



**VENETIAN ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 26, 2026
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 & PUBLIC HEARING
May 26, 2026
7:00 p.m.

- A. Call to Order
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- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
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 - 2. Discussion Regarding Tree Mitigation Project (Sienna Trees & Main Area Trees).....Page 19
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 - 5. Discussion Regarding Department of Transportation and Public Works License Agreement
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 - 2. Reminder of Qualifying Period: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 3 & 4)
 - 3. Reminder of 2025 Form 1 – Statement of Financial Interest Disclosure (Due July 1, 2026)
 - 4. Reminder: Required 4-Hour Ethics Training (Due December 31, 2026)
- K. Board Member and Staff Closing Comments
- L. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57917	IPL0336257	Legal Ad - IPL0336257		1.0	73.0L

ATTENTION: Venetian Isles Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

**Notice of Public Hearing
 and
 Regular Board Meeting of the
 Venetian Isles Community
 Development District**

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Venetian Isles Community Development District

www.venetianislescdd.org

IPL0336257
 May 6, 13 2026

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of 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.

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

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IPL0336257
May 6,13 2026

**VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
MAY 4, 2026**

A. CALL TO ORDER

District Manager Nancy Nguyen called the May 4, 2026, Venetian Isles Community Development District (the “District”) Special Board Meeting to order at approximately 6:43 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 Special Board Meeting had been published in the *Miami Herald* on April 27, 2026, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman David Mattison, and Supervisors Jose Medina, Antonietta Azrak, and David Marquez (who arrived at approximately 6:46 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 Liza Smoker of Billing Cochran, P.A.

Also in attendance were the following District residents: Carlos Rosero, Lizardo Casteleiro, Manuel Lopez, Heidy Martinez, Carlos Prieto, Magda Campoamor, and Eduardo Molieri.

D. CONSIDER RESIGNATION – MARY ANN DELGADO, EFFECTIVE 3/25/26 (SEAT 4, EXP. 11/2026)

Ms. Nguyen stated that she was in possession of a resignation letter from Mary Ann Delgado with an effective date of March 25, 2026, and it would be in order for the Board of Supervisors (the “Board”) to consider. A discussion ensued after which:

A **motion** was made by Mr. Median, seconded by Mr. Mattison and unanimously passed to accept the resignation of Mary Ann Delgado, effective March 25, 2026.

Ms. Nguyen stated that there was now a vacancy in Seat 4, which term expires in November 2026.

E. CONSIDER APPOINTMENT TO VACANT SEAT (SEAT 4, EXP. 11/2026)

Ms. Nguyen stated that there is currently a vacancy in Seat 4, which term expires in November 2026, and asked if there were any qualified persons present who would like to serve on the Board.

NOTE: Mr. Marquez arrived at approximately 6:46 p.m.

Mr. Carlos Prieto stated that he was interested in serving on the Board. Mr. Prieto provided the Board with an introduction of himself.

A **motion** was made by Mr. Medina, seconded by Mr. Marquez appointing Mr. Prieto to Seat 4, which term expires in November 2026. The **motion** passed 3 to 1 with Mr. Mattison dissenting.

F. ADMINISTER OATH OF OFFICE AND REVIEW NEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Mr. Prieto. In addition, Ms. Nguyen and Ms. Smoker will review the duties and responsibilities as a Board member with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2025 Form 1 must be completed electronically through the Florida Commission on Ethics Electronic Financial Disclosure Management System within thirty (30) days of appointment), and the Code of Ethics for Public Officials following the meeting.

G. ELECTION 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 reminded the Board that Ms. Delgado served as Vice Chair.

A **motion** was made by Mr. Marquez, seconded by Mr. Medina and unanimously passed to appoint Mr. Marquez as Vice Chair.

Ms. Nguyen asked if there were any additional elections of officers. There being none, Ms. Nguyen provided the following slate of names for election:

- Chairperson – David Mattison
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Jose Medina, Antonietta Azrak, Carlos Prieto, Armando Silva and Gloria Perez

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

The following is the new election of officers:

- Chairperson – David Mattison
- Vice Chairperson – David Marquez
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Jose Medina, Antonietta Azrak, Carlos Prieto, Armando Silva and Gloria Perez

H. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

There were no comments from the members of the public.

J. APPROVAL OF MINUTES

1. March 24, 2026, Regular Board Meeting

Ms. Nguyen presented the minutes of the March 24, 2026, 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 Mr. Marquez, and passed unanimously approving the minutes of the March 24, 2026, Regular Board Meeting, as presented.

NOTE: Ms. Nguyen explained that today's Special Board Meeting was scheduled to allow the District Board and Venetian Isles Master Association, Inc. (the "HOA") Board of Directors to discuss any pending items which require input from both boards.

K. OLD BUSINESS

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

Ms. Nguyen thanked the HOA Board of Directors for their attendance. She explained that the purpose of the joint meeting was to receive comments and input from the HOA Board of Directors on the modifications being contemplated. Ms. Nguyen presented cost estimates for the following modifications:

- Raised side path/bicycle lane: \$777,259.93
- Raised channelized medians: \$71,937.57
- Raised crosswalks & speed humps: \$50,435.77

Ms. Nguyen informed those in attendance that the District Board has approved the resurfacing of all District owned roads, however, they are reviewing modifications to be able to address some of the concerns of the residents of the District, such as motorists traveling the wrong way on Egret Lakes Circle. She further informed the HOA Board of Directors that the District Board would like their input on the modifications being contemplated and they would also like them to provide any additional input they may have. She stated the once the District submits a permit application for any roadway work to be performed, the HOA would need to execute the permit application as well since the HOA is the owner of the land underneath the District owned roads.

Both Boards discussed the options presented to them. The consensus was that the raised channelized medians could help deter motorists from traveling in the wrong direction on Egret Lakes Circle. The HOA Board of Directors stated that they would like to evaluate their effectiveness before committing funds for permanent installation.

A **motion** was made by Mr. Medina, seconded by Mr. Mattison and unanimously passed authorizing Caltran Engineering Group, Inc. to prepare a mock-up of the raised channelized medians.

The HOA Board of Directors requested additional time to review the other modifications presented. The District Board acknowledged their request.

More discussion on this item will take place at a future meeting.

2. Discussion Regarding Arborist Report (Sienna Trees & Main Area Trees)

Ms. Nguyen presented three (3) proposals and explained that the arborist recommended the removal and replacement of 48 trees in the main area of the District and 15 trees within the Sienna subdivision,

as well as the installation of several tree root barriers. Ms. Nguyen further noted that during the January 27th meeting the Board requested that a comprehensive survey be completed, which could also be utilized for future roadway resurfacing and/or any road modifications the Board may approve.

Ms. Nguyen reviewed the following proposals with the Board:

- BrightView Landscape Services: \$91,609.10 (only includes a tree survey, totaling \$3,000)
- Super Landscape & Maintenance: \$119,590 (includes both a tree and land survey totaling \$23,540)
- Colliers Engineering & Design: \$21,400 (proposal for private tree and land survey services)

Ms. Nguyen explained that it would be more cost effective for the Board to obtain the tree and land survey from a private firm, such as Colliers Engineering & Design, and provide the completed survey to the selected tree mitigation contractor for permitting, architectural, tree removal, and replacement services. The Board agreed with Ms. Nguyen.

NOTE: At approximately 7:24 p.m. Mr. Marquez stepped out of the meeting room. It was determined that there was still a quorum and discussions could resume. At approximately 7:25 p.m. Mr. Marquez returned.

NOTE: At approximately 7:25 p.m. Mr. Mattison stepped out of the meeting room. It was determined that there was still a quorum and discussions could resume. At approximately 7:27 p.m. Mr. Mattison returned.

Ms. Nguyen further explained that the HOA will be required to provide authorization for the tree mitigation permit due to its ownership of the land where some of the trees are located. Ms. Nguyen asked the HOA Board of Directors if they would be willing to authorize the mitigation permit application prior to the District Board moving forward with any tree mitigation decisions. The HOA Board of Directors agreed to authorize the necessary mitigation permit authorization required.

It was discussed that the HOA is currently performing a tree mitigation project. Ms. Nguyen asked which contractor they selected. Ms. Nguyen acknowledged that the contractor the HOA is using, Green Wise Group, is the same company who provided the District with the arborist report for the District owned trees. The Board requested that Ms. Nguyen attain a proposal from Green Wise Group for the tree mitigation project. The Board consensus was to review all tree mitigation proposals during the May 26th Regular Board Meeting.

A **motion** was made by Mr. Mattison, seconded by Mr. Medina and unanimously passed accepting the proposal from Colliers Engineering and Design for a complete tree and land survey in the amount of \$21,400.

This item will be further discussed at a future meeting.

3. Discussion Regarding Venetian Isles Master Association ACC Report

Ms. Nguyen reminded the Board that during the January 27th meeting, the Board agreed, in concept, to allow the HOA to install pavers and benches on the District owned Tract "A" within Sienna. As a condition of such approval, the District Board requested that the HOA provide renderings and specifications of the proposed materials, including images of the benches and the type of pavers to be

utilized. The District Board also requested information regarding the proposed dimensions and exact location of the paved area.

The HOA Board of Directors stated that they are still committed to installing and maintaining pavers, benches, and a small fountain on the District owned Tract “A” within the Sienna subdivision. They stated that they would provide Ms. Nguyen with the items requested.

This item will be discussed further during a future meeting once the HOA has provided the renderings, proposed materials, dimensions, and locations of the items to be installed.

4. Discussion Regarding Illegal Parking/Stopping on District Roads

Ms. Nguyen stated that her request is still being reviewed by the office of Commissioner Roberto Gonzalez. If an approval is obtained, the Police Department’s legal department will consider entering into an enforcement agreement with the District. Ms. Nguyen will continue to communicate with Commissioner Roberto Gonzalez’ office and will provide additional information on this item at a future meeting.

5. Discussion Regarding Department of Transportation and Public Works License Agreement

Ms. Nguyen presented the License Agreement and renderings of the specific ADA compliant ramps that the Miami-Dade County Department of Transportation and Public Works (“DTPW”) anticipates installing at the main entrance of the Sienna subdivision. Ms. Nguyen explained that this License Agreement was provided to Ms. Smoker for review prior to tonight’s meeting.

Ms. Smoker explained that she had some comments and requested that DTPW’s legal counsel add indemnification language to the License Agreement and include a termination date. Ms. Smoker stated that a response has not been received from the DTPW’s counsel.

The Board consensus is to wait for a response from DTPW before approving a License Agreement.

Ms. Nguyen and Ms. Smoker acknowledged the Board’s request.

NOTE: At approximately 8:17 p.m. Mr. Marquez stepped out of the meeting room. It was determined that there was still a quorum and discussions could resume. At approximately 8:18 p.m. Mr. Marquez returned.

More information on this item will be provided at a future meeting.

L. NEW BUSINESS

1. Landscape Maintenance Agreement

Ms. Nguyen stated that the term of the Landscape Maintenance Agreement between the District and the HOA is due to expire on October 1, 2026. She stated that the District is currently contributing \$63,360 to the HOA per annum for landscape services. It was the consensus of both boards to extend the term of the Landscape Maintenance Agreement.

A **motion** was made by Mr. Mattison, seconded by Mr. Marquez and unanimously passed to amend the Landscape Maintenance Agreement between Venetian Isles Community Development District and Venetian Isles Master Association, Inc. and extend the term date to October 1, 2027.

M. ADMINISTRATIVE & OPERATION MATTERS

1. Reminder of Qualifying Period: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 3 & 4)

Ms. Nguyen advised that the 4-year terms of office for Seat 3 (David Mattison), and Seat 4 (Carlos Prieto) were expiring in November 2026. The qualifying period for election and/or re-election has been set for Noon, June 8, 2026, through Noon, June 12, 2026. Those candidates interested in running for election can submit their qualifying documents in person to the Miami-Dade County Supervisor of Elections' Office located at 2700 NW 87th Avenue, Miami, Florida 33172 (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying will be provided to those interested prior to the qualifying dates. The new terms of office would be a 4-year term through Election Day in November 2030.

2. Reminder of 2025 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2026)

Board members were reminded of the importance of electronically completing their individual 2025 Statement of Financial Interests Form 1 through the Florida Commission on Ethics Electronic Financial Disclosure Management System (EFDMS). The deadline for submittal is July 1, 2026.

3. Reminder: Required 4-Hour Ethics Training (Due December 31, 2026)

Board members were reminded of the importance of completing their annually required four-hour ethics training. Ms. Nguyen will be providing links to training videos that will satisfy their requirement.

N. BOARD MEMBERS & STAFF CLOSING COMMENTS

Mr. Medina stated that he recently reported a pothole on SW 153rd Court to Ms. Nguyen, which has since been addressed. He thanked Ms. Nguyen for the prompt response.

Mr. Medina further explained that he reported construction debris on the Palermo lake bank to Ms. Nguyen and requested an update. Ms. Nguyen informed the HOA Board of Directors that the HOA Manager, Mr. Eric Toro, was extremely helpful in addressing the construction debris issue. She stated that he provided her the contact information to the homeowners. When she did not receive a response from the homeowners, Mr. Toro granted her access to the Palermo subdivision to attempt to discuss the issue in person with the homeowners. The homeowners were not available at the time of her visit; however, they have since addressed some of the debris on the lake bank. Ms. Nguyen stated that she will continue to try to communicate with the homeowners.

Mr. Medina stated that there are still issues with illegal parking/stopping/standing at the plaza located between the Palermo and Bellagio subdivisions on SW 29th Street. Mr. Medina acknowledged that the no parking/stopping/standing signs recently installed by the District have helped with the situation.

Mr. Mattison stated that there is a sidewalk near the SW 157th Avenue entrance which should be inspected. Mr. Mattison stated that the sidewalk could pose a trip hazard. Ms. Nguyen stated that she will have the sidewalks inspected.

The Board requested that Ms. Nguyen report a streetlight on 157th Avenue which is flickering. Ms. Nguyen acknowledged the Board's request.

There were no further Board Member comments.

O. 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 8:33 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

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IPL0336257
May 6, 13 2026

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Venetian Isles Community Development District (the “District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The 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 26th day of May, 2026.

ATTEST:

**VENETIAN ISLES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Venetian Isles
Community Development District

**Final Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- III DETAILED FINAL DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

FINAL BUDGET
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	95,779
Maintenance Assessments	358,596
Debt Assessments	341,735
Other Revenues	0
Interest Income	1,500
TOTAL REVENUES	\$ 797,610
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Aquatic Maintenance - Lake Tracts - Herbicides	10,700
Aquatic Maintenance - Lake Tracts - Grass Carps	1,500
General Maintenance - Lake Tracts/Shoreline Restoration	100,000
Drainage Structure Maintenance/Cleaning	40,000
Roadway/Street Improvements - Repairs (Including Signs)	9,000
Storm Drainage/Class V Permit	3,500
Engineers Report/Inspections/Consulting	3,250
Field Operations Management	1,620
Miscellaneous Improvement Projects	7,400
Security Camera MTE/Cable/Monitoring	0
Infrastructure Reserve Fund	15,750
Pressure Cleaning	7,500
Sidewalk Milling/Replacements	7,000
Contingency (Maintenance, Storm Clean-up, Sidewalks, etc.)	8,000
Grounds Maintenance Contingency	63,360
Landscaping (Tree & Palm Trimming, Palm Fertilization, Misc.)	44,000
Roadway Resurfacing, Signs & Markings	14,500
TOTAL MAINTENANCE EXPENDITURES	337,080
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes	383
Management	36,624
Secretarial	4,200
Legal	17,000
Assessment Roll	6,000
Audit Fees	3,700
Insurance	8,400
Legal Advertisements	2,100
Web Site Admin, Payroll Services, Meeting Room Rental & Mileage	3,800
Office Supplies, Postage & Mailings	1,450
Dues & Subscriptions	175
Trustee Fee	3,850
Continuing Disclosure Fee	350
Administrative Contingency	1,200
TOTAL ADMINISTRATIVE EXPENDITURES	94,232
TOTAL EXPENDITURES	\$ 431,312
REVENUES LESS EXPENDITURES	\$ 366,298
Bond Payments	(321,231)
BALANCE	\$ 45,067
County Appraiser & Tax Collector Fee	(15,922)
Discounts For Early Payments	(31,845)
EXCESS/ (SHORTFALL)	\$ (2,700)
Carryover From Prior Year	2,700
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	66,358	95,289	95,779	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	92,362	358,596	358,596	Expenditures/.94
Debt Assessments	344,216	342,869	341,735	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	18,152	1,200	1,500	Interest Projected At \$125 Per Month
TOTAL REVENUES	\$ 521,088	\$ 797,954	\$ 797,610	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Aquatic Maintenance - Lake Tracts - Herbicides	10,372	10,700	10,700	No Change From 2025/2026 Budget
Aquatic Maintenance - Lake Tracts - Grass Carps	2,600	1,500	1,500	No Change From 2025/2026 Budget
General Maintenance - Lake Tracts/Shoreline Restoration	0	100,000	100,000	No Change From 2025/2026 Budget
Drainage Structure Maintenance/Cleaning	18,286	40,000	40,000	Five Year Project To Clean Whole System
Roadway/Street Improvements - Repairs (Including Signs)	2,890	9,000	9,000	No Change From 2025/2026 Budget
Storm Drainage/Class V Permit	0	3,500	3,500	No Change From 2025/2026 Budget
Engineers Report/Inspections/Consulting	13,839	3,250	3,250	No Change From 2025/2026 Budget
Field Operations Management	1,620	1,620	1,620	No Change From 2025/2026 Budget
Miscellaneous Improvement Projects	7,250	7,400	7,400	No Change From 2025/2026 Budget
Security Camera MTE/Cable/Monitoring	783	0	0	The HOA Will Be Taking Over This Responsibility
Infrastructure Reserve Fund	0	15,750	15,750	No Change From 2025/2026 Budget
Pressure Cleaning	7,207	7,500	7,500	No Change From 2025/2026 Budget
Sidewalk Milling/Replacements	0	7,000	7,000	No Change From 2025/2026 Budget
Contingency (Maintenance, Storm Clean-up, Sidewalks, etc.)	0	8,000	8,000	No Change From 2025/2026 Budget
Grounds Maintenance Contingency	62,500	63,360	63,360	For Mowing
Landscaping (Tree & Palm Trimming, Palm Fertilization, Misc.)	0	44,000	44,000	Landscaping (Tree & Palm Trimming, Palm Fertilization, Misc.)
Roadway Resurfacing, Signs & Markings	0	14,500	14,500	Second Year Of Ten Year Project
TOTAL MAINTENANCE EXPENDITURES	127,347	337,080	337,080	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	4,800	5,000	5,000	Supervisor Fees
Payroll Taxes	448	383	383	Supervisor Fees *7.65%
Management	34,668	35,664	36,624	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2025/2026 Budget
Legal	18,563	15,000	17,000	\$2,000 Increase From 2025/2026 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Insurance	7,081	8,400	8,400	FY 25/26 Expenditure Was \$7,468
Legal Advertisements	1,829	2,200	2,100	\$100 Decrease From 2025/2026 Budget
Web Site Admin, Payroll Services, Meeting Room Rental & Mileage	4,036	3,700	3,800	\$100 Increase From 2025/2026 Budget
Office Supplies, Postage & Mailings	2,901	1,350	1,450	\$100 Increase From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	3,816	3,550	3,850	\$300 Increase From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Administrative Contingency	0	1,200	1,200	No Change From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	92,367	90,772	94,232	
TOTAL EXPENDITURES	\$ 219,714	\$ 427,852	\$ 431,312	
REVENUES LESS EXPENDITURES	\$ 301,374	\$ 370,102	\$ 366,298	
Bond Payments	(328,471)	(322,297)	(321,231)	2027 P & I Payments Less Earned Interest
BALANCE	\$ (27,097)	\$ 47,805	\$ 45,067	
County Appraiser & Tax Collector Fee	(4,841)	(15,935)	(15,922)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(18,117)	(31,870)	(31,845)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (50,055)	\$ -	\$ (2,700)	
Carryover From Prior Year	0	0	2,700	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ (50,055)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	14,332	1,500	1,500	Projected Interest For 2026/2027
NAV Tax Collection	328,471	322,297	321,231	2026 P & I Payments Less Earned Interest
Total Revenues	\$ 342,803	\$ 323,797	\$ 322,731	
EXPENDITURES				
Principal Payments	285,000	295,000	305,000	Principal Payment Due In 2027
Interest Payments	44,475	28,797	17,731	Interest Payments Due In 2027
Total Expenditures	\$ 329,475	\$ 323,797	\$ 322,731	
Excess/ (Shortfall)	\$ 13,328	\$ -	\$ -	

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 1/1/26 = \$910,000

Venetian Isles Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
Administrative	\$ 113.55	\$ 113.83	\$ 166.30	\$ 167.16
Maintenance	\$ 161.19	\$ 161.19	\$ 625.83	\$ 625.83
<u>Debt</u>	<u>\$ 603.16</u>	<u>\$ 602.83</u>	<u>\$ 600.48</u>	<u>\$ 598.49</u>
Total	\$ 877.90	\$ 877.85	\$ 1,392.61	\$ 1,391.48

* 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	
<u>Transfer To HOA Common Area</u>	<u>1</u>
Billed for O&M	573

Community Information (Debt):

Total Units	574
<u>Prepayments</u>	<u>3</u>
Billed for Debt	571

	BrightView	Super	Green Wise Group	Colliers Engineering & Design
*Tree and Land Survey				21,400.00
Landscape Architect Plans	6,600.00	8,225.00	N/A	
Tree Removals - Main Area (48)	28,350.00	37,700.00	30,900.00	
Tree Removals - Sienna (15)				
Tree Mitigation (63)	19,162.77	36,225.00	23,625.00	
Root Barriers (40)	29,996.33	10,400.00	18,440.00	
Permitting	4,500.00	3,500.00	5,120.00	
	<u>88,609.10</u>	<u>96,050.00</u>	<u>78,085.00</u>	<u>21,400.00</u>
Approximate Cost for Architect Plans	-	-	10,000.00	
Total With Private Survey	\$ 88,609.10	\$ 96,050.00	\$ 88,085.00	\$ 21,400.00

***During the May 4, 2026 Special Board Meeting the Board of Supervisors elected Colliers Engineering & Design to prepare the tree and land survey.**

Proposal for Extra Work at Venetian Isles CDD

Property Name	Venetian Isles CDD	Contact	RYAN QUIROGA
Property Address	15355 Egret Lakes Cir Miami , FL 33185	To Billing Address	Venetian Isles CDD 15355 Egret Lakes Cir Miami , FL 33185
Project Name	Venetian Isles CDD		
Project Description	Tree Mitigation Services		

Scope of Work

Scope of Work - Tree Mitigation Services

Venetian Isles CDD Miami, FL

BrightView Landscape Services will provide comprehensive tree mitigation services throughout the community in accordance with arborist reports and local regulations. Work will be completed safely, efficiently, and with minimal disruption to residents.

Services Include:

-Tree & Land Survey

Full inventory and documentation of existing trees to support permitting and mitigation requirements.

.-Permit Processing & Coordination

Handling of permit applications, submittals, and coordination with governing agencies through approval and required inspections

-Mitigation & Landscape Plans

Preparation of required site and landscape plans reflecting tree removals and replacement requirements for approval.

-Tree Removal & Stump Grinding

Removal and disposal of 63 designated hardwood trees identified as hazardous or causing structural concerns, including stump grinding where accessible and complete debris removal.

-Root Barrier Installation

Installation of root barrier systems at designated locations to help prevent future root intrusion into sidewalks, curbs, and infrastructure

-Tree Mitigation (Replacements)

Delivery and installation of replacement trees in accordance with approved plans and

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4155 E Mowry Dr, Homestead, FL 33033 ph (305) 258-8011 fax (305) 258-0809

Proposal for Extra Work at Venetian Isles CDD

county requirements.

Additional Notes

All debris will be removed from site daily

Stump grinding performed where accessible

Utility locates (811) will be coordinated prior to excavation

Pricing Disclaimer:

All pricing provided is based on current site conditions and available project information. Final costs may be subject to change due to unforeseen site conditions, concealed obstacles, utility conflicts, or additional scope identified during the course of work. Any changes will be communicated and addressed through a written change order prior to proceeding.

Permit Disclaimer:

Permit processing costs included are based on standard submittal requirements. Any additional costs due to revisions, agency requirements, or extended review processes will be addressed through a written change order.

Material/Description	Unit Price	Subtotal	Total
Tree and land Survey			\$3,000.00
Full tree and land survey of Property	\$3,000.00		\$3,000.00
Landscaping and Mitigation Plans			\$6,600.00
Preparation of Landscaping and architectural/Site Plans reflecting proposed tree mitigation and any required replacements	\$6,600.00		\$6,600.00
Performance of Tree Mitigation			\$19,162.77
Delivery and installation of 63 Trees	\$19,162.77		\$19,162.77
Permits Processing			\$4,500.00
Processing of Permits	\$4,500.00		\$4,500.00
Root Barriers			\$29,996.33
Labor for Delivery and installation of Root barriers at 12 inch depth	\$29,996.33		\$29,996.33
Tree Removal and Stump Grinding			\$28,350.00
Removal and disposal of 63 designated hardwood trees identified in the arborist report as causing structural damage and posing long-term risk due to confined root zones and improper planting locations.	\$28,350.00		\$28,350.00

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Proposal for Extra Work at Venetian Isles CDD

For internal use only

SO# 8876724
JOB# 352100000
Service Line 300

Total Price \$91,609.10

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This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

4155 E Mowry Dr, Homestead, FL 33033 ph (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	MANAGER
Signature	Title
RYAN QUIROGA	March 23, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	TCS Business Developer
Signature	Title
Edward B. Fernandez	March 23, 2026
Printed Name	Date

Job #:	352100000		
SO #:	8876724	Proposed Price:	\$91,609.10



**2272 West 79th Street, Hialeah, FL 33016
(305) 362-3355 | office@superlandscapemiami.com
superlandscapemiami.com | Licensed & Insured**

Proposal Date: March 22, 2026

**Venetian Isles CDD (Main Area and Sienna)
Tree Mitigation, Permitting & Landscape Compliance Proposal
Prepared for: Special District Services, Inc.**

Super Landscape & Maintenance provides a specialized, fully integrated solution for communities and commercial properties navigating tree mitigation requirements, property re-certifications, and related landscape compliance projects. Rather than requiring multiple vendors, consultants, and contractors, our team offers a single-source delivery model that can include full property and tree surveys, Certified Arborist assessments and consulting, landscape architectural and site plan preparation, permitting coordination with Miami-Dade County and applicable municipal agencies, execution of tree mitigation work, root barrier installation, required replacement planting, and long-term landscape maintenance services where desired. With 28 years in business and a multi-discipline operating structure built around accountability and execution, we pride ourselves on delivering technically sound, code-conscious, and cost-effective solutions while reducing communication gaps and administrative burden for ownership and management teams. The result is a more efficient project experience, clearer expectations, and a seamless final product delivered under one roof.

(Please see next page for full scope of services.)

Scope of Services

1. Land & Tree Survey

Survey Scope

- Elevation information: Vertical control based on **NGVD 1929 Datum**. Accuracy will be based on two well-established published benchmarks, for which CED will provide full descriptions. Survey to include finish floor elevation, centerline of roadway, and spot elevations throughout the property.
- **Coral Way entrance:** Elevations every 100 linear feet from edge of water to edge of water. Approximate total: **800 LF**.
- **Circles:** Include pathways, trees, and elevations every 50 linear feet from edge of water to edge of water. Approximate total: **2,075 LF**.
- **SW 29th Street:** From Circle to SW 157 Avenue, including Circle elevations at 25-foot intervals and 100-foot intervals for the remainder of the right-of-way, edge of water to edge of water. Approximate total: **1,275 LF**.
- **SW 30th Street to SW 152nd Avenue intersection:** Inclusive of 25 feet on each side. Approximate total: **850 LF**.
- **Entrances (6 total):** Elevations every 25 feet, including tree locations, up to the guard entrance. Approximate total: **910 LF**.
- Tree locations for requested areas, including canopy spread, trunk diameter, height, and common name.
- Tree inventory/table.
- Survey to be tied to **Datum NAD 1983/2011 Adjustment for the State Plane Coordinate System of the Florida East Zone**.

Qualifications / Assumptions

1. All field and office efforts in connection with this project will be performed in strict accordance with the applicable provisions of the **Standards of Practice for Land Surveying in the State of Florida**, pursuant to **Rule 5J-17, Florida Administrative Code**.
2. Requests for service not specifically enumerated in this proposal will be addressed separately, if required.
3. All survey work will be performed in **U.S. feet**.
4. CED will provide a digital file in **AutoCAD** format and **two signed and sealed hard copies** upon request.
5. Client will provide access to the property, where applicable.

Line Item Pricing: \$23,540.00

See exclusions and special conditions at end of document.

2. Landscape Architectural Plans

The scope of work includes preparation of landscape architectural plans reflecting tree removals, required mitigation, and replacement planting in accordance with the provided Arborist Report. Deliverables will include a site plan, tree mitigation plan, applicable details, general notes, and landscape calculation tables.

Included Services

1. Development of site and landscape architectural plans in coordination with Super Landscape & Maintenance.
2. Response to comments from the applicable building department or reviewing authority in order to support successful permit issuance.
3. Review of required shop drawings submitted by the General Contractor (if applicable).
4. Response to Requests for Information (RFIs) from the General Contractor (if applicable).
5. Site visits, as required.

Line Item Pricing: \$8,225.00

3. Tree Removals & Root Barriers

Per the provided Arborist assessment, all trees identified as **Poor** are recommended for removal and will require mitigation in accordance with applicable County requirements.

Main Area

- **48 tree removals** (trees identified as Poor condition)
- **15 trees may require root barriers.** Based on current locations and ANSI root pruning standards, it does not appear feasible to install root barriers for all of these trees.
 - **Minimum root barrier offset:** 1 foot of radius per 1 inch of trunk diameter (DBH)
 - **Root barrier installation (8–10 LF)** along driveway, sidewalk, or street edge, where installation is feasible: **\$260.00 per tree**

Sienna Community

- **16 tree removals** (trees identified as Poor condition)
 - **Recommended additional removals:** 13 trees currently identified as **Fair condition with poor structure: \$14,930.00** (not included in price, or required)
- **25 trees may require root barriers.** Based on current locations and ANSI root pruning standards, it does not appear feasible to install root barriers for all of these trees.
 - **Minimum root barrier offset:** 1 foot of radius per 1 inch of trunk diameter (DBH)

- **Root barrier installation (8–10 LF)** along driveway, sidewalk, or street edge, where installation is feasible: **\$260.00 per tree**

Tree Removal Scope Includes

- Cutting and removal of limbs and trunk sections
- Stump grinding to ground level
- Raking and removal of all debris (branches, cuttings, leaves, etc.)
- Blowing of all pavements and walkways
- Disposal of all generated debris

Note: Tree removal pricing varies based on canopy size, trunk diameter, access conditions, and overall removal complexity. Individual removal costs generally range from **\$600 to \$1,500 per tree**.

Root Barrier Scope Includes

- Trenching of designated areas
- Installation of **Biobarrier 12" Root Control Fabric – Typar**
- Backfilling trench with existing soil
- Blowing of all pavements and walkways
- Disposal of all generated debris

All root pruning will be performed in accordance with ANSI A300 standards, and all arborist recommendations will be followed during execution of this project.

Line Item Pricing

Tree Removals (64 trees): \$37,700

Root barriers (40 trees): \$10,400

4. Tree Mitigation Planting – Basis of Pricing, Species Selection & Budgetary Installation Options

Final mitigation quantities and associated replacement planting costs may vary based on Miami-Dade County’s final determination of the total canopy square footage required to be mitigated. To assist with planning and budgeting, several approved replacement tree species are included below, each of which qualifies as a **Medium Shade Tree (Category 2)** under applicable County standards and provides **300 square feet of canopy mitigation credit per tree**.

These species have been intentionally selected not only for their mitigation value, but also because they are generally considered to have less aggressive root systems, making them a more suitable long-term choice for this property and helping reduce the likelihood of similar root-related issues in the future. While Miami-Dade County also recognizes certain **Large Shade**

Wooden Trees (Category 1) as approved mitigation options, many species within that classification may develop more invasive root systems over time.

In our professional opinion, the **Medium Shade Tree (Category 2)** options presented below typically offer the best overall balance of **cost efficiency, aesthetic appeal, and long-term site preservation**. Final mitigation quantities and costs will remain subject to the County's required canopy replacement calculations, approved mitigation plan, and the client's final species selection from the applicable approved list.

Recommended Species

(Selected based on resilience, canopy development, and overall aesthetic value)

- **Bulnesia arborea (Verawood)** – 25 gal, 8' height, 1.5" caliper
- **Conocarpus erectus var. sericeus (Silver Buttonwood)** – 25 gal, 8' height, 1.5" caliper
- **Coccoloba diversifolia (Pigeon Plum)** – 25 gal, 8' height, 1.5" caliper
- **Elaeocarpus decipiens (Japanese Blueberry)** – 25 gal, 8' height, 1.5" caliper
- **Filicium decipiens (Japanese Fern Tree)** – 25 gal, 7' height, 1" caliper

More Colorful Options

(Less preferred due to reduced durability and greater susceptibility to disease and insect pressure)

- **Tabebuia caraiba (Yellow Tabebuia)** – 25 gal, 8' height, 1.5" caliper
- **Tabebuia impetiginosa (Purple Tabebuia)** – 25 gal, 8' height, 1.5" caliper
- **Tabebuia heterophylla (Pink Tabebuia)** – 25 gal, 8' height, 1.5" caliper
- **Cordia sebestena (Orange Geiger)** – 25 gal, 8' height, 1" caliper

Mitigation Installation – Budgetary Pricing Options

For estimating purposes, the following mitigation installation pricing is based on an **estimated quantity of 63 replacement trees**. Final mitigation quantities may be **more or less than 63 trees**, as the final required planting count will be based on the total **canopy square footage lost**, Miami-Dade County's final mitigation requirements, the approved mitigation plan, and the final species selected. Accordingly, mitigation planting should not be assumed to be a direct **one-for-one replacement** of removed trees.

Option 1 – Preferred Species (Recommended)

Based on the recommended species listed herein and budgeted at **\$575.00 per tree**, delivered, installed, and braced as needed.

- **Estimated Quantity:** 63 trees
- **Unit Price:** \$575.00 each
- **Estimated Total:** \$36,225.00

Option 2 – Alternate Lower-Cost Species

As an alternate pricing scenario, lower-cost approved mitigation species may be selected at an estimated budget of approximately **\$440.00 per tree**, subject to availability. Species selections within this range may be more limited and may vary based on current nursery availability.

- **Estimated Quantity:** 63 trees
- **Estimated Unit Price:** \$440.00 each
- **Estimated Total:** \$27,720.00

Option 3 – Lower Grade Material (Not Recommended / Not Included)

Lower-grade or non-Grade A nursery material may exist in the marketplace; however, Super Landscape & Maintenance does **not recommend** the use of such material for mitigation installations and has not included pricing for these options. Our standard recommendation is to utilize **Grade A nursery stock** to support better aesthetics, stronger establishment, and improved inspection acceptance.

Final total mitigation planting cost cannot be determined until Miami-Dade County confirms the total required canopy square footage to be mitigated and the community selects its preferred replacement tree species. In addition to the options listed above, there are more than **65 approved wooden shade tree options** and approximately **15 approved palm options** available should alternate selections be preferred.

5. Permitting Coordination & Fee Exclusions

Super Landscape & Maintenance will manage the permitting process for this project as part of our integrated service approach, including in-house coordination of all required documentation, permit application preparation and submission, and communication with Miami-Dade County and any other applicable reviewing departments or agencies necessary to secure approvals.

In addition to permit administration, our team will coordinate the related project services under one unified structure, providing the client with a single point of communication and accountability throughout both the permitting and implementation phases. This proposal includes the professional administrative, coordination, and project management services necessary to guide the project through review, approval, and execution while minimizing communication gaps and creating a more streamlined experience for ownership and management.

However, any fees imposed by Miami-Dade County or other governing authorities—including, but not limited to, permit fees, application fees, tree removal fees, mitigation fees, plan review fees, or other agency-assessed charges—are **not included** in the pricing herein and shall remain the responsibility of the client, as such amounts are determined directly by the applicable jurisdiction upon formal review.

Service Total: \$3,500.00

6. Terms, Exclusions & Additional Services

The pricing and scope outlined in this proposal are based solely upon the services specifically described herein. Any services, revisions, conditions, agency requirements, or field circumstances not expressly included within the defined scope shall be considered outside the base proposal and may require additional authorization and pricing.

Consultant-Based Services

Surveying and landscape architectural services included within this proposal are based upon the respective scopes, assumptions, exclusions, limitations, and fee structures of the licensed third-party professionals engaged for those services. Any additional services, revisions, or conditions requested by the client, required by governing agencies, or necessitated by field conditions that fall outside of the original consultant scopes may result in additional fees. Any such consultant additional services, reimbursable expenses, or pass-through charges shall be billed at the consultant's applicable rates, negotiated fee, or actual cost, as applicable.

Additional Services / Fee Structure

The following services are not included in the base pricing unless specifically stated otherwise and, if required, shall be billed separately upon authorization:

- **Arborist Services:** Any additional tree assessment reports or supplemental arborist reports requested beyond the base scope shall be billed at **\$500.00 per report**.
- **Watering / Establishment Care:** Newly installed mitigation trees and plant material will require a post-installation establishment watering schedule consisting of **daily watering for the first three (3) weeks**, followed by **three (3) watering visits per week for an additional three (3) weeks**. Where the community does not have an active and adequate irrigation system to support this requirement, Super Landscape & Maintenance can provide establishment watering services as an additional service. Pricing shall be quoted separately based on final planting quantities, access, and site logistics.
- **Irrigation Adjustments / Repairs:** Irrigation adjustments, modifications, troubleshooting, and repairs associated with mitigation planting areas may be provided on an as-needed basis where required to support proper establishment and long-term health of installed plant material. Such services are not included in the base proposal and shall be quoted separately based on the scope of work required.
- **Restoration of Disturbed Areas:** Restoration of disturbed areas resulting from removals, root barrier installation, mitigation planting, or related work may be provided as an additional service if requested or deemed necessary. Pricing will vary depending on the extent of restoration and the materials selected, including but not limited to sod, rock, mulch, groundcover, or similar finish materials, and shall be quoted separately.
- **Consultant Additional Services:** Any additional services required from the surveyor, landscape architect, or other third-party consultants beyond their original contracted

scope—including, but not limited to, plan revisions, additional submittals, additional site visits, responses to agency comments beyond the original scope, re-staking, supplemental survey work, or specialty coordination—shall be billed at the consultant’s applicable hourly rates or negotiated fee.

- **Reimbursable Expenses:** Printing, plotting, courier or overnight delivery, postage, mileage, travel, permit processing support, expeditor coordination, and other reimbursable consultant or project-related expenses not included in the base scope shall be billed at actual cost or at the consultant’s billed reimbursable amount, where applicable.

Excluded Governmental / Agency Fees

Unless specifically stated otherwise, this proposal excludes any fees imposed by Miami-Dade County, municipalities, permitting agencies, utility providers, review boards, homeowner associations, or other governing authorities. This includes, but is not limited to, permit fees, application fees, plan review fees, tree removal fees, mitigation fees, expeditor fees, escrow deposits, impact fees, recording fees, and any other agency-assessed charges.

Survey / Engineering Exclusions

The included survey scope is limited to the services specifically described in this proposal and the underlying consultant scope. Services not expressly included are excluded, including but not limited to: utility locating or utility surveys, supplemental field survey work, construction stakeout, re-staking, as-built surveys, ALTA/NSPS surveys, boundary legal descriptions, subdivision or consolidation mapping, geotechnical services, wetland delineation, subsurface utility investigation, security clearance protocols, and additional field visits beyond the originally defined scope. Modifications to completed survey deliverables, additional certifications, or additional consultant coordination resulting from scope changes, obscured conditions, or agency requests may result in added fees.

Landscape Architectural / Design Exclusions

The included landscape architectural scope is limited to the preparation of the plans and support services specifically described in this proposal. Services not expressly included are excluded, including but not limited to: irrigation engineering, off-site civil engineering, structural, electrical, mechanical, plumbing, fire protection, septic design, full construction management, bidding services, contractor payment review, inspections, threshold inspections, change order documentation, design revisions caused by owner-directed changes, revisions resulting from changes in applicable codes after document preparation, renderings, models, public hearing attendance, variances, arbitration, depositions, and any additional services not specifically listed within the base design scope. Any such services, if required, shall be treated as additional services.

Plan Revisions / Scope Changes

This proposal is based on the currently understood project scope, available documentation, and visible site conditions. Any revisions to the basic project concept, client-requested design changes, changes to selected mitigation species after plan development, modifications required by unforeseen site conditions, or additional plan revisions required after initial submission may result in additional fees.

Field Conditions / Hidden Conditions

Pricing is based on currently visible and reasonably observable site conditions. Hidden or unforeseen conditions—including, but not limited to, underground obstructions, unknown utilities, concealed roots, hardscape conflicts, unsuitable soils, subsurface rock or coral conditions, drainage conflicts, undocumented site features, or restricted access conditions—are excluded from the base proposal and may require revised pricing or additional services.

Approvals / Agency Review

While Super Landscape & Maintenance will coordinate the permitting and review process as outlined herein, no guarantee is made as to final approval, timeline, or final conditions imposed by Miami-Dade County, municipalities, or any other reviewing authority. Final approval is subject to agency discretion, applicable regulations, and site-specific conditions beyond the control of Super Landscape & Maintenance or its consultants.

Client Responsibilities

Client shall provide timely access to the property and furnish any available documents, reports, prior plans, surveys, approvals, governing documents, or other information reasonably necessary to support the work. Delays caused by lack of access, delayed decisions, missing information, or third-party coordination issues may affect schedule and may result in additional fees where applicable.

Proposal Validity

This proposal is based upon current pricing, consultant availability, and currently understood project conditions. Pricing is valid for **30 days** from the date of issuance unless otherwise stated in writing.

Any work, service, coordination, revision, deliverable, fee, or requirement not specifically described in this proposal shall be considered excluded unless expressly stated otherwise in writing.

7. Payment Terms

- **A 50% deposit for survey, landscape architectural plans, and permitting / coordination services** is due upon acceptance of this proposal and prior to commencement in order to initiate the project.

- The remaining balance for **survey and landscape architectural plan services** shall be due upon delivery of the applicable documents. **Net 15.**
- The remaining balance for **permitting / coordination services** shall be due upon issuance of the final permit. **Net 30.**
- **Tree removal and root barrier services** shall require a **50% deposit prior to commencement**, with the remaining **50% due upon completion**. Final balance due **Net 30.**
- **Mitigation planting services, once finalized and authorized**, shall require a **60% deposit prior to commencement**, with the remaining **40% due upon completion**. Final balance due **Net 30.**
- Any permit fees, mitigation fees, consultant additional services, reimbursable expenses, expeditor fees, or other pass-through costs not included in the base proposal may be invoiced separately as incurred.

8. Acceptance

By signing below, Client acknowledges acceptance of the scope, pricing, terms, exclusions, and payment structure outlined in this proposal, and authorizes Super Landscape & Maintenance to proceed accordingly.

Accepted By: _____

Company / Organization: _____

Printed Name: _____

Title: _____

Signature: _____

Date: _____



Phone 786-521-6501

www.greenwisegroup.com

SUBMITTED TO: Nancy Nguyen

DATE: May 14, 2026

NAME/LOCATION: Venetian Isles CDD - Tree Mitigation

SCOPE OF WORK

A. Tree Mitigation Work

Tree Mitigation Cost: TBD based on Miami-Dade County DERM permit requirements

Root Barrier Cost (40 trees): \$18,440.00

Tree Removal Cost (63 trees): \$30,900.00

B. Permitting & County Coordination

Green Wise Group will handle all permitting from start to finish, including:

- Preparation and submission of all Miami-Dade County DERM permit applications
- Coordination with DERM
- Responding to reviewer comments
- Scheduling and attending inspections
- Final close-out documentation

Permit Processing & Coordination Cost: \$ 5,120.00

This proposal becomes a contract when signed by both parties.

We hereby propose to furnish labor and material – complete in accordance with above specifications, for the sum of: **FIFTY-FOUR THOUSAND FOUR HUNDRED SIXTY DOLLARS (\$54,460.00)**

Payment to be made as follows: **TO BE DETERMINED UPON ACCEPTANCE.**

This proposal may be withdrawn by us if not accepted on or before ninety (90) days.

ACCEPTANCE OF PROPOSAL

DISCLAIMER: Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions.

Recommendations that are made by Green Wise Group are intended to minimize or reduce hazardous conditions that may be associated with trees. However, there is and there can be no guaranty or certainty that efforts to correct unsafe conditions will prevent breakage or failure of a tree. Our recommendations should reduce the risk of tree failure, but they cannot eliminate such a risk, especially in the event of a storm or any other act of God. Some hazardous conditions in landscape are apparent while others require detailed inspection and evaluation. While a detailed inspection and evaluation should and normally does result in the detection of potentially hazardous conditions, there can be no guaranty or certainty that all hazardous conditions will be detected.

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

TERMS AND CONDITIONS

Payment will be made as outlined above. Payment is due after services are performed. Any monies not paid will bear interest at 1.5% per month, annual rate 18%. If Green Wise Group is required to retain an attorney to collect amounts that are due, the owner will be responsible for reasonable attorney's fees and costs incurred by Green Wise Group whether pre-litigation, at the trial or appellate levels.

Green Wise Group shall be responsible for the rectification of any damage caused solely by its employees. The Customer acknowledges that whether it experiences mold or mildew growth within the premises depends largely on how the Customer and/or persons other than Green Wise Group monitor conditions within the premises and maintains the premises. Customer agrees that Green Wise Group will not be responsible for any damages caused by mold or mildew, including but not limited to property damage, personal injury, loss of income, emotional distress, death, loss of value or use and adverse health effects except to the extent directly attributable to the sole negligence of Green Wise Group.

Customer is responsible for properly informing Green Wise Group of all property lines, all underground utilities or other relevant underground conditions, easements, rights-of-way, or other applicable covenants or restrictions affecting the property prior to commencement of the work.

Green Wise Group has not made any soil studies and is proceeding with the proposed work on the assumption that the underlying soil or land is suitable for the work. If extra work is required due to these conditions, the contract sum may be reasonably adjusted as necessary.

Green Wise Group is not responsible for any damage to lawns, landscaping, pavement, irrigation systems, sub-surface improvements of any type or other portions of the property which occur due to the type of equipment, which is being used, or which result from any cause except to the extent solely and directly resulting from the gross negligence of Green Wise Group.

By signing below, the owner confirms that they have read and agreed to the information provided above.

Date Accepted:

Owner: _____

Contractor: _____



Phone 786-521-6501

www.greenwisegroup.com

SUBMITTED TO: Nancy Nguyen

DATE: May 19, 2026

NAME/LOCATION: Venetian Isles CDD – Tree Installation

-
- 1) Contractor will install (63) trees – 25 gallon, 8' oa - in order to satisfy Miami-Dade County DERM Tree Removal Permit Canopy Requirements @ \$375.00 each

Recommend species:

- Dahoon Holly
- Black Ironwood
- Simpson Stopper
- Satinleaf

- 2) Installation includes staking and initial watering only.

- 3) Customer is responsible for ongoing watering and maintenance of trees. There is no warranty included in this proposal.

NOTE: Tree quantity may change based on permit requirements. Unit price is \$375.00 per tree installed.

This proposal becomes a contract when signed by both parties.

We hereby propose to furnish labor and material – complete in accordance with above specifications, for the sum of: **TWENTY-THREE THOUSAND SIX HUNDRED TWENTY-FIVE DOLLARS (\$23,625.00)**

Payment to be made as follows: **50% DEPOSIT; BALANCE DUE UPON COMPLETION.**

This proposal may be withdrawn by us if not accepted on or before ninety (90) days.

ACCEPTANCE OF PROPOSAL

DISCLAIMER: Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions.

Recommendations that are made by Green Wise Group are intended to minimize or reduce hazardous conditions that may be associated with trees. However, there is and there can be no guaranty or certainty that efforts to correct unsafe conditions will prevent breakage or failure of a tree. Our recommendations should reduce the risk of tree failure, but they cannot eliminate such a risk, especially in the event of a storm or any other act of God. Some hazardous conditions in landscape are apparent while others require detailed inspection and evaluation. While a detailed inspection and evaluation should and normally does result in the detection of potentially hazardous conditions, there can be no guaranty or certainty that all hazardous conditions will be detected.

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

TERMS AND CONDITIONS

Payment will be made as outlined above. Payment is due after services are performed. Any monies not paid will bear interest at 1.5% per month, annual rate 18%. If Green Wise Group is required to retain an attorney to collect amounts that are due, the owner will be responsible for reasonable attorney's fees and costs incurred by Green Wise Group whether pre-litigation, at the trial or appellate levels.

Green Wise Group shall be responsible for the rectification of any damage caused solely by its employees. The Customer acknowledges that whether it experiences mold or mildew growth within the premises depends largely on how the Customer and/or persons other than Green Wise Group monitor conditions within the premises and maintains the premises. Customer agrees that Green Wise Group will not be responsible for any damages caused by mold or mildew, including but not limited to property damage, personal injury, loss of income, emotional distress, death, loss of value or use and adverse health effects except to the extent directly attributable to the sole negligence of Green Wise Group.

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Green Wise Group has not made any soil studies and is proceeding with the proposed work on the assumption that the underlying soil or land is suitable for the work. If extra work is required due to these conditions, the contract sum may be reasonably adjusted as necessary.

Green Wise Group is not responsible for any damage to lawns, landscaping, pavement, irrigation systems, sub-surface improvements of any type or other portions of the property which occur due to the type of equipment, which is being used, or which result from any cause except to the extent solely and directly resulting from the gross negligence of Green Wise Group.

By signing below, the owner confirms that they have read and agreed to the information provided above.

Date Accepted:

Owner: _____

Contractor: _____

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Venetian Isles Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted by the Board.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted by the Board and authorized to be published.

PASSED, ADOPTED and BECOMES EFFECTIVE this 26th day of May, 2026.

ATTEST:

**VENETIAN ISLES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 17, 2026
January 26, 2027
March 23, 2027
May 25, 2027
July 27, 2027
September 28, 2027**

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

PUBLISH: MIAMI-HERALD 11/05/26

Alina Garcia
Supervisor of Elections
2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480
votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that Venetian Isles Community Development District, as described in the attached MAP, has 1232 voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.



Office of the Supervisor of Elections

2026 Venetian Isles CDD with Precincts

