



**VENETIAN ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 26, 2024
7:00 P.M.**

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

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

AGENDA
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
Venetian Isles Community Clubhouse
15355 Egret Lake Circle
Miami, Florida 33185
REGULAR BOARD MEETING
March 26, 2024
7:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. September 26, 2023 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Lake Bank Erosion Engineer Investigation (Landshore Enterprises).....Page 8
 - 2. Discussion Regarding Flow of Traffic on Egret Lakes Circle (HOA Request)
 - 3. Discussion Regarding Speed Hump Locations (HOA Request).....Page 71
 - 4. Discussion Regarding Surveillance Camera Upgrades – Sienna (HOA Request)
- H. New Business
 - 1. Discussion Regarding Sidewalk Trip Hazards.....Page 72
 - 2. Discussion Regarding Stormwater System Cleaning.....Page 84
 - 3. Consider HOA Contribution - Landscape Maintenance (HOA Request)
 - 4. Discussion Regarding Crime Watch Sign Placements – Sienna (HOA Request)
 - 5. Consider Resolution No. 2024-01 – Adopting Electronic Signature Policy.....Page 89
 - 6. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Proposed Budget.....Page 92
 - 7. Discussion Regarding Required Ethics Training.....Page 99
- I. Administrative & Operational Matters
 - 1. Qualifying Period Announcement: Noon, June 10, 2024 – Noon, June 14, 2024 (Seats 1, 2 & 5)
- J. Board Member and Staff Closing Comments
- K. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

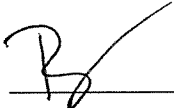
Before the undersigned authority personally appeared ROSANA SALGADO, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

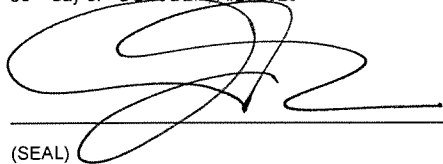
in the XXXX Court,
was published in a newspaper by print in the issues of Miami
Daily Business Review f/k/a Miami Review on

10/30/2023

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

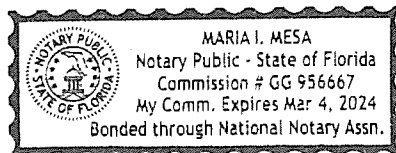


Sworn to and subscribed before me this
30 day of OCTOBER A.D. 2023



(SEAL)

ROSANA SALGADO personally known to me



VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

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

November 14, 2023
January 23, 2024
March 26, 2024
May 28, 2024
July 23, 2024
September 24, 2024

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website at www.venetianislescdd.org or by contacting the District Manager at nnnguyen@dsinc.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 nnnguyen@dsinc.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
10/30

23-28/0000691234M

**VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 26, 2023**

A. CALL TO ORDER

District Manager Nancy Nguyen called the September 26, 2023, 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 Chairman David Mattison, and Supervisors José Medina and Dr. 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 and Liza Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance were the following District residents: Robert Vich, Magda Campoamor, Joanna Benech, Carlos Prieto, Oscar Martinez, Eduardo Molieri, David Marquez, Ilka Tejera, Henry Lopez and Lester Garcia.

Ms. Nguyen stated that each item on the agenda would be reviewed by the Board and following each discussion by the Board, members of the public would have the opportunity to address the Board. Each member of the public will be allotted a maximum of three (3) minutes to express their concerns.

D. CONSIDER RESIGNATION (RICHARD BORRAZAS – SEAT #2) AND APPOINTMENT TO BOARD VACANCY

Ms. Nguyen stated that she was in possession of a resignation letter from Richard Borrazas with an effective date of August 23, 2023, and it would be in order for the Board of Supervisors (the “Board”) to consider.

A **motion** was made by Mr. Medina, seconded by Dr. Cespedes and unanimously passed to accept the resignation of Richard Borrazas, effective August 23, 2023.

Ms. Nguyen stated that there was now a vacancy in Seat #2 which term expires in November 2024.

Ms. Nguyen explained that she was contacted by several District residents who expressed their desire to serve on the Board. She presented consideration letters from Raul Jorge (who was unable to be in

attendance during today's meeting), and Joanna Benech. Ms. Nguyen stated that she was also contacted by Robert Vich and David Marquez. Ms. Benech, Mr. Vich, and Mr. Marquez provided the Board introductions of themselves. Ms. Nguyen asked if there were any other qualified persons present who would like to serve on the Board. Mr. Oscar Martinez expressed his desire to serve on the Board and provided an introduction of himself.

Ms. Nguyen asked if there was a motion from any Board members to appoint any of the candidates.

A **motion** was made by Mr. Mattison, seconded by Dr. Cespedes and unanimously passed to appoint David Marquez to the unexpired 4-year term of office in Seat #2 and such term of office will expire in November 2024.

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Mr. Marquez. Ms. Nguyen explained that following the meeting, Mr. Pawelczyk and she will review the duties and responsibilities as a Board Member with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2022 Form 1 must be completed and mailed to the Supervisor of Elections in the County of residency within thirty (30) days of appointment) and the Code of Ethics for Public Officials.

F. ELECTIONS OF OFFICERS

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

- Chairman – David Mattison
- Vice Chairwoman – Mary Ann Delgado
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Jose Medina, Dr. Juan Cespedes, David Marquez, Armando Silva and Gloria Perez

A **motion** was made by Dr. Cespedes, seconded by Mr. Mattison and passed unanimously to *elect* the District's Officers, as listed above.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

I. APPROVAL OF MINUTES

1. May 23, 2023, Regular Board Meeting and Public Hearing

Ms. Nguyen presented the minutes of the May 23, 2023, 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. Medina, seconded by Dr. Cespedes and passed unanimously approving the minutes of the May 23, 2023, Regular Board Meeting and Public Hearing, as presented.

J. OLD BUSINESS

1. Update Regarding Monitoring of Refunding Series 2013 Bonds (MBS Capital Markets, LLC)

Ms. Nguyen presented a chart from MBS Capital Markets, LLC showing that the market was not improving. Ms. Nguyen explained that the market would need to improve for the District to realize net present value savings. Ms. Nguyen stated that MBS Capital Markets, LLC would continue to monitor the market on the District's behalf.

2. Update Regarding Lake Bank Erosion Engineer Investigation (Landshore Enterprises, LLC)

Ms. Nguyen explained that the lake bank erosion engineer investigation report was expected to be completed on September 28th. She further explained that once she was in receipt of the report, she would forward it to the Board members. It was requested that Ms. Nguyen email the report to the Venetian Isles Master Association Manager as well. Ms. Nguyen acknowledged the request.

K. NEW BUSINESS

1. Consider Resolution No. 2023-06 – Adopting a Fiscal Year 2022/2023 Amended Budget

Ms. Nguyen presented Resolution No. 2023-06, entitled:

RESOLUTION NO. 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 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 there was an operating fund balance of approximately \$438,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Dr. Cespedes, seconded by Mr. Mattison and unanimously passed to adopt Resolution No. 2023-06, as presented, thereby setting the amended/revised budget for the 2022/2023 fiscal year.

2. Consider Resolution No. 2023-07 – Adoption of Records Retention Policy

Ms. Nguyen presented Resolution No. 2023-07, entitled:

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Nguyen read the title into the record. Mr. Pawelczyk explained that this document provides that the electronic record shall be considered the official record of the District and any paper originals are considered duplicates which may be disposed of unless required by any applicable statute, rule or ordinance, per section 668.50, Florida Statutes.

A **motion** was made by Dr. Cespedes, seconded by Mr. Mattison and unanimously passed to approve Resolution No. 2023-07; thereby adopting a Records Retention Policy.

3. Discussion Regarding 2023 Legislative Update Memorandum

Ms. Nguyen explained that District Counsel has prepared a memorandum summarizing the legislative acts that have 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 informed the Board that if they have any questions regarding these new laws, they may contact his office or visit <http://laws.flrules.org/>.

4. Discussion Regarding Ethics Training Requirement Memorandum

Mr. Pawelczyk explained that effective January 1, 2024, elected officers, such as the District Board Supervisors, will be required to complete four (4) hours of ethics training annually. He further explained that this requirement is noted on page 1 of the Form 1, Statement of Financial Interests, which is completed annually by Board Supervisors. Mr. Pawelczyk recommended that this training requirement be completed by July 1 annually, so that the supervisor or officer can verify compliance with the required training on his or her Form 1. Additionally, if supervisors or officers assume office on or before March 31st, they must complete the ethics training by December 31st of each year the term begins; however, if the term starts after March 31st, the supervisor or officer is not required to complete the required ethics training until December 31st of the following year.

L. AUDITOR SELECTION COMMITTEE

1. Ranking of Proposals/Consider Selection of an Auditor

Ms. Nguyen reminded the Board that during the May 23, 2023 Regular Board Meeting, the Board was appointed as the Audit Committee.

Ms. Nguyen recessed the Regular Board Meeting and simultaneously called to order a meeting of the Audit Committee at approximately 7:50 p.m. The purpose of the Audit Committee meeting is to rank and recommend, in order of preference, no fewer than three (3) audit firms to perform the required auditing services for three (3) fiscal years commencing with the 2022/2023 audit and to include a 2-year renewal option.

Ms. Nguyen explained that only one (1) audit firm had responded to the legal advertisement requesting proposals to perform annual audits for fiscal years ending 9/30/2023, 9/30/2024, 9/30/2025 and to include a 2-year renewal option for fiscal years 9/30/2026 and 9/30/2027.

Ms. Nguyen informed the Board that they had two options. They could either waive the three (3) audit proposer rule or they can start the request for proposals process again. The Audit Committee consensus was to waive the 3 audit proposer rule. Consequently, Ms. Nguyen asked the Audit Committee to waive the 3 audit proposer rule and also rank the firm of Grau & Associates #1, the only qualified and responsible firm. A discussion ensued, after which:

A **motion** was made by Mr. Medina, seconded by Dr. Cespedes and unanimously passed to waive the three (3) audit proposer rule and to rank the firm of Grau & Associates deemed to be most qualified to perform the auditing services as #1.

There being no further Audit Committee business to conduct, Ms. Nguyen adjourned the Audit Committee Meeting and simultaneously reconvened the Regular Board Meeting at approximately 7:54 p.m.

A **motion** was made by Mr. Medina, seconded by Dr. Cespedes and unanimously passed authorizing the District Manager to engage the firm of Grau & Associates, a qualified and responsible auditing firm proposer, to perform audits for the three (3) fiscal years ending 2023, 2024 and 2025; and the fees for the fiscal years will be \$3,400, \$3,500 and \$3,600, respectively; and to provide in the engagement a 2-year renewal option for the fiscal years 2026 and 2027; and the fees for the option years, subject to fee adjustments for inflation, will be \$3,700 and \$3,800, respectively.

M. ADMINISTRATIVE & OPERATION MATTERS

1. Staff Report, as Required

There was no staff report at this time.

N. BOARD MEMBERS & STAFF CLOSING COMMENTS

The Board thanked everyone for their attendance.

O. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Marquez, seconded by Mr. Medina and passed unanimously adjourning the Regular Board Meeting at approximately 8:00 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Landshore Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration, LLC*

Technical Engineering Memorandum **Venetian Isles Community Development District** 2501A Burns Road, Palm Beach Gardens, Florida 33410



Submitted via email:
October 6, 2023



Landshore Enterprises, LLC

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Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration, LLC*

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d/b/a Erosion Restoration, LLC*

Introduction – Venetian Isles Community Development District:

Venetian Isles Community Development District (the “District”) is a local unit of special-purpose government of the State of Florida established in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes. District lands consist of approximately 127.52 gross acres within Miami-Dade County and were developed as a residential community which contains 358 single-family residential dwelling units and 216 townhome units.

Source: <https://venetianislescdd.org/>

The District is one of Miami-Dade County’s Community Development Districts and owns the seven (7) lakes.



Figure 1: Lake 1 and Lake 2 aerals from Miami-Dade County Property Appraiser Records



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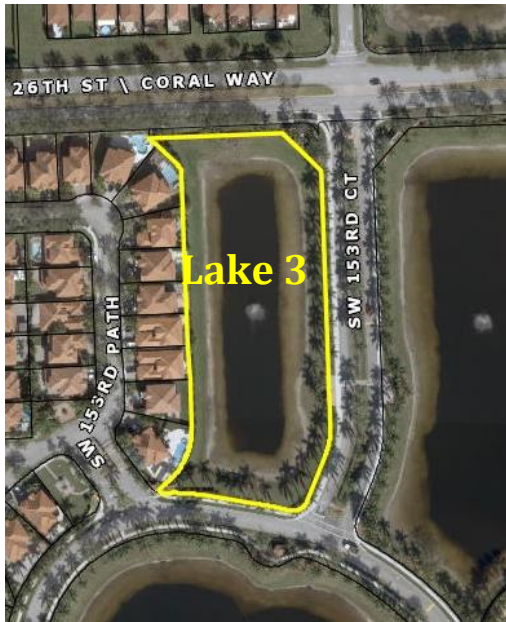


Figure 2: Lake 3 and Lake 4 aerals from Miami-Dade County Property Appraiser Records



Figure 3: Lake 5 aerial from Miami-Dade County Property Appraiser Records



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Figure 4: Lake 6 aerial from Miami-Dade County Property Appraiser Records



Figure 5: Lake 7 aerial from Miami-Dade County Property Appraiser Records



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Introduction – Landshore Enterprises, LLC:

Landshore Enterprises, LLC (Landshore®), with offices in Fort Lauderdale, Florida and headquartered in Venice, Florida, is a turnkey national design-build environmental company specializing in shoreline erosion control, repair and restoration challenges. Landshore® uses non-structural, bioengineering and bio- technical methods to fulfill the demands of our clients.

Established over two decades ago, we have provided our services of excellence to golf courses, homeowner associations (managed properties), private residences, and governments in more than 10 states.

Landshore® is very conscientious about completing projects that reflect professionalism to the highest degree. We take a great deal of pride in each contracted service, no matter how large or small the project is. Our engineering expertise ensures that we will provide you with the best possible solution at the best possible price based on thorough research, investigation, and data interpretation from the job site.

Because of our engineering practices, our clients are assured that their shoreline erosion solution will endure for the longest amount of time possible. Additionally, the number of construction hours required for job completion are billed accurately and even the precise amount of quality materials for the best solution are deployed.

Our talented group of employees, research and investigate public records on the subject site, conduct surveys, perform various tests such as measuring soil density and analyze results. From all the compiled information and subsequent analysis, we gain an understanding of the historical and current nature of the erosion changes concerning water levels, the amount of erosion loss over time, the slope of the eroded shoreline, and the stability of the surrounding soil.

We have the expertise, resources, technology, and collaborative insight to create designs and solutions that far exceed our client's expectations. Due to our extensive experience in resolving various erosion problems around the nation, Landshore® is proud to guarantee complete satisfaction on ALL projects.



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Environmental Engineering, Erosion Control, Construction Management
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Objective:

Our firm was contracted by the District to perform engineering services with the purpose of producing engineered soil erosion control plan, quantity take-off, and preliminary opinion of probable construction costs. Our main goal is to compile a report with soil erosion challenges identification, calculated stability, and recommended solutions, if any, to restore the lake shorelines into compliance, wherever economically feasible.

Existing Conditions:

At the specific request of the District seeking possible solutions to address slope stability, public safety, and aesthetics issues of the shorelines, the subject site was assessed by our team of key professionals. It was found to exhibit signs of loss of valuable soil above the Mean High-Water Level, underwater shelf reposing itself where the shoreline has encroached closer to structures, change in embankment slopes, and unstable edge of embankment. Elements contributing to the embankment erosion are seepage, sheet flow, fluctuation of water levels, and wave action.

General:

- The soil types are the following:
 - o USDA Type 54-Marly Silt Loam, according to the US Department of Agriculture.
 - o USDA Type 58-Cooper Town muck, according to the US Department of Agriculture.Refer to Exhibit 2 – Soil Types
- All the Vertical Datum are reference from National Geodetic Vertical Datum 1929 (NGVD29).
- According to our survey, all seven lakes have areas that are below the permitted top of bank elevation. Per originally permitted set of engineering drawings the top of the bank should be at elevation 9.50' NGVD29.
- Overall, to the naked eye, the embankment slopes look in good condition. However, the shorelines are eroding rapidly. The soil tends to repose itself to its natural stability, making the slopes steeper over time and not in accordance to its original design.
- The lakes were numbered based on the permitted set of drawings.



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Lake 1: The shoreline length is approximately 774 linear feet.

Lake 2: The shoreline length is approximately 2,118 linear feet.

Lake 3: The shoreline length is approximately 1,248 linear feet.

Lake 4: The shoreline length is approximately 1,972 linear feet.

Lake 5: The shoreline length is approximately 2,338 linear feet.

Lake 6: The shoreline length is approximately 1,677 linear feet.

Lake 7: The shoreline length is approximately 1,872 linear feet.

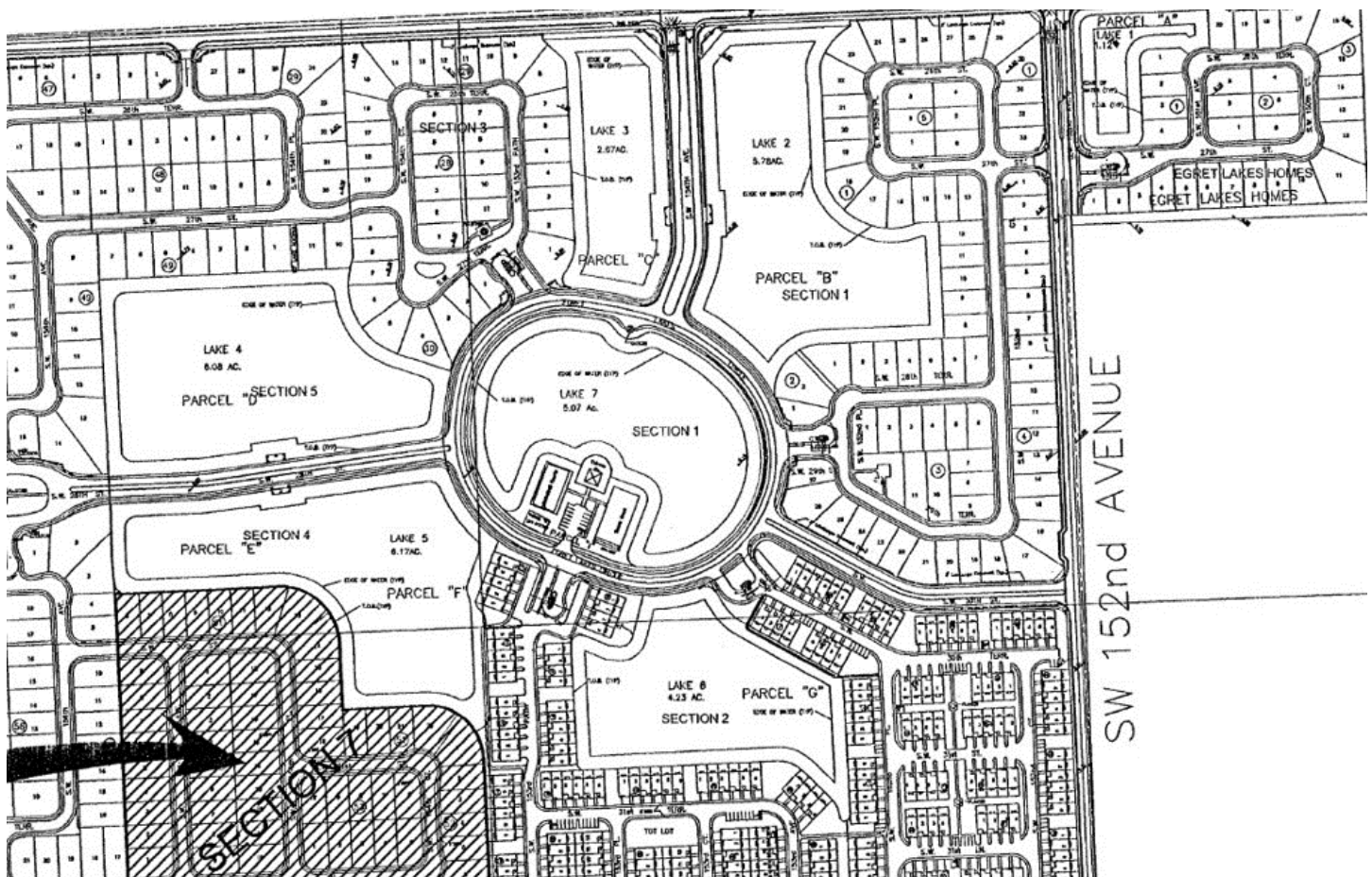


Figure 6: Drawing from permitted plans.



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All lakes:

The following is the scale used to identify the conditions of the lakes and our recommendations:

- ✓ High – Immediate attention recommended.
- ✓ Medium – Often monitoring is recommended, due to potential weather inclement. 1 to 2 years attention.
- ✓ Low – Monitoring only. Attention is expected to be needed within 3 to 5 years.

Recommended priority of shoreline restoration:

High Priority:

Lake 4

Based on our analysis, we recommend this lake's shoreline be the first to be restored, specifically on the residential side. We found that the slope from the top to the water's edge is very steep. In addition, at the edge of the embankment, there are steep drops of +/- 2 feet. If no action is taken, the shoreline will keep eroding at an accelerated rate, creating a steeper slope from the top because the soil will repose itself.

Medium to High Priority:

Lake 5

Lake 6

Lake 2

Note: We recommend that the community acts on these lakes based on budgets.

Medium Priority:

Lake 1

Lake 7

Low Priority:

Lake 3

See below photos and a topographic drawing of the priority areas. The lakes below have been listed in order of recommended repairs.

Refer to Exhibit 1 – Cross sections with recommended erosion control elements and priority areas.



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Lake 4 – Photos and cross section(s) of recommended solution(s)



Figure 7: Bank erosion with steep drop from the top of the embankment.



Figure 8: Bank erosion with uneven shoreline with a drop off at water's edge.



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Lake 5 – Photos and cross section(s) of recommended solution(s)



Figure 10: Uneven, soft soil.



Figure 11: Steep slope with a drop off at the water's edge.



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Lake 6 – Photos and cross section(s) of recommended solution(s)



Figure 13: Cutouts along the embankment with a steep drop off.



Figure 14: Steep slope from the top of the embankment to the water's edge.



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Lake 2 – Photos and cross section(s) of recommended solution(s)



Figure 16: Loss of soil based on the concrete slab.



Figure 17: Bank erosion shows loss of land.



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Figure 18: Aerial view of recommended priority areas and erosion control elements is shown.



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Lake 1 – Photos and cross section(s) of recommended solution(s)



Figure 19: Observed soft organic material sedimentation.



Figure 20: Bank erosion showing depression.



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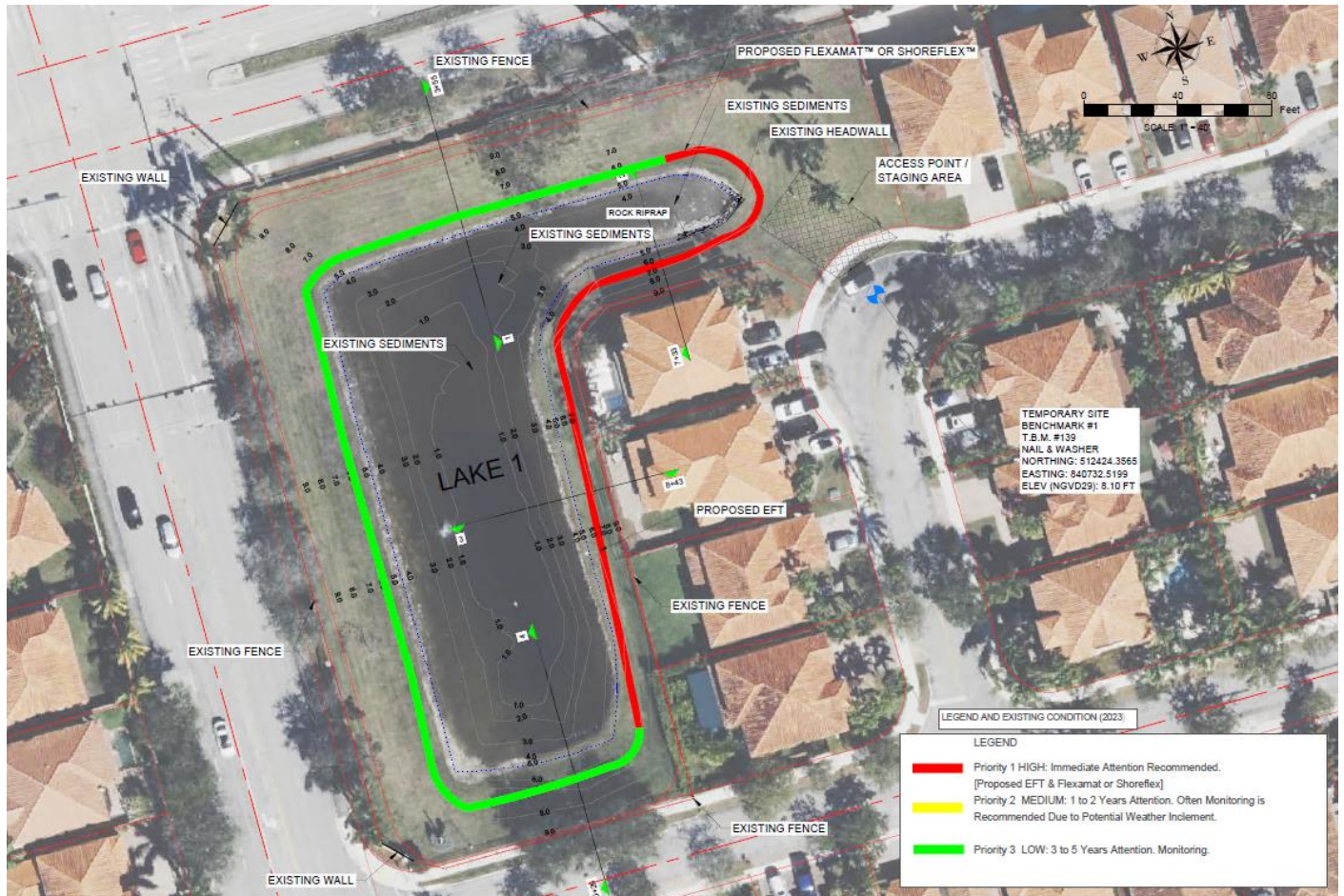


Figure 21: Aerial view of recommended priority areas and erosion control elements.



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Lake 7 – Photos and cross section(s) of recommended solution(s)



Figure 22: Slope is good; however, loss of land is shown.



Figure 23: Good indication of soil reposing itself due to erosion.



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Figure 24: Aerial of recommended priority areas and erosion control elements.



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Lake 3 – Photos and cross section(s) of recommended solution(s)



Figure 25: Slope is in good condition, however is not in accordance with original design.



Figure 26: Slope is in good condition.



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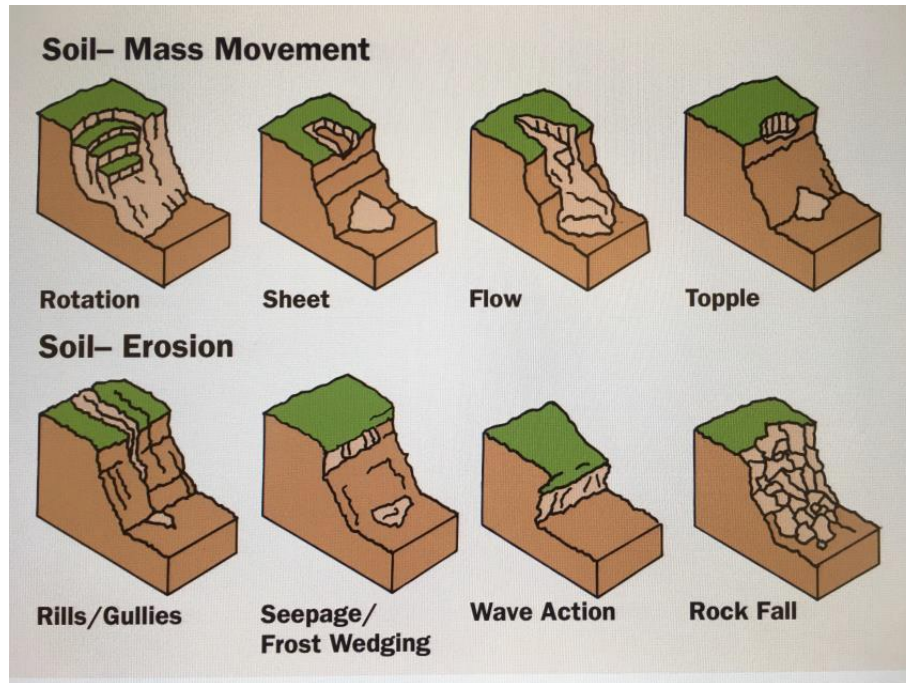


Figure 28: Types of soil erosion

Detachment and movement of soil or rock fragments by water, wind, or gravity. The following terms are used to describe different types of soil erosion:

Accelerated Erosion – Erosion much more rapid than normal, or geologic erosion, primarily as a result of the influence of the activities of man, or in some cases, of other animals or natural catastrophes that expose base surfaces, for example, fires.

Gully Erosion – The erosion process whereby water accumulates in narrow channels and, over short periods, removes the soil from this narrow area to considerable depths, ranging from 1 to 2 feet to as much as 75 to 100 feet.

Natural Erosion – Wearing away of the earth's surface by water, ice, or other natural agents under natural environmental conditions of climate, vegetation, etc.; undisturbed by man.

Normal Erosion – The gradual erosion of land used by man which does not greatly exceed natural erosion.

Rill Erosion – An erosion process in which numerous small channels only several inches deep are formed; occurs mainly on recently disturbed and exposed soils.

Sheet Erosion – The removal of a fairly uniform layer of soil from the land surface by runoff water.

Splash (Seepage) Erosion – The spattering of small soil particles caused by the impact of rain drops on wet soils. The loosened and spattered particles may or may not be subsequently removed by surface runoff.



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Recommended Erosion Control Elements

Landshore® has expertise in design and installation of different remediation applications for slope stabilization and erosion control, including Articulating Concrete Block mat, bulkhead, Concrete Cloth™, Eco-Filter Tube®, Erosion Control Panel, Flexamat®, Flex MSE®, Geo Web®, gabions, Hydrotex™, reinforced concrete wall, rip-rap, sand cement wall, sheet piling, Turf Reinforcement Mat, littoral planting and others.

After performing a cursory review of several alternatives, it is our professional opinion, to the best of our knowledge and belief that present slope condition may be remedied by utilizing Eco-Filter Tube® and Concrete Block Mat (Flexamat® or ShoreFlex®), which installation is hereby recommended as most viable solutions and are described below.

Eco-Filter Tube (EFT®):

EFT® or approved by Engineer equal product construction uses a woven or non-woven geotextile fabric that is formed into the shape of a tube. The tube container is filled with sand by direct coupling to a hydraulic dredge. The EFT® is designed to retain the granular fill portion of the dredge slurry, while appropriately sized openings in the material allow the excess water in the slurry to permeate through the tube walls. The procedure can be implemented in both dry and underwater conditions. The tubes can be fabricated in various circumferences, which, when inflated, will form a roughly elliptical shape. The EFT® system consists of a spun bound polyester filter fabric that is sewn together to form a tube which is placed along the water's edge and filled with sand to form an erosion barrier that after consolidation has the characteristics of a permeable, gravity type retaining wall.

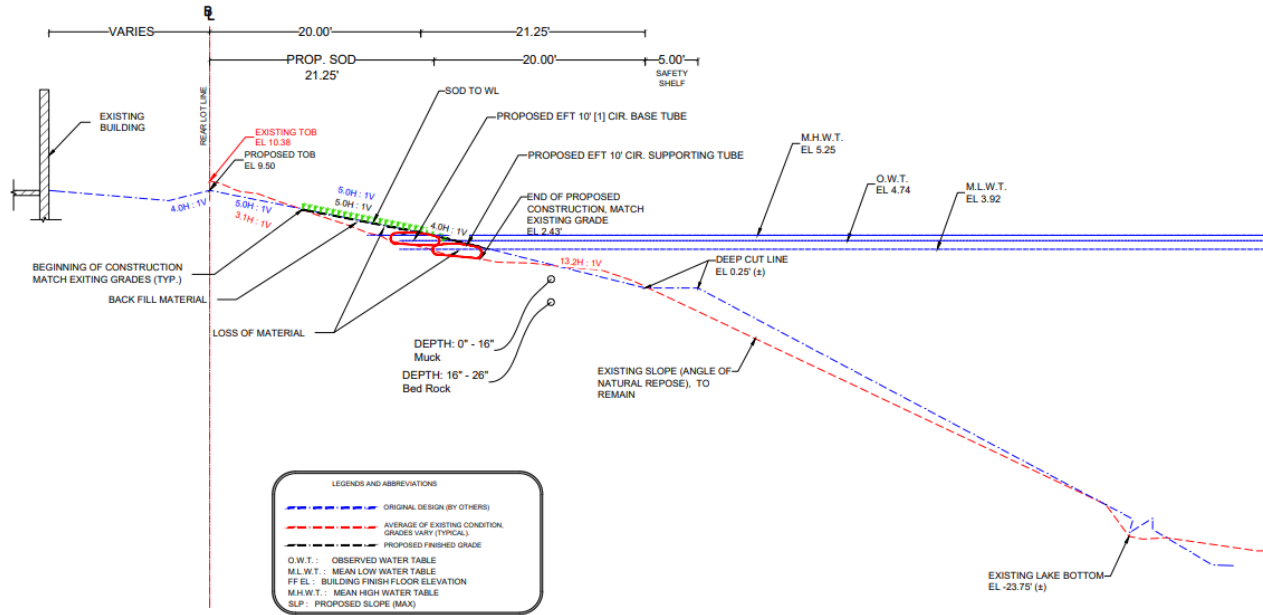
Some EFT® benefits include:

- ✓ Sand and geo-textile materials used in the tubes are essential to allow proper drainage and ensuring an environmentally friendly erosion control solution.
- ✓ The sand in the tubes functions as a filter for underwater seepage.
- ✓ The EFT® solution enhances the quality of the lake water as it keeps environmental threats from entering the body of water.
- ✓ EFT® installation bypasses the need to bring heavy equipment to the job site, preventing the possibility of damage from the large weight of the equipment.
- ✓ EFT® is one of the most economical embankment restoration solutions.



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Scale: Not to Scale

Figure 29: EFT® Typical Section



Figure 30: Example of EFT® Landshore's Installation



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Proper EFT® Design & Installation:

The main reasons for failure for geo-synthetic container application – are improper design or installation.

Landshore® developed software, patented technologies, trained professionals, laborers, and special survey crews who all work together as one team providing design, calculations, measurements, production and inspection to ensure stability and safety in compliance to local municipal codes, manufacturer's specifications and minimum engineering standards.

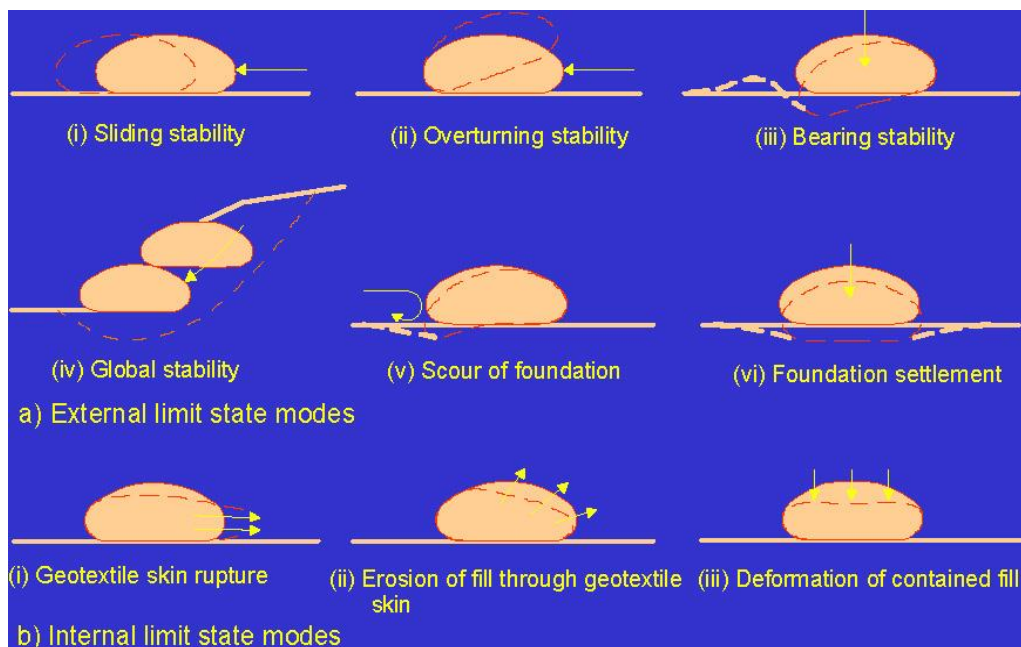


Figure 31: Geo-tube failure mechanisms



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Concrete Block Mat:

Concrete Block Mats are designed to prevent soil erosion and promote vegetation establishment in a wide variety of applications.

Flexamat®: Flexamat® is a vegetated concrete block mat utilized for stabilizing slopes, channels, low water crossings, inlet/outlet protection, and shorelines. It consists of concrete blocks (6.5" x 6.5" with a 2.25" profile) locked together and embedded into a high strength geogrid. There is 1.5" spacing between the blocks that gives the mat flexibility and allows for optional vegetation growth. The mat is packaged in rolls, making transporting and installing Flexamat® efficient. Source: www.flexamat.com

ShoreFlex® is a permanent erosion prevention system that can be installed to shield channel side slopes and beds, pipe and culvert inlets/outlets, shoreline, and almost any place you may have hydraulic erosion protection needs. ShoreFlex® consists of a concrete block erosion control mat designed to be vegetated. ShoreFlex® comes in various customizable sizes and erosion control backing choices. Shoreflex® performs better than rock riprap and is easy to install and maintain. In addition, ShoreFlex® is environmentally friendly, grows green and can be mowed. Source: www.shoreflex.com

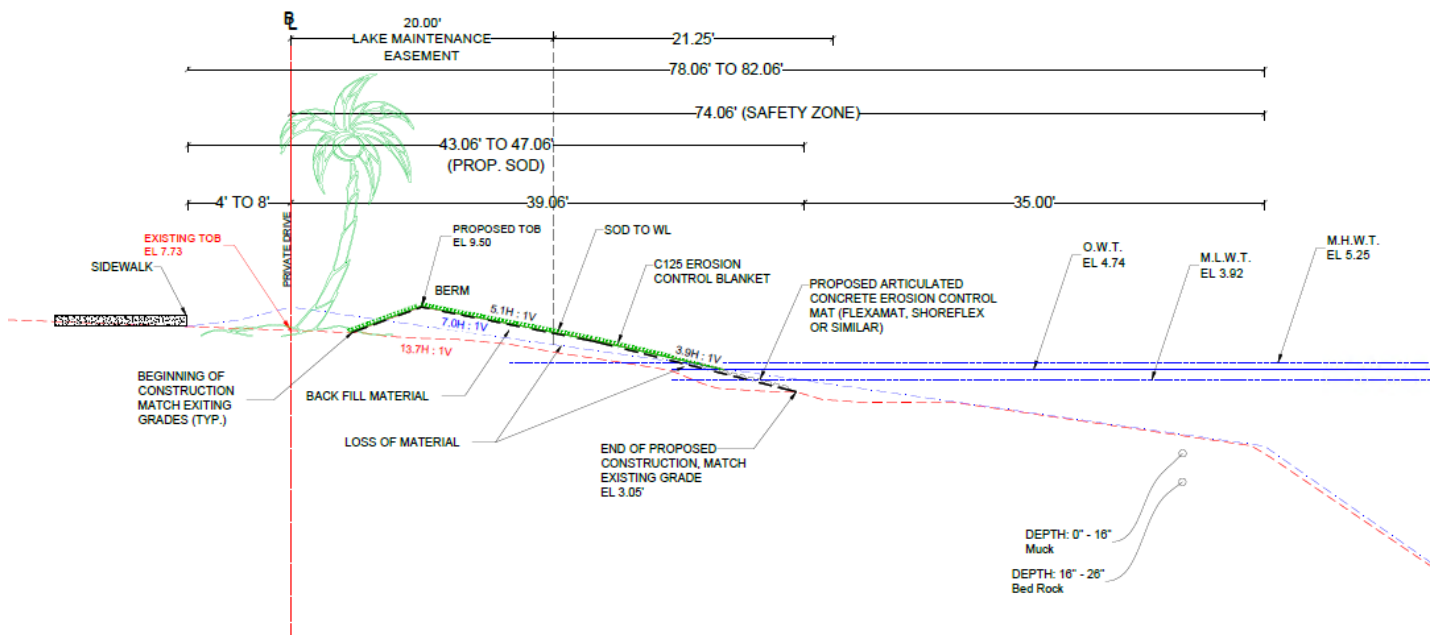


Figure 32: Concrete Block Mat Typical Section



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Figure 33: During Landshore's installation of Flexamat®



Figure 34: After Landshore's installation of Flexamat®



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Estimated Volumes and Estimated Opinion of Probable Costs

Geo-synthetic container material, concrete block mat system, imported fill, site excavation and grading amounts were measured and calculated using Computer Aided Design software, based on average end area method using drawings, sections, details and manufacturer specifications as references.

Lakes listed in order of recommended solutions.

High Priority:

Lake 4:

- 1,511 linear feet of shoreline repair
- 3,392 sf of concrete block mat
- 1,087 lf of one (1) layer of 10' circumference base eco-filter tube
- 1,414 lf of two (2) layers of 10' circumference supporting eco-filter tube
- 1,818 cy of imported fill material to meet the berm requirement of 9.50 NGVD29
- 414 cy of imported fill material to fill in the eco-filter tubes

**LAKE 4 - Preliminary Opinion of Probable Costs per linear feet: \$220.00 to o\$245.00.
\$370,195.00 (based on higher estimated per linear feet cost).**

Medium to High Priority:

Lake 5:

- 2,352 linear feet of shoreline repair
- 7,184 sf of concrete block mat
- 1,454 lf of one (1) layer of 10' circumference base eco-filter tube
- 2,101 lf of two (2) layers of 10' circumference supporting eco-filter tube
- 2,214 cy of imported fill material to meet the berm requirement of 9.50 NGVD29
- 600 cy of imported fill material to fill in the eco-filter tubes
- 1 Headwall to be repaired.

**LAKE 5 - Preliminary Opinion of Probable Costs per linear feet: \$210.00 to \$235.00.
\$552,720.00 (based on higher estimated per linear feet cost).**



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Lake 6:

1,677 linear feet of shoreline repair
2,272 sf of concrete block mat
1,393 lf of one (1) of 10' circumference base eco-filter tube
1,435 lf of one (1) of 10' circumference supporting eco-filter tube
1,584 cy of imported fill material to meet the berm requirement of 9.50 NGVD29
470 cy of imported fill material to fill in the eco-filter tubes

**LAKE 6 - Preliminary Opinion of Probable Costs per linear feet: \$210.00 to \$235.00.
\$394,095.00 (based on higher estimated per linear foot cost).**

Lake 2:

2,176 linear feet of shoreline repair
8,368 sf of concrete block mat
1,130 lf of one (1) of 10' circumference base eco-filter tube
1,164 lf of one (1) of 10' circumference supporting eco-filter tube
1,111 cy of imported fill material to meet the berm requirement of 9.50 NGVD29
380 cy of imported fill material to fill in the eco-filter tubes

**LAKE 2 - Preliminary Opinion of Probable Costs per linear feet: \$250.00 to \$275.00.
\$594,400.00 (based on higher estimated per linear foot cost).**

Medium Priority:

Lake 1:

333 linear feet of shoreline repair
1,064 sf of concrete block mat
200 lf of one (1) layer of 10' circumference supporting eco-filter tube
206 lf of one (1) layer of 10' circumference base eco-filter tube
253 cy of imported fill material to meet the berm requirement of 9.50 NGVD29
68 cy of imported fill material to fill in the eco-filter tubes

**LAKE 1 - Preliminary Opinion of Probable Costs per linear feet: \$250.00 to \$275.00.
\$91,575.00 (based on higher estimated per linear foot cost).**



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Lake 7:

1,885 linear feet of shoreline repair
10,904 sf of concrete block mat
522 lf of one (1) of 10' circumference base eco-filter tube
538 lf of one (1) of 10' circumference supporting eco-filter tube
3,322 cy of imported fill material to meet the berm requirement of 9.50 NGVD29
176 cy of imported fill material to fill in the eco-filter tubes

**LAKE 7 - Preliminary Opinion of Probable Costs per liner feet: \$230.00 to \$255.00.
\$480,675.00 (based on higher estimated per linear feet cost.**

Lake 3:

1,270 linear feet of shoreline repair
10,160 sf of concrete block mat
1,568 cy of imported fill material to meet the berm requirement of 9.50 NGVD29

**LAKE 3 - Preliminary Opinion of Probable Costs per linear feet: \$250.00 to \$275.00.
\$349,250.00 (based on higher estimated per linear feet cost.**

SEVEN LAKES - Preliminary Opinion of Probable Costs: \$2,832,910.00.

NOTE: Please note that these are based on estimated prices and inflation should be considered for budgetary purposes if the community would like to repair their shorelines over an extended period. Not included are the permit fees, any bonding fees, and additional engineering services.



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Conclusion

Landshore® is devoted to thoroughly study each individual project from every perspective and strive to perform the best possible design that solves the erosion problem.

We suggest that the District consult with our Company for all future development and shoreline repair projects, in order to avoid predictable dangerous conditions and save money via preventative actions.

Landshore is a turn-key multi-discipline design-build environmental company which focuses on erosion issues using non-structural, bioengineering and bio-technical methods for shoreline restoration, erosion control and coast protection.

Established more than two decades ago we employ civil, structural, geo-technical, surveying, environmental and other professionals, providing viable customized solutions and highest level of service through innovation in engineering design, advancement and patenting of materials, scientific research and development of new construction technologies.

If you have any additional questions, or require further information, do not hesitate to contact us at (954) 327-3300 or via email at info@landshore.com.

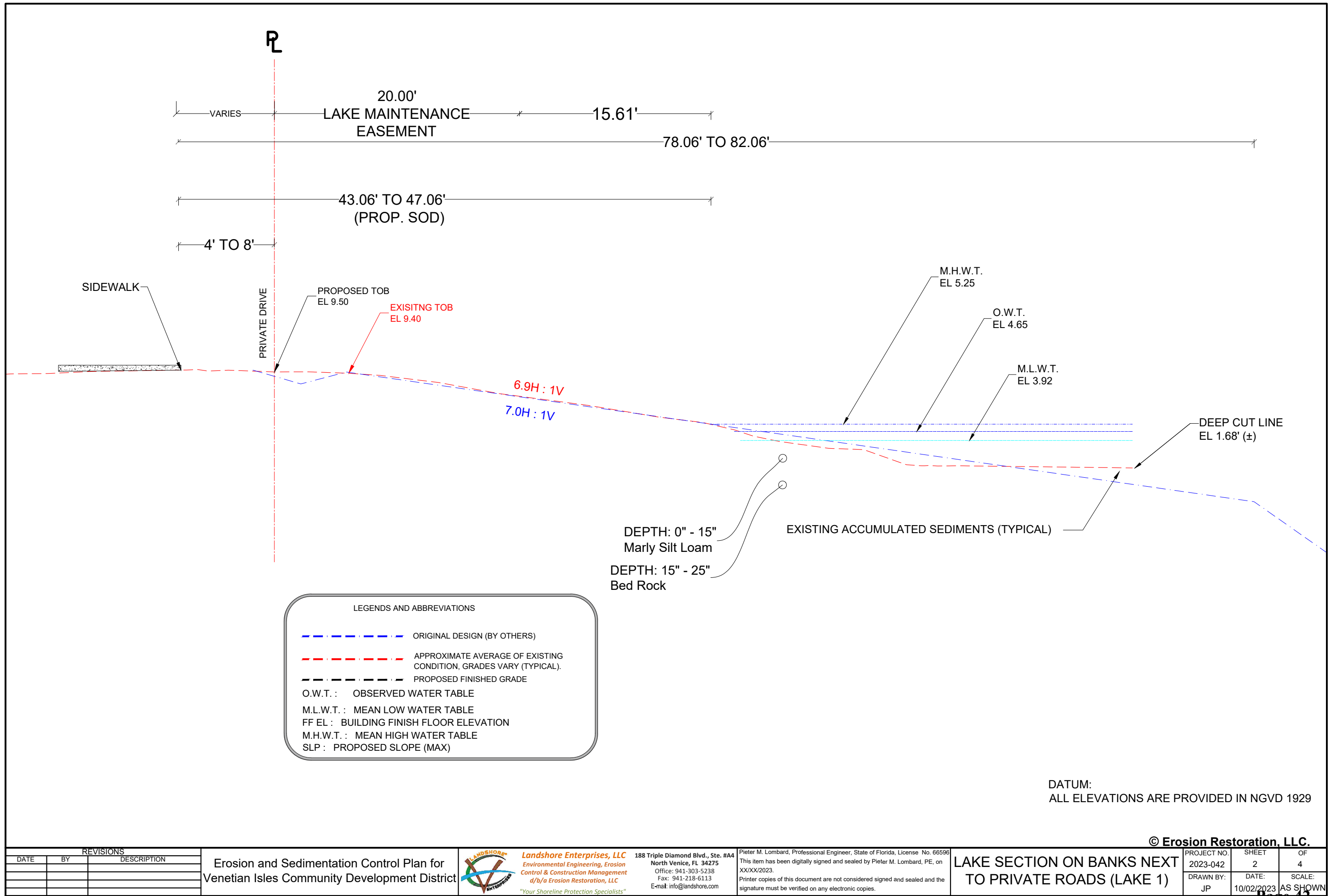
We look forward to having the pleasure of continuing doing business with you.

Sincerely,
Nicolas Valles-Negrette
Senior Engineer
Qualified Stormwater Management Inspector Number 41451

Adaulfo Jose Pereira
Project Engineer


André van den Berg
President
Qualified Stormwater Management Inspector Number 37843

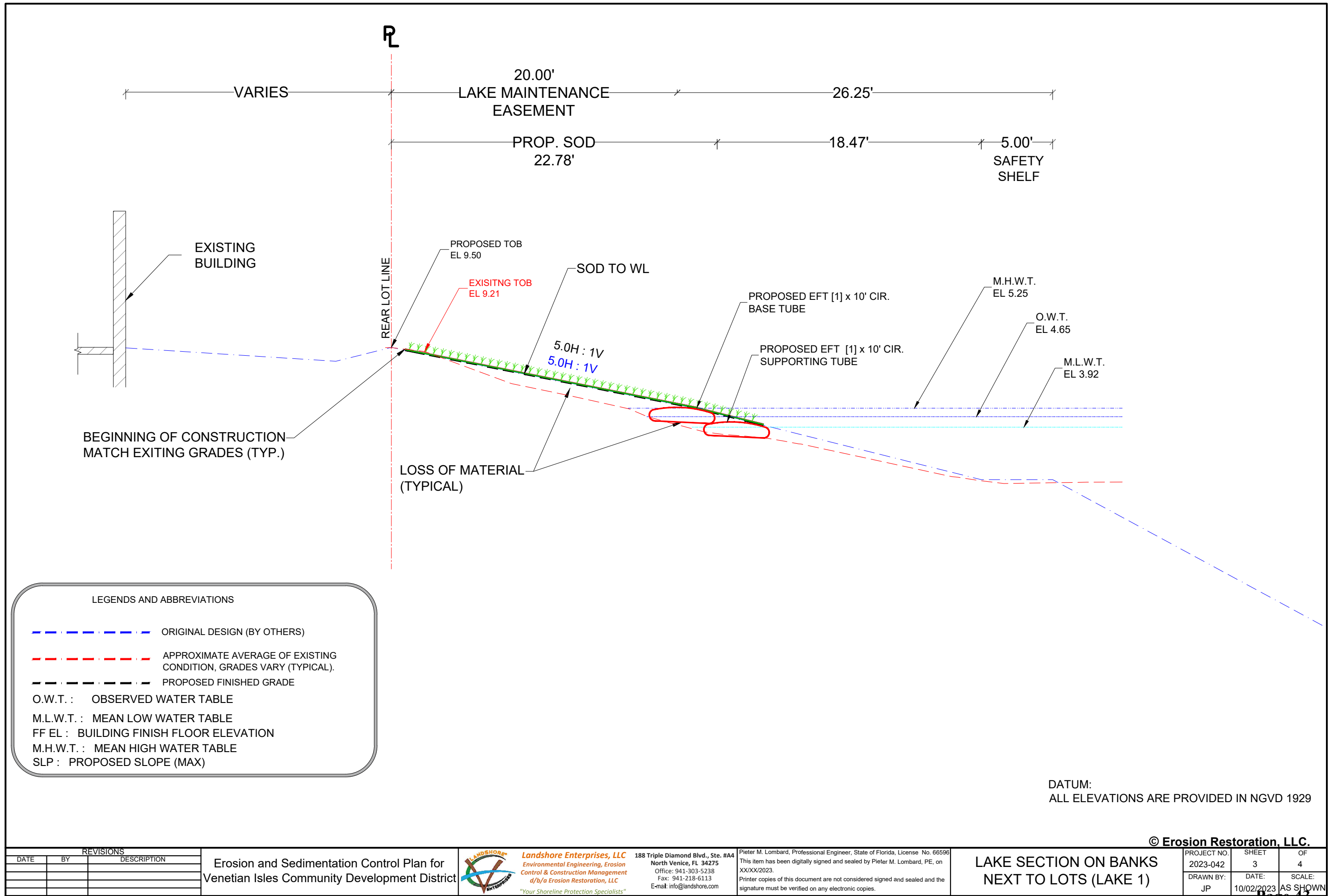
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DATE	BY	DESCRIPTION					PROJECT NO.	SHEET	OF
							2023-042	2	4
							DRAWN BY:	DATE:	SCALE:
							JP	10/02/2023	AS SHOWN




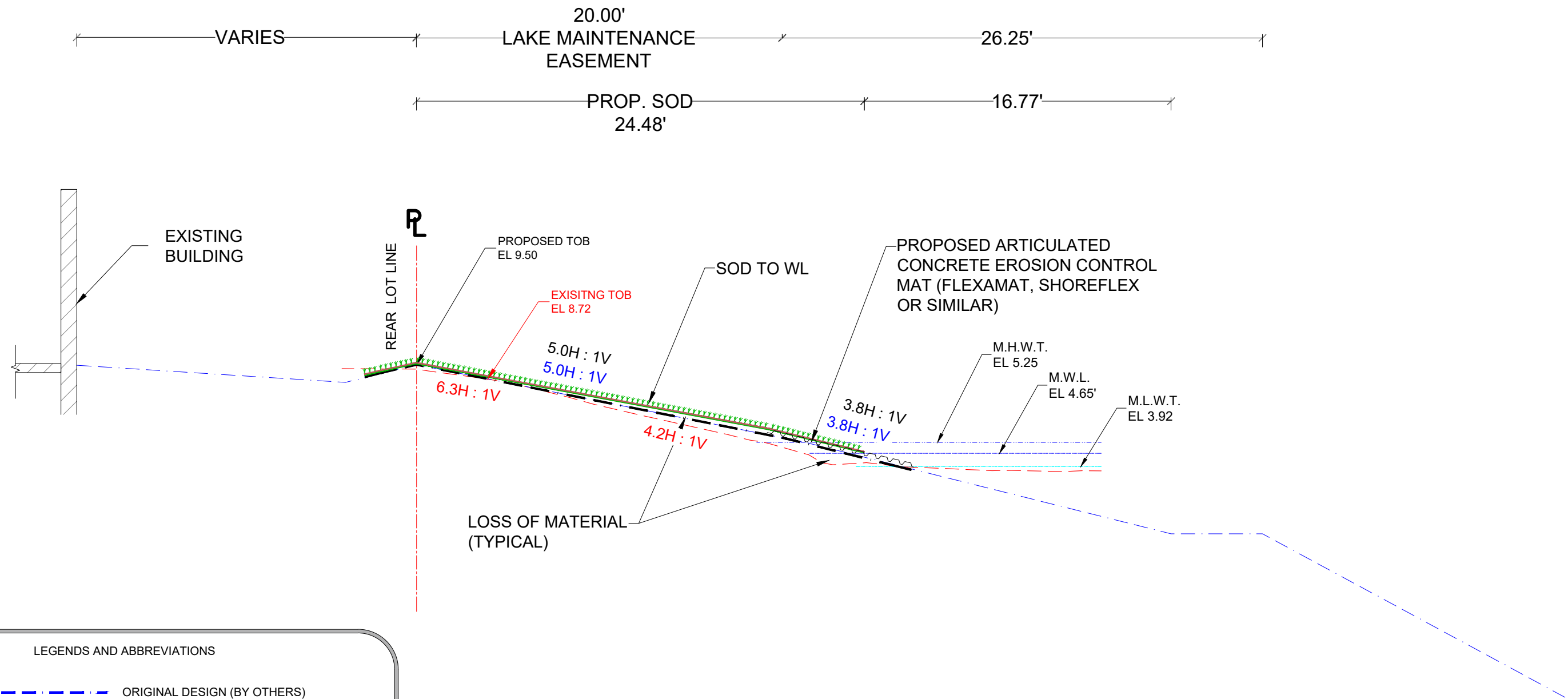
LEGENDS AND ABBREVIATIONS

- ORIGINAL DESIGN (BY OTHERS)
- APPROXIMATE AVERAGE OF EXISTING CONDITION, GRADES VARY (TYPICAL).
- PROPOSED FINISHED GRADE
- O.W.T. : OBSERVED WATER TABLE
- M.L.W.T. : MEAN LOW WATER TABLE
- FF EL : BUILDING FINISH FLOOR ELEVATION
- M.H.W.T. : MEAN HIGH WATER TABLE
- SLP : PROPOSED SLOPE (MAX)

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DATE	BY	DESCRIPTION						2023-042	3	4			
								DRAWN BY:	DATE:	SCALE:			
								JP	10/02/2023	AS SHOWN			



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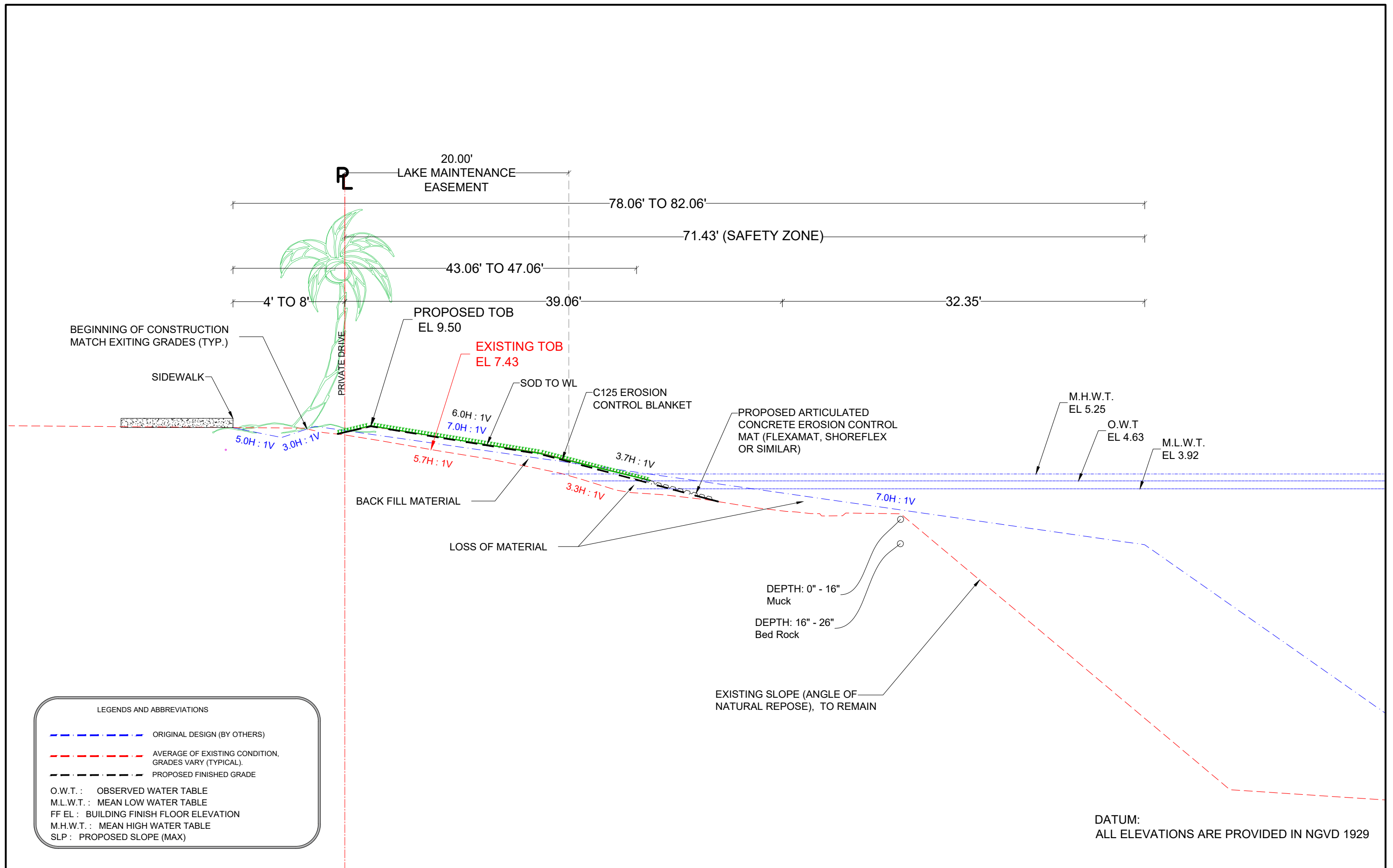
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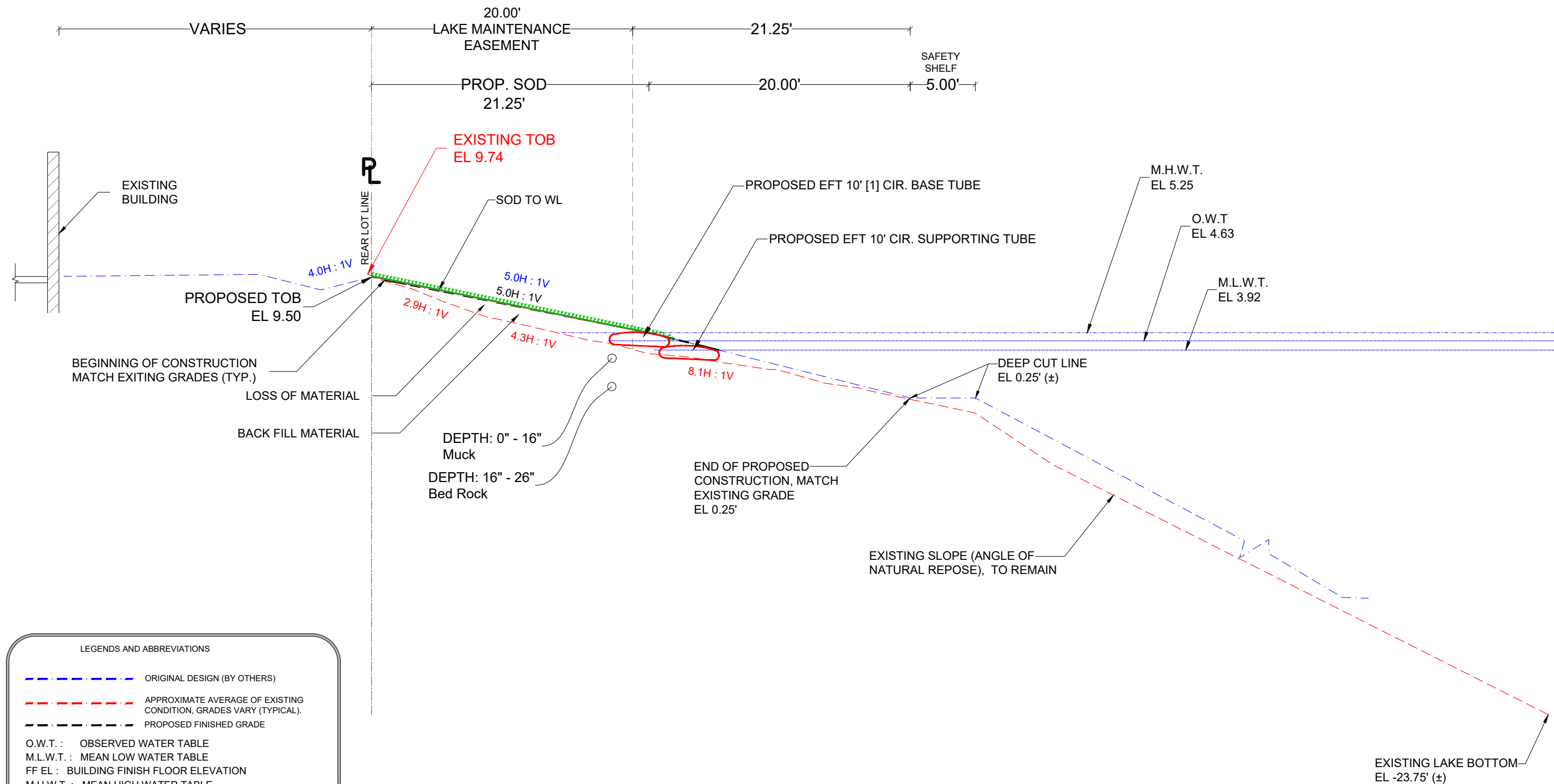
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TOPOGRAPHIC PLAN (LAKE 2)

PROJECT NO. 2023-042	SHEET 1	OF 3
DRAWN BY: JP	DATE: 10/02/2023	SCALE: 1" = 80'





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- - - - - ORIGINAL DESIGN (BY OTHERS)
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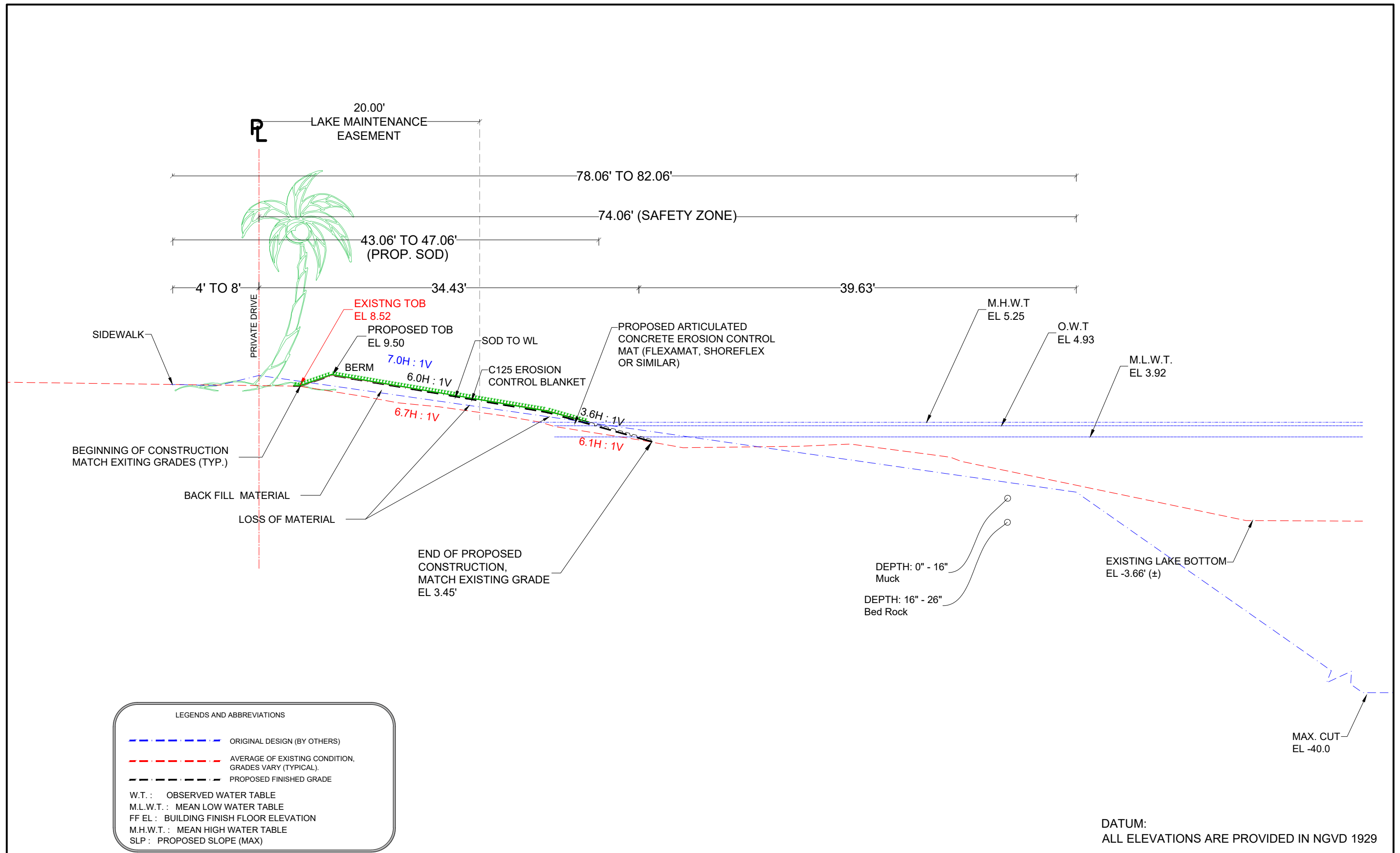
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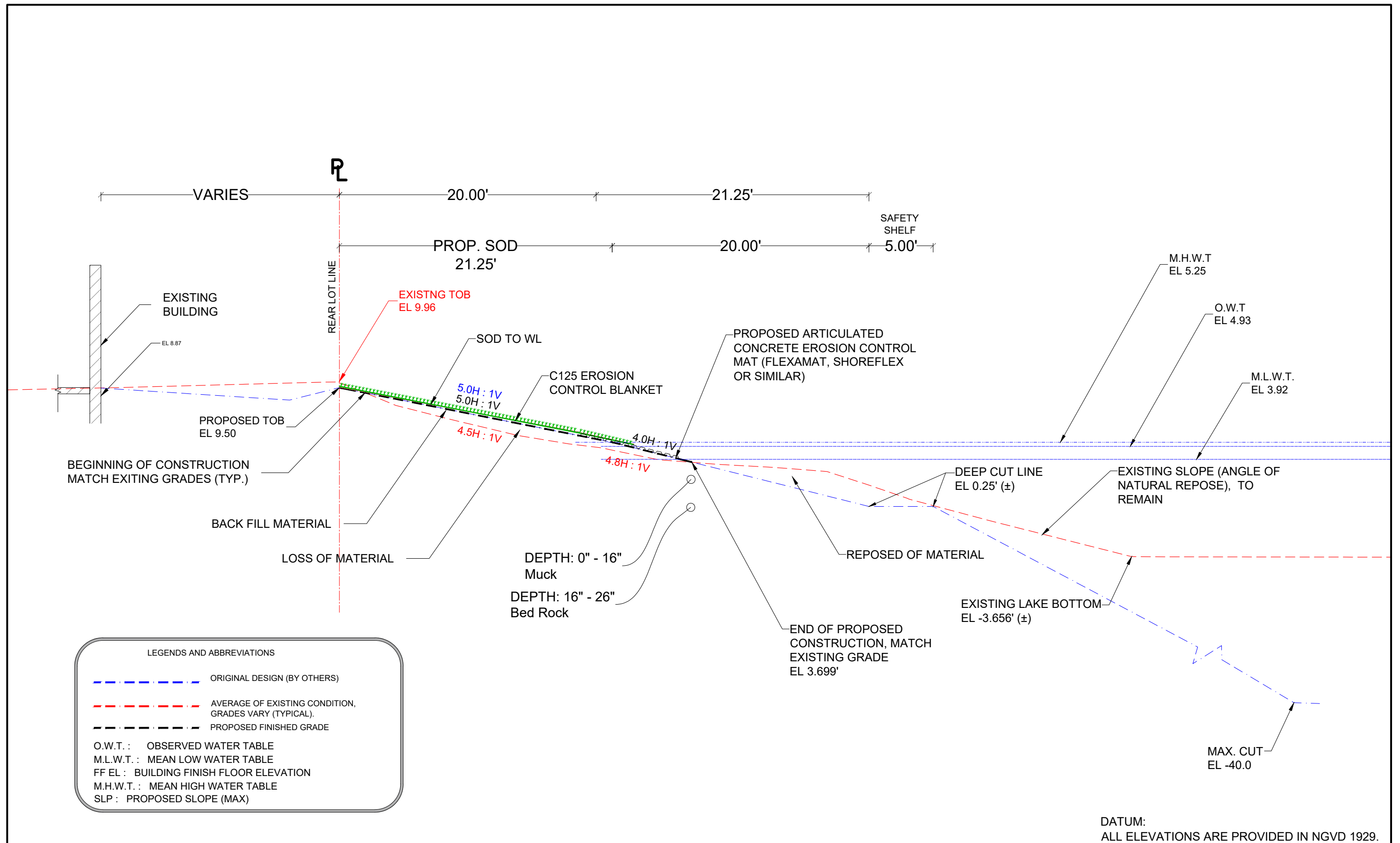
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TOPOGRAPHIC PLAN (LAKE 3)

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JP	10/03/2023	1" = 60'







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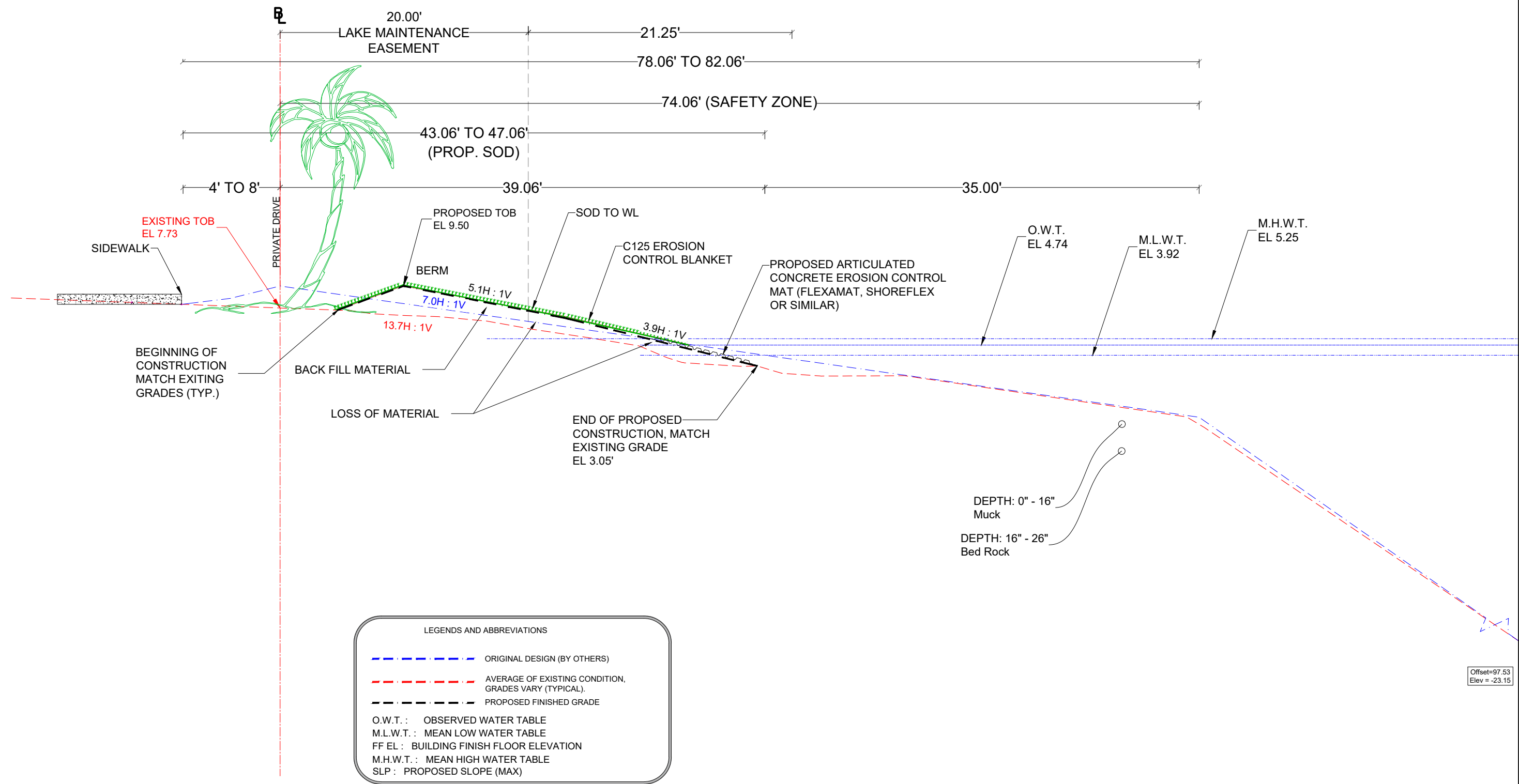
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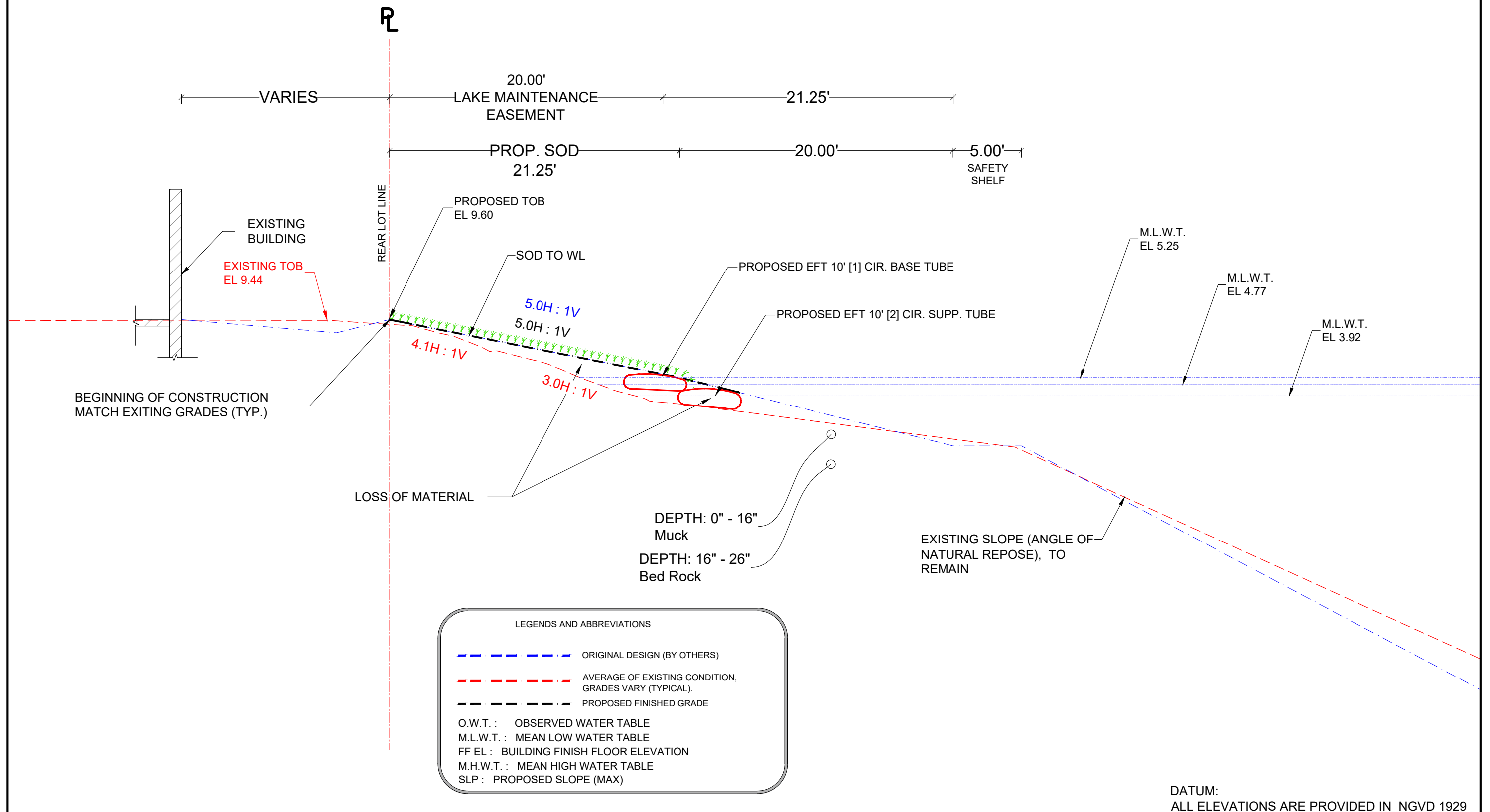
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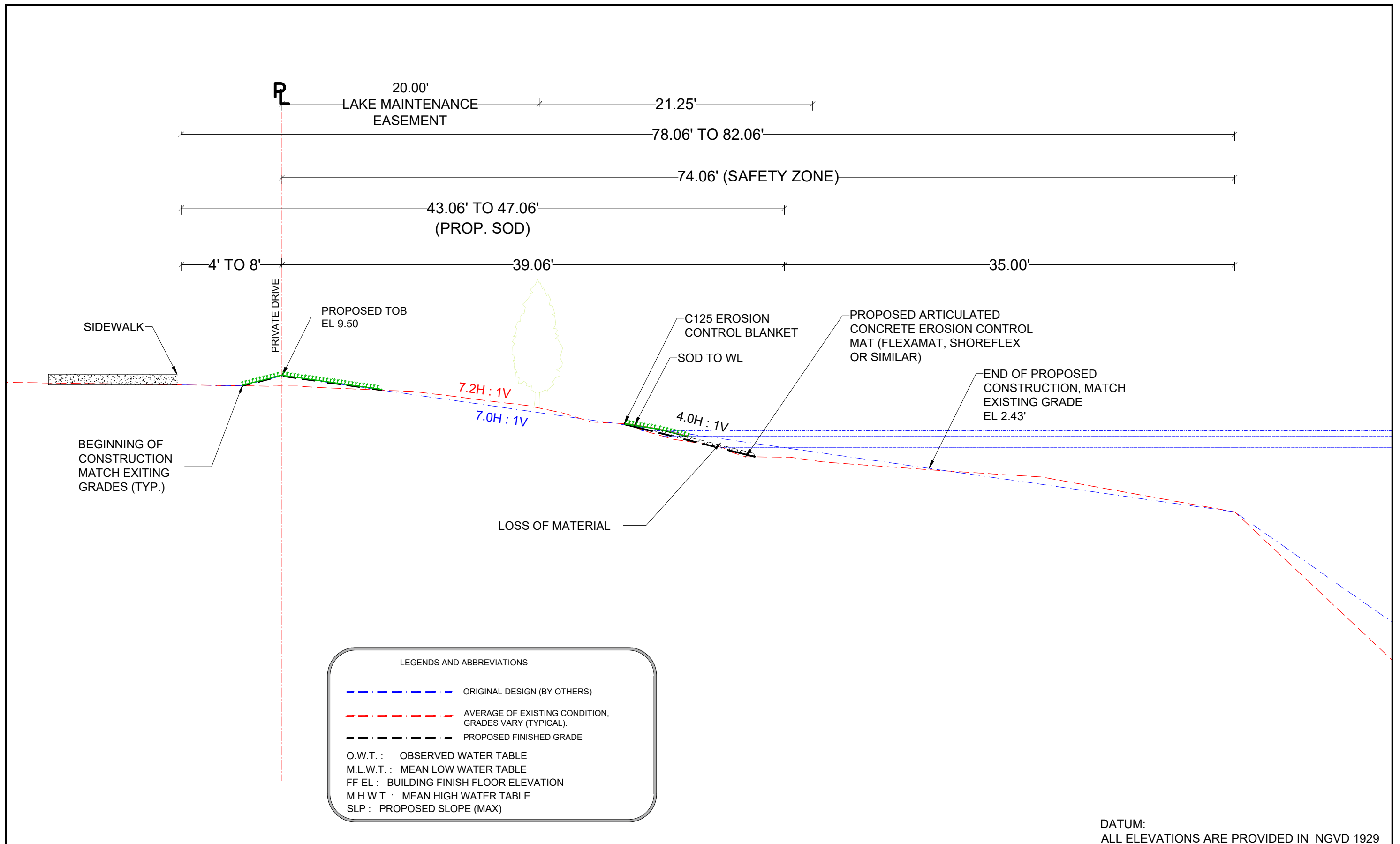
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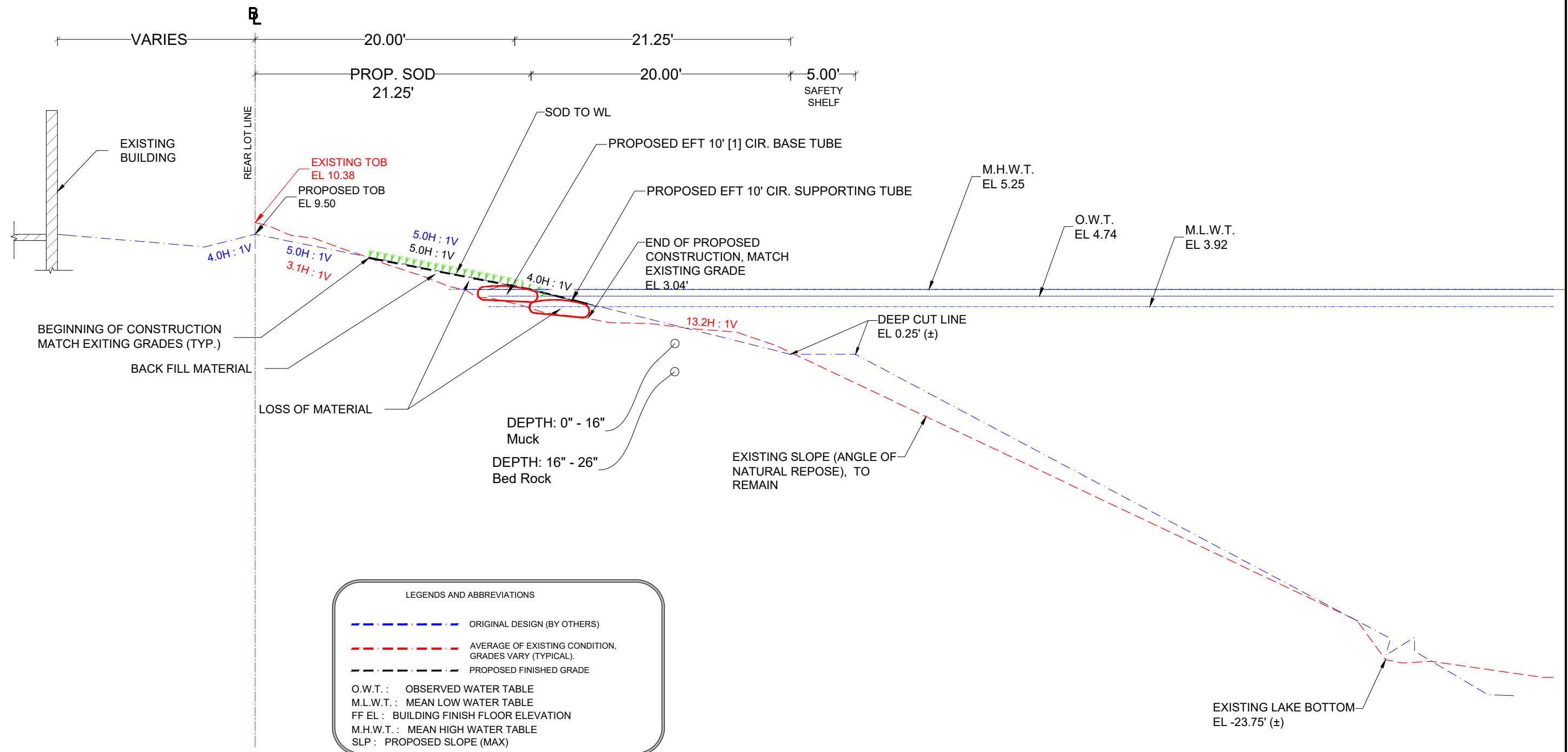
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**TYPICAL SECTION ON BANKS
NEXT TO LOTS (LAKE 4)**

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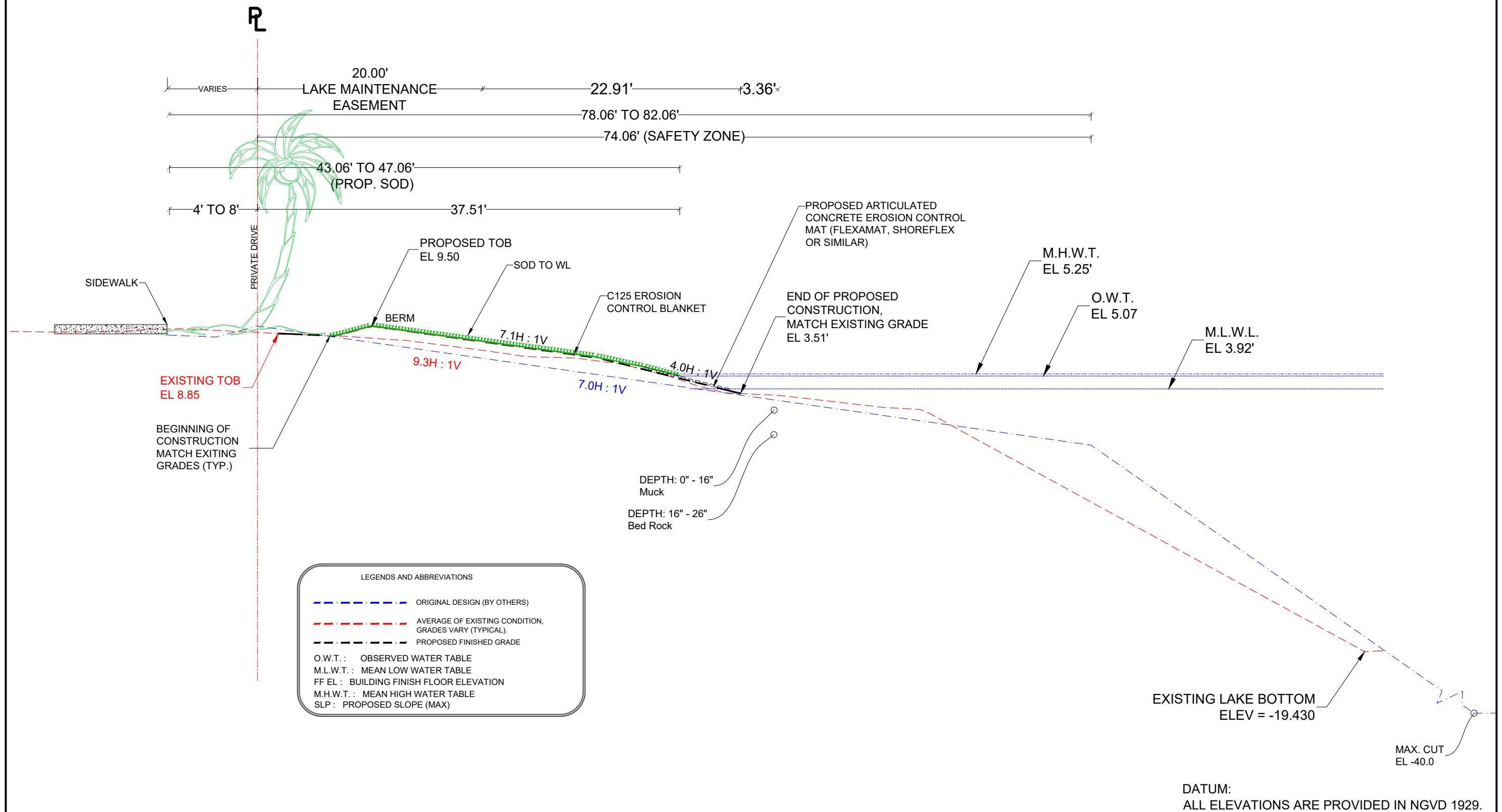
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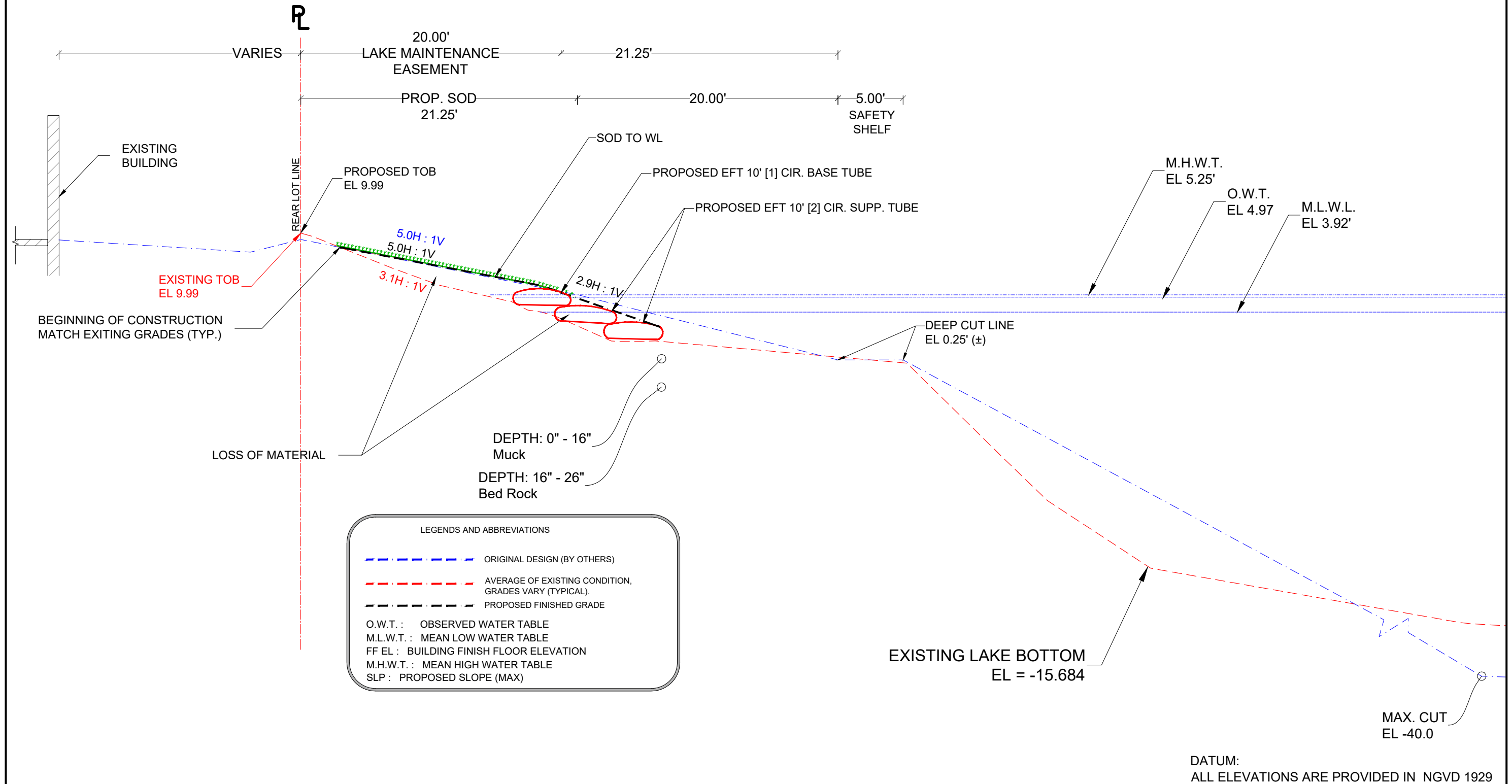
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TOPOGRAPHIC PLAN (LAKE 5)

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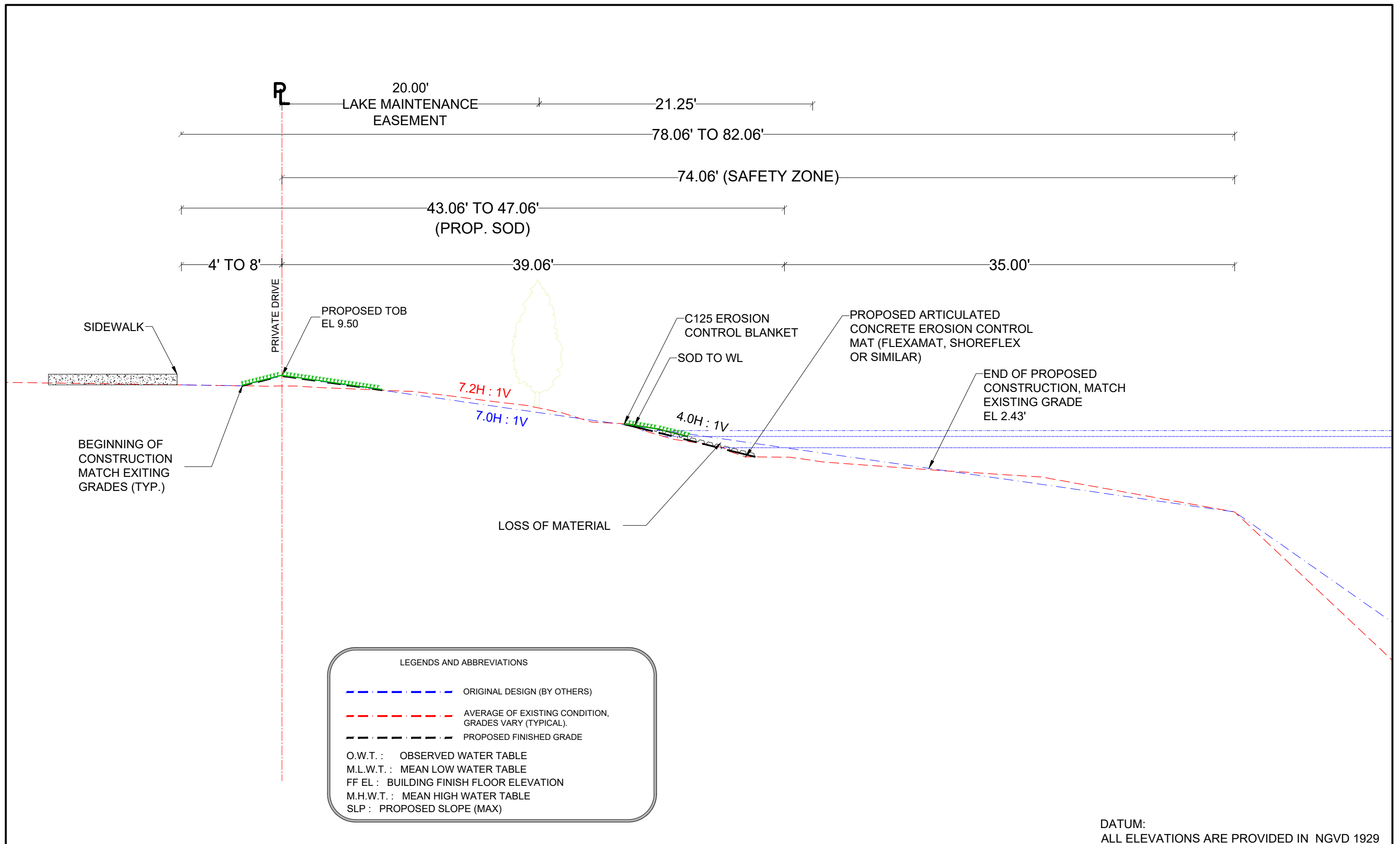
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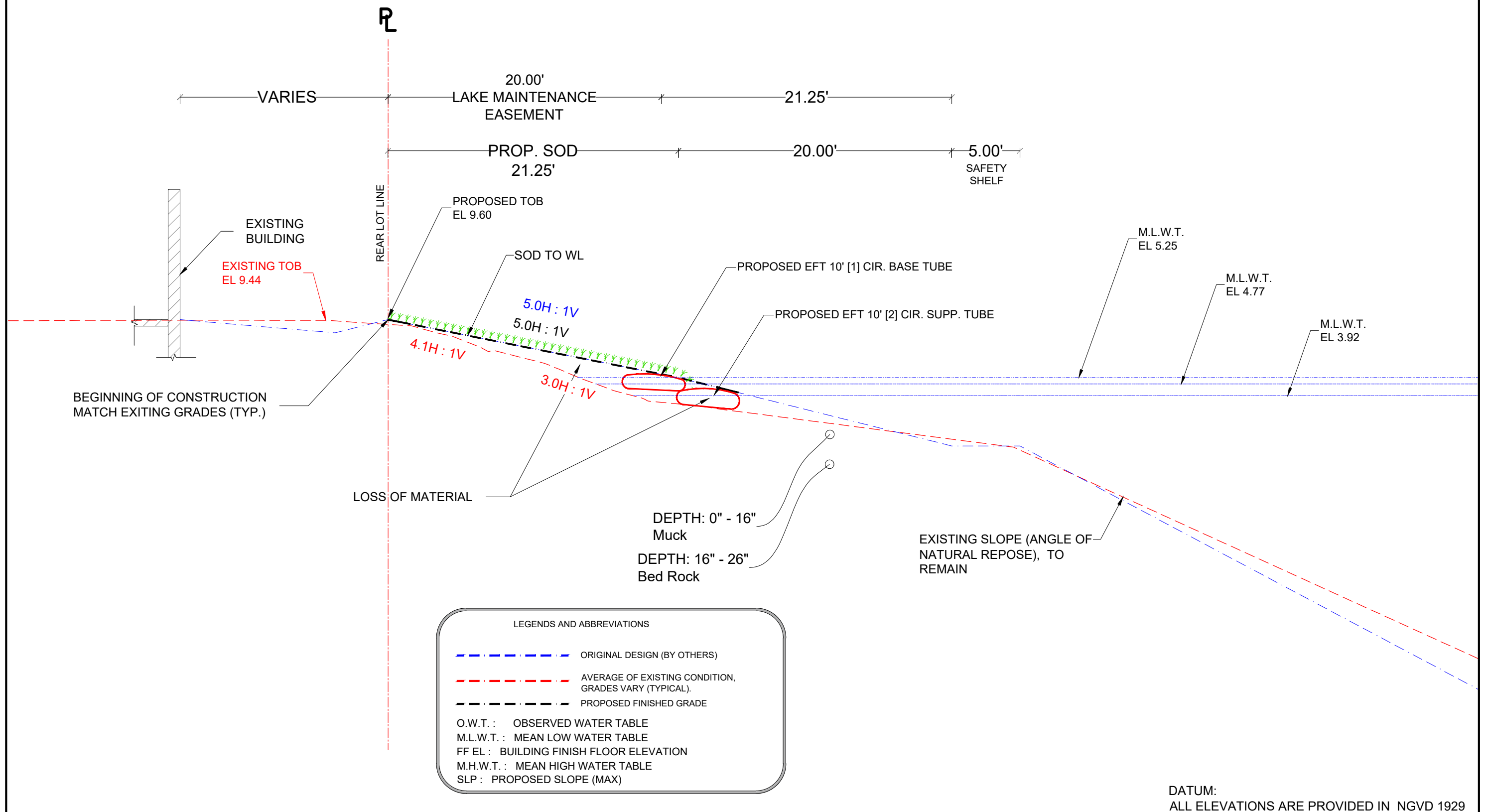
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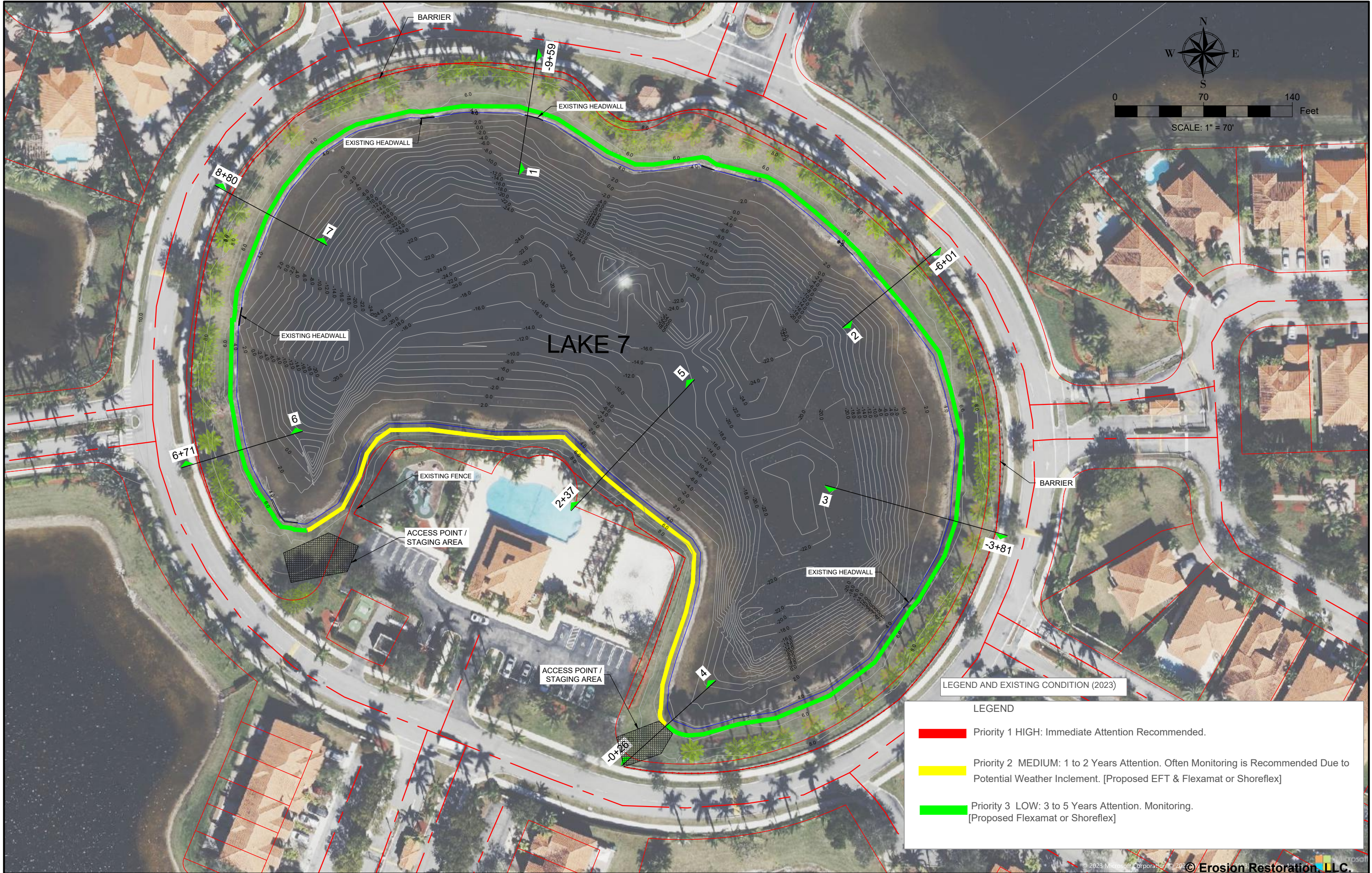
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TOPOGRAPHIC PLAN (LAKE 6)

PROJECT NO. 2023-042	SHEET 1	OF 3
DRAWN BY: NV	DATE: 10/06/2023	SCALE: 1" = 60'







LEGEND

— Priority 1 HIGH: Immediate Attention Recommended.

— Priority 2 MEDIUM: 1 to 2 Years Attention. Often Monitoring is Recommended Due to Potential Weather Inclement. [Proposed EFT & Flexamat or Shoreflex]

— Priority 3 LOW: 3 to 5 Years Attention. Monitoring. [Proposed Flexamat or Shoreflex]

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Erosion and Sedimentation Control Plan for
Venetian Isles Community Development District



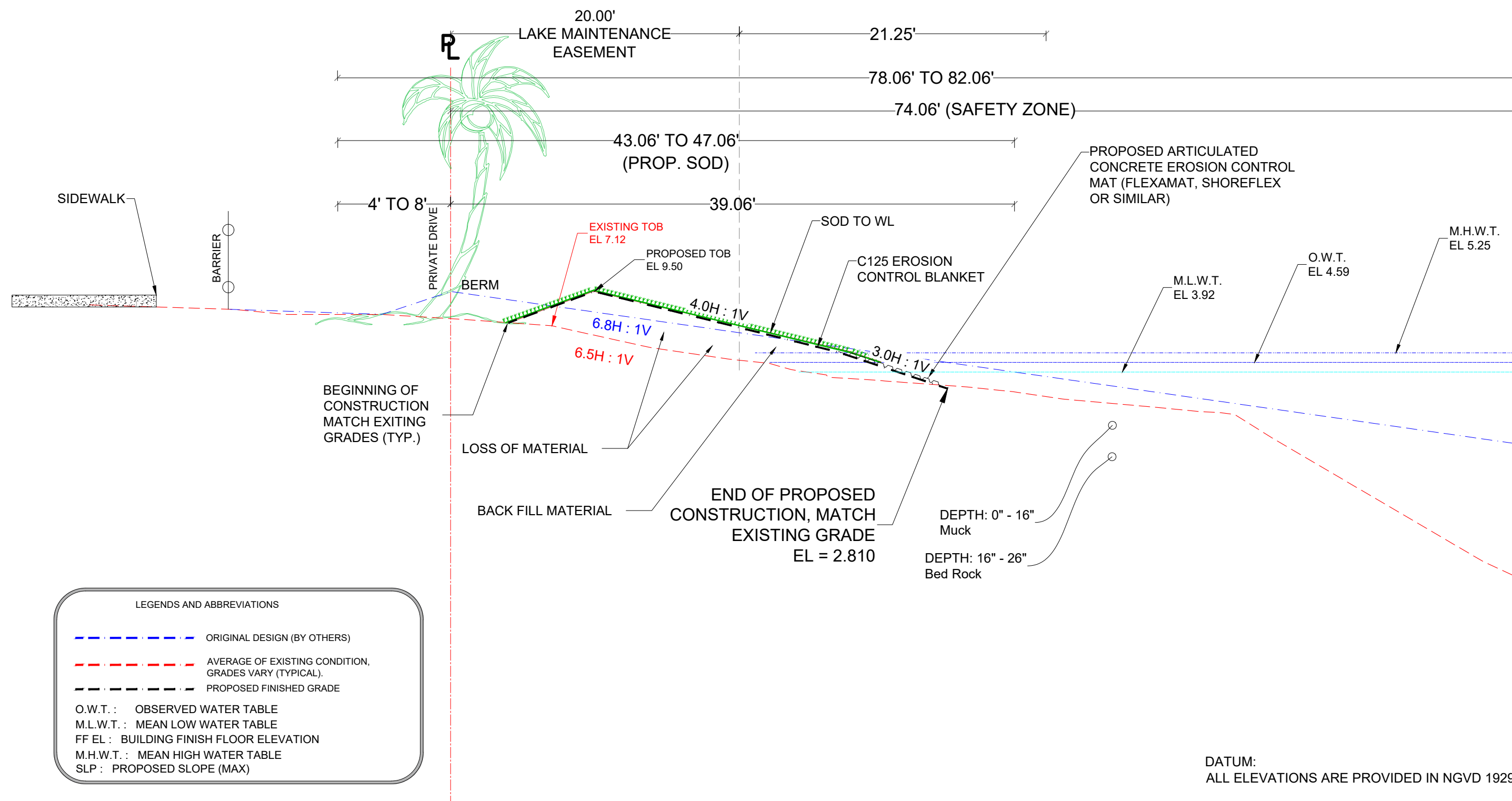
Landshore Enterprises, LLC
Environmental Engineering, Erosion
Control & Construction Management
d/b/a Erosion Restoration, LLC
"Your Shoreline Protection Specialists"

188 Triple Diamond Blvd., Ste. #A4
North Venice, FL 34275
Office: 941-303-5238
Fax: 941-218-6113
E-mail: info@landshore.com

Pieter M. Lombard, Professional Engineer, State of Florida, License No. 66596
This item has been digitally signed and sealed by Pieter M. Lombard, PE, on
XX/XX/2023.
Printer copies of this document are not considered signed and sealed and the
signature must be verified on any electronic copies.

TOPOGRAPHIC PLAN (LAKE7)

PROJECT NO.	SHEET	OF
2023-042	1	3
DRAWN BY:	DATE:	SCALE:
JP	10/06/2023	1" = 70'



LEGENDS AND ABBREVIATIONS

--- ORIGINAL DESIGN (BY OTHERS)

--- AVERAGE OF EXISTING CONDITION, GRADES VARY (TYPICAL).

--- PROPOSED FINISHED GRADE

O.W.T. : OBSERVED WATER TABLE

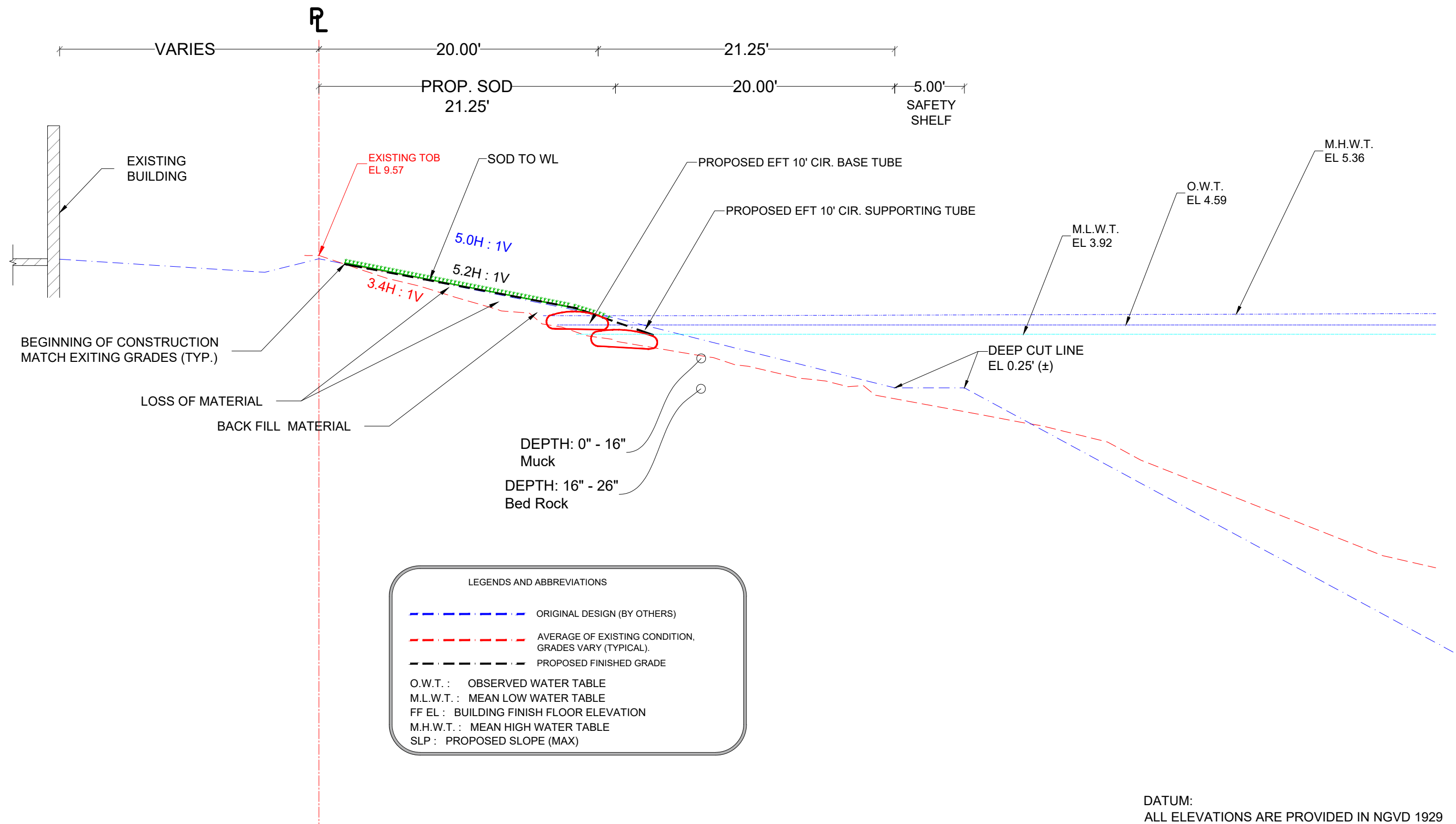
M.L.W.T. : MEAN LOW WATER TABLE

FF EL : BUILDING FINISH FLOOR ELEVATION

M.H.W.T. : MEAN HIGH WATER TABLE

SLP : PROPOSED SLOPE (MAX)

DATUM:
ALL ELEVATIONS ARE PROVIDED IN NGVD 1929



Miami-Dade County Area, Florida

54—Biscayne marly silt loam, ponded-Urban land complex, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2z9vd

Elevation: 0 to 10 feet

Mean annual precipitation: 42 to 70 inches

Mean annual air temperature: 77 to 81 degrees F

Frost-free period: 365 days

Map Unit Composition

Biscayne and similar soils: 45 percent

Urban land: 40 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Biscayne

Setting

Landform: Marshes on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear

Across-slope shape: Concave

Parent material: Silty marl over limestone

Typical profile

Lma1 - 0 to 5 inches: marly silt loam

Lma2 - 5 to 15 inches: marly silt loam

2R - 15 to 25 inches: bedrock

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: 3 to 24 inches to lithic bedrock

Drainage class: Poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 100 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7w

Hydrologic Soil Group: C/D
Forage suitability group: Forage suitability group not assigned (G156AC999FL)
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: Yes

Description of Urban Land

Setting

Landform: Flats on islands
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: Unranked

Minor Components

Chekika

Percent of map unit: 4 percent
Landform: Rises on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Convex
Other vegetative classification: Shallow or moderately deep, sandy or loamy soils on rises and ridges of mesic uplands (G156AC521FL)
Hydric soil rating: No

Krome

Percent of map unit: 4 percent
Landform: Rises on marine terraces
Landform position (three-dimensional): Tread, rise
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Shallow or moderately deep, sandy or loamy soils on rises and ridges of mesic uplands (G156AC521FL)
Hydric soil rating: No

Pennsuco, ponded

Percent of map unit: 3 percent
Landform: Marshes on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Concave

Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156AC341FL)

Hydric soil rating: Yes

Cooper town

Percent of map unit: 2 percent

Landform: Marshes on marine terraces

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Dip, talf

Down-slope shape: Concave, linear

Across-slope shape: Concave, convex

Other vegetative classification: Organic soils in depressions and on flood plains (G156AC645FL)

Hydric soil rating: Yes

Shark valley

Percent of map unit: 2 percent

Landform: Depressions on marine terraces

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Dip, talf

Down-slope shape: Concave, linear

Across-slope shape: Concave, convex

Other vegetative classification: Organic soils in depressions and on flood plains (G156AC645FL)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Miami-Dade County Area, Florida

Survey Area Data: Version 15, Aug 28, 2023

Miami-Dade County Area, Florida

58—Cooper Town muck, ponded-Urban land complex, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2z9vj

Elevation: 0 to 20 feet

Mean annual precipitation: 42 to 70 inches

Mean annual air temperature: 77 to 81 degrees F

Frost-free period: 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Cooper town and similar soils: 45 percent

Urban land: 40 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cooper Town

Setting

Landform: Marshes on marine terraces

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Dip, talf

Down-slope shape: Linear, concave

Across-slope shape: Convex, concave

Parent material: Herbaceous organic material over limestone

Typical profile

Oa - 0 to 16 inches: muck

2R - 16 to 26 inches: bedrock

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: 7 to 20 inches to lithic bedrock

Drainage class: Very poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High to very high (1.98 to 19.98 in/hr)

Depth to water table: About 0 to 1 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Forage suitability group: Organic soils in depressions and on flood plains (G156AC645FL)
Other vegetative classification: Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Description of Urban Land

Setting

Landform: Flats on islands
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: Unranked

Minor Components

Shark valley

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip, talf
Down-slope shape: Linear, concave
Across-slope shape: Convex, concave
Other vegetative classification: Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Jupiter

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Plantation

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave

Across-slope shape: Linear, concave
Other vegetative classification: Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Udorthents

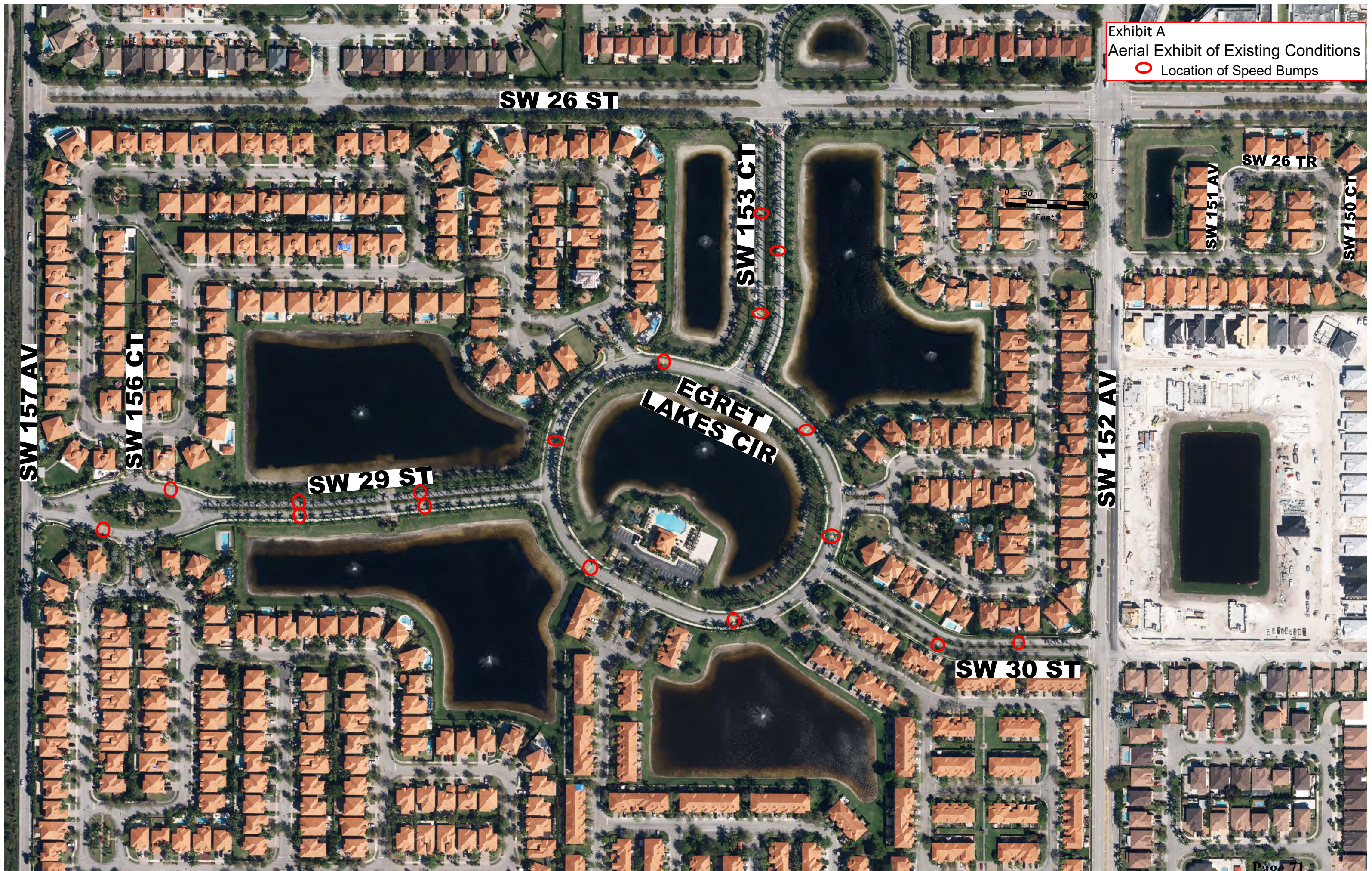
Percent of map unit: 2 percent
Landform: Marine terraces
Landform position (three-dimensional): Tread, talf, rise
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: No

Biscayne

Percent of map unit: 2 percent
Landform: Marshes on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Miami-Dade County Area, Florida
Survey Area Data: Version 15, Aug 28, 2023





PROPOSAL

4122 NE 22nd Court, Homestead, FL 33033
Tel 786-694-0709
E-mail: operations@raptorvac.com

SIDEWALK TRIP HAZARD REMOVAL

PROPOSAL SUBMITTED TO: Venetian Isles CDD % SDS, Inc.	PROJECT NAME: Venetian Isles
BUSINESS ADDRESS: 2501A Burns Road Palm Beach Gardens, FL 33410	PROJECT LOCATION: 15355 Egret Lakes Cir, Miami, FL 33185
TELEPHONE: 561-630-4922	DATE: January 10, 2024

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: Pick up truck, concrete scarifier and grinders to remove sidewalk trip hazards and restore seamless transition at seventy four (74) locations throughout development, most locations within Sienna sub division.

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$6,512.00

Six Thousand Five Hundred Twelve Dollars and 00/100 Cents

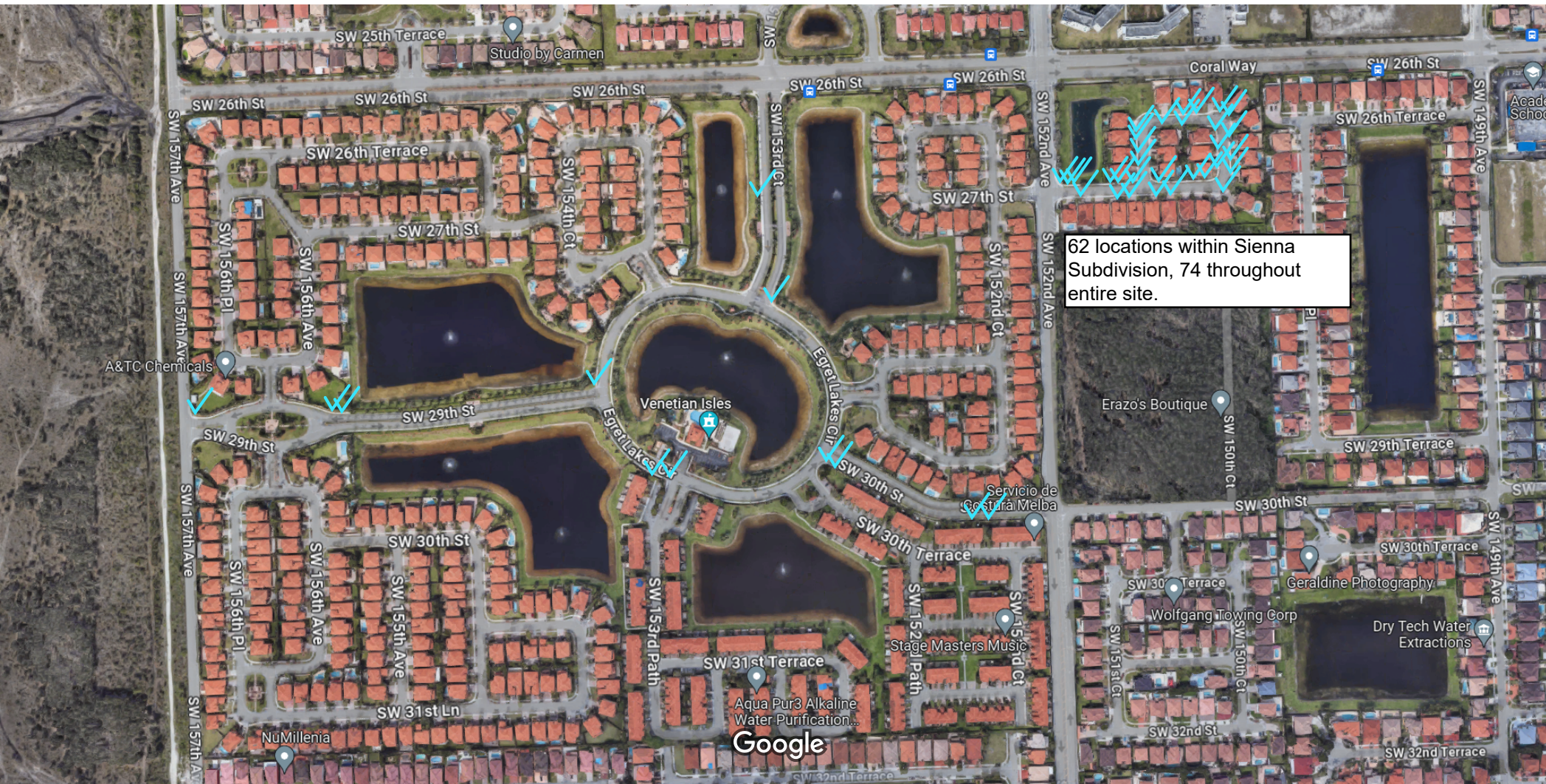
TERMS: Net 30

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance

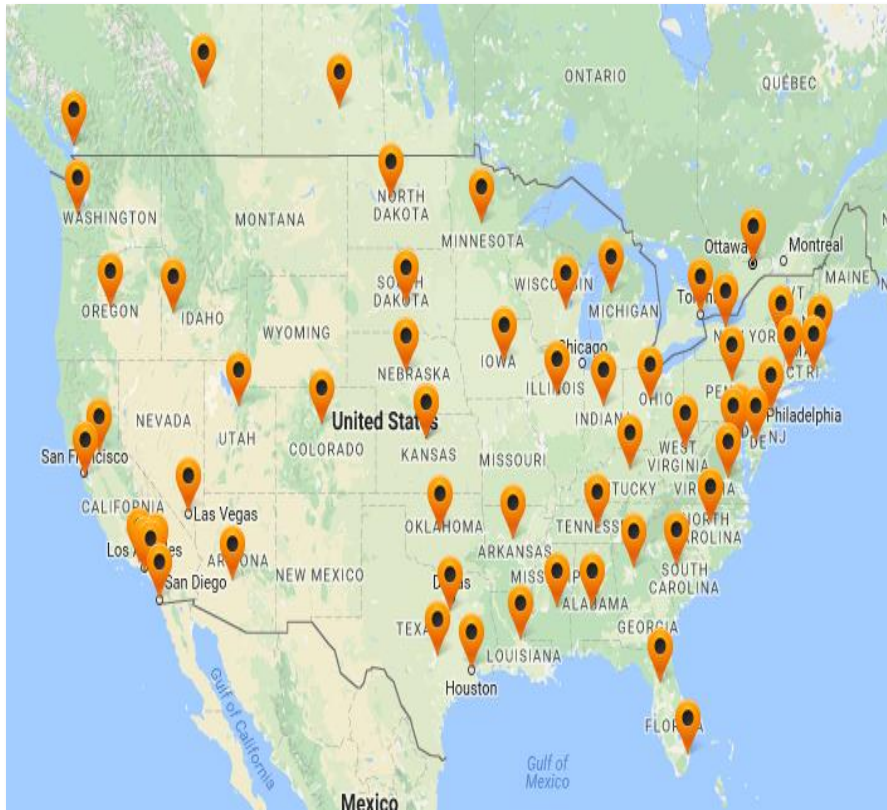


Imagery ©2024 Google, Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 200 ft

SIDEWALK SAFETY EVALUATION



WHO WE ARE



Florida Sidewalk Solutions (FSS) is an affiliate of Precision Concrete Cutting, the global leader in Sidewalk Asset Management. FSS has been servicing South Florida since 2005, utilizing six U.S. patents awarded for trip hazard removal, equipment and technique.

U.S. Pat. No. 6,827,074
U.S. Pat. No. 7,000,606
U.S. Pat. No. 7,201,644

U.S. Pat. No. 6,896,604
U.S. Pat. No. 7,143,760
U.S. Pat. No. 7,402,095

Florida Sidewalk Solutions assesses thousands of miles of sidewalk infrastructure each year for both cities and communities using our proprietary Geographical Information Systems Surveying Technology. This technology provides the insight and knowledge our clients need to make data driven, well-informed decisions about repairing their uneven sidewalk trip hazards.



Venetian Isles Community Development District
15355 Egret Lakes Circle
Miami, Florida 33185
C/O Ryan Quiroga

OUR PROMISE TO YOU...

Florida Sidewalk Solutions

Proprietary and
Patented Cutting
Technology to
repair trip hazards.



Our work is guaranteed to offer the following benefits:

- **Cost Savings** - Remove trip hazards at a fraction of the cost of other methods
- **ADA Compliance** - Approved and Compliant with ADA standards
- **Mapping Services** - GPS mapping integrated with Google Earth Map
- **Clean** - No mess left behind = Reduced resident complaints
- **Safety** - Decrease liability on your pedestrian SIDEWALKs by increasing safety
- **Low Impact** - Average removal time is less than 20 minutes per repair
- **Minimum Disruption** - No sidewalk closures or incidental costs
- **Full-Service Contractor** - Sidewalk Maintenance Program and Consultation Services

BEFORE AND AFTER – LIABILITY REMOVED



GRINDING VS. SAW CUT TECHNOLOGY

The biggest contrast between grinding and the Florida Sidewalk Solutions repair method is the quality, aesthetics, and ADA Compliance our patented saw-cutting offers.

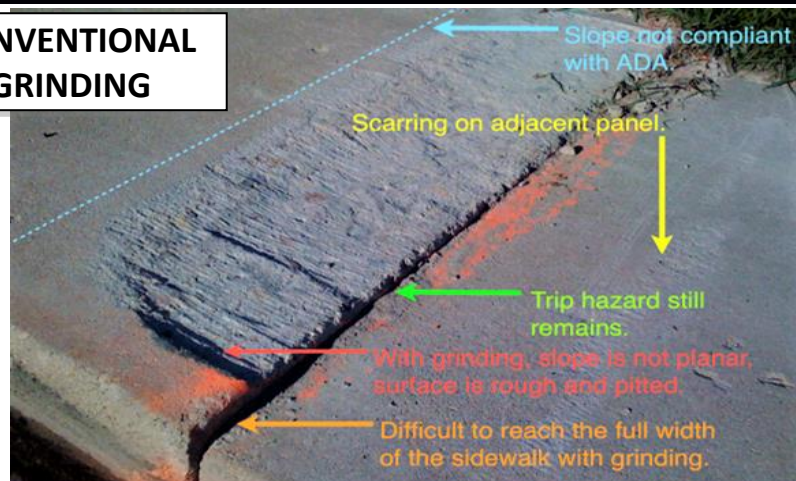
Grinding Limitations:

- Damages the concrete, breaks edges, knocks out aggregate
- Looks rough, unfinished, and highlights the uneven scarring
- Does not meet ADA slope requirements

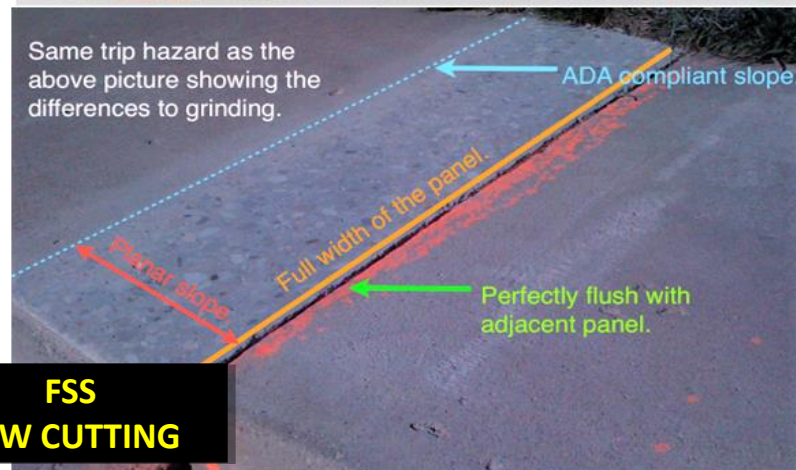
FSS Advantage:

- Our finish is the **finest**
- Our slope meets **ADA specifications**
- Our sidewalks are the **safest**
- Our technique is the **fastest**
- Our service is the **best**

CONVENTIONAL GRINDING

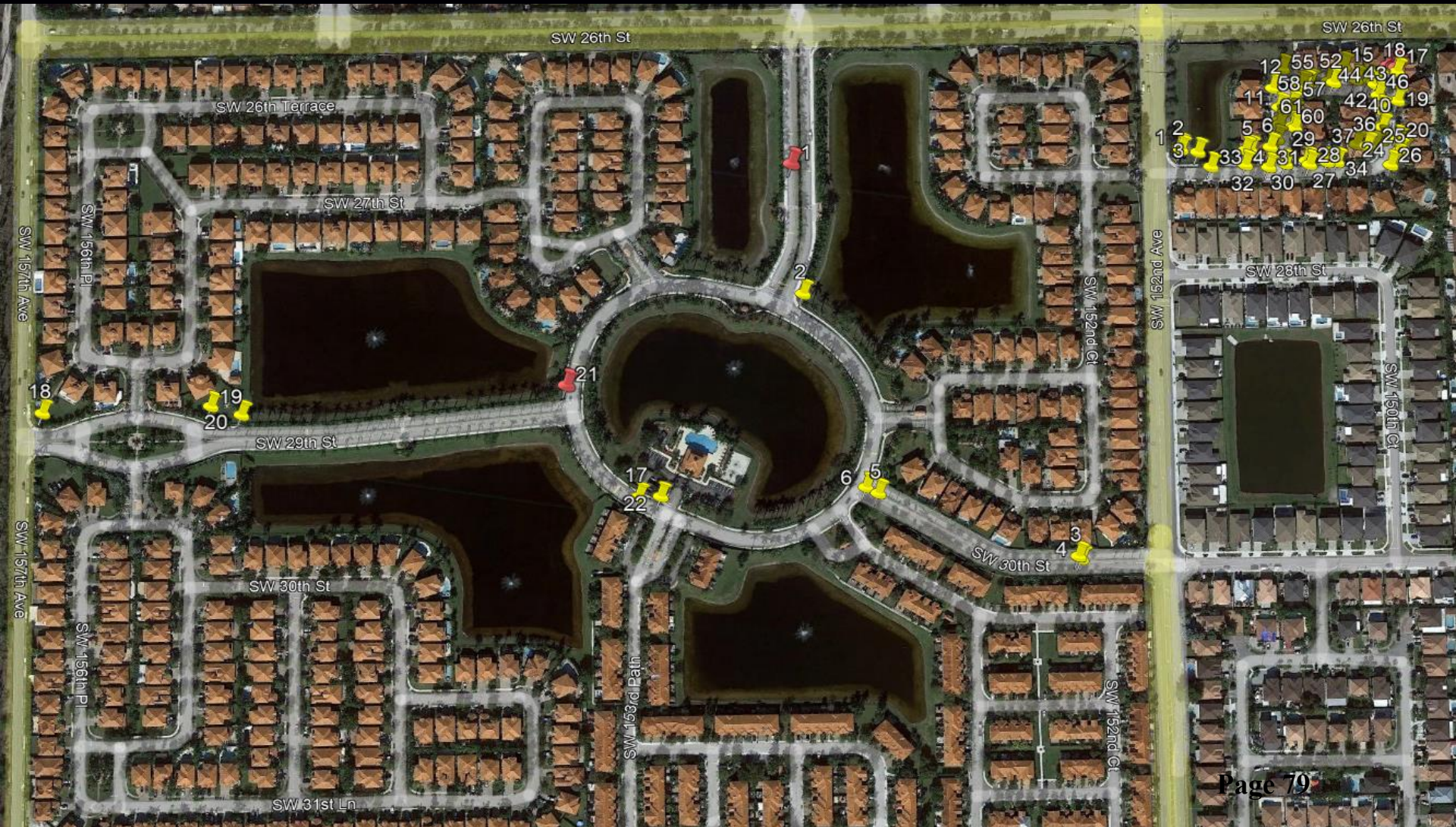


Same trip hazard as the above picture showing the differences to grinding.



FSS SAW CUTTING

TRIP HAZARD REPAIR MAP



SIDEWALK SURVEY RESULTS

Complete Survey Results :

- Trip Hazards Listed: **74**
- Lineal Feet of Corrections: **268**
- Location: **Venetian Isles CDD**
- Trip Hazard Repair Quote: **\$9,034.20**

The above quote reflects a 10% discount detailed on the following page

FSS Recommended Corrective Actions:

- Remove **74** Trip Hazards Correcting **268** Lineal Feet of Displaced, Heaved Sidewalk Currently Not Meeting ADA Sidewalk Safety Specifications





January 04, 2023
Revised 2-23-23

Venetian Isles Community Development District
15355 Egret Lakes Circle
Miami, Florida 33185
C/O Ryan Quiroga

DISCOUNT OPTION

Proposed Sidewalk Trip Hazards Corrections - 74

Repair Quote

\$10,038.00

Pricing valid 90-days

***Quick Approval Incentive Offer**

\$9,034.20

10% Discount = \$1,003.80 Off

To approve by February 28, 2023

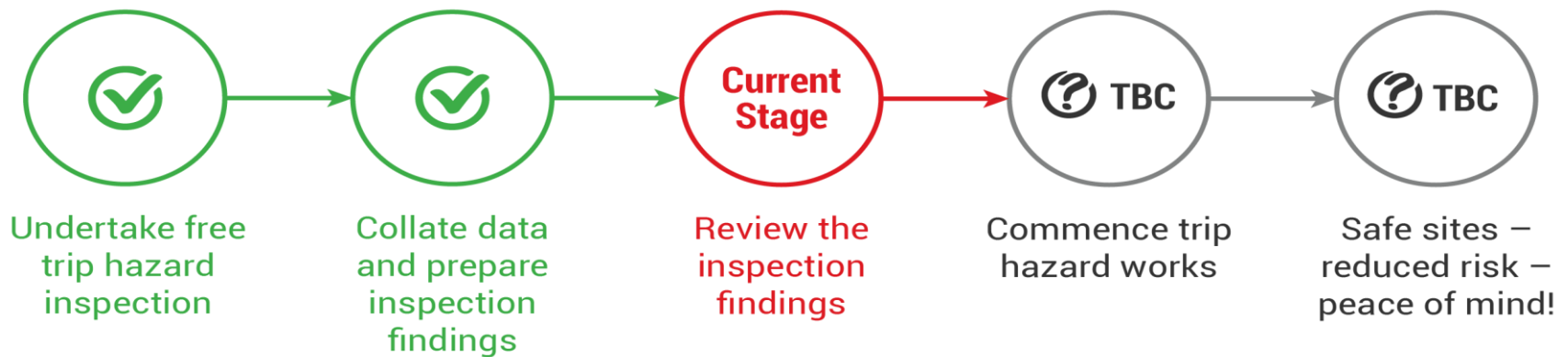
***QUICK APPROVAL DISCOUNT:**

- To take advantage of the **\$1,003.80 SAVINGS** approval must be received before **February 28, 2023**. This prompt permission to move forward will ensure the numbers on the ground on each trip hazard do not fade away.

WHAT'S NEXT

Where are we at?

Inspection delivered - Recommendations Made – Awaiting Approval





Florida Sidewalk Solutions

ABOUT OUR WORK:

- Please note this survey in no way constitutes or guarantees the identification of every trip hazard on site. Therefore, the final determination of the work to be performed shall be the sole responsibility of the customer. Florida Sidewalk Solutions (FSS) removes only those trip hazards specifically requested by customers and therefore makes no guarantee or representation that the property is free of trip hazards after the project is completed.
- ALL jobs require a Florida Sidewalk Solutions signed Notice to Proceed / Contract for Patented – Saw Cutting Trip Hazard Removal in order to be scheduled. Any changes or additions are subject to contract document legal fees.
- Our work requires the use of generators; therefore, we cannot work in rainy conditions or with wet concrete.
- Florida Sidewalk Solutions does not remove or replace sidewalks. This property has Seven locations that are beyond our scope of work and in need of replacement – see red pinpoints on map. Areas noted for replacement are recommendations only and are not included in this proposal. A list of replacement addresses / locations will be provided upon project approval. Replacements are the sole responsibility of the customer.
- Town of Davie Occupational license: #41998 /Broward County Occupational license: #329-30464
- Miami-Dade County Occupational license: #607999-0 /Certificate of Competency: E0600786 / Federal Tax ID: #56-2520955
- Certificate of Liability includes: General Liability=\$2,000,000/General Aggregate=\$2,000,000 / Automobile=\$1,000,000/ Worker's Comp=\$1,000,000 / Please let us know in advance if you need to be listed as a *Certificate Holder* on our policy.



PROPOSAL

4122 NE 22nd Court, Homestead, FL 33033

Tel 786-694-0709

E-mail: operations@raptorvac.com

STORM DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Venetian Isles CDD	PROJECT NAME: Venetian Isles
BUSINESS ADDRESS: 2501A Burns Road, Palm Beach Gardens, FL 33410	PROJECT LOCATION: 15355 Egret Lakes Cir, Miami, FL 33185
CONTACT: District Management	DATE: March 15, 2024

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: Combination sewer cleaner to clean fifty seven (57) drainage structures, wash grate, hinges, walls and vacuum out debris. Disposal at Miami Dade County Treatment Plant.

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$5,985.00.

Five Thousand Nine Hundred Eighty Five Dollars and 00/100 Cents

TERMS: Net 30

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance



PO Box 560951 Miami, FL 33256 Phone (305) 270-3233 Fax (305) 259-4214

March 5, 2024

Venetian Isles Community Development District
c/o Special District Service, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410
Attn: Ryan Quiroga

STORM DRAIN CLEANING

(57) Catch Basins/Storm Manholes

Scope of Work:

Vacuum pump truck to remove debris from each drain and pit.
Pressure jet clean drains pit walls and bottom.
Remove Debris from area

All work is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Total cost for (57) Catch Basins: \$ 6,000.00

With payment to be made at: Terms: Net 30 days.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Sincerely submitted,

Oscar Vines

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____ Date: _____

Note: Proposal may be withdrawn by us if not accepted within 30 days.

March 8, 2024

Venetians Isles CDD "the District"

15355 Egret Lakes Cir,
Miami, FL 33185

RE: Storm Drain Cleaning

Thank you for the opportunity to quote you on the Vac-Con services needed at the afore mentioned facility.

Line Item	Description	Unit of Measure	Quantity	Unit Price	Extended Price
1	Cleaning service of fifty-seven (57) storm drains.	EA	57	\$190	\$10,830.00
2	. Disposal of sediments collected at approved site.	EA	6	\$500	\$3,000.00
TOTAL					\$13,830.00

Service cost shall be \$13,830.00.
Service must be paid upon completion.

TERMS AND CONDITIONS

(1) ACCEPTANCE OF PROPOSAL. This is a Proposal; it shall become a binding Agreement once signed by both parties and shall remain valid for (30) days from the date signed by Pump Outs Unlimited Corp (POUC).

(2) EXCEPTED LIABILITY. POUC shall not be responsible for damages or delays either before commencement of, or during the said work described here on and/or account of transportation difficulties, war, strikes, accidents, act of God, fire, sudden rains, windstorms, other casualty or that of other causes beyond its control.

(3) INSURANCE. POUC shall carry standard form workers' compensation and general liability insurance and Customer agrees to look only to POUC's insurance relative to any claim arising from POUC's performance.

(4) WORKING CONDITIONS. POUC's employees shall not be required to work in hazardous conditions, and the Customer agrees to address these conditions to POUC's satisfaction as well as cooperate with POUC to provide a safe working environment.

(5) DAMAGE TO POUC'S WORK. The Customer shall be fully responsible for the costs of any damage to POUC's work or equipment caused by Customer, its agents, contractors, subcontractors or third parties. Customer shall immediately reimburse POUC for the costs necessitated by repairs to such damage, including labor, material, expenses and 30 % for overhead and profit. Customer assumes the risk of loss or damage resulting from fire, theft, misuse, abuse, natural elements, or vandalism, and Customer agrees to reimburse POUC for any such loss or damage.

(6) CHANGES AND/OR ALTERATIONS. In the event there are any changes after POUC has computed its costs, then it is agreed that the Customer and POUC shall compute the additional cost for such changes and thereby agree upon the sum to be added to the amount set in this Agreement.

(7) COMPLETION AND ACCEPTANCE. Customer shall immediately inspect the work performed by POUC and any aspect of the work not acceptable to Customer must be specifically noticed in writing to POUC within 1 day of POUC's performance of its work. POUC shall then be given a reasonable opportunity to address such issue. A full and complete acceptance of the work shall be presumed upon the Customer making payment.

(8) PAYMENT. In the event any balance due POUC is not paid upon completion of POUC's service, then the Customer shall be in default. Customer shall be responsible to pay interest at the rate of 1½% per month (18% per annum) on any unpaid amount and to pay all costs and expenses, including but not limited to reasonable attorney's fees and costs, incurred by POUC in collecting any outstanding amount due under this Agreement, or enforcing its rights hereunder, with or without suit. Proper venue for any litigation stemming from this Agreement will be a court of competent jurisdiction in Miami-Dade County, Florida. POUC reserves the right to lien any job and/or property where payment is not timely and fully made.

(9) WARRANTY. POUC warrants to Customer only that all work furnished by it will be of standard quality, type and condition, free from defects, and will be performed in a good workmanlike manner. POUC hereby agrees to address any defective workmanship for up to 90 days after performance upon receipt of proper notice in writing, by certified mail, providing that the job complained of has been paid for in full. There is no warranty if the total Agreement price is not paid in full or if the work supplied by POUC is misused, abused or modified in any way. All warranty work shall be

performed during normal business hours. EXCEPT AS SPECIFICALLY PROVIDED HEREIN, THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. POUC WILL NOT BE RESPONSIBLE FOR ANY SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES AND ANY CLAIM AGAINST POUC OR ITS AGENTS, OFFICERS, AND EMPLOYEES SHALL BE LIMITED TO THE REPLACEMENT VALUE OF ITS WORK AND ONLY IF SUCH WORK IS FOUND TO BE DEFECTIVE.

(10) JOB COSTS/INCREASES/AVAILABILITY. Customer shall reimburse POUC for all fees incurred in connection with permits necessary for the work. If material or equipment, which POUC is required to furnish under this Agreement, becomes unavailable, either temporarily or permanently, subsequent to the execution of the Agreement, through causes beyond the control and without the fault of POUC, then in the case of temporary unavailability, the Agreement time shall be extended in writing for such period of time as POUC shall be delayed by such unavailability; and in the case of permanent unavailability, POUC shall be excused from the requirement of furnishing such work. The Customer agrees to pay POUC any increase in cost of the material or equipment of furnishing which has become permanently unavailable and the cost of the closest substitute which is then reasonably available. If any changes are made by altering, adding to or deducting from the work, the Agreement price shall be adjusted accordingly.

(11) PRIOR AGREEMENTS/AMENDMENTS. This Agreement contains the entire agreement between the parties and supersedes and replaces any and all prior agreements, whether oral or written. The Agreement may only be amended or modified by a written agreement executed by all parties. Oral representations may not be relied on. The Customer signing this proposal and Agreement represents he/she is the lawful owner of the property where the work is being performed. Failure to enforce all or any of the terms or conditions of this Agreement shall not be interpreted as a waiver of their continuing effect thereof.

(12) LIMITATION OF LIABILITY. POUC's liability in any action related to this Agreement or the work performed hereunder, shall in no event exceed the amount of the Agreement and such liability may be fully discharged by a reimbursement of any payments received by POUC under this Agreement. This limitation of liability is expressly intended to apply to all types of claims, including but not limited to claims for POUC's own negligence. Notwithstanding anything else to the contrary. POUC shall have no liability or responsibility for any damages caused by others or for damages either before commencement of, or during the said work, or after said work, caused by structural faults, strikes, war, Acts of God, sudden rain, wind storms, vandalism, theft or any event beyond its reasonable control. POUC shall not be liable for any damages resulting from the incompatibility with the Customer's existing conditions. Any interruption in the work agreed upon in this Agreement which results in lost time and is not the fault of POUC, or which is beyond the reasonable control of POUC, will be billed to the Customer as an extra cost according to time lost.

(13) RIGHTS, RESPONSIBILITIES AND DISCLAIMERS.

A. POUC disclaims responsibility for conditions which are hidden or otherwise not reasonably discoverable by POUC.

B. Customer acknowledges and agrees that its failure to make timely payments to POUC shall constitute a material breach of this Agreement.

C. It is understood and agreed that POUC shall receive written notice of any breach, default or failure to perform, specifying in detail POUC's unsatisfactory performance and providing a reasonable opportunity for POUC to cure such unsatisfactory issue, and POUC must fail to commence and diligently pursue a cure, before POUC shall be considered in breach or default, or be terminated for cause, and before Customer may take over the Work or withhold payments from POUC.

D. Any controversy or claim shall be resolved by first submitting same to mediation before an impartial mediator selected by both parties (who shall equally share the mediator's fees and costs). Mediation to take place in Miami-Dade County, Florida.

E. The prevailing party in any action taken by a party to this Agreement to enforce or interpret the terms of this Agreement shall recover its reasonable legal fees and costs, from the other party.

F. If Customer fails to comply with these terms and conditions or if Customer's credit becomes unsatisfactory in POUC's sole discretion, then POUC reserves the right to terminate, suspend or slow its work upon notice to Customer.

G. Customer certifies it is financially solvent and it will immediately advise POUC if it becomes insolvent or unable to promptly pay its bills.

H. Customer agrees to advise POUC in writing of any changes in ownership of any Customer entity or of the property upon which POUC is performing its work within 5 days of such change.

PUMP OUTS UNLIMITED CORP.

CUSTOMER:

SIGNATURE: _____

SIGNATURE: _____

PRINT: _____

PRINT: _____

DATE: _____

DATE: _____



RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN ELECTRONIC SIGNATURE POLICY, PROVIDING DISTRICT MANAGER WITH AUTHORITY AND RESPONSIBILITY FOR APPROVAL OF ELECTRONIC SIGNATURES AND IMPLEMENTATION OF CONTROL PROCESSES AND PROCEDURES TO ENSURE COMPLIANCE, INTEGRITY, AND SECURITY, IN ACCORDANCE WITH CHAPTER 688, FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the Venetian Isles Community Development District (the “District”), is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), created by Ordinance No. 02-60 of the Miami-Dade County Commission enacted on May 3, 2002; and

WHEREAS, the Board of Supervisors of the District regularly directs the District Manager of the District to execute and accept certain documents on behalf of the District and it is customary for certain documents to be transmitted via electronic means endorsed with electronic signatures; and

WHEREAS, consistent with Chapter 688, Florida Statutes, the District is responsible for adopting and implementing control processes and procedures to ensure adequate integrity, security, confidentiality, and auditability of business transactions conducted using electronic commerce; and

WHEREAS, the District Board of Supervisors finds that it is in the best interest of the District to enact a policy pertaining to the use and receipt of electronic signatures.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the District Board of Supervisors.

Section 2. The Board of Supervisors of the Venetian Isles Community Development District hereby establishes and adopts the “Electronic Signature Policy,” as follows:

ELECTRONIC SIGNATURE POLICY

PURPOSE: The purpose of this policy is to establish and identify the criteria and requirements for the use and validation of electronic signatures on documents on behalf of and for District business in accordance with Chapter 688, Florida Statutes, “Electronic Signature Act”.

DEFINITIONS:

Electronic means technology having electrical, digital, magnetic, wireless, optical, electromagnetic or similar capabilities.

Electronic record means a record created, generated, sent, communicated, received, or stored by electronic means.

Electronic signature means any letters, characters, or symbols, manifested by electronic or similar means, or logically associated with a record and that is executed or adopted with the intent to sign the record.

Electronic transaction means a transaction that is conducted or performed, in whole or in part, by electronic means or electronic records.

Record means information that is inscribed on a tangible medium or that is stored in an electronic or other medium and that is retrievable in perceivable form.

POLICY: This policy applies to any Electronic transaction that is a replacement for or complement to handwritten signatures on any record of or for the District, including, but not limited to, contracts, agreements, official minutes, bids, proposals and resolutions. Any Electronic record or Electronic signature may not be denied legal effect or enforceability solely because the record or signature is in electronic form. This policy does not limit the District’s right or option to require original signatures or Records in a non-electronic format as the District deems necessary or as required by applicable policies, laws or regulations.

PROCEDURE: When a document containing an Electronic signature is signed, transmitted and received the following requirements must be met:

1. The Electronic signature must establish sender/user authenticity. The electronic signing of a document by an individual must be accompanied by documentation that shows that the signer is the individual signing the document and the individual that has the authority to bind the entity entering into an agreement or contract with the District.

2. If a document has been modified or changed, the prior Electronic signature is invalid and said document requires another Electronic signature or shall be signed by hand. This is to prevent any issue that a document has been changed after it is signed.

3. The District Manager, or his or her designee, has the authority and responsibility for approval of any Electronic signature method utilized and shall be responsible for the

implementation of control processes and procedures to ensure adequate integrity, security, confidentiality, and auditability of District business transactions conducted using electronic methods.

4. The Electronic signature shall include the entire name of the individual and shall be located on or near the signature block on the document being electronically signed.

5. The date of the Electronic signature must be captured, stored, and available for retrieval for the required retention period of the document executed.

6. The Electronic record must be transmitted to all parties in a format acceptable to the District Manager, or his or her designee.

Section 3. The District Manager is hereby directed to take all actions necessary and consistent with the intent of this Resolution.

Section 4. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 5. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 6. The Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED at a meeting of the District Board of Supervisors, this 26th day of March, 2024.

**VENETIAN ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

RESOLUTION NO. 2024-02

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 2024/2025; 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 2024/2025 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 2024/2025 attached hereto as Exhibit “A” is approved and adopted by the Board.

Section 2. A Public Hearing is hereby scheduled for May 28, 2024 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 2024/2025 Budget.

PASSED, ADOPTED and EFFECTIVE this 26th day of March, 2024.

ATTEST:

**VENETIAN ISLES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Venetian Isles
Community Development District

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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PROPOSED BUDGET
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
Administrative Assessments	65,219
Maintenance Assessments	92,362
Debt Assessments	344,212
Other Revenues	0
Interest Income	840
TOTAL REVENUES	\$ 502,633
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	5,000
Payroll Taxes	383
Management	34,668
Secretarial	4,200
Legal	9,000
Assessment Roll	6,000
Audit Fees	3,500
Insurance	7,300
Legal Advertisements	2,000
Web Site Admin, Payroll Services, Meeting Room Rental & Mileage	3,500
Office Supplies, Postage & Mailings	1,400
Dues & Subscriptions	175
Trustee Fee	3,550
Continuing Disclosure Fee	350
Administrative Contingency	1,200
TOTAL ADMINISTRATIVE EXPENDITURES	82,226
TOTAL EXPENDITURES	\$ 169,046
REVENUES LESS EXPENDITURES	\$ 333,587
Bond Payments	(323,559)
BALANCE	\$ 10,028
County Appraiser & Tax Collector Fee	(10,036)
Discounts For Early Payments	(20,072)
EXCESS/ (SHORTFALL)	\$ (20,080)
Carryover From Prior Year	20,080
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	65,993	65,058	65,219	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	92,363	92,362	92,362	Expenditures/.94
Debt Assessments	344,404	344,402	344,212	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	12,079	540	840	Interest Projected At \$70 Per Month
TOTAL REVENUES	\$ 514,839	\$ 502,362	\$ 502,633	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Aquatic Maintenance - Lake Tracts - Herbicides	9,986	9,800	9,800	No Change From 2023/2024 Budget
Aquatic Maintenance - Lake Tracts - Grass Carps	0	1,500	1,500	No Change From 2023/2024 Budget
General Maintenance - Lake Tracts/Shoreline Restoration	0	16,000	16,000	No Change From 2023/2024 Budget
Drainage Structure Maintenance/Cleaning	9,130	6,000	6,000	No Change From 2023/2024 Budget
Roadway/Street Improvements - Repairs (Including Signs)	4,422	9,000	9,000	No Change From 2023/2024 Budget
Engineers Report/Inspections/Consulting	23,263	3,250	3,250	FY 22/23 Actual Includes Landshore Lakes Engineering Study
Field Operations Management	1,620	1,620	1,620	No Change From 2023/2024 Budget
Miscellaneous Improvement Projects	0	7,400	7,400	No Change From 2023/2024 Budget
Security Camera MTE/Cable/Monitoring	1,419	2,500	2,500	No Change From 2023/2024 Budget
Infrastructure Reserve Fund	0	15,750	15,750	No Change From 2023/2024 Budget
Pressure Cleaning	5,250	6,000	6,000	No Change From 2023/2024 Budget
Contingency (Maintenance & Storm Clean-up)	1,300	8,000	8,000	No Change From 2023/2024 Budget
TOTAL MAINTENANCE EXPENDITURES	56,390	86,820	86,820	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	1,600	6,000	5,000	Supervisor Fees
Payroll Taxes	122	460	383	Supervisor Fees *7.65%
Management	32,688	33,660	34,668	CPI Adjustment (Capped At 3%)
Secretarial	4,200	4,200	4,200	No Change From 2023/2024 Budget
Legal	9,665	9,000	9,000	No Change From 2023/2024 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,600	3,700	3,500	Accepted Amount For 2023/2024 Audit
Insurance	6,356	6,800	7,300	FY 23/24 Expenditure Was \$6,637
Legal Advertisements	372	700	2,000	Costs Will Increase Due To Closing Of The Miami Business Review
Web Site Admin, Payroll Services, Meeting Room Rental & Mileage	3,107	3,500	3,500	No Change From 2023/2024 Budget
Office Supplies, Postage & Mailings	605	1,450	1,400	\$50 Decrease From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fee	3,548	3,550	3,550	No Change From 2023/2024 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2023/2024 Budget
Administrative Contingency	0	1,200	1,200	No Change From 2023/2024 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	72,388	80,745	82,226	
TOTAL EXPENDITURES	\$ 128,778	\$ 167,565	\$ 169,046	
REVENUES LESS EXPENDITURES	\$ 386,061	\$ 334,797	\$ 333,587	
Bond Payments	(328,550)	(323,738)	(323,559)	2025 P & I Payments Less Earned Interest
BALANCE	\$ 57,511	\$ 11,059	\$ 10,028	
County Appraiser & Tax Collector Fee	(4,841)	(10,036)	(10,036)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(18,268)	(20,073)	(20,072)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 34,402	\$ (19,050)	\$ (20,080)	
Carryover From Prior Year	0	19,050	20,080	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 34,402	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	12,762	550	750	Projected Interest For 2024/2025
NAV Tax Collection	328,550	323,738	323,559	2025 P & I Payments Less Earned Interest
Total Revenues	\$ 341,312	\$ 324,288	\$ 324,309	
EXPENDITURES				
Principal Payments	265,000	275,000	285,000	Principal Payment Due In 2025
Interest Payments	63,375	49,288	39,309	Interest Payments Due In 2025
Total Expenditures	\$ 328,375	\$ 324,288	\$ 324,309	
Excess/ (Shortfall)	\$ 12,937	\$ -	\$ -	

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 1/1/24 = \$1,470,000

Venetian Isles Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
Administrative	\$ 111.97	\$ 113.63	\$ 113.55	\$ 113.83
Maintenance	\$ 164.91	\$ 161.19	\$ 161.19	\$ 161.19
<u>Debt</u>	<u>\$ 601.14</u>	<u>\$ 603.16</u>	<u>\$ 603.16</u>	<u>\$ 602.83</u>
Total	\$ 878.02	\$ 877.98	\$ 877.90	\$ 877.85

* 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

MEMORANDUM

TO: District Manager

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

DATE: January 19, 2024

RE: Required Ethics Training and Financial Disclosure

Ethics Training

This memorandum serves as a reminder that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws.

Deadlines & Recordkeeping

The deadline to complete training for this calendar year is December 31, 2024. There is no requirement to submit proof that you have completed the training. However, the Florida Commission on Ethics recommends that Supervisors maintain a record of all completed trainings, including the date and time of completion. This documentation may be useful if Supervisors are ever required to provide evidence of training completion. The training is a calendar year requirement and corresponds to the form year. Therefore, Supervisors will report their 2024 training when filling out their Form 1 for the 2025 year.

Links to Online Training

[Public Meetings and Public Records Law \(2-Hour Audio Presentation\)](#). This presentation is audio only and is offered by the Office of the Attorney General. This presentation covers public records and Florida public records law. The presentation can be accessed for free. Completing this presentation will satisfy 2 of the 4 hours of required ethics training.

[State Ethics Laws for Constitutional Officers & Elected Municipal Officers](#). This training is presented by the Florida Commission on Ethics. The training is an overview of Florida's Ethics Code (Part III, Chapter 112, and Article II, Section 8, Florida Constitution) geared toward Constitutional Officers and Elected Municipal Officers. Topics covered include gifts, voting conflict, misuse of office, prohibited business relationships, conflicting employment relationships, revolving door, and Amendment 12. This presentation can be accessed for free. Completing this training will satisfy 2 of the 4 hours of required ethics training.

[State-Mandated Continuing Education in Ethics.](#) This class is presented by the Florida League of Cities. The class covers Chapter 112 of Florida's Ethics Code (2 Hours) and Florida Public Records and Public Meetings Law (2 Hours). To take this class, you must register for it, however there is no registration fee. Completing this class will meet your ethics training requirement.

["4-Hour Ethics Course"](#). The "4-Hour Ethics Course" is available online and presented by the Florida Institute of Government. There are three sessions. Session 1 covers Florida's Public Records Laws (1 hour), session 2 covers Florida Government in the Sunshine Law (1 hour), and session 3 covers Florida's Ethics Laws (2 hours). The registration fee is \$79. Completing this entire course will meet your ethics training requirement.

[Sunshine Law, Public Records and Ethics for Public Officers and Public Employees 2023.](#) This seminar is offered by the Florida Bar. This seminar covers sunshine law and public records; true stories of excess corruption in the ethics world; navigating Florida public records law, privacy, ethics and social media; complaints, misuse, anti-nepotism and voting; ethics during and after public service: conflicting contractual relationships & revolving door restrictions; gifts bribes, honoraria, and expenditures. The cost for this seminar is \$280. Completing this entire seminar will meet your ethics training requirement. Those Supervisors or Officers who are members of the Florida Bar may wish to purchase this option as Continuing Legal Education Credits can be earned.

We will notify you directly or through the District Manager's office if and when other training opportunities become available.

Form 1 or Form 6

Section 8, Article II of the Florida Constitution requires constitutional officers and certain elected public officials to file a Form 6. In the last session, the legislature expanded the requirements to include *elected members of municipalities*. Independent special district officials remain exempt from the requirement to file a Form 6. Elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts (including community development districts) are required to file Form 1.

For this year's filing requirement, a completed Form 1 must be submitted prior to July 1, 2024 using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via the link at [Login - Electronic Financial Disclosure Management System \(floridathics.gov\)](https://floridathics.com/). You will no longer be able to file your completed Form 1 through your local Supervisor of Elections office.

If you have any questions or need additional information about ethics training requirements or financial disclosure, please do not hesitate to contact our office.