



**VENETIAN ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 28, 2023
7:00 P.M.**

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

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877.SDS.4922 Toll Free
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AGENDA
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
Venetian Isles Community Clubhouse
15355 Egret Lake Circle
Miami, Florida 33185
REGULAR BOARD MEETING
February 28, 2023
7:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resolution No. 2023-01 – Declaring Vacancies (Seats #3 and #4).....Page 2
- E. Discussion Regarding Vacancies in Seats #3 and #4 and Appointment to Fill Vacancies
- F. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- G. Election of Officers
 - Chairperson
 - Vice Chairperson
 - Secretary/Treasurer
 - Assistant Secretaries
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
 - 1. October 25, 2022 Regular Board Meeting.....Page 4
- K. Old Business
 - 1. Update Regarding Monitoring of Refunding Series 2013 Bonds (MBS Capital Markets, LLC)..Page 9
 - 2. Update Regarding Lake Bank Erosion Engineer Investigation
 - 3. Discussion Regarding Additional Surveillance Cameras in the Sienna Subdivision
- L. New Business
 - 1. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Proposed Budget.....Page 10
 - 2. Consider Engineering Updated Rates Request (Alvarez Engineers).....Page 17
 - 3. Consider Adjustment to District Counsel Fee Structure.....Page 19
- M. Administrative & Operational Matters
- N. Board Member and Staff Closing Comments
- O. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, 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 2022/2023 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

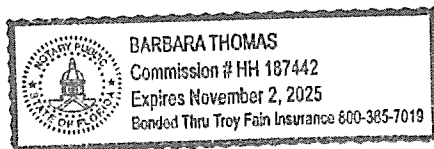
10/17/2022

Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

Sworn to and subscribed before me this
17 day of OCTOBER, A.D. 2022

Barbara Thomas
(SEAL)

MARIA MESA personally known to me



**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 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 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
10/17

22-40/0000625751M

RESOLUTION NO. 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
DECLARING VACANCIES ON THE BOARD OF SUPERVISORS
PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, pursuant to the provisions of Section 190.006, Florida Statutes, the members of the Board of Supervisors (the “District Board”) of the Venetian Isles Community Development District (the “District”) are to be elected by the qualified electors of the District at a general election to be held on November 8, 2022 (the “General Election”); and

WHEREAS, the District provided published notice of the qualifying period for election to the District Board at least two (2) weeks prior to the start of the qualifying period for the General Election, as required by Section 190.006(3)(b), Florida Statutes; and

WHEREAS, the **Miami-Dade** County Supervisor of Elections has confirmed that at the close of the qualifying period for election to the District Board, no elector qualified for Seat #3 or Seat #4, to be filled in the General Election; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill each such vacancy within 90 days of the second Tuesday following the General Election.

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

1. The recitals above are true and correct and are hereby made a part of this Resolution.
2. The District Board hereby declares Seat #3 and Seat #4 to be vacant, effective on the second Tuesday following the General Election.
3. The District Board shall appoint a qualified elector to Seat #3 and Seat #4 within 90 days of the second Tuesday following the General Election, as required by Section

190.006(3)(b), Florida Statutes. Until such appointment, the incumbent board member in such seat shall remain in office.

4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 28th day of February, 2023 by the Board of Supervisors of the Venetian Isles Community Development District.

ATTEST:

**VENETIAN ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

**VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 25, 2022**

A. CALL TO ORDER

District Manager Nancy Nguyen called the October 25, 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 17, 2022, as part of the District’s Fiscal Year 2022/2023 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 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.

Also in attendance were: Rhonda Mossing of MBS Capital Markets, LLC (via conference call); Antonio Delgado, Miami, FL; Stephen Pineda, Miami, FL; Carlos Prieto, Miami, FL; and Carlos Rosero, Miami, FL.

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

Mr. Antonio Delgado stated he brought some documents that he retrieved from the Miami-Dade County Public Records that he would like to discuss with the Board. A discussion ensued, after which:

New Business, Item 6: Discussion Regarding Miami-Dade County Public Records was added to the agenda.

Ms. Nguyen stated that as a courtesy to the District’s guest, Rhonda Mossing of MBS Capital Markets, LLC, she would like to take the agenda out of order and discuss New Business, Item 1 first.

A **motion** was made by Mr. Medina, seconded by Ms. Delgado and unanimously passed to take the meeting agenda out of order.

NOTE: Item H.1. was discussed at this time.

F. APPROVAL OF MINUTES

1. June 28, 2022, Regular Board Meeting & Public Hearing Minutes

Ms. Nguyen presented the minutes of the June 28, 2022, Regular Board Meeting and Public Hearing 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 June 28, 2022, Regular Board Meeting and Public Hearing, *as presented*.

G. OLD BUSINESS

1. Update Regarding Lake Bank Erosion Engineer Investigation

Ms. Nguyen presented the Lake Bank Restoration Report prepared by the District Engineer, Alvarez Engineers. Ms. Nguyen stated that the report provides an outline of the restoration areas for all seven (7) lakes in the District. Ms. Nguyen further explained that Alvarez Engineer's provided a mitigation schedule, restoration method recommendation, as well as a schedule of estimated costs. The Board expressed their satisfaction with the report.

Mr. Antonio Delgado stated that he believed that the repairs performed on the lake bank behind his home (Sienna subdivision) did not adequately correct the problem. Mr. Delgado further explained that he knew of two (2) homeowners who have had to install retaining walls on their properties to assist with the erosion issue. Ms. Nguyen reminded the Board and the homeowners in attendance that the District's responsibility was the lake banks and not the private lots in the District. A discussion ensued after which the Board directed Ms. Nguyen monitor the Sienna lake bank to gather data and measurements of the effectiveness of the repairs performed on said lake bank, contact the Master Association Manager and request that the landscaper cease future use of heavy machinery on the Sienna lake bank, and inquire with Alvarez Engineers if there are other communities in the near vicinity that he is aware of that are having the same erosion issues or if this is an individual issue being experienced by the District. Ms. Nguyen acknowledged the Board's request and stated that she would provide more information on this item at a future meeting.

H. NEW BUSINESS

1. Discussion Refinancing/Refunding Series 2013 Bonds (MBS Capital Markets, LLC – Rhonda Mossing)

NOTE: This item was discussed prior to F.1.

Ms. Nguyen introduced and welcomed Rhonda Mossing to the meeting. Ms. Mossing stated that she represented MBS Capital Markets, LLC, the firm who assisted the District with the Special Assessment Revenue Refunding Bonds, Series 2013 in May 2013 (Series 2013 Bonds). Ms. Mossing further explained that 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 (interest rates range from 3.5 to 3.875%). Ms. Mossing stated that the Series 2013 Bonds may be currently refunded on February 1, 2023 (90 days prior to the call date). She further explained that in order for her firm to monitor the market interest rates on behalf of the District, the District would need to engage MBS Capital Markets, LLC as the District

Underwriter. Mr. Medina asked what the current market interest rate was to which Ms. Mossing responded that it was currently at 3.71%. Mr. Medina stated that at this time it is not in the best interest of the District to enter into an Underwriter Agreement. Ms. Delgado asked for an explanation of the benefits to the District if an Underwriter Agreement was approved. Ms. Mossing explained that once the District enters into the Underwriter Agreement, then her firm is able to freely monitor the interest rates on behalf of the District and will allow the District to refund the Series 2013 Bonds quickly, if the market conditions are favorable for the District. Ms. Mossing stated that if an Underwriter Agreement is not accepted, then the District may not be able to take advantage of favorable interest rates when/if they become available. Ms. Delgado asked for her firm's fee to monitor the interest rates on behalf of the District, should the Underwriter Agreement be accepted. Ms. Mossing stated that it would not cost the District anything. Mr. Pawelczyk explained that the Underwriter Agreement may be terminated by the District, without cause, upon written notice to the non-terminating party. A discussion ensued, after which:

A **motion** was made by Ms. Delgado, seconded by Mr. Cespedes approving entering into an Underwriter Agreement with MBS Capital Markets, LLC. Upon being put to a vote, the **motion** passed 3 to 1 with Mr. Medina dissenting.

2. Discussion Regarding Pressure Cleaning of Sidewalks

Ms. Nguyen presented the following two (2) proposals for the pressure cleaning of the sidewalks on Egret Lakes Circle, SW 153rd Court, SW 29th Street, SW 30th Street, and the Sienna subdivision.

- The Pressure Cleaning Man in the amount of \$5,250
- GWS Pressure Cleaning Services in the amount of \$9,655.68

The Board asked why there was such a large difference in cost between the two companies. Ms. Nguyen explained that sometimes it depends on the overhead costs of the individual companies. A discussion ensued, after which:

A **motion** was made by Ms. Delgado, seconded by Mr. Mattison and unanimously passed accepting the proposal from The Pressure Cleaning Man in the amount of \$5,250.

3. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2021/2022 Amended Budget

Ms. Nguyen presented Resolution No. 2022-04, entitled:

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.

Ms. Nguyen read the title into the record and provided an explanation for the document. She indicated that the District stayed under budget in Fiscal Year 2021/2022. Ms. Nguyen reminded the Board that

this excess budget amount would remain in the District's account for future use, such as the lake bank restoration project. A discussion ensued after which:

A **motion** was made by Mr. Medina, seconded by Mr. Cespedes and unanimously passed adopting Resolution No. 2022-04, *as presented*, thereby setting the amended/revised budget for the 2021/2022 fiscal year.

4. Discussion Regarding Additional Surveillance Cameras in the Sienna Subdivision

Ms. Nguyen stated that this item was added to the agenda at the request of Mr. Cespedes. Mr. Cespedes explained that during a Master Association Meeting there were comments made by homeowners regarding the lack of sufficient surveillance cameras in the Sienna subdivision.

NOTE: Mr. Medina exited the meeting room at approximately 8:04 p.m. and returned at approximately 8:15 p.m. Ms. Nguyen determined that there was still a quorum; therefore the meeting continued.

Mr. Antonio Delgado stated that when the District was initially discussing the addition of surveillance cameras in the Sienna subdivision, he was very involved. He further explained that it was his belief that more surveillance cameras should have been installed in the Sienna subdivision. Ms. Nguyen explained that extensive research and analysis was conducted when the surveillance cameras were first brought to the District for discussion and it was determined that the most cost-effective area to install surveillance cameras, without invading the privacy of the residents, was at the entrance of the subdivision. Mr. Delgado asked why cameras were not added in the open tract in the northwest corner of the subdivision. Mr. Delgado presented a plat plan that he obtained from the Miami-Dade Public Records, which reflects the tracts owned by the District. Ms. Nguyen stated that electricity was not easily accessible in this area. The Board Members who were present during those initial discussions stated that the District did not have sufficient funds to install surveillance cameras in areas that would require an extraordinary amount of funds in order to access electricity. Mr. Delgado stated that he would like the District to do an analysis with his input on areas where there is a possibility for installation. The District instructed Ms. Nguyen to conduct an analysis, alongside Mr. Delgado, of the areas owned by the District in the Sienna subdivision and report the findings to the Board during the next meeting. Ms. Nguyen acknowledged the Board's request. More information on this item will be provided at a future date.

5. 2022 Legislative Session Update Memo

Ms. Nguyen explained that District Counsel had prepared a memorandum summarizing the legislative acts that had become law during the most recent legislative session. Mr. Pawelczyk provided the Board an explanation of the laws that pertain to the District. Mr. Pawelczyk advised that if they had any questions regarding these new laws, they may contact his office or visit <http://laws.flrules.org/>.

6. ADD-ON: Discussion Regarding Miami-Dade County Public Records

This item was discussed during item H.4.

I. ADMINISTRATIVE & OPERATION MATTERS

1. Statement of Financial Interests/Disclosure 2021 Form 1 Update

Ms. Nguyen advised that all Supervisors had filed their Statement of Financial Interests 2021 Form 1 in a timely manner.

2. General Election Candidates (Seats 3 & 4; General Election 11/08/22)

3.

Ms. Nguyen advised that no electors had qualified for Seats 3 (David Mattison) and 4 (Mary Ann Delgado); therefore, vacancies will be declared in these seats, effective the second Tuesday following the general election (November 22, 2022). Ms. Nguyen further explained that the incumbents in these seats shall remain on the Board as holdovers until the Board appoints a qualified elector to serve in said seats.

J. BOARD MEMBERS & STAFF CLOSING COMMENTS

There were no comments from Board Members or District Staff.

Ms. Nguyen stated that unless an emergency were to arise, the next Board Meeting would be held either on January 24, 2023, or February 28, 2023.

K. ADJOURNMENT

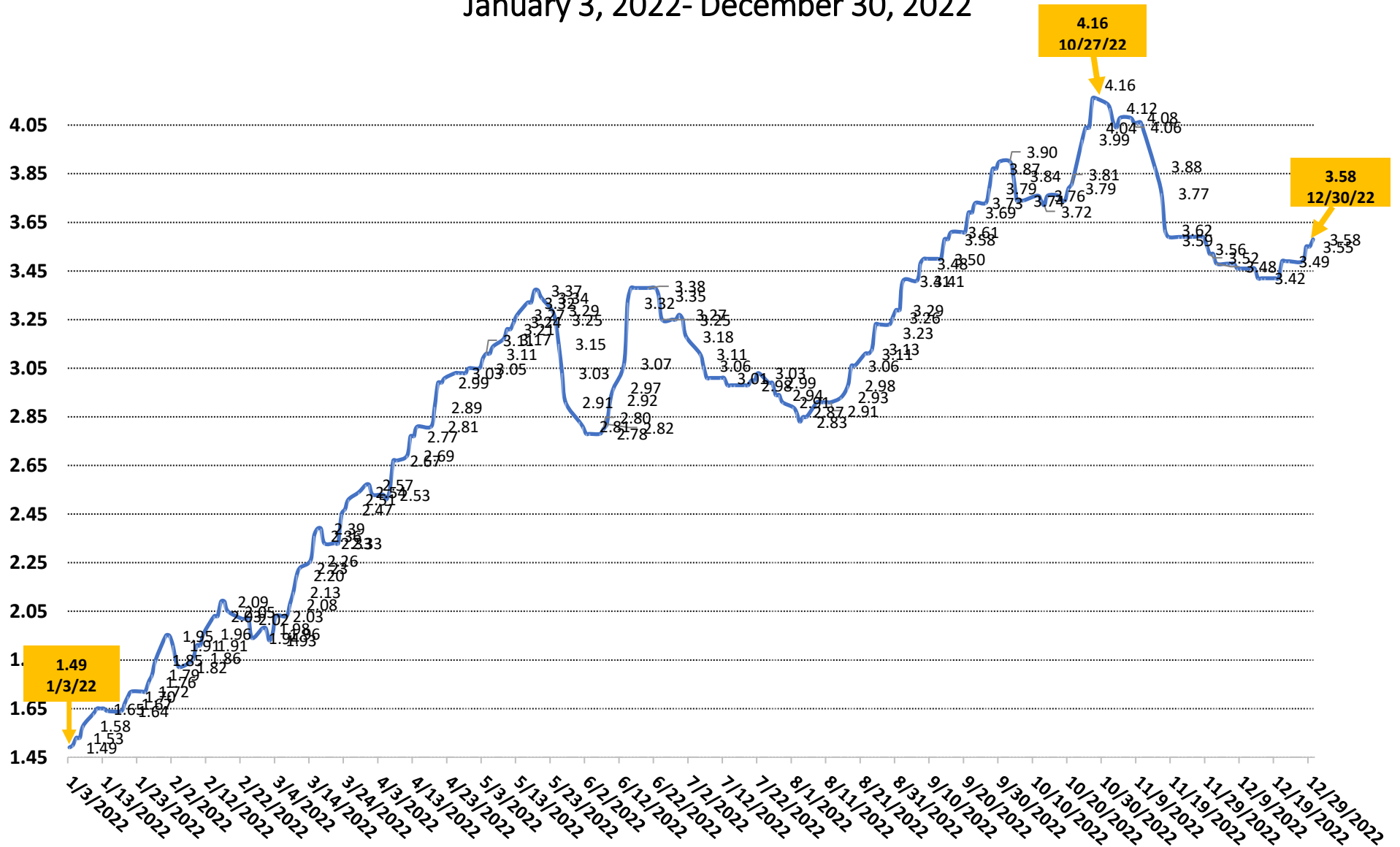
There being no further business to come before the Board, a **motion** was made by Mr. Cespedes, seconded by Mr. Mattison and passed unanimously adjourning the Regular Board Meeting at approximately 8:43 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

30-YEAR MMD

January 3, 2022- December 30, 2022



RESOLUTION NO. 2023-02

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 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2023/2024 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted by the Board.

Section 2. A Public Hearing is hereby scheduled for May 23, 2023 at 7:00 p.m. in the Venetian Isles Community Clubhouse Meeting Room located at 15355 Egret Lake Circle, Miami, Florida 33185, for the purpose of receiving public comments on the Proposed Fiscal Year 2023/2024 Budget.

PASSED, ADOPTED and EFFECTIVE this 28th day of February, 2023.

ATTEST:

**VENETIAN ISLES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Venetian Isles Community Development District

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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

PROPOSED BUDGET
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
Administrative Assessments	65,058
Maintenance Assessments	92,362
Debt Assessments	344,402
Other Revenues	0
Interest Income	540
TOTAL REVENUES	\$ 502,362
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Aquatic Maintenance - Lake Tracts - Herbicides	9,800
Aquatic Maintenance - Lake Tracts - Grass Carps	1,500
General Maintenance - Lake Tracts/Shoreline Restoration	16,000
Drainage Structure Maintenance/Cleaning	6,000
Roadway/Street Improvements - Repairs (Including Signs)	9,000
Engineers Report/Inspections/Consulting	3,250
Field Operations Management	1,620
Miscellaneous Improvement Projects	7,400
Security Camera MTE/Cable/Monitoring	2,500
Infrastructure Reserve Fund	15,750
Pressure Cleaning	6,000
Contingency (Maintenance & Storm Clean-up)	8,000
TOTAL MAINTENANCE EXPENDITURES	86,820
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	6,000
Payroll Taxes	460
Management	33,660
Secretarial	4,200
Legal	9,000
Assessment Roll	6,000
Audit Fees	3,700
Insurance	6,800
Legal Advertisements	700
Web Site Admin, Payroll Services, Meeting Room Rental & Mileage	3,500
Office Supplies, Postage & Mailings	1,450
Dues & Subscriptions	175
Trustee Fee	3,550
Continuing Disclosure Fee	350
Administrative Contingency	1,200
TOTAL ADMINISTRATIVE EXPENDITURES	80,745
TOTAL EXPENDITURES	\$ 167,565
REVENUES LESS EXPENDITURES	\$ 334,797
Bond Payments	(323,738)
BALANCE	\$ 11,059
County Appraiser & Tax Collector Fee	(10,036)
Discounts For Early Payments	(20,073)
EXCESS/ (SHORTFALL)	\$ (19,050)
Carryover From Prior Year	19,050
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	64,531	65,110	65,058	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	94,490	92,362	92,362	Expenditures/.94
Debt Assessments	343,250	344,402	344,402	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	50	420	540	Interest Projected At \$45 Per Month
TOTAL REVENUES	\$ 502,321	\$ 502,294	\$ 502,362	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Aquatic Maintenance - Lake Tracts - Herbicides	9,227	9,800	9,800	No Change From 2022/2023 Budget
Aquatic Maintenance - Lake Tracts - Grass Carps	0	1,500	1,500	No Change From 2022/2023 Budget
General Maintenance - Lake Tracts/Shoreline Restoration	12,037	15,000	16,000	\$1,000 Increase From 2022/2023 Budget
Drainage Structure Maintenance/Cleaning	0	6,000	6,000	No Change From 2022/2023 Budget
Roadway/Street Improvements - Repairs (Including Signs)	7,418	9,000	9,000	No Change From 2022/2023 Budget
Engineers Report/Inspections/Consulting	3,800	1,500	3,250	\$1,750 Increase From 2022/2023 Budget
Field Operations Management	1,620	1,620	1,620	No Change From 2022/2023 Budget
Miscellaneous Improvement Projects	0	8,400	7,400	\$1,000 Decrease From 2022/2023 Budget
Security Camera MTE/Cable/Monitoring	0	2,500	2,500	No Change From 2022/2023 Budget
Infrastructure Reserve Fund	0	17,500	15,750	\$1,750 Decrease From 2022/2023 Budget
Pressure Cleaning	0	6,000	6,000	No Change From 2022/2023 Budget
Contingency (Maintenance & Storm Clean-up)	1,352	8,000	8,000	No Change From 2022/2023 Budget
TOTAL MAINTENANCE EXPENDITURES	35,454	86,820	86,820	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	1,500	6,000	6,000	No Change From 2022/2026 Budget
Payroll Taxes	115	460	460	Supervisor Fees *7.65%
Management	31,740	32,688	33,660	CPI Adjustment (Capped At 3%)
Secretarial	4,200	4,200	4,200	No Change From 2022/2023 Budget
Legal	8,400	9,000	9,000	No Change From 2022/2023 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,600	3,600	3,700	\$100 Increase From 2022/2023 Budget
Insurance	5,908	6,800	6,800	Insurance Estimate
Legal Advertisements	357	700	700	No Change From 2022/2023 Budget
Web Site Admin, Payroll Services, Meeting Room Rental & Mileage	3,018	3,500	3,500	No Change From 2022/2023 Budget
Office Supplies, Postage & Mailings	650	1,550	1,450	\$100 Decrease From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fee	3,547	3,550	3,550	No Change From 2022/2023 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2022/2023 Budget
Administrative Contingency	0	1,200	1,200	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	69,560	79,773	80,745	
TOTAL EXPENDITURES	\$ 105,014	\$ 166,593	\$ 167,565	
REVENUES LESS EXPENDITURES	\$ 397,307	\$ 335,701	\$ 334,797	
Bond Payments	(327,340)	(323,738)	(323,738)	2024 P & I Payments Less Earned Interest
BALANCE	\$ 69,967	\$ 11,963	\$ 11,059	
County Appraiser & Tax Collector Fee	(4,838)	(10,038)	(10,036)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(18,424)	(20,075)	(20,073)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 46,705	\$ (18,150)	\$ (19,050)	
Carryover From Prior Year	0	18,150	19,050	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 46,705	\$ 0	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	858	25	550	Projected Interest For 2023/2024
NAV Tax Collection	327,340	323,738	323,738	2024 P & I Payments Less Earned Interest
Total Revenues	\$ 328,198	\$ 323,763	\$ 324,288	
EXPENDITURES				
Principal Payments	255,000	265,000	275,000	Principal Payment Due In 2024
Interest Payments	71,981	58,763	49,288	Interest Payments Due In 2024
Total Expenditures	\$ 326,981	\$ 323,763	\$ 324,288	
Excess/ (Shortfall)	\$ 1,217	\$ -	\$ -	

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 1/1/23 = \$1,735,000

Venetian Isles Community Development District Assessment Comparison

	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
Administrative	\$ 114.05	\$ 111.97	\$ 113.63	\$ 113.55
Maintenance	\$ 157.48	\$ 164.91	\$ 161.19	\$ 161.19
<u>Debt</u>	<u>\$ 606.53</u>	<u>\$ 601.14</u>	<u>\$ 603.16</u>	<u>\$ 603.16</u>
Total	\$ 878.06	\$ 878.02	\$ 877.98	\$ 877.90

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information (O&M):

Total Units 574

Less Lot #30-4916-030-0090

Transfer To HOA Common Area 1

Billed for O&M 573

Community Information (Debt):

Total Units 574

Prepayments 3

Billed for Debt 571



8935 NW 35 Lane, Suite 101 Doral, FL 33172

Tel (305) 640-1345

Email Alvarez@AlvarezEng.com

Website www.alvarezeng.com

February 16, 2023

Board of Supervisors
Venetian Isles Community Development District
Attn: District Manager Nancy Nguyen
Special District Services, Inc.
2501 Burns Road
Palm Beach Gardens, FL 33410

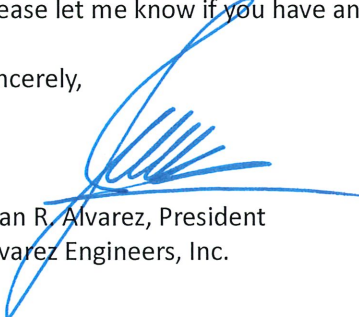
Reference: Venetian Isles Community Development District
Alvarez Engineers Personnel Billing Rates
Via: Email Only: nnguyen@sdsinc.org

Dear Board of Supervisors,

In accordance with the terms of the Engineering Agreement, dated August 31, 2007, between Alvarez Engineers, Inc. and the CDD, I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2023 rates as shown in the attached table.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,



Juan R. Alvarez, President
Alvarez Engineers, Inc.

Venetian Isles CDD			
Current 2007 Rates		Proposed 2023 Rates	
Principal	\$ 175.00	Principal	\$ 220.00
Chief Engineer			
Senior Engineer	\$ 145.00	Senior Engineer	\$ 185.00
Senior Project Engineer	\$ 130.00	Engineer 2	\$ 160.00
Project Manager		Engineer 1	\$ 140.00
Project Engineer	\$ 110.00	Electrical Engineer	\$ 135.00
		Engineer Intern	\$ 130.00
Engineer	\$ 100.00		
Engineer Intern	\$ 95.00	Senior Designer	\$ 110.00
CADD	\$ 78.00	CADD/Computer Technician	\$ 100.00
		Senior Engineering Technician	\$ 95.00
Engineering Technician	\$ 75.00	Engineering Technician	\$ 90.00
Secretary/Clerical	\$ 42.00	Senior Administrative	\$ 95.00
		Administrative	\$ 60.00

Staff Classification

Principal
 Senior Engineer
 Engineer 2
 Engineer 1
 Electrical Engineer
 Engineer Intern
 Senior Designer
 CADD/Computer Technician
 Senior Engineering Technician
 Engineering Technician
 Senior Administrative
 Administrative

Definition

Professional Engineer with 20+ years of post registration experience
 Professional Engineer with 10+ years of post registration experience
 Professional Engineer with 5+ years of post registration experience
 Professional Engineer with 0+ years of post registration experience
 Electrical Engineer with 2+ years of post-graduate experience
 Entry level with engineering degree; Engineering Intern License
 15+ years of design experience, non-registered
 Design and Drafting with 1+ year of experience
 5+ years of experience
 Entry level, with 0-4 years of experience
 Degreed executive assistant with 8+ years of experience
 Secretary / Clerical

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PLEASE REPLY TO: FORT LAUDERDALE

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GERALD L. KNIGHT
BRUCE M. RAMSEY

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

January 30, 2023

VIA E-MAIL ONLY – nnguyen@sdsinc.org

Ms. Nancy Nguyen
District Manager
Special District Services, Inc.
8785 S.W. 165th Avenue, Suite 200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Venetian Isles Community Development District
Our File: 489.02098**

Dear Ms. Nguyen:

This firm's current fee structure has been in place since 2018. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, April 1, 2023 as follows:

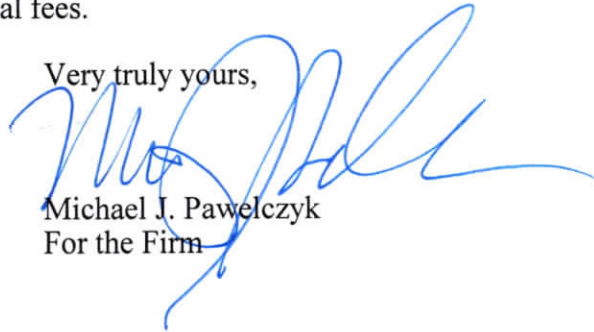
- Attorneys/Partners: \$275.00 per hour
- Attorneys/Associates: \$225.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor. The CPI has reflected a 17.7% increase since the year 2018 and we have not raised our fees during that time.

Ms. Nancy Nguyen
January 30, 2023
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp