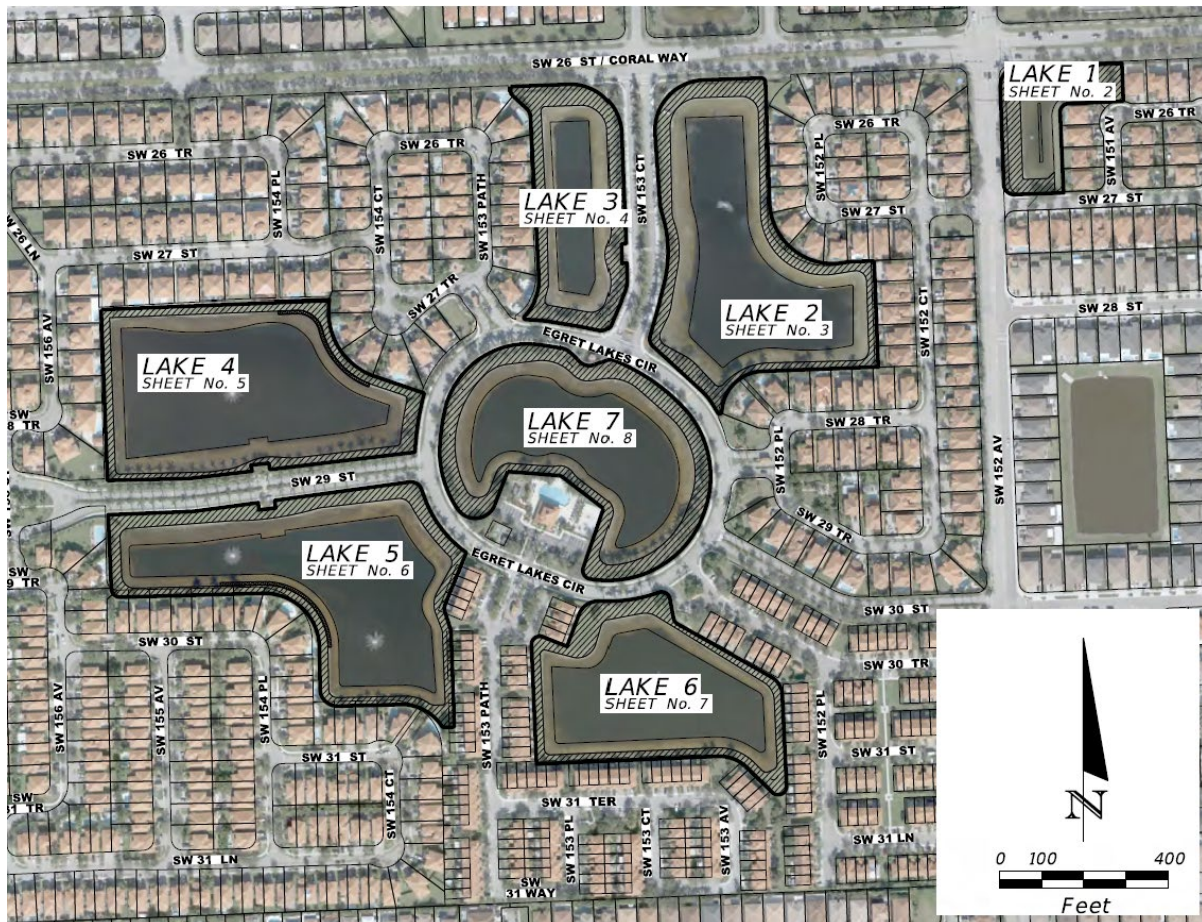
### ESTIMATED COSTS

ITEM NO.	DESCRIPTION	UNIT	LAKE NO. 1	LAKE NO. 2	LAKE NO. 3	LAKE NO. 4	LAKE NO. 5	LAKE NO. 6	LAKE NO. 7	TOTAL
<b>QUANTITIES</b>										
1	RESTORATION AREA	SY	3365	6625	5200	4700	7120	4985	7715	39710
2	SHORE TREATMENT	LF				300	350			650
<b>PRICES</b>										
1	REMOVE EXISTING GRASS	(\$/SY)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	
2	REWORK LAKE BANK SURFACE	(\$/SY)	3.00	3.00	3.00	3.00	3.00	3.00	3.00	
3	INSTALL TOPOSIL	(\$/SY)	2.50	2.50	2.50	2.50	2.50	2.50	2.50	
4	INSTALL SOD	(\$/SY)	1.50	1.50	1.50	1.50	1.50	1.50	1.50	
5	WATERING GRASS DURING SURVIVAL PERIOD	(\$/SY)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
6	SHORELINE RESTORATION WITH ECO-FILTER TUBES	(\$/LF)	60.00	60.00	60.00	60.00	60.00	60.00	60.00	
<b>COSTS</b>										
1	REMOVE EXISTING GRASS	\$	1,682.50	3,312.50	2,600.00	2,350.00	3,560.00	2,492.50	3,857.50	19,855
2	REWORK LAKE BANK SURFACE	\$	10,095.00	19,875.00	15,600.00	14,100.00	21,360.00	14,955.00	23,145.00	119,130
3	INSTALL TOPOSIL	\$	8,412.50	16,562.50	13,000.00	11,750.00	17,800.00	12,462.50	19,287.50	99,275
4	INSTALL SOD	\$	5,047.50	9,937.50	7,800.00	7,050.00	10,680.00	7,477.50	11,572.50	59,565
5	WATERING GRASS DURING SURVIVAL PERIOD	\$	3,365.00	6,625.00	5,200.00	4,700.00	7,120.00	4,985.00	7,715.00	39,710
6	SHORELINE RESTORATION WITH ECO-FILTER TUBES	\$	-	-	-	18,000.00	21,000.00	-	-	39,000
	<b>SUB-TOTAL HARD COSTS</b>	<b>\$</b>	<b>28,602.50</b>	<b>56,312.50</b>	<b>44,200.00</b>	<b>57,950.00</b>	<b>81,520.00</b>	<b>42,372.50</b>	<b>65,577.50</b>	<b>376,535</b>
	CONTINGENCY COSTS (10 % OF HARD COSTS)	\$	2,860.25	5,631.25	4,420.00	5,795.00	8,152.00	4,237.25	6,557.75	37,654
	<b>GRAND TOTAL COSTS (ROUNDUP TO \$1000)</b>	<b>\$</b>	<b>32,000</b>	<b>62,000</b>	<b>49,000</b>	<b>64,000</b>	<b>90,000</b>	<b>47,000</b>	<b>73,000</b>	<b>417,000</b>

# Venetian Isles Community Development District Lake Bank Remediation Ranking

Restoration recommendation from Alvarez Engineers is to restore using Bahia grass. The remediation rankings below are based on safety first.

1. Lake 5 - Bellagio
2. Lake 4 - Palermo (South Lake)
3. Lake 2 - Murano
4. Lake 6 - Verona
5. Lake 3 - Palermo (East Lake)
6. Lake 7 - Circle
7. Lake 1 - Sienna





MBS CAPITAL MARKETS, LLC

# Venetian Isles Community Development District

Miami-Dade County, Florida

*September 27, 2022*



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## OVERVIEW – SERIES 2013 BONDS

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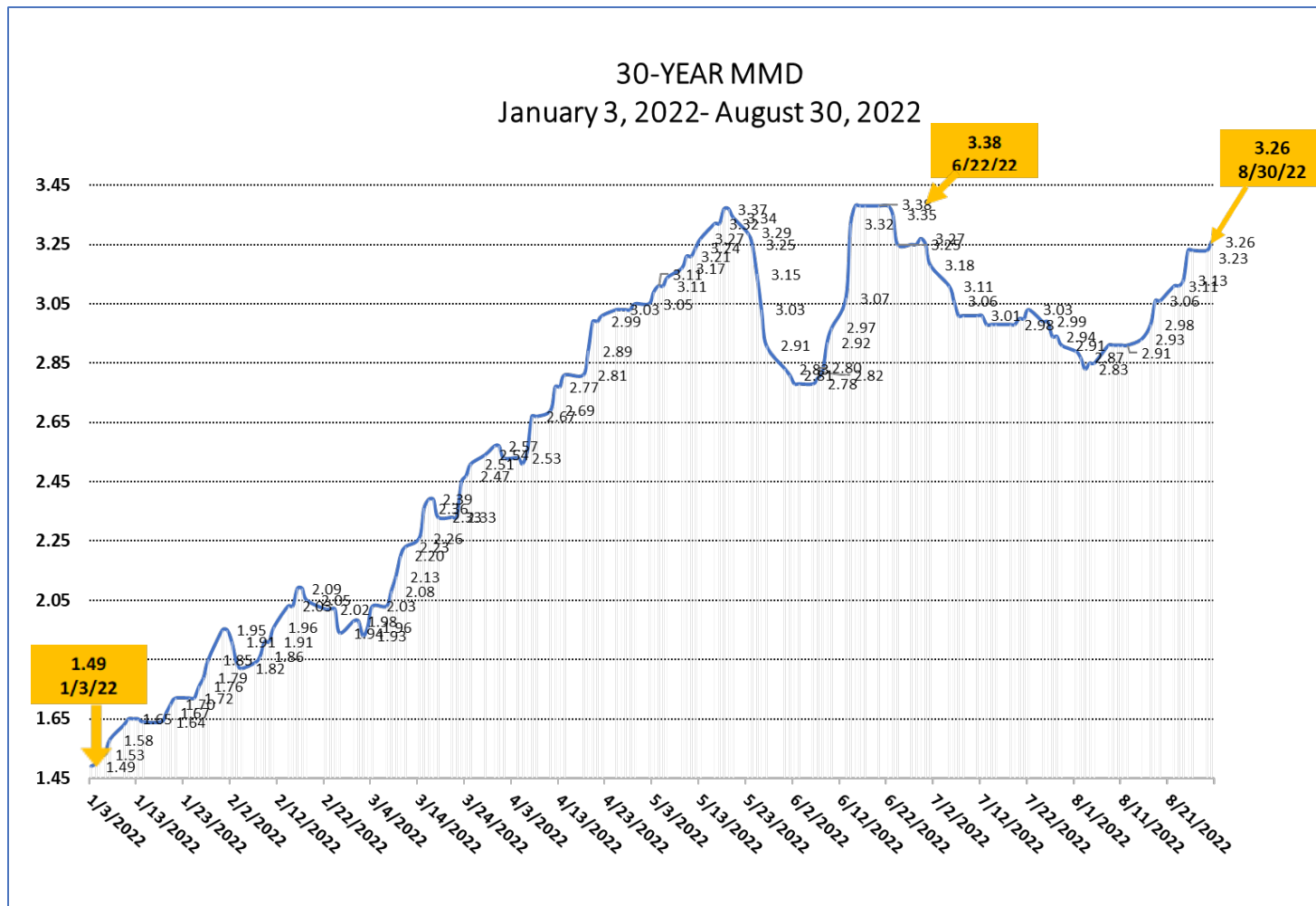
# Overview of Series 2013 BONDS

- The Venetian Isles Community Development District (the “District”) issued its \$3,285,000 Special Assessment Revenue Refunding Bonds, Series 2013 in May 2013.
- The Series 2013 Bonds were issued to refinance and redeem all of the Series 2002 Bonds outstanding. The Series 2002 Bonds were issued for the primary purpose of financing the cost of the design, construction and acquisition of certain roadways improvements, water distribution system and wastewater collection and transmission facilities.
- The Series 2013 Bonds mature on May 1, 2028, and will be callable at the option of the District on or after May 1, 2023, at par. The interest rate on the Series 2013 Bonds range from 3.50 to 3.875%.
- The Series 2013 Bonds may be currently refunded on February 1, 2023 (90 days prior to the call date).
- The Series 2013 Bonds are secured by special assessments on 571 lots identified in the Supplemental Assessment Methodology Report dated May 7, 2013.
- Following is the status of the District’s Long-term Debt.

Series	Outstanding Par	Average Coupon	Maximum Annual Debt Service	Call Provisions	Call Premium	Final Maturity
2013	\$1,735,000	3.71%	\$324,309	5/1/2023	Par	5/1/2028

# Current Year MMD Chart

(Municipal Market Data)





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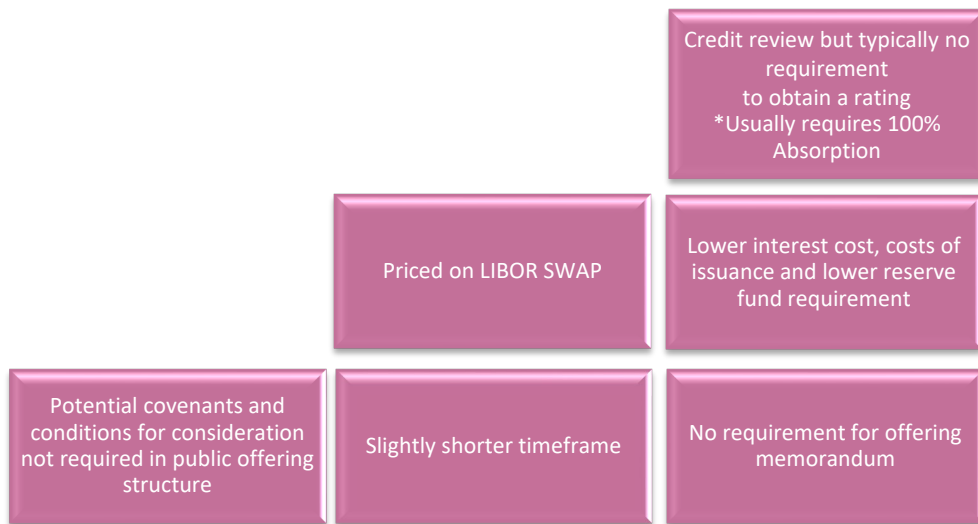
## REFUNDING OPTIONS

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# Refunding Structures

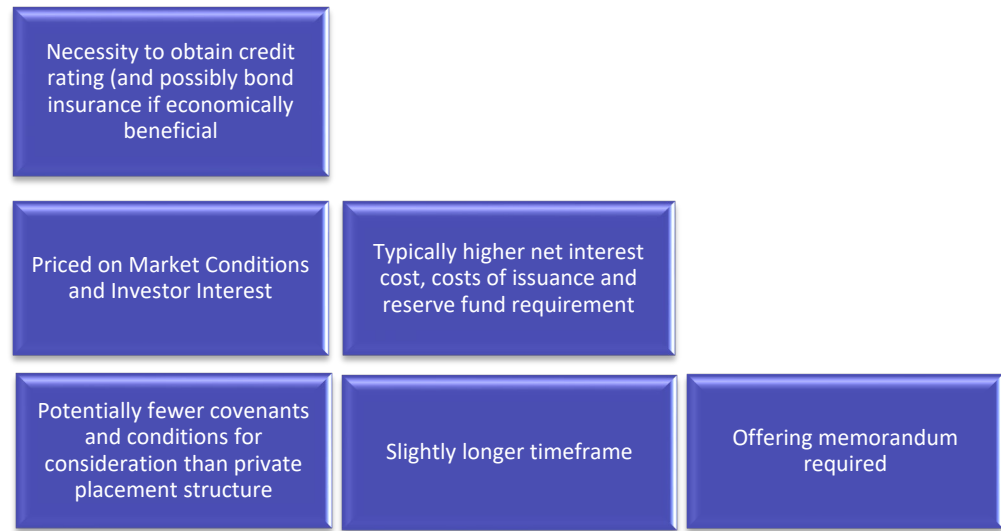
## Bank Placement

Given the credit dynamics of the District's Bonds, this financing may lend itself to a bank placement.



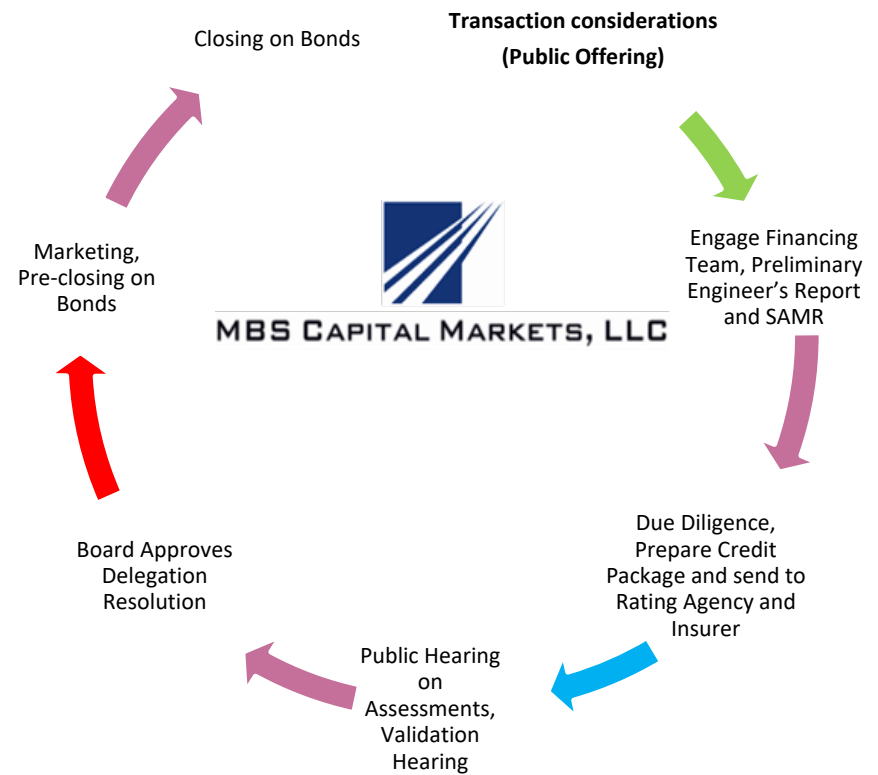
## Public Offering

MBS will pursue a dual-track process preparing for a public market offering at the same time as running a private placement process.





## Next Steps (Public Offering)



*Timeline typically requires approximately 90-120 days to complete*

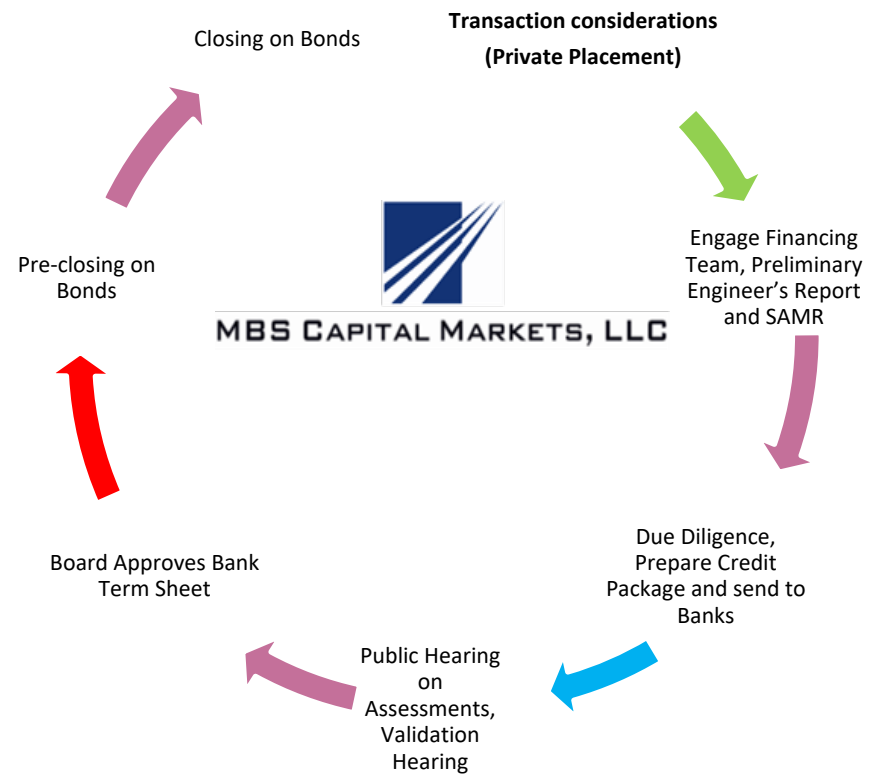


# Timetable – Public Offering

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- Engage Financing Team
- Preliminary Engineer's Report
- Preliminary Assessment Methodology Report
- Indenture, Bond Resolution
- Credit Package sent to Rating Agency and Insurer
- Receive Indicative Bond Rating
- Board Approves Delegation Resolution

## Next Steps (Private Placement)



*Timeline typically requires approximately 80-90 days to complete*





## Timetable – Private Placement (Bank)

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- Engage Financing Team
- Preliminary Engineer's Report
- Preliminary Assessment Methodology Report
- Indenture, Bond Resolution
- Credit Package sent to interested Banks
- Review and Approve Term Sheet from Bank



# Disclosures Regarding Underwriter's Role – MSRB Rule G-17

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## **Disclosures Concerning the Underwriter's Role**

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

## **Disclosure Concerning the Underwriter's Compensation**

- The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.



# Disclosures Regarding Underwriter's Role – MSRB Rule G-17

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## Conflicts of Interest

- The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.
- Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.
- Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.
- Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.
- Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.
- Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

## Disclosures Concerning Complex Municipal Securities Financing

- Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.





## MBS CAPITAL MARKETS, LLC

### AGREEMENT FOR UNDERWRITING SERVICES VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT (Miami-Dade County, Florida)

September 27, 2022

Board of Supervisors  
Venetian Isles Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the “Underwriter”) offers to enter into this agreement (the “Agreement”) with the Venetian Isles Community Development District (the “District”) which, upon your acceptance of this offer, will be binding on the District and the Underwriter. This agreement relates to the proposed issuance of the District’s Series 2023 Bonds (the “Bonds”) for the purpose of refunding the District’s outstanding Series 2013 Bonds (the “Prior Bonds”). This Agreement will cover the engagement for the Bonds and will be supplemented for future bond issuances as may be applicable.

1. **Scope of Services:** MBS intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.

- Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
- Preparation of rating strategies and presentations related to the issue being underwritten.
- Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
- Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
- Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
- Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
- Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
- Preparation of post-sale reports for the issue, if any.
- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

Member: FINRA/SIPC

Tampa, FL Winter Park, FL Kingston, TN Nashville, TN



## MBS CAPITAL MARKETS, LLC

2. **Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel which fees shall be paid from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of \$50,000 or 1.50% of the total par amount of Bonds issued.

The Underwriter shall also bear the cost of obtaining an investment grade rating with the actual cost of the rating to be paid from the proceeds of the Bonds only to the extent Bonds are issued.

3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon written notice to the non-terminating party.
4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.
5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.



## MBS CAPITAL MARKETS, LLC

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,  
**MBS Capital Markets, LLC**

*Rhonda Mossing*

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Rhonda Mossing  
Managing Partner

Approved and Accepted By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_





## **EXHIBIT A**

### **Disclosures Concerning the Underwriter's Role**

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

### **Disclosure Concerning the Underwriter's Compensation**

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

### **Conflicts of Interest**

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.



## **MBS CAPITAL MARKETS, LLC**

**Payments to or from Third Parties.** There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

**Profit-Sharing with Investors.** There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

**Credit Default Swaps.** There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

**Retail Order Periods.** For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

**Dealer Payments to District Personnel.** Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

### **Disclosures Concerning Complex Municipal Securities Financing**

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

**THE PRESSURE CLEANING MAN**  
LICENSED & INSURED



Pressure washing ground work does NOT remove any gum, rust stains, tire marks, or oil stains unless specified otherwise in estimate content. The above mention require to be treated with special chemicals/techniques.

\*Vendor will supply all labor and materials to complete the job

\*Approximate time of job 1-2 days ( weather permitting)

Estimates are valid for 30 days.

We look forward to working with you!





# QUOTE

8510 NW 56 Street  
Miami, Florida 33166  
Phone (305) 213-6564

DATE: June 29, 2022  
QUOTE #: AAA061020

CUSTOMER: Venetian Isles CDD

LOCATION: 15355 Egret Lake Cir, Miami FL 33185

QUANTITY	DESCRIPTION	PRICE	TOTAL
1	To surface cleaning all sidewalks indicated on site plan map. There is totaling 45,120 sqft billing rate .20 cents a sqft	9024.00	-
			9,024.00
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
		TAX RATE	7.00%
		SALES TAX	\$ 631.68
			-
		TOTAL	\$ 9,655.68

X

Acceptance of Invoice

100% PAYMENT IS REQUIRED UPON ACCEPTANCE OF THIS INVOICE. Items on this sales agreement remain the property of

X \_\_\_\_\_  
Acceptance of Invoice

**100% PAYMENT IS REQUIRED UPON ACCEPTANCE OF THIS INVOICE.** Items on this sales agreement remain the property of GWS trash chute Cleaning, Inc. until paid in full. Customer agrees to reimburse GWS trash chute cleaning, Inc. for all costs and expenses (including reasonable attorney fees) with any legal proceeding commenced hereunder or otherwise arising out of this agreement for recovery of goods sold or for collection of monies due hereunder.





**RESOLUTION NO. 2022-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Venetian Isles Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval by the Board an Amended Budget.

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

**Section 1.** The Amended Budget for Fiscal Year 2021/2022 attached hereto as Exhibit “A” is hereby approved and adopted by the Board.

**Section 2.** The Secretary/Assistant 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 27<sup>th</sup> day of September, 2022.

**ATTEST:**

**VENETIAN ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Venetian Isles  
Community Development District

**Amended Final Budget For  
Fiscal Year 2021/2022  
October 1, 2021 - September 30, 2022**

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**AMENDED FINAL BUDGET**  
**VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	<b>FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22</b>	<b>AMENDED FINAL BUDGET 10/1/21 - 9/30/22</b>	<b>YEAR TO DATE ACTUAL 10/1/21 - 8/31/22</b>
<b>REVENUES</b>			
Administrative Assessments	64,154	64,532	64,532
Maintenance Assessments	94,489	94,490	94,490
Debt Assessments	343,248	343,250	343,250
Other Revenues	0	0	0
Interest Income	420	45	43
<b>TOTAL REVENUES</b>	<b>\$ 502,311</b>	<b>\$ 502,317</b>	<b>\$ 502,315</b>
<b>EXPENDITURES</b>			
<b>MAINTENANCE EXPENDITURES</b>			
Aquatic Maintenance - Lake Tracts - Herbicides	9,800	9,800	8,460
Aquatic Maintenance - Lake Tracts - Grass Carps	1,500	750	0
General Maintenance - Lake Tracts/Shoreline	15,000	15,000	12,037
Drainage Structure Maintenance/Cleaning	6,000	2,000	0
Roadway/Street Improvements - Repairs (Inc. Signs)	9,000	9,000	7,417
Engineers Report/Inspections/Consulting	1,500	5,000	3,190
Field Operations Management	1,620	1,485	1,485
Miscellaneous Improvement Projects	8,400	4,000	0
Security Camera/Cable/Monitoring	2,500	1,000	0
Infrastructure Reserve Fund	17,500	5,000	0
Pressure Cleaning	6,000	2,000	0
Contingency/Maintenance	10,000	5,000	1,239
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 88,820</b>	<b>\$ 60,035</b>	<b>\$ 33,828</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	6,000	2,500	1,500
Payroll Taxes	460	195	115
Management	31,740	31,740	29,095
Secretarial	4,200	4,200	3,850
Legal	9,000	9,000	7,600
Assessment Roll	6,000	6,000	0
Audit Fees	3,600	3,600	3,600
Insurance	6,800	5,908	5,908
Legal Advertisements	700	700	357
Web Site Admin, Payroll Services & Mileage	3,500	3,500	2,827
Office Supplies, Postage & Mailings	1,650	850	644
Dues & Subscriptions	175	175	175
Trustee Fee	3,550	3,548	3,548
Continuing Disclosure Fee	350	350	0
Administrative Contingency	1,200	600	0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 78,925</b>	<b>\$ 72,866</b>	<b>\$ 59,219</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 167,745</b>	<b>\$ 132,901</b>	<b>\$ 93,047</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 334,566</b>	<b>\$ 369,416</b>	<b>\$ 409,268</b>
Bond Payments	(322,653)	(327,341)	(327,341)
<b>BALANCE</b>	<b>\$ 11,913</b>	<b>\$ 42,075</b>	<b>\$ 81,927</b>
County Appraiser & Tax Collector Fee	(10,037)	(4,838)	(4,838)
Discounts For Early Payments	(20,076)	(18,424)	(18,424)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (18,200)</b>	<b>\$ 18,813</b>	<b>\$ 58,665</b>
Carryover From Prior Year	18,200	18,200	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 37,013</b>	<b>\$ 58,665</b>

FUND BALANCE AS OF 9/30/21	\$389,111
FY 2021/2022 ACTIVITY	\$18,813
FUND BALANCE AS OF 9/30/22	\$407,924

**Notes**

Carryover From Prior Year Of \$18,200 used to reduce Fiscal Year 2021/2022 Assessments.  
\$18,150 Of Fund Balance To Be Used To Reduce 2022/2023 Assessments.

**AMENDED FINAL BUDGET**  
**VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	<b>FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22</b>	<b>AMENDED FINAL BUDGET 10/1/21 - 9/30/22</b>	<b>YEAR TO DATE ACTUAL 10/1/21 - 8/31/22</b>
<b>REVENUES</b>			
Interest Income	25	475	466
NAV Tax Collection	322,653	327,341	327,341
<b>Total Revenues</b>	<b>\$ 322,678</b>	<b>\$ 327,816</b>	<b>\$ 327,807</b>
<b>EXPENDITURES</b>			
Principal Payments	255,000	255,000	255,000
Interest Payments	67,678	71,981	71,981
<b>Total Expenditures</b>	<b>\$ 322,678</b>	<b>\$ 326,981</b>	<b>\$ 326,981</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 835</b>	<b>\$ 826</b>

FUND BALANCE AS OF 9/30/21
FY 2021/2022 ACTIVITY
FUND BALANCE AS OF 9/30/22

\$268,566
\$835
\$269,401

Notes

Reserve Fund Balance = \$163,795\*. Revenue Fund Balance = \$100,558\*

Prepayment Account Balance = \$5,052\*.

Revenue Fund Balance To Be Used To Make 11/1/2022 Interest Payment Of \$31,688.

\* Approximate Amounts

**2013 Bond Refunding Information**

Original Par Amount =	\$3,825,000
Interest Rate =	1.25% - 3.875%
Issue Date =	June 2013
Maturity Date =	May 2028
Par Amount As Of 8/31/22 =	\$1,735,000

## MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
District Counsel

DATE: July 7, 2022

RE: 2022 Legislative Update

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As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

**1. Chapter 2022 – 220, Laws of Florida (HB 7055).** The legislation prohibits state agencies and local governments from paying or otherwise complying with a ransomware incident and establishes penalties and fines for certain ransomware offenses against a government entity<sup>1</sup>. The law provides that a ransomware offense is punishable as a first degree felony. The legislation further provides that an employee or contractor of a government entity, with access to the government entity's network, who willfully and knowingly aids or abets another in the commission of a ransomware offense against the government entity commits a felony of the first degree. The law defines the severity level of a cybersecurity incident in accordance with the National Cyber Incident Response Plan. State agencies and local governments must report all ransomware incidents and high severity level cybersecurity incidents to the Cybersecurity Operations Center and the Cybercrime Office within the Florida Department of Law Enforcement as soon as possible, but no later than 12 hours after the discovery of the incident. Local Governments must also report the incident to the local sheriff's office. The legislation requires state agency and local government employees to undergo certain cybersecurity training within 30 days of employment and annually thereafter. The law requires local governments to adopt cybersecurity standards that safeguard the local government's data, information technology (IT), and IT resources. Counties with a population less than 75,000 and municipalities with a population less than 25,000 must adopt the standards by January 1, 2025. The legislation expands the purpose of the Cybersecurity Advisory Council (CAC) to include advising local governments on cybersecurity and requires the CAC to examine reported cybersecurity and ransomware incidents to develop best practice recommendations. The effective date of this act is July 1, 2022.

**2. Chapter 2022 – 221, Laws of Florida (HB 7057).** The legislation provides a general public record exemption in ch. 119, F.S., for the following information held by an agency:

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<sup>1</sup> The bill defines the term "government entity" to mean any official, officer, commission, board, authority, council, committee, or department of the executive, judicial, or legislative branch of state government; state universities; and any county or municipality, special district, water management district, and any other district in this state.

- Coverage limits and deductible or self-insurance amounts of insurance or other risk mitigation coverages acquired for the protection of IT systems, operational technology systems, or data of an agency.
- Information relating to critical infrastructure.
- Network schematics, hardware and software configurations, or encryption information or information that identifies detection, investigation, or response practices for suspected or confirmed cybersecurity incidents.
- Cybersecurity incident information reported pursuant to Sections 282.318 or 282.3185, F.S.

The law also creates a public meeting exemption for any portion of a meeting that would reveal confidential and exempt information; however, any portion of an exempt meeting must be recorded and transcribed. The recording and transcript are confidential and exempt from public record requirements. The legislation provides for release of the confidential and exempt information in certain instances and authorizes agencies to report information about cybersecurity incidents in an aggregate format. The law provides for repeal of the exemptions on October 2, 2027, unless reviewed and saved from repeal by the Legislature, and provides a public necessity statement as required by the Florida Constitution. The effective date of this act is July 1, 2022.

**3. Chapter 2022 – 140, Laws of Florida (HB 7001).** In 2018, the electorate of Florida amended the state constitution to prohibit lobbying by certain public officers both during public service and for a six-year period after leaving public office. This legislation implements the new constitutional public officer lobbying prohibitions. The prohibitions address lobbying on issues of policy, appropriations, or procurement before the federal government, the legislature, any state government body or agency, or any political subdivision. It provides that the prohibitions apply to persons in public office on or after December 31, 2022. It authorizes the Commission on Ethics (Commission) to investigate and determine violations of the new prohibitions. The bill provides a range of penalties for violations and directs the Commission to report post-service lobbying violations and recommended punishment to the Governor for imposition of penalties. The prohibitions affect the following officers:

- Statewide elected officers;
- Members of the Legislature;
- County commissioners;
- Constitutional county officers and county charter officers;
- School board members;
- School superintendents;
- Elected municipal officers,
- Elected special district officers in special districts with ad valorem taxing authority;
- and
- Secretaries, executive directors, and other administrative heads of executive branch departments.

The effective date of this act is December 31, 2022.



**4. Chapter 2022 – 97, Laws of Florida (HB 7071).** The legislation provides for a number of tax reductions and other tax-related modifications designed to directly impact both families and businesses. Of interest to Special Districts is the provision that provides tax relief to parcel owners affected by a sudden and unforeseen collapse of a residential building. The law requires the tax collector to abate all taxes and non-ad valorem assessments for the year in which the destruction occurred, and the property appraiser must notify the owners of the abatement. The condition of the residential improvement on January 1 of the year the property was destroyed must have been in such a state that the residential improvement had no value due to a latent defect of the property not readily discernable by inspection. Parcel owners whose property tax is abated are not required to make a payment and property appraisers and tax collectors are prohibited from issuing tax notices. The legislation requires tax collectors to refund tax payments made for taxes levied in the year of collapse. The law requires value adjustment boards to dismiss petitions from parcel owners challenging the value of the parcel for the year of the collapse. The legislation also provides for the following sales tax holidays:

- Back to School July 25 to August 7
- Disaster Preparedness May 28 to June 10
- Energy Star Appliances September 1 to February 28
- Freedom Week<sup>2</sup> July 1 to July 7
- Tools used by Skilled Trade Workers September 3 to September 9
- Diapers July 1, 2022 to June 30, 2023
- Baby and Toddler Clothing July 1, 2022 to June 30, 2023
- Children’s Books May 14 to August 14
- Impact resistant Windows and Doors July 1, 2022 to June 30, 2024

Section 197.3195, Florida Statutes, as created by this act, applies retroactively to January 1, 2021. The effective date of this legislation is July 1, 2022.

**5. Chapter 2022 – 83, Laws of Florida (HB 1411).** The legislation promotes the use of floating solar facilities by requiring local governments to allow these facilities as a permitted use under certain conditions and to amend its land development regulations to promote the use of floating solar. Floating solar is a concept that refers to any type of solar array that floats atop a body of water. The legislation defines “floating solar facility” as a solar facility, as defined in s. 163.3205(2), F.S., which is located on wastewater treatment ponds, abandoned limerock mine areas, stormwater treatment ponds, reclaimed water ponds, or other water storage reservoirs. Under the law, counties and municipalities may adopt ordinances specifying buffer and landscaping requirements for floating solar facilities, however, such requirements may not exceed the requirements for similar uses involving the construction of other solar facilities that are permitted uses in agricultural land use categories and zoning districts. The effective date of this legislation is July 1, 2022.

**6. Chapter 2022 – 202, Laws of Florida (HB 967).** The legislation requires the turfgrass science program at the University of Florida Institute of Food and Agricultural Sciences

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<sup>2</sup> Specified admissions (live music events, live sporting events, movie theater tickets, gym access, entry to fairs and festivals, etc.) and items related to recreational activities.

(UF/IFAS), in coordination with the Department of Environmental Protection (DEP), to administer certification for golf course best management practices (BMPs) in order to provide a means of documenting and ensuring compliance with BMPs for fertilizer application to golf courses. The law requires UF/IFAS to provide training and testing certification programs and to issue certificates demonstrating completion of such programs. The certification expires four years after the date of issuance, and recertification is available if an applicant completes continuing education. Persons certified in golf course BMPs are exempt from additional local training and from local ordinances relating to water and fertilizer use, blackout periods, or restrictions unless a state of emergency is declared. The legislation encourages UF/IFAS to create a registry of persons certified on its website. The effective date of this legislation is July 1, 2022.

**7. Chapter 2022 – 103, Laws of Florida (HB 7049).** The legislation gives a governmental agency the option to publish its legal notices on the publicly accessible website of the county in which it lies instead of in a printed newspaper or on a newspaper's website if doing so would cost less than publishing legal notices in a newspaper. The law requires a special district spanning the geographic boundaries of more than one county and opting to publish legal notices on a publicly accessible website to publish its legal notices on the publicly accessible website of each county within its boundaries. A link to legal notices published on a publicly accessible website must be conspicuously placed on or accessible through a direct link from the (1) publicly accessible website's homepage; and (2) the homepage of the website of each governmental agency publishing legal notices online. A governmental agency publishing legal notices on a publicly accessible website must (1) give notice in a newspaper or in a mailed or delivered publication, at least annually, that property owners and residents may receive legal notices from the governmental agency by first-class mail or e-mail upon registering with the agency; and (2) maintain a registry of property owners and residents who request in writing to receive legal notices from the governmental agency by mail or e-mail. The effective date of this act is January 1, 2023.

**8. Chapter 2022 – 216, Laws of Florida (HB 1057).** The legislation provides that when an agency is determining whether a vendor is a responsible vendor, an agency may establish financial stability criteria and require a vendor to demonstrate its financial stability. If an agency requires a vendor to demonstrate its financial stability during the competitive solicitation process, the agency must accept any of the following documents as evidence of the vendor's financial stability:

- Audited financial statements that demonstrate the vendor's satisfaction of financial stability criteria.
- Documentation of an investment grade rating from a credit rating agency designated as a nationally recognized statistical rating organization by the Securities and Exchange Commission.
- For a vendor with annual revenues exceeding \$1 billion, a letter containing a written declaration issued by the chief financial officer or controller attesting that the vendor is financially stable and meets the definition of financial stability.
- For a vendor with annual revenues of \$1 billion or less, documentation, based on criteria established by the agency, evidencing that the vendor is financially stable and meets the definition of financial stability. The criteria established by the agency must be reasonably related to the value of the contract and may not include audited financial statements.

The law does not prohibit agencies from accepting additional documentation as evidence of financial stability and it does not preclude an agency from requiring a performance bond for the duration of the contract, when appropriate. The legislation defines the term “financial stability” to mean, at a minimum, having adequate income and capital and the capacity to efficiently allocate resources, assess and manage financial risks, and maintain financial soundness through the term of the contract. The legislation is effective upon becoming law.

**9. Chapter 2022 – 190, Laws of Florida (SB 1062).** The relevant portion of this legislation provides that service of process against any municipal corporation, agency, board, commission, department, subdivision of the state or any county that has a governing board, council, or commission or which is a body corporate must be served on the registered agent. However, if the entity does not have a registered agent, or if the registered agent cannot be served after one good faith attempt, the entity must be served:

- On the president, mayor, chair, or other head thereof, and in the absence of the aforementioned;
- On the vice president, vice mayor, or vice chair, and in the absence of the aforementioned;
- On any member of the governing board, council, or commission, the manager of the governmental entity, or an in-house attorney for the governmental entity, and in the absence of the aforementioned;
- On any employee of the governmental entity at the main office of the governmental entity.

The effective date of this legislation is January 2, 2023.

**10. Chapter 2022 – 76, Laws of Florida (SB 882).** The legislation requires each of the state’s five regional water management districts (WMD), as part of its district water management plan and in cooperation with local governments, to develop a list of critical wetlands to be acquired using funds from the Land Acquisition Trust Fund. The WMD must consider the following criteria in designating a wetland for inclusion on the list:

- The ecological value of the wetland as determined by the physical and biological components of the environmental system;
- The effect of the wetland on water quality and flood mitigation;
- The ecosystem restoration value of the wetland; and
- The inherent susceptibility of the wetland to development due to its geographical location or natural aesthetics.

The law requires that before adopting or amending its list of critical wetlands, each WMD must notify property owners whose property the WMD is contemplating including on the list. A property owner who wishes to remove their property from the list must submit a letter to the WMD requesting such removal and sufficiently identifying the property. The WMD must approve the removal if those requirements are met. The effective date of this act is July 1, 2022.

**11. Chapter 2022 – 121, Laws of Florida (SB 518).** The legislation amends s. 163.045, F.S., to clarify that a local government may not burden a property owner’s rights to prune, trim, or remove trees on his or her own residential property if the tree “poses an unacceptable risk” to

persons or property and the property owner possesses “documentation” from a landscape architect or certified arborist. A tree poses an “unacceptable risk” if removal is the only means of practically mitigating the risk below “moderate.” The law also adds definitions for the terms “documentation” and “residential property.” The definition for “documentation” requires that an onsite assessment be made in a certain manner by a specified type of certified arborist or architect. The bill defines “residential property” as a single-family detached building located on a lot that is actively used for single-family residential purposes. The effective date of this act is July 1, 2022.

**12. Chapter 2022 – 89, Laws of Florida (HB 7053).** To assist local governments in resilience planning, this legislation creates the Resilient Florida Grant Program (grant program), which authorizes the Department of Environmental Protection (DEP) to provide grants to a city or county to fund the costs of community resilience planning. In addition, the law directs DEP to develop an annual Statewide Flooding and Sea Level Rise Resilience Plan (plan), which consists of a list of ranked projects submitted by cities and counties that address risks posed by flooding and sea-level rise. With respect to the plan, the legislation requires DEP to rank and include in the plan all eligible projects that were submitted for the plan and to include a detailed narrative overview describing how the plan was developed. The bill authorizes special districts that are responsible for the management and maintenance of inlets and intracoastal waterways or for the operation and maintenance of a potable water facility, a wastewater facility, an airport, or a seaport facility to submit projects for inclusion in the plan. This act is effective July 1, 2022.

**13. Chapter 2022 – 266, Laws of Florida (SB 4-C).** This legislation dissolves all independent special districts established by a special act prior to the ratification of the Florida Constitution on November 5, 1968, if those districts have not been reestablished, re-ratified, or otherwise reconstituted by special act or general law after such date. Such special districts will be dissolved effective June 1, 2023. The following six districts appear to operate pursuant to a charter, which predates the 1968 Florida Constitution and was not reestablished, re-ratified, or otherwise reconstituted by a special act or general law after November 5, 1968:

- Bradford County Development Authority (Bradford County)
- Sunshine Water Control District (Broward County)
- Eastpoint Water and Sewer District (Franklin County)
- Hamilton County Development Authority (Hamilton County)
- Reedy Creek Improvement District (Orange and Osceola Counties)
- Marion County Law Library (Marion County)

The law allows an independent special district affected by the bill to be re-established on or after June 1, 2023, pursuant to the requirements and limitations of ch. 189 F.S. When there is a dissolution of a special district government, the special district transfers the title to all property owned by the preexisting special district to the local general-purpose government, either a county or municipality, which shall also assume all indebtedness of the preexisting special district. This act is effective July 1, 2022.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the



District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.