



**VENETIAN ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
SEPTEMBER 23, 2025
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
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AGENDA
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
Venetian Isles Community Clubhouse
15355 Egret Lake Circle
Miami, Florida 33185
REGULAR BOARD MEETING
September 23, 2025
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. August 26, 2025 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
 - 1. Update Regarding Flow of Traffic on Egret Lakes Circle (Caltran Engineering)
 - 2. Update Regarding Storm Drain Maintenance
 - 3. Update Regarding Arborist Report (Sienna Trees)
 - 4. Update Regarding Venetian Isles Master Assoc. ACC Report (Sienna)
 - 5. Update Regarding Landscape Maintenance Agreement (HOA - Eff. 10/1/25)
- H. New Business
 - 1. Staff Report, as Required
- I. Administrative & Operational Matters
- J. Board Member and Staff Closing Comments
- K. Adjourn



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The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142067	606064	Print Legal Ad-IPL02012870 - IPL0201287		\$861.00	2	49 L

Attention: Laura J. Archer

Venetian Isles Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 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 19, 2024
January 28, 2025
March 25, 2025
May 27, 2025
July 22, 2025
September 23, 2025

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 nnguyen@sdsinc.org and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

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

Meetings may be cancelled from time to time with no advertised notice.

VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT

www.venetianislescdd.org
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STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, Mary Castro, who on oath says that he/she is Custodian of Records of the The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

1 insertion(s) published on:

11/01/24

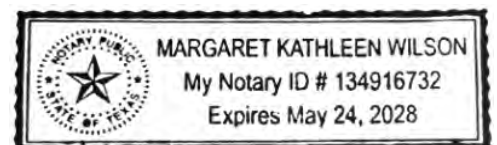
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 1st day of
November in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in
Dallas County



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**VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
AUGUST 26, 2025**

A. CALL TO ORDER

District Manager Nancy Nguyen called the August 26, 2025, Venetian Isles Community Development District (the “District”) Regular Board Meeting to order at approximately 7:04 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 Herald* on August 6, 2025, and August 13, 2025, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman David Mattison, Vice Chairwoman Mary Ann Delgado, and Supervisors Antonietta Azrak, Jose Medina and David Marquez (who arrived at 7:19 p.m.) constituted a quorum, and it was in order to proceed with the meeting.

Staff members in attendance were: District Manager Nancy Nguyen of Special District Services, Inc.; and District Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance were the following District residents: Linnette Arias, Jose Arias, Giustina Giordano, Alfredo Franco, Arquimides Avila, Mary Mattison, Eduardo Molieri, Enrique Gonzalez, Joaquin Roa, Joanna Benech, Magda Campoamor, Jose Manuel Alvarez, Janet Giro, Carlos Vego, Lizardo Casteleiro, Sandra Nunez Soler, Robert Vick, Berenice Flores, Hugo Rodriguez, Zoila Fons, Adan Fons, and Tiyu Wang.

Ms. Nguyen explained that the District had adopted a Public Comments Policy and every member of the public would be afforded the opportunity to address the Board of Supervisors (the “Board”). She further explained that each member of the public would be allotted a maximum of three (3) minutes to express their concerns. Additionally, it is crucial that all parties maintain a respectful and professional demeanor throughout the proceedings. As such, interrupting or talking over one another is strictly prohibited.

D. ADDITIONS OR DELETIONS TO THE AGENDA

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

- Old Business, Item 7. – Consider Resolution No. 2025-05 Consider Interlocal Agreement for Local Government Publications

The Board acknowledged Ms. Nguyen’s request.

Ms. Nguyen asked if there were any additions or deletions to the agenda from the members of the public. There were no additions or deletions to the agenda from the members of the public.

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

There were no comments from the members of the public.

F. APPROVAL OF MINUTES

1. July 22, 2025, Regular Board Meeting

Ms. Nguyen presented the minutes of the July 22, 2025, Regular Board Meeting and asked if there were any changes and/or corrections. There being no comments or changes, a **motion** was made by Mr. Mattison, seconded by Ms. Delgado, and passed unanimously approving the minutes of the July 22, 2025, Regular Board Meeting, *as presented*.

NOTE: At approximately 7:11 p.m., Ms. Nguyen recessed the Regular Meeting and simultaneously opened the Public Hearing

G. PUBLIC HEARING

1. Proof of Publication

Ms. Nguyen presented proof of publication that notice of the Public Hearing had been published in the *Miami Herald* on August 6, 2025, and August 13, 2025, as legally required.

2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget

Ms. Nguyen opened the public comment portion of the Public Hearing to receive comments on the 2025/2026 fiscal year final budget and non-ad valorem special assessments. Assessment increase objection emails from Giustina Giordano, Georgina Garcia-Jimenez and Tania Garcia, Greg Conchillo representing Gloria Ramirez, Jorge Netto, Andrea Quintanilla, Lizardo Casteleiro, Robert and Marlene Stewart, and Dina Dean representing Resicap Growth Florida Owner, LLC were presented.

NOTE: Mr. Marquez arrived at approximately 7:19 P.M.

Public comments were received from the following: Giustina Giordano, Joaquin Flores, and Berenice Flores.

Members of the public voiced their apprehensions regarding the increase in assessments and conveyed their concerns about the assessment increase in the amount of approximately \$515. They also explained that it appeared that the Venetian Isles Master Association (the “HOA”) and the District were collecting funds from the residents for the same services. Members of the public collectively urged the Board to reconsider the assessment increase.

Ms. Nguyen stated that she would like to clarify a comment made by Ms. Giordano regarding the District bond maturity date. Ms. Nguyen clarified that the original bonds were 30 year bonds; however, when the District refinanced the District’s original bonds, the maturity date was reduced by five (5) years, as such, the District’s Series 2013 Bonds mature in May 2028. She further stated that several homeowners had expressed concern regarding what appeared to be overlapping budget line items between the HOA budget and the District’s budget. Ms. Nguyen, Mr. Pawelczyk, and Mr. Medina clarified that although both budgets reflect similar budget lines, these similarities exist

because both entities maintain comparable types of infrastructure; however, there is no overlap in the services. A historical explanation of landscaping maintenance was also explained. It was noted that the inclusion of a landscape maintenance budget line commencing in fiscal year 2024/2025 was due to a formal request from the HOA that the District assume the financial responsibility for District owned lands; however, the landscaping will continue to be performed under one contract between the HOA and Plant Brothers to retain uniformity in the community. As such, the District will contribute \$63,360 to the HOA for these services. It was further explained that the budget being presented at tonight's meeting also included an additional budget line in the amount of \$44,000 for tree and palm trimming as well as fertilization services. Historically, the HOA assumed the responsibility for these services; however, in recent years, the HOA has requested that the District cover these costs during certain years when the HOA was unable to do so due to budgetary constraints. It has now been agreed by both entities that the District will permanently assume the financial responsibility for these services going forward.

There being no further comments from the public, Ms. Nguyen closed the public comments portion of the public hearing at approximately 7:44 P.M.

3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget

Ms. Nguyen presented Resolution No. 2025-03, entitled:

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2025/2026 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title into the record and stated that the document provides for approving and adopting the fiscal year 2025/2026 final budget and the non-ad valorem special assessment tax roll.

Mr. Mattison went over each budget line with changes or increases with emphasis on the following:

- General Maintenance – Lake Tracts/Shoreline Restoration: Adjusted to allow for a sinking fund for erosion repairs.
- Drainage Structure Maintenance/Cleaning: Adjusted to allow for the cleaning of the entire stormwater system in five (5) years.
- Storm Drainage/Class V Permit: Budget line added for permitting fees associated with new legislation requirements.
- Sidewalk Milling/Replacements: Budget line added to cover the District's annual sidewalk milling and slab replacement expenses. It was noted that the sidewalks are inspected annually and the District has used its fund balance to cover these expenses in past years.
- Grounds Maintenance Contingency: Adjusted to contribute \$63,360 to the HOA for the mowing services of District owned lands.
- Landscaping (Tree & Palm Trimming, Palm Fertilization, Misc.): Budget line added to allow for tree and palm trimming, and fertilization of palms.

- Roadway Resurfacing, Signs & Markings: Budget line added to allow for a sinking fund to restore District owned roadways ten (10) years after the resurfacing project is completed.

Mr. Mattison explained that the reason why the District had been able to withstand so many years without increasing assessments was due to a decision made by the District Board in 2013 to refinance the District's bonds. Mr. Mattison thanked Mr. Medina for his efforts in pushing that decision through. Mr. Mattison further explained that this decision allowed for the savings of sufficient funds to resurface the District roads at the end of their service life, which is expected to occur in a few years, without the need to increase assessments.

Mr. Medina added that every item that comes before the Board is extensively reviewed, discussed, and analyzed prior to any final decision. He further noted that all decisions were made with the intent of serving the best interest of the residents of the community. Mr. Medina recalled the Board's decision to refinance the bonds in 2013, which was only taken after careful consideration to ensure a positive outcome for the homeowners. Mr. Medina explained that in the same manner, every budget line was discussed and carefully considered with the utmost care to ensure that each budget line is sufficient to upkeep the District's infrastructure, benefits the community as a whole, and avoids the imposition of any undue financial hardships upon the residents.

The Board allowed for additional comments from the members of the public at this time.

Public comments were received from the following: Magda Campoamor, Tiyu Wang, and Joaquin Flores.

The Board considered the public comments received, after which:

A **motion** was made by Mr. Mattison, seconded by Ms. Delgado and unanimously passed to approve and adopt Resolution No. 2025-03, as presented; thereby setting the 2025/2026 final budget and non-ad valorem special assessment tax roll.

NOTE: At approximately 8:27 p.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Meeting.

Ms. Nguyen thanked the attendees for their participation in the fiscal year 2025/2026 Final Budget discussion and advised that all District Board meetings were open to the public. Ms. Nguyen invited the attendees to remain present for the remainder of the meeting.

NOTE: Mr. Medina stepped out of the meeting room for approximately one minute. It was determined that there was still a quorum, as such, conversations resumed.

H. OLD BUSINESS

1. Update Regarding Flow of Traffic on Egret Lakes Circle (Caltran Engineering)

Ms. Nguyen stated that Juan Calderon of Caltran Engineering had submitted the application for the Master Plan of the Venetian Isles traffic circle to the County for their review. More information on this item will be provided at a future meeting.

2. Discussion Regarding Storm Drain Maintenance

Ms. Nguyen advised that she was recently informed of slow draining rainwater in the west section of Palermo. She reminded the Board that during the last meeting, the Board authorized her to proceed with the cleaning of the final stormwater system lines in Bellagio. Ms. Nguyen noted that the areas were not experiencing slow drainage, as such, she held off the commencement of this project to address the Board on the Palermo issue first. Ms. Nguyen asked if they would like to clean the areas experiencing slow drainage in Palermo and revisit the final area of Bellagio in October. Mr. Medina stated that he did not support delaying the cleaning of the stormwater system lines in Bellagio and asked if there was an alternative. Ms. Nguyen stated that alternatively, the Board could authorize Ms. Nguyen to use the fund balance to cover the expenses of the stormwater system line cleaning in Palermo.

A **motion** was made by Mr. Medina, seconded by Mr. Mattison and unanimously passed authorizing the District Manager to proceed with the cleaning of the stormwater system lines in the west section of Palermo by the District's selected contractor, Raptor Vac-Systems.

3. Discussion Regarding Arborist Report (Sienna Trees)

Ms. Nguyen explained that the report recently received from the HOA's arborist for the Sienna trees was not the standard report required for submission to Miami-Dade County for a tree removal/replacement permit. Ms. Nguyen stated that she was appreciative of the HOA for permitting the District to include its trees as part of their report, however, the report does meet the specific needs of the District. She further explained that she spoke directly with the HOA's arborist, who was very familiar with the type of report the District required and provided her with a cost estimate of \$750 for its preparation. Ms. Nguyen added that should the District elect to retain this arborist for the tree removal and replacement process, the company has agreed to credit the \$750 towards the overall cost of the project. Mr. Medina asked if the trees in the common areas of the community, which include Egret Lakes Circle, SW 29th Street, SW 153rd Court, and SW 30th Street, could be added to the report. Ms. Nguyen stated that this may come at an additional cost. Ms. Delgado asked if it was necessary to include the additional trees. Mr. Medina stated that the sidewalks in the common areas have had to be milled in the past, and it was his opinion that it was necessary to include these additional trees. A discussion ensued, after which:

A **motion** was made by Mr. Medina, seconded by Mr. Mattison setting a not to exceed amount of \$1,000 for an arborist report to include all trees in the Sienna subdivision, Egret Lakes Circle, SW 29th Street, SW 153rd Court, and SW 30th Street. The **motion** passed 4 to 1 with Ms. Delgado dissenting.

4. Update Regarding Venetian Isles Master Association ACC Report

Ms. Nguyen reminded the Board that during the last District meeting, Ms. Smoker stated that she would review the District's special powers to ensure that the District had the authorization to install the items being requested in the Venetian Isles Master Association ACC Report. Ms. Nguyen advised that Ms. Smoker had confirmed that the District was not granted the special power of "recreation."

Mr. Pawelczyk explained that if the Board would like to obtain the power of recreation, the District would need to petition the County requesting the Ordinance be amended to include this special power. Mr. Pawelczyk advised that the Board make a decision on this in the future after the requests on the

ACC Report have been reviewed and a final decision on those requests have been made. The Board agreed with Mr. Pawelczyk.

5. Update Regarding Encroachment on Murano Lake Bank

Ms. Nguyen stated that the homeowner with the encroachment on the Murano lake bank had been contacted. She further explained that it was the homeowner's opinion that it was the District's responsibility to remove the overgrown foliage. Ms. Nguyen stated that per the Board's direction during the last meeting, she proceeded with the scheduling of the removal of the overgrown foliage since the homeowner has declined the Board's removal request.

6. Discussion Regarding Landscape Maintenance Agreement (HOA – Eff. 10/1/25)

Ms. Nguyen advised that HOA's counsel had reviewed and approved the Landscape Maintenance Agreement (the "Agreement") between the District and the HOA. She further noted that the total contribution amount had been increased to \$63,360 and the Agreement goes into effect on October 1, 2025. Ms. Nguyen stated that she anticipated Carlos Rosero, the HOA President, to be in attendance during tonight's meeting, but due to his absence, she will send the Agreement to Mr. Rosero for an electronic execution. Mr. Mattison noted a possible error on Exhibit B. of the Agreement. He directed everyone's attention to Item B.3. of Exhibit B regarding the irrigation system. It was the consensus of those in attendance that this item should be reviewed. Ms. Nguyen stated that she would review this item and would have District Counsel update the document, as necessary.

7. ADD-ON: Consider Resolution No. 2025-05 Interlocal Agreement for Local Government Publications

Ms. Nguyen reminded the Board that during the July 22, 2025, the Board authorized Ms. Nguyen to execute any documents, including an Interlocal Agreement (the "ILA") between the District and Miami-Dade County (the "County") on behalf of the District to be able to publish District notices on the County website. Ms. Nguyen stated that the County did not find that motion to be sufficient authorization for Ms. Nguyen to execute the ILA on the District's behalf.

Mr. Pawelczyk stated that upon the advisement of the County's decision, he prepared Resolution No. 2025-05, entitled:

RESOLUTION 2025-05

A RESOLUTION OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

Mr. Pawelczyk explained that this resolution authorizes Nancy Nguyen as District Manager, David Mattison as Chairman, and Mary Ann Delgado as Vice Chairwoman to execute the ILA and any other documents related to the ILA.

A **motion** was made by Mr. Mattison, seconded by Mr. Marquez and unanimously passed to approve and adopt Resolution No. 2025-05; thereby authorizing Nancy Nguyen as District Manager, David Mattison as Chairman, and Mary Ann Delgado as Vice Chairwoman to execute the Interlocal Agreement for government publication of legal advertisements and public notices and any other documents related to the Interlocal Agreement.

I. NEW BUSINESS

1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule

Ms. Nguyen presented Resolution No. 2025-04, entitled:

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document.

A **motion** was made by Ms. Delgado, seconded by Mr. Marquez and unanimously passed to approve and adopt Resolution No. 2025-04, *as presented*; thereby setting the 2025/2026 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

J. ADMINISTRATIVE & OPERATION MATTERS

1. 2025 Legislative Update Memo (BCLMR)

Mr. Pawelczyk explained that his firm annually prepares 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 and further advised that if they had any questions regarding these new laws, they may contact his office or the District Manager.

K. BOARD MEMBERS & STAFF CLOSING COMMENTS

There were no further Board Member closing comments.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Medina, seconded by Mr. Mattison and passed unanimously adjourning the Regular Board Meeting at approximately 9:00 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson