



**VENETIAN ISLES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
NOVEMBER 18, 2025  
7:00 P.M.**

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

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**AGENDA**  
**VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT**  
Venetian Isles Community Clubhouse  
15355 Egret Lake Circle  
Miami, Florida 33185  
**REGULAR BOARD MEETING**  
**November 18, 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 Stormwater System Line Maintenance – CCTV Reports (Bellagio Phase III & Palermo Phase I).....Page 9
  - 3. Update Regarding Landscape Maintenance Agreement – HOA & CDD (Ratify Actions)
  - 4. Update Regarding Arborist Report (Sienna Trees).....Page 37
  - 5. Update Regarding Venetian Isles Master Assoc. ACC Report (Sienna)
- H. New Business
  - 1. Consider Resolution No. 2025-06 – Adopting a fiscal Year 2024/2025 Amended Budget.....Page 50
  - 2. Consider Resolution No. 2025-07 – Goals and Objectives Annual Report.....Page 55
  - 3. Discussion Regarding Illegal Parking/Stopping On District Roads
- I. Administrative & Operational Matters
- J. Board Member and Staff Closing Comments
- K. Adjourn

Publication Date  
2025-11-07

Subcategory  
Miscellaneous Notices

VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026

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 18, 2025

January 27, 2026

March 24, 2026

May 26, 2026

July 28, 2026

September 22, 2026

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](http://www.venetianislescdd.org) or by contacting the District Manager at [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

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

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to 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](mailto:nnguyen@sdsinc.org) and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT

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

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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 29<sup>th</sup> Street, SW 153<sup>rd</sup> Court, and SW 30<sup>th</sup> 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 29<sup>th</sup> Street, SW 153<sup>rd</sup> Court, and SW 30<sup>th</sup> 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.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



# Storm Drain & Pipeline Maintenance Report

**Client:** Venetian Isles CDD

**Location:** Bellagio - Phase III

**Service Date:** Work conducted September 2025

**Contractor:** Raptor Vac Systems

## Project Aerial Overview



## Project Scope and Findings Summary

The purpose of this project was to inspect and clean storm drain pipelines within the Bellagio section of Venetian Isles CDD. The work was initiated following concerns of reduced drainage performance and prior findings in adjacent blocks suggesting possible cross bores, particularly from residential sanitary sewer laterals intersecting storm drain pipelines.

*Continues next page.*

During service, conducted early September 2025, the vast majority of pipelines identified in the aerial overview were found to contain significant sediment accumulation and root intrusions, both of which were obstructing French drain performance as well as storm water flow and were addressed during the service. Additionally, sanitary sewer laterals were confirmed to be intersecting storm drain pipelines, contributing to partial and full blockages. Detailed descriptions, photos, and recommendations for affected sections are provided in the following pages.

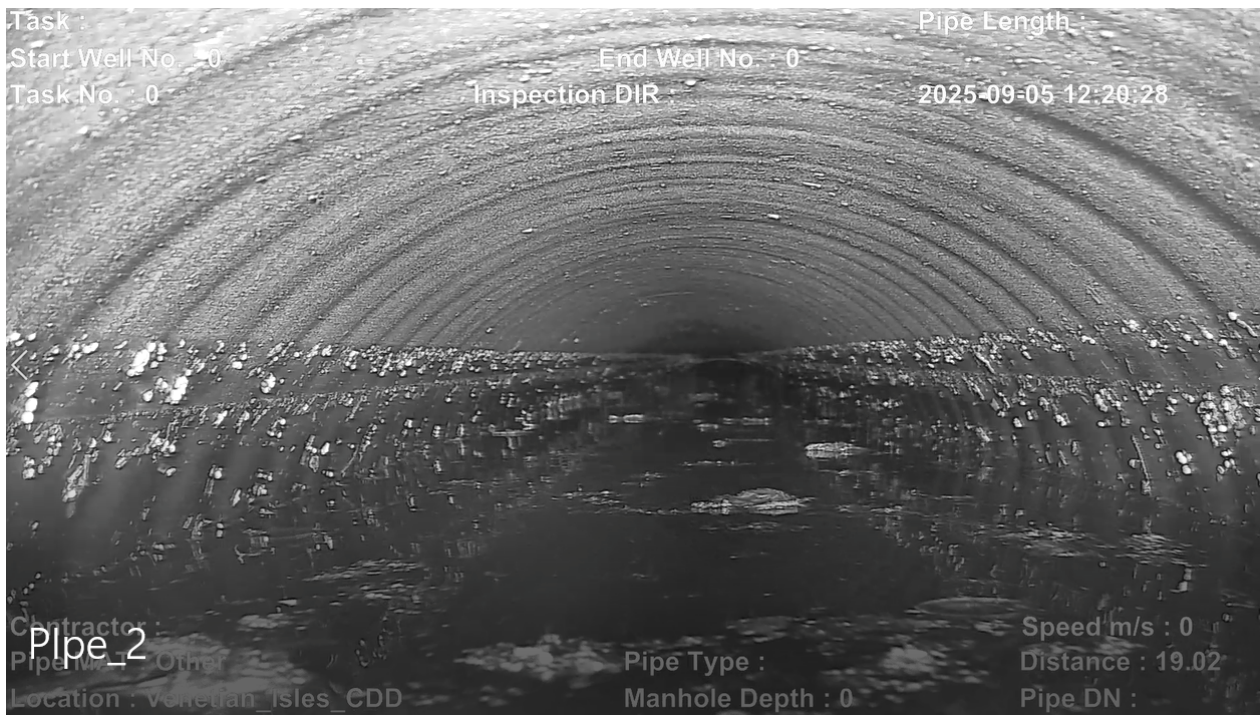
**PIPE 1**



Pipeline found in good condition.



## PIPE 2



CCTV Crawler entered from S603A heading east and advanced to approximately 62LF before encountering the pipeline full of water. Unable to further advance. No pipeline issues along the distance inspected.



CCTV Crawler entered from S603B heading west and advanced 3LF before encountering a sanitary sewer lateral and filter fabric obstructing the entire pipeline. Refer to the additional image below.



**PIPE 2**





### PIPE 3

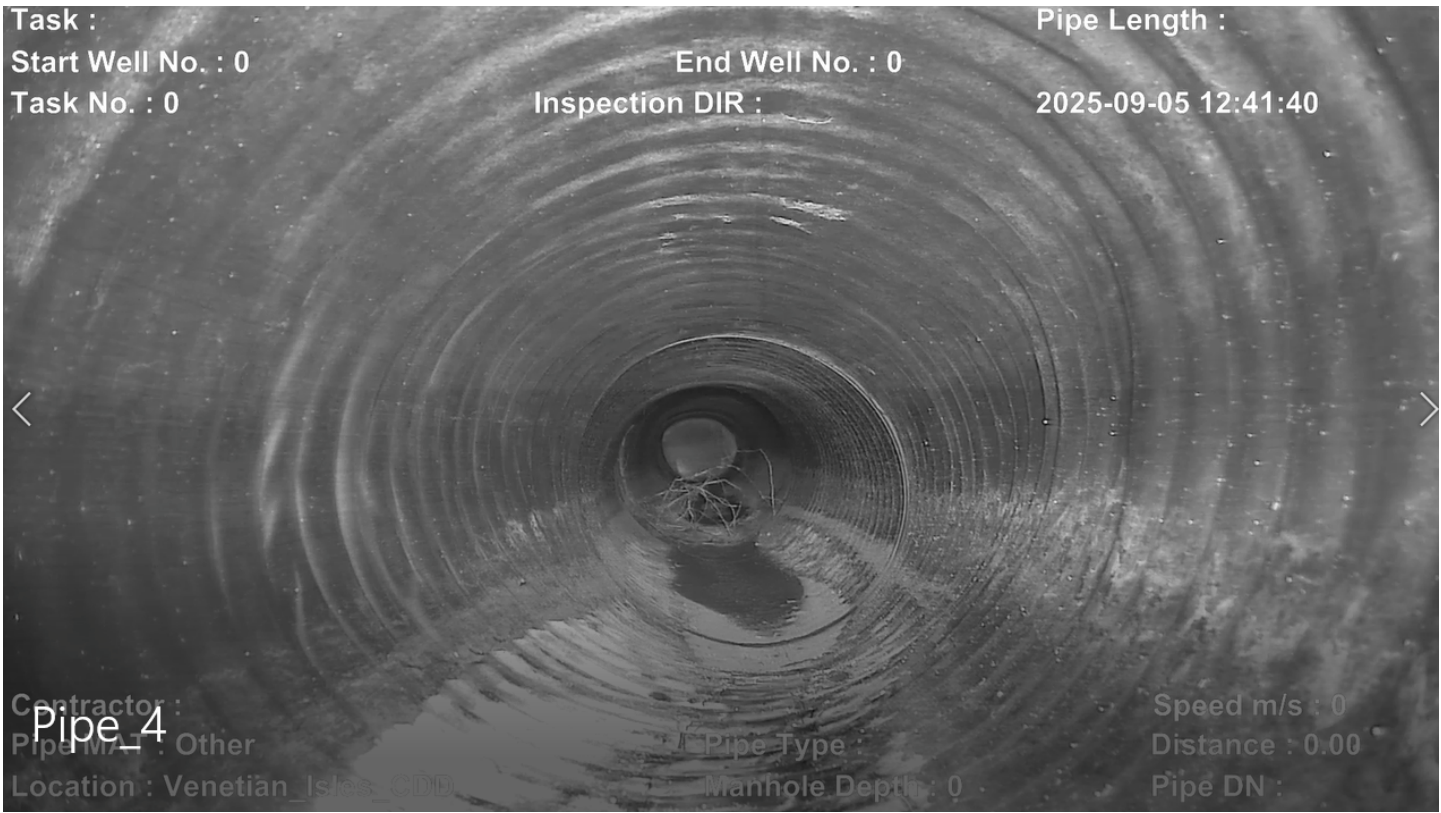


CCTV Crawler entered from S603B heading east and advanced to approximately 40LF before encountering a sanitary sewer lateral.



CCTV Crawler entered from S612 heading west and advanced to approximately 9LF before encountering a collapsed pipe. Additionally, there appears to be filter fabric and possibly a sanitary sewer lateral a couple of feet past the collapse.

**PIPE 4**



Pipeline found in good condition.



## PIPE 5



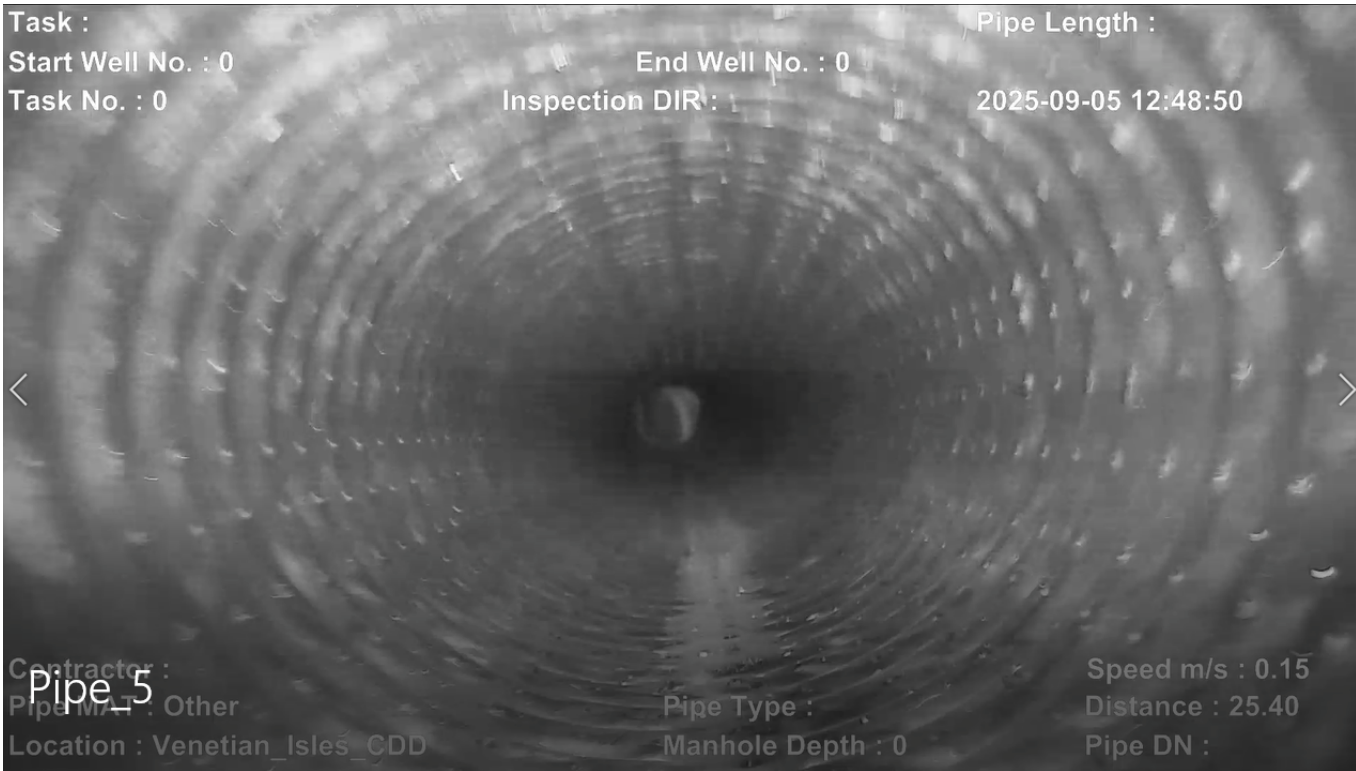
CCTV Crawler entered from S611A heading north and advanced to approximately 7LF before encountering pipe damage at a joint of two pipelines.



Sanitary sewer lateral crossing at approximately 25LF.



Sanitary sewer lateral crossing at approximately 58LF.



Rest of pipeline in good condition.



## PIPE 6



CCTV Crawler entered from S611A heading south and advanced to approximately 110LF before encountering a sanitary sewer lateral crossing.



CCTV Crawler entered from S610 heading north and advanced to approximately 11LF before encountering the same sanitary sewer lateral seen above.

## **PIPE 7**



CCTV Crawler entered from S610A heading west, pipeline found in good condition.

## **PIPE 7A**



CCTV Crawler entered from S610A heading east and advanced to approximately 82LF before encountering a sanitary sewer lateral crossing.



## **PIPE 7A**



CCTV Crawler entered from S612 heading west and advanced to 20LF before encountering total blockage as a result of a sanitary sewer pipeline.

**PIPE 8**

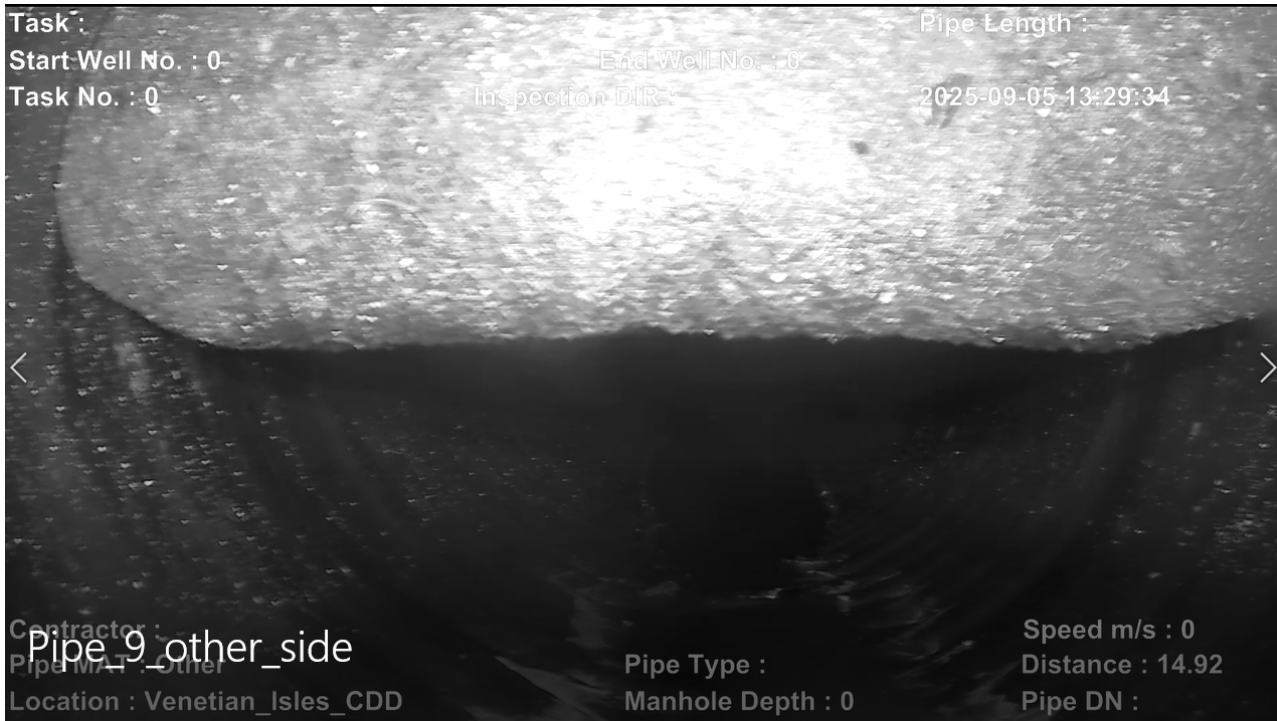


CCTV Crawler entered from S610 heading south, pipeline found in good condition.

**PIPE 9**

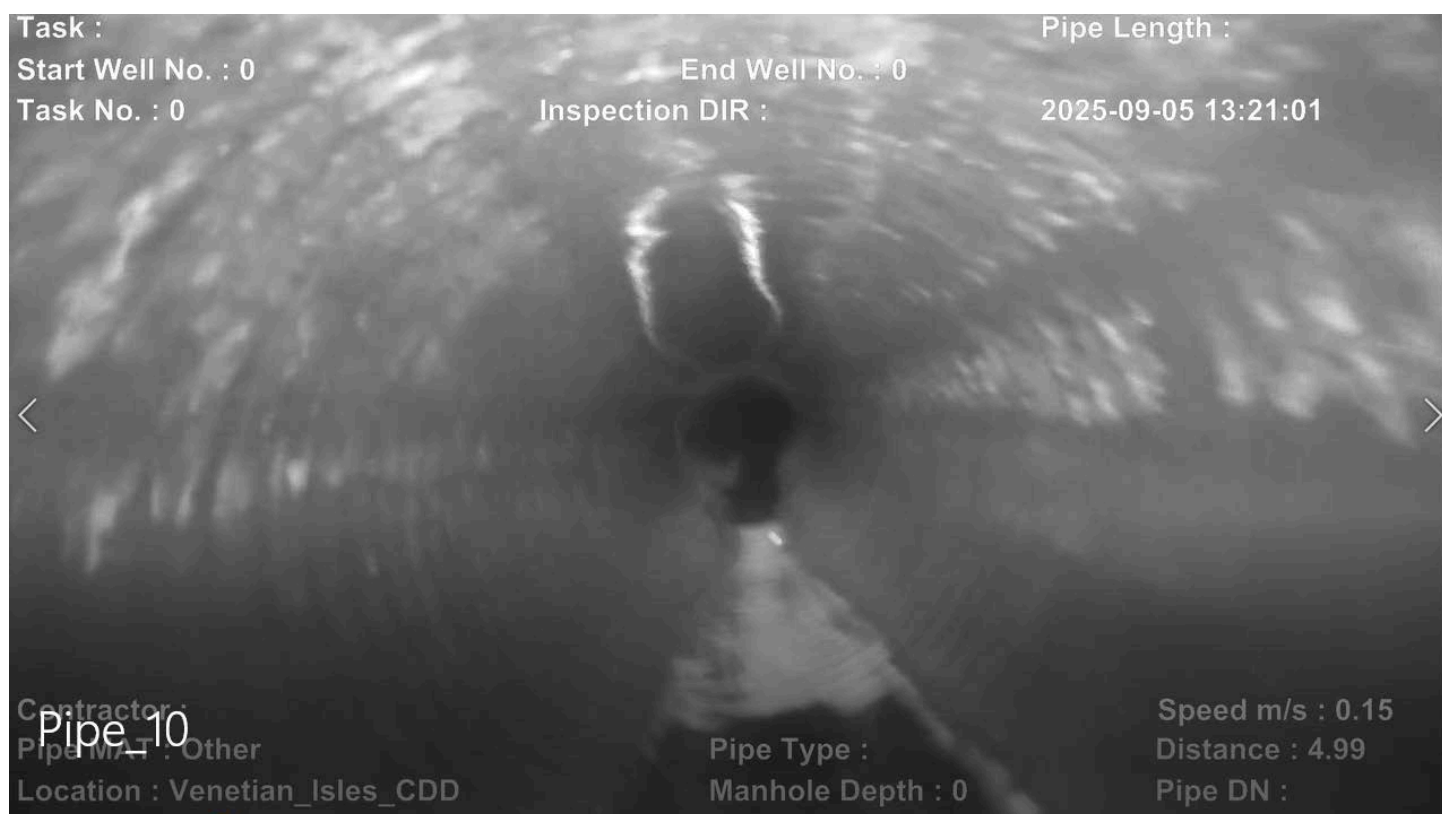


CCTV Crawler entered from S606 heading east and advanced approximately 4LF before encountering a sanitary sewer lateral.



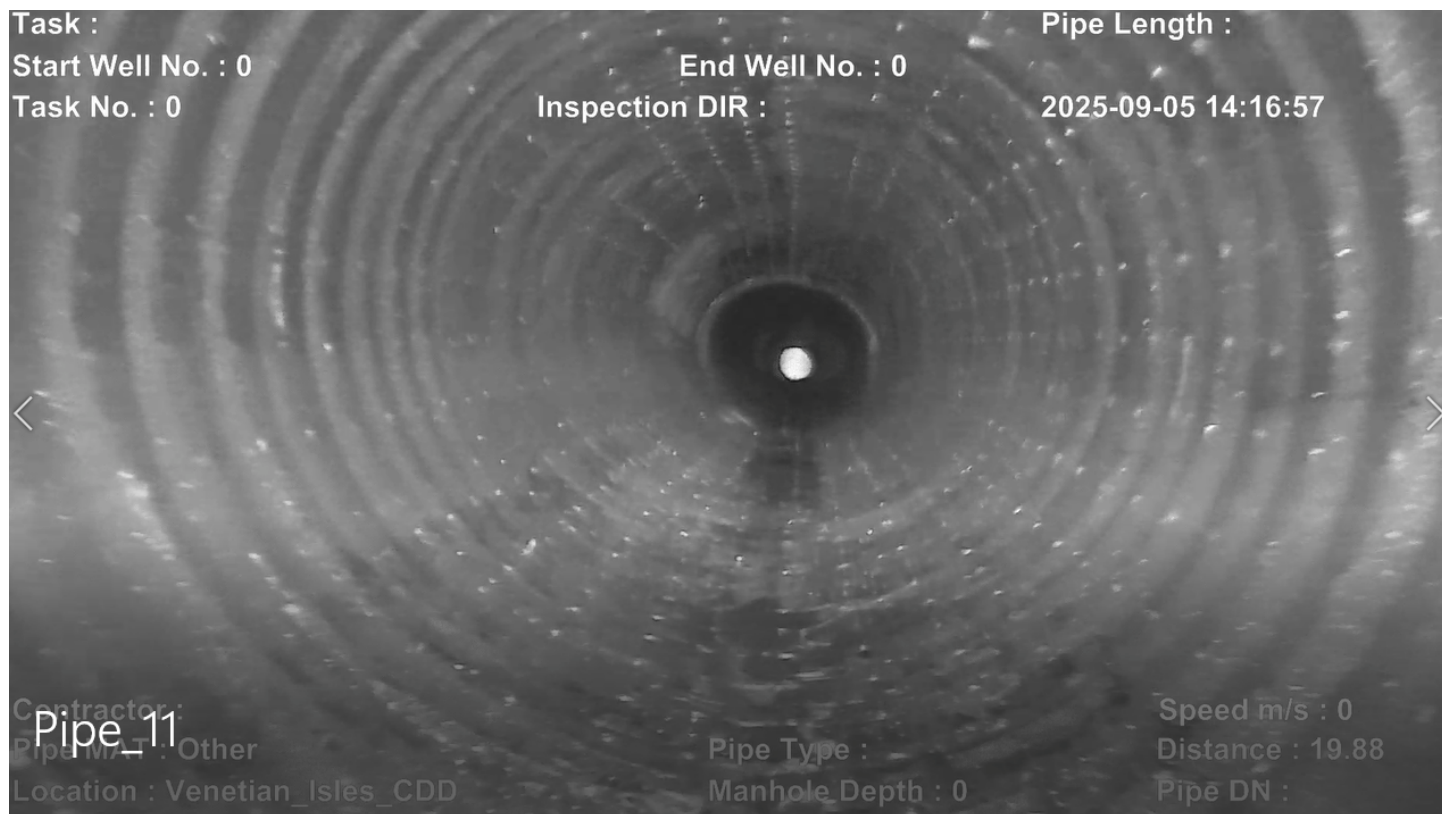
CCTV Crawler entered from S606A heading west and advanced approximately 50LF before encountering a sanitary sewer lateral.

## PIPE 10



CCTV Crawler entered from S606 heading west, pipeline found in good condition.

## PIPE 11



CCTV Crawler entered from S606B heading west, pipeline found in good condition.



## PIPE 12



CCTV Crawler entered from S610A heading north and advanced to 50LF before encountering a sanitary sewer lateral.

**PIPE 13**



CCTV crawler entered from S612 heading north east to control structure, pipe found in generally good condition.

## PIPE 14



CCTV Crawler entered from S607 heading south, found in generally good condition. Small defects and root intrusion.

**PIPE 15**

Task :

Start Well No. : 0

Task No. : 0

End Well No. : 0

Inspection DIR :

Pipe Length :

2025-09-05 14:28:42

<

>

Contractor :

Pipe M/T : Other

Location : Venetian\_Isles\_CDD

Pipe Type :

Manhole Depth : 0

Speed m/s : 0

Distance : 41.32

Pipe DN :

Pipe\_15

CCTV Crawler entered from S605 heading west and advanced approximately 134LF before encountering water and debris. Optical zoom revealed what appears to be a sanitary sewer lateral/pipeline wrapped in filter fabric at approximately 164LF.



## PIPE 16

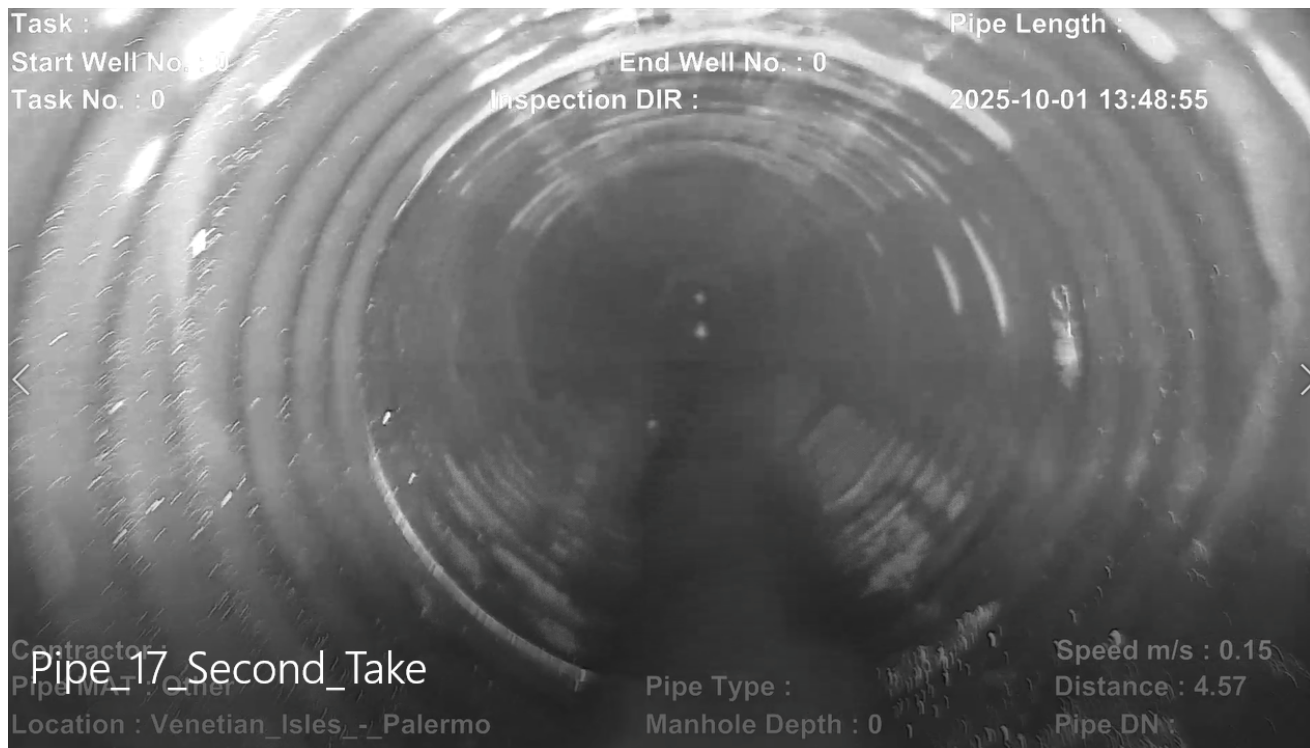


CCTV Crawler entered from S605A (heading south) as entrance from S605 was not possible due pipeline being 80% under water. At approximately 5LF a sanitary sewer lateral was encountered.



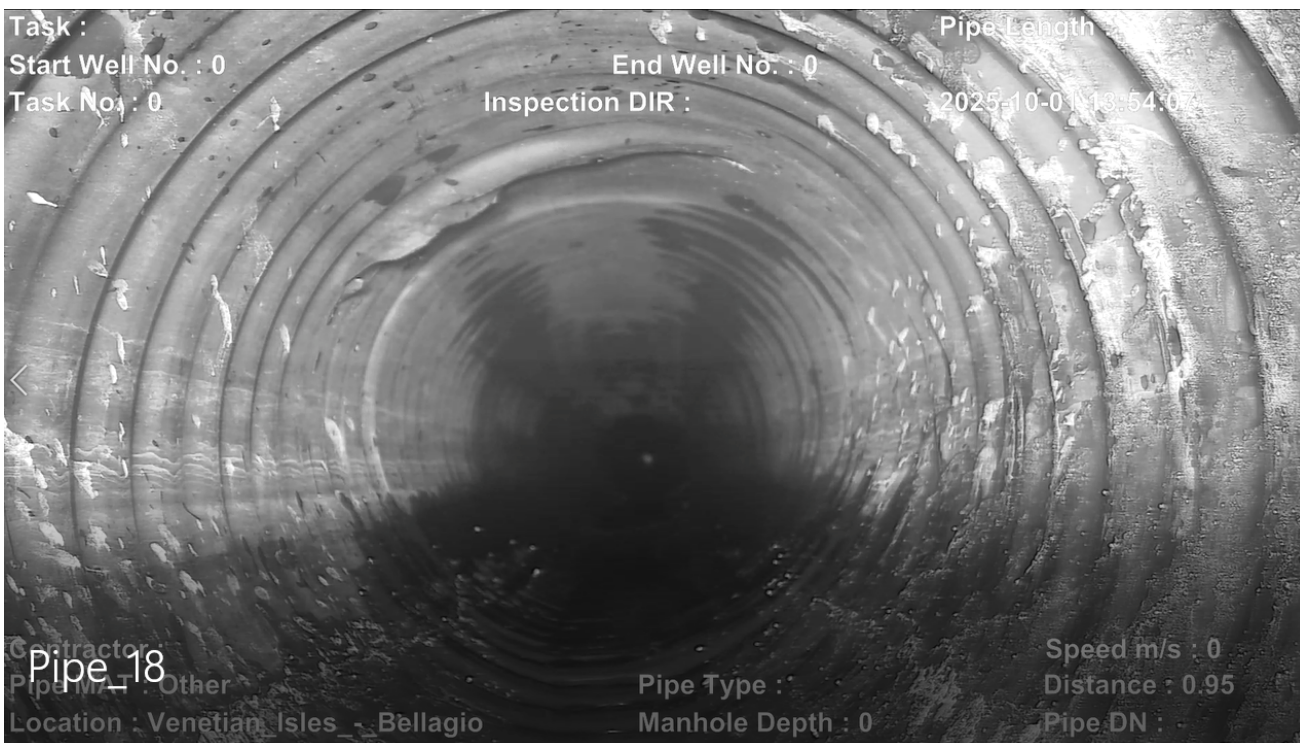
Sanitary sewer lateral encountered at approximately 56LF, unable to advance further.

## **PIPE 17**



CCTV Crawler entered from S605B heading south, pipeline found in good condition.

## **PIPE 18**



CCTV Crawler entered from S605B heading north, pipeline found in good condition.



# Storm Drain & Pipeline Maintenance Report

**Client:** Venetian Isles CDD

**Location:** Palermo - Phase I

**Service Date:** Work conducted October 2025

**Contractor:** Raptor Vac Systems

## Project Aerial Overview



## Project Scope and Findings Summary

The purpose of this project was to inspect and clean storm drain pipelines within the Palermo section of Venetian Isles CDD. The work was initiated following concerns of reduced drainage performance and prior findings in Bellagio sub division suggesting possible cross bores, particularly from residential sanitary sewer laterals intersecting storm drain pipelines.

During service, conducted late September and concluded early October 2025, the vast majority of pipelines identified in the aerial overview were found to contain significant sediment accumulation and root intrusions, both of which were obstructing French drain performance as well as storm water flow and were addressed during the service. Additionally, sanitary sewer laterals were confirmed to be intersecting storm drain pipelines, contributing to partial and full blockages. Detailed descriptions, photos, and recommendations for affected sections are provided in the following pages.

## PIPE 1

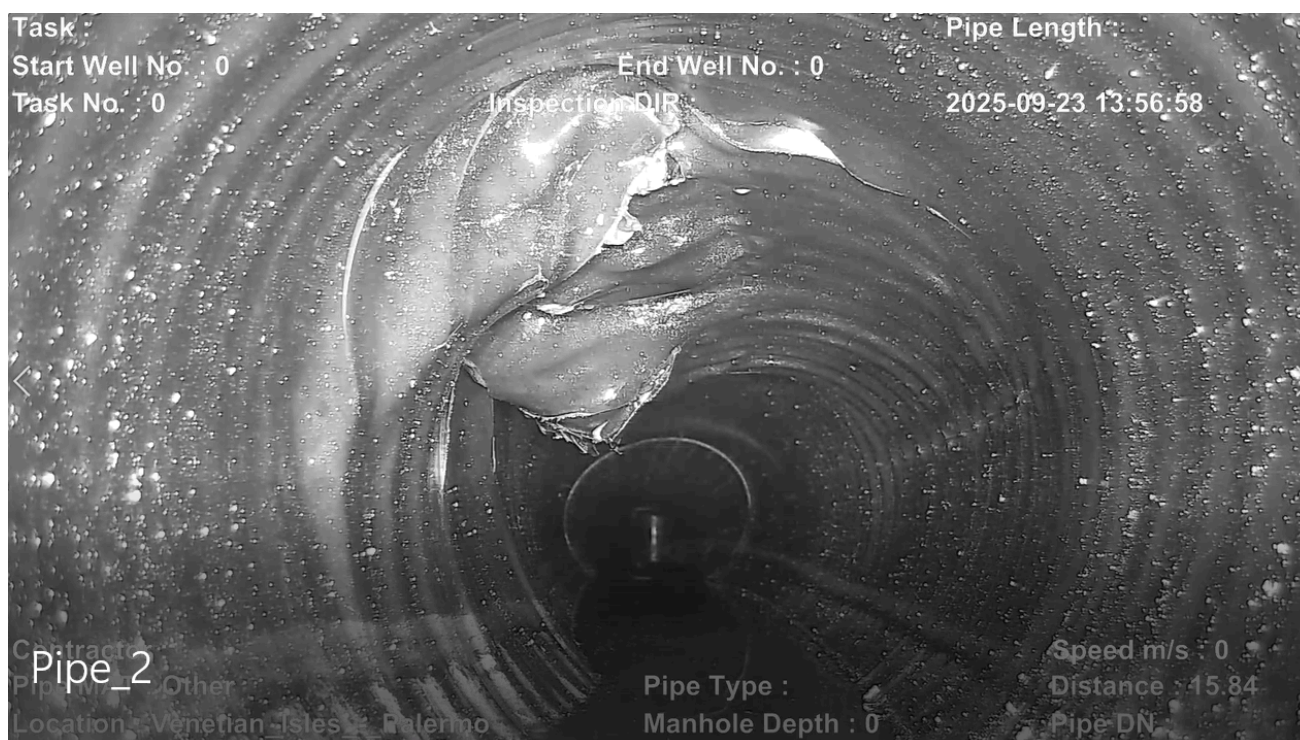


CCTV Crawler entered from S801 heading east and advanced to approximately 40LF before encountering a sanitary sewer lateral. Unable to continue. Rest of pipe appears to be in good condition.

## PIPE 2



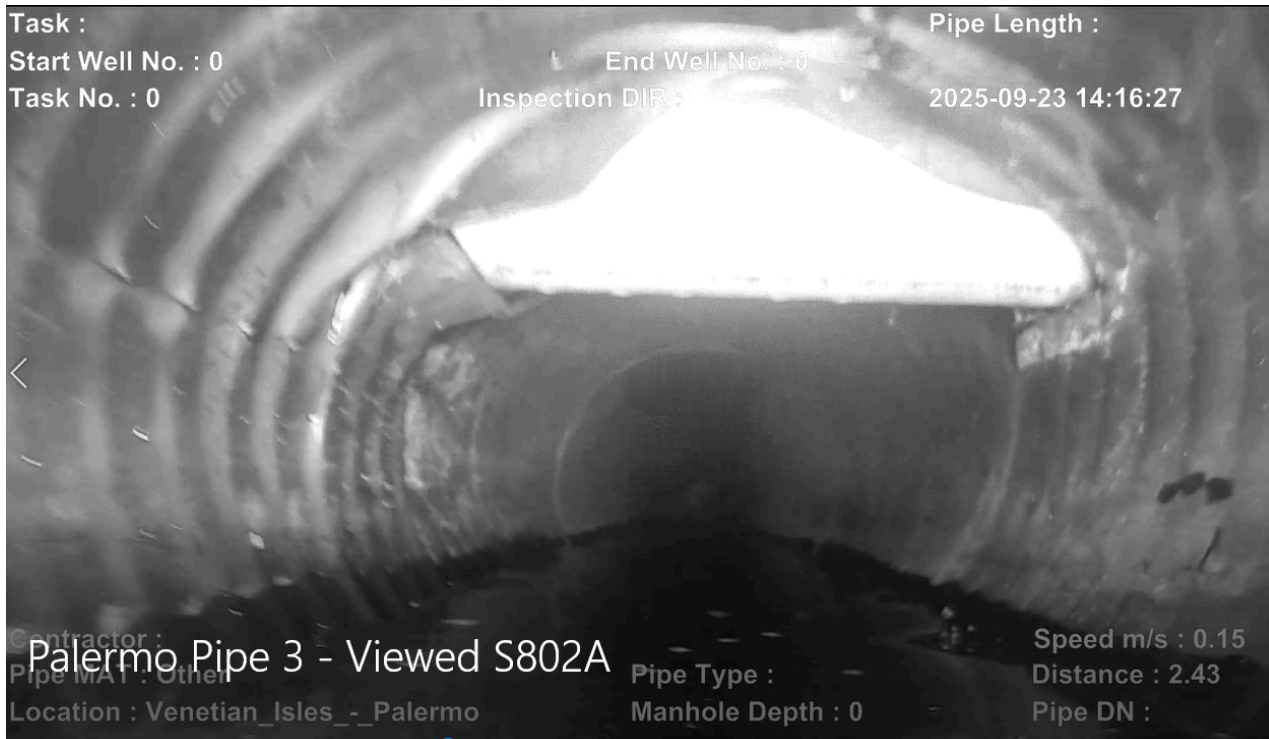
CCTV Crawler entered from S801 heading south and advanced to approximately 16LF before encountering a sanitary sewer lateral.



Damage encountered at approximately 55LF.



### PIPE 3



CCTV Crawler entered from S802A heading north and advanced to approximately 9LF before encountering a sanitary sewer lateral.



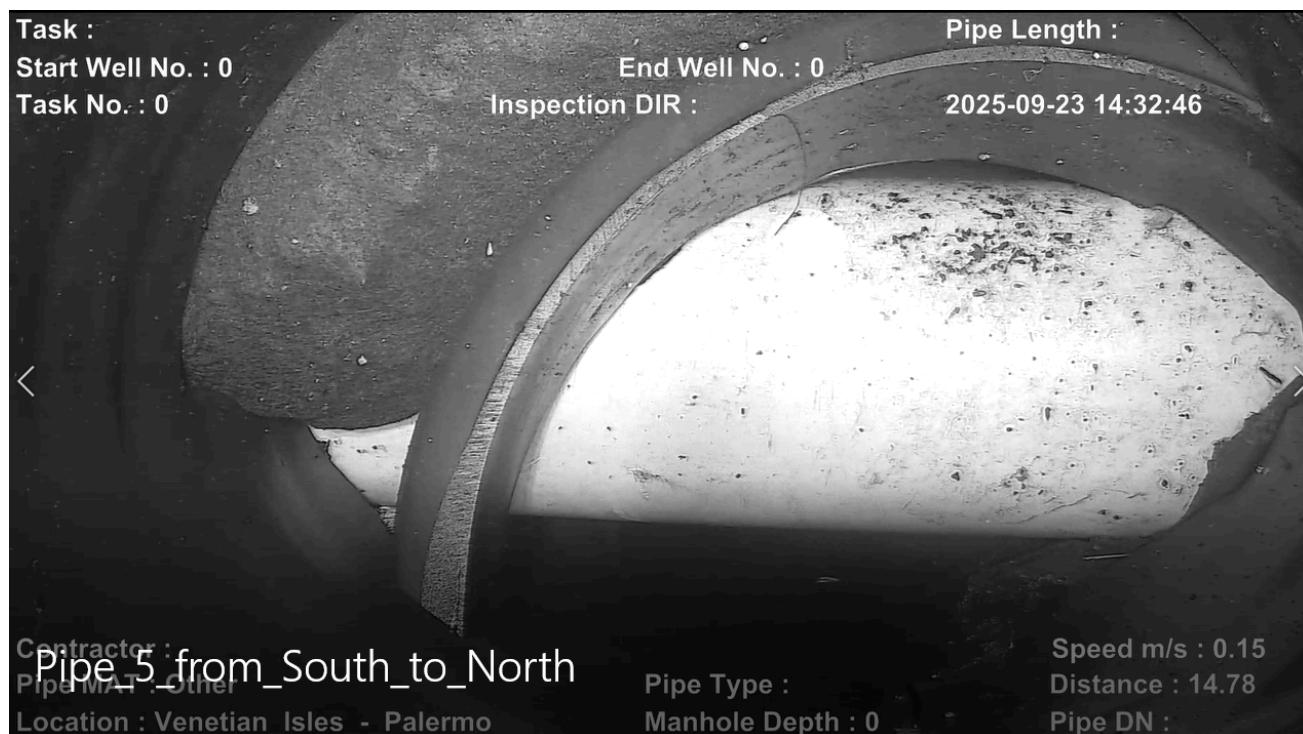
Sanitary sewer lateral encountered at approximately 62LF.

## **PIPE 4**



CCTV Crawler entered from S802A heading south and advanced to approximately 36LF and could not advance further. Optical zoom revealed a sanitary sewer lateral crossing the drainage pipe. In the video, a second lateral can be seen further down the pipeline.

## PIPE 5



CCTV Crawler entered from S807 heading north and advanced to approximately 50LF before encountering a sanitary sewer lateral.



CCTV Crawler entered from S802B heading south and encountered the sanitary sewer lateral (same one as above) at 52LF.



## PIPE 6



CCTV Crawler entered from S807 heading south, sanitary sewer lateral was encountered at around 5LF, unable to advance further.



CCTV Crawler entered from S807A heading north and encountered pipeline damage at approximately 12LF.

## PIPE 6



Sanitary sewer lateral encountered at approximately 18LF.



Sanitary sewer lateral and significant damage encountered and commencing at approximately 66LF.

UNABLE TO INSPECT A LARGE PORTION OF PIPELINE.



Phone 786-521-6501

[www.greenwisegroup.com](http://www.greenwisegroup.com)

SUBMITTED TO: Nancy Nguyen

DATE: November 7, 2025

NAME/LOCATION: Sienna at Venetian Isles CDD

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### **ARBORIST REPORT**

#### **SUMMARY:**

A total of 54 *Quercus virginiana* (Live Oak) trees have been planted in locations with insufficient rooting space, leading to significant and ongoing property damage. Due to the confined root zones, these trees have caused structural damage to water lines, driveways, sidewalks, and street asphalt.

While root pruning has been considered as a mitigation strategy, this method would necessitate the removal of more than 50% of the root systems, which would critically compromise the health, structural stability, and long-term viability of the trees. Such extensive pruning would likely render the trees unsafe and unstable, increasing the risk of failure and exposing the property to multiple liabilities, including potential injury or property damage.

#### **RECOMMENDATION:**

- Given the extent of existing damage and the high risk associated with root disturbance, it is essential to evaluate other options for addressing the trees identified as being in poor condition. In particular, tree removal and replacement should be considered as viable solutions. Replacement with species more suitable for the available space may help prevent future property damage and safety hazards. This approach prioritizes the long-term health and stability of the landscape, as well as the safety of the property and its users.
- The trees are in poor condition due to the fact that they were planted in small areas. This has led to exposed root systems that create trip hazards and safety liability concerns for pedestrians, increasing the risk of trips and falls.
- It is recommended that these trees be removed and replaced as soon as possible.

#### **SUBMITTED BY:**

Gene Sherwood

ISA Certified Arborist # FL-0989A

Tree #	Species	DBH	Height	Canopy	Condition	Notes
1	Live Oak	7.5	20	16	Poor	Included bark & poor structure
2	Live Oak	10	18	16	Poor	Included bark & poor structure
3	Live Oak	4	16	12	Fair	Included bark
4	Live Oak	10	20	24	Fair	Included bark
5	Live Oak	7	18	16	Fair	Included bark & codominant
6	Live Oak	10.5	16	20	Fair	Codominant
7	Live Oak	12.25	18	26	Fair	Codominant
8	Live Oak	12.25	18	24	Fair	Codominant
9	Live Oak	14	20	28	Fair	Codominant
10	Live Oak	11.75	18	20	Fair	Poor structure
11	Live Oak	12.5	20	26	Fair	Codominant
12	Live Oak	8.5	16	16	Fair	
13	Live Oak	15.25	26	30	Fair	Poor structure
14	Live Oak	8.5	20	14	Fair	Poor structure
15	Live Oak	12	22	20	Fair	Included bark & poor structure
16	Live Oak	5	16	10	Poor	
17	Live Oak	14.25	28	25	Poor	Included bark & codominant
18	Live Oak	11.5	18	20	Fair	Poor structure & codominant
19	Live Oak	10.67	16	20	Fair	Poor structure
20	Live Oak	7.5	12	15	Poor	Included bark & codominant
21	Live Oak	8	16	18	Fair	Poor structure
22	Live Oak	7	12	14	Fair	Poor structure
23	Live Oak	10.75	16	20	Fair	Poor structure
24	Pink Tabebuia	8	14	12	Poor	Poor structure & decay
25	Live Oak	15.25	22	32	Poor	Included bark & poor structure
26	Live Oak	12.75	24	22	Poor	Included bark & poor structure
27	Live Oak	7	14	17	Poor	Poor structure
28	Live Oak	17.5	24	28	Poor	Included bark, multi-stem & codominant
29	Live Oak	14.33	20	24	Poor	Included bark, multi-stem & codominant
30	Live Oak	11.5	14	18	Poor	Included bark & poor structure
31	Live Oak	14.125	22	30	Poor	Included bark & poor structure
32	Live Oak	17	22	24	Poor	Included bark & poor structure
33	Live Oak	9	12	16	Fair	Poor structure
34	Live Oak	7.5	16	12	Fair	Codominant
35	Live Oak	13.625	25	20	Fair	Poor structure
36	Live Oak	12.5	20	20	Fair	Included bark
37	Live Oak	10	20	16	Fair	Poor structure
38	Live Oak	14.33	22	24	Poor	Codominant & included bark
39	Live Oak	18.125	24	28	Fair	Poor structure
40	Live Oak	15.75	20	24	Fair	Poor structure
41	Live Oak	18.5	30	30	Fair	Codominant

**NOTE: ALL TREES HAVE ROOT GIRDLING**

Pic #

1



Pic #

3



2

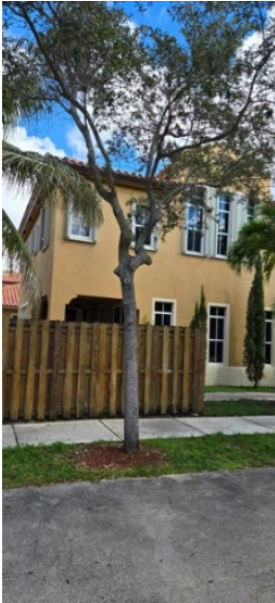


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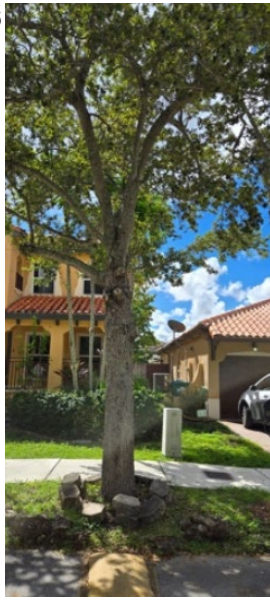
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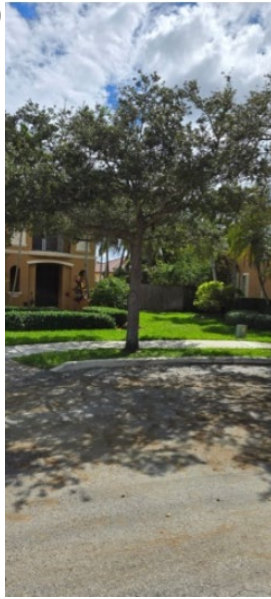
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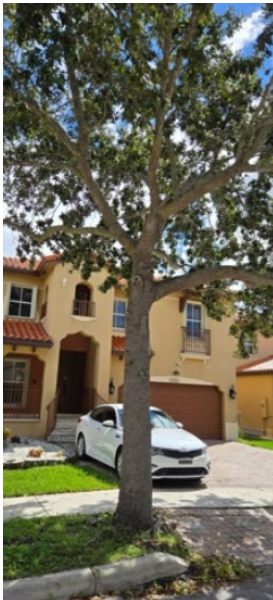
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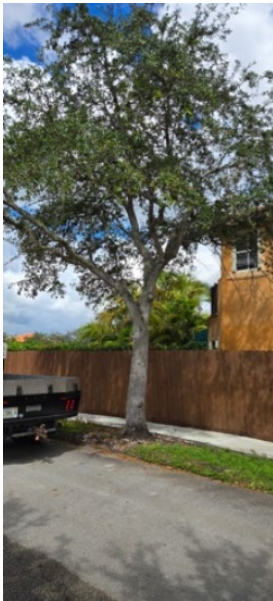
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**RESOLUTION NO. 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**Section 1.** The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted by the Board.

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

**PASSED, ADOPTED and EFFECTIVE** this 18<sup>th</sup> day of November, 2025.

**ATTEST:**

**VENETIAN ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

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

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



Venetian Isles  
Community Development District

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

# **CONTENTS**

- I        AMENDED FINAL OPERATING FUND BUDGET**
- II       AMENDED FINAL DEBT SERVICE FUND BUDGET**

**AMENDED FINAL BUDGET**  
**VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
<b>REVENUES</b>			
Administrative Assessments	65,219	66,358	66,358
Maintenance Assessments	92,362	92,362	92,362
Debt Assessments	344,212	344,216	344,216
Other Revenues	0	0	0
Interest Income	840	18,300	18,152
<b>TOTAL REVENUES</b>	<b>\$ 502,633</b>	<b>\$ 521,236</b>	<b>\$ 521,088</b>
<b>EXPENDITURES</b>			
<b>MAINTENANCE EXPENDITURES</b>			
Aquatic Maintenance - Lake Tracts - Herbicides	9,800	10,372	10,372
Aquatic Maintenance - Lake Tracts - Grass Carps	1,500	2,600	2,600
General Maintenance - Lake Tracts/Shoreline	16,000	1,000	0
Drainage Structure Maintenance/Cleaning	6,000	20,000	18,286
Roadway/Street Improvements - Repairs (Inc. Signs)	9,000	4,000	2,890
Engineers Report/Inspections/Consulting	3,250	16,000	13,839
Field Operations Management	1,620	1,620	1,620
Miscellaneous Improvement Projects (Tree Pruning, Etc.)	7,400	9,500	7,250
Security Camera/Cable/Monitoring	2,500	1,000	783
Infrastructure Reserve Fund	15,750	15,750	0
Pressure Cleaning	6,000	7,207	7,207
Maintenance/Contingency	8,000	1,000	0
Grounds Maintenance Contingency	50,000	62,500	62,500
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 136,820</b>	<b>\$ 152,549</b>	<b>\$ 127,347</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	5,000	4,800	4,800
Payroll Taxes	383	448	448
Management	34,668	34,668	34,668
Secretarial	4,200	4,200	4,200
Legal	9,000	18,563	18,563
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,500	3,500	3,500
Insurance	7,300	7,081	7,081
Legal Advertisements	2,000	3,000	1,829
Web Site Admin, Payroll Services, Meeting Room Rental & Mileage	3,500	4,100	3,968
Office Supplies, Postage & Mailings	1,400	3,000	2,901
Dues & Subscriptions	175	175	175
Trustee Fee	3,550	3,816	3,816
Continuing Disclosure Fee	350	350	350
Administrative Contingency	1,200	600	0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 82,226</b>	<b>\$ 94,301</b>	<b>\$ 92,299</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 219,046</b>	<b>\$ 246,850</b>	<b>\$ 219,646</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 283,587</b>	<b>\$ 274,386</b>	<b>\$ 301,442</b>
Bond Payments	(323,559)	(328,471)	(328,471)
<b>BALANCE</b>	<b>\$ (39,972)</b>	<b>\$ (54,085)</b>	<b>\$ (27,029)</b>
County Appraiser & Tax Collector Fee	(10,036)	(4,841)	(4,841)
Discounts For Early Payments	(20,072)	(18,117)	(18,117)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (70,080)</b>	<b>\$ (77,043)</b>	<b>\$ (49,987)</b>
Carryover From Prior Year	70,080	70,080	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (6,963)</b>	<b>\$ (49,987)</b>

OPERATING FUND BALANCE AS OF 09/30/24	\$499,731
FY 2024/2025 ACTIVITY	(\$77,043)
RESERVE FUNDS BALANCE AS OF 9/30/25	\$198,000
OPERATING FUND BALANCE AS OF 9/30/25	\$224,688

**Notes**

Fund Balance Includes Infrastructure Reserve Funds.  
Infrastructure Reserve Funds Balance As Of 9/30/2025 is \$182,250.  
Unspent Infrastructure Reserve Funds To Be Added To Reserve Balance On 10/1/25.  
Carryover From Prior Year Of \$70,080 used to reduce Fiscal Year 2024/2025 Assessments.

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

	<b>FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25</b>	<b>AMENDED FINAL BUDGET 10/1/24 - 9/30/25</b>	<b>YEAR TO DATE ACTUAL 10/1/24 - 9/29/25</b>
<b>REVENUES</b>			
Interest Income	750	<b>14,332</b>	14,332
NAV Tax Collection	323,559	<b>328,471</b>	328,471
<b>Total Revenues</b>	<b>\$ 324,309</b>	<b>\$ 342,803</b>	<b>\$ 342,803</b>
<b>EXPENDITURES</b>			
Principal Payments	285,000	<b>285,000</b>	285,000
Interest Payments	39,309	<b>44,475</b>	44,475
<b>Total Expenditures</b>	<b>\$ 324,309</b>	<b>\$ 329,475</b>	<b>\$ 329,475</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 13,328</b>	<b>\$ 13,328</b>

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25

\$299,040
\$13,328
\$312,368

Notes

Reserve Fund Balance = \$163,795\*. Revenue Fund Balance = \$142,810\*

Prepayment Account Balance = \$5,763\*.

Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$17,072.

\* Approximate Amounts

**2013 Bond Refunding Information**

Original Par Amount =	\$3,825,000
Interest Rate =	1.25% - 3.875%
Issue Date =	June 2013
Maturity Date =	May 2028
Par Amount As Of 9/30/25 =	\$910,000



## **RESOLUTION 2025-07**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Venetian Isles Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

**WHEREAS**, the District adopted Resolution 2024-05 on September 24, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

**WHEREAS**, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1<sup>st</sup> of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

**WHEREAS**, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of November, 2025.

**ATTEST:**

**VENETIAN ISLES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Annual Report of Performance Measures/Standards

**Exhibit A**  
**Venetian Isles Community Development District**  
**2024/2025 Performance Measures and Standards Report**

**Program/Activity:** District Administration

**Goal:** Remain compliant with Florida Law for all district meetings

**Objectives:**

- Notice all District regular meetings, special meetings, and public hearings.
- Conduct all post-meeting activities.
- District records retained in compliance with Florida Sunshine Laws.

**Performance Measures:**

- All Meetings publicly noticed as required.  
**Achieved: Yes ☒ No ☐**
- Meeting minutes and post-meeting action completed as evidenced by District Management's records.  
**Achieved: Yes ☒ No ☐**
- District records retained as required by law, and readily available to the public.  
**Achieved: Yes ☒ No ☐**

**Program/Activity:** District Finance

**Goal:** Remain Compliant with Florida Law for all district financing activities

**Objectives:**

- District adopted fiscal year proposed budget by June 15 and the final fiscal year budget by September 30.
- District amended fiscal year budget within 60 days following the end of the fiscal year.
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

**Performance Measures:**

- District adopted fiscal year proposed budget by June 15 and the final fiscal year budget by September 30.  
**Achieved: Yes ☒ No ☐**
- District amended budget within 60 days following the end of the fiscal year.  
**Achieved: Yes ☒ No ☐**
- District accounts receivable/payable processed for the year.  
**Achieved: Yes ☒ No ☐**
- "No findings" for annual financial audit  
**Achieved: Yes ☒ No ☐**
  - If "no" explain: \_\_\_\_\_

**Program/Activity:** District Operations

**Goal:** Insure, Operate and Maintain District owned Infrastructure & assets

**Objectives:**

- Annual renewal of District insurance policy(s).
- Obtain all necessary contracted services for District operations and infrastructure.
- Determine all vendors are in compliance with contracts with District.

**Performance Measures:**

- District insurance policies reviewed and in place.

**Achieved:** Yes ☒ No ☐

- Contracted Services obtained for all District operations.

**Achieved:** Yes ☒ No ☐

- All District contracts in compliance.

**Achieved:** Yes ☒ No ☐