



**VENETIAN ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
SEPTEMBER 22, 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
September 22, 2026
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. July 28, 2026 Regular Board Meeting.....Page 3
- G. Old Business
 - 1. Update Regarding Egret Lakes Circle Channelized Medians Mock-Up (Caltran Engineering)
 - 2. Discussion Regarding Tree Mitigation Project (Sienna Trees).....Page 7
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 - 4. Update Regarding Venetian Isles Master Assoc. ACC Report (Sienna).....Page 24
 - 5. Update Regarding Illegal Parking/Stopping on District Roads (Commissioner’s Office)
- H. New Business
 - 1. Consider Approval of Audit Renewal.....Page 29
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 - 3. Discussion Regarding Sidewalk and Curb Pressure Cleaning
 - 4. Consider Resolution No. 2026-04 – Goals and Objectives Annual Report.....Page 31
 - 5. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2025/2026 Amended Budget.....Page 35
 - 6. 2026 Legislative Update Memo (Billing Cochran, P.A.).....Page 40
- I. Administrative & Operational Matters
 - 1. Staff Report, as Required
- J. Board Member and Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57917	IPL0285634	Legal Ad - IPL0285634		1.0	80.0L

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

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 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
IPL0285634
Nov 7 2025

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 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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**VENETIAN ISLES COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE**

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**VENETIAN ISLES COMMUNITY
DEVELOPMENT DISTRICT**

www.venetianislescdd.org
IPL0285634
Nov 7 2025

**VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JULY 28, 2026**

A. CALL TO ORDER

District Manager Nancy Nguyen called the July 28, 2026, Venetian Isles Community Development District (the “District”) Regular Board Meeting to order at approximately 7:06 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 November 7, 2025, as part of the District’s Fiscal Year 2025/2026 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman David Mattison, Vice Chairman David Marquez, and Supervisors Antonietta Azrak (who arrived at approximately 7:11 p.m.), and Carlos Prieto 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 was: Juan Calderon of Caltran Engineering Group, Inc.

Also in attendance were the following District residents: Harry Coleman, Michelle Coleman, and Eduardo Molieri.

Ms. Nguyen stated that as a courtesy to the District’s guest, Juan Calderon of Caltran Engineering Group, Inc. (Caltran), she would like to take the meeting agenda out of order and discuss agenda item G. Old Business, Item 1. Update Regarding Egret Lakes Circle Channelized Medians Mock-Up. The Board acknowledged Ms. Nguyen’s request.

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

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

There were no comments from the members of the public.

F. APPROVAL OF MINUTES

1. May 26, 2026, Regular Board Meeting and Public Hearing

Ms. Nguyen presented the minutes of the May 26, 2026, Regular Board Meeting and Public Hearing and asked if there were any changes and/or corrections. There being no comments or changes, a **motion** was made by Mr. Marquez, seconded by Mr. Prieto and passed unanimously approving the minutes of the May 26, 2026, Regular Board Meeting and Public Hearing, as presented.

G. OLD BUSINESS

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

NOTE: This item was discussed following Item C.

Mr. Calderon of Caltran greeted the Board and explained that he would provide information on the channelized medians mock-up requested by the Board.

NOTE: Ms. Azrak arrived at approximately 7:11 p.m.

Mr. Calderon explained that Miami-Dade County required engineering plans when making any kind of modification to roadways. As such, the District will not be able to test out the median modifications on Egret Lakes Circle without preparing such plans. Mr. Calderon additionally stated that in order to prepare a proper proposal for the installation of temporary delineators or to make any temporary modifications to Egret Lakes Circle, he would need the Board to specify the area where such installations will be made.

The Board discussed the areas of concern indicated in the traffic study prepared for the District. The Board determined that SW 30th Street was the area of greatest concern of motorists traveling in the wrong direction on Egret Lakes Circle. Accordingly, the Board requested that Mr. Calderon prepare a proposal for temporary modifications at the intersection of SW 30th Street and Egret Lakes Circle.

Mr. Calderon explained that there were several options available for temporary delineators. Ms. Nguyen requested that Mr. Calderon prepare the proposal based on the cost of the most attractive delineator option, thereby providing the Board with the highest potential cost. Ms. Nguyen further explained that the Board could reduce the cost, if desired, by selecting a different product type.

Mr. Calderon acknowledged the Board's request and stated that he would provide the proposal to Ms. Nguyen upon completion for review by the Board at an upcoming meeting.

NOTE: Item D. was discussed at this time.

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

Ms. Nguyen explained that following the last District meeting, she requested that BrightView provide her with an updated proposal which only includes mitigation of the trees in the Sienna subdivision (removal and replacement of 15 trees). Ms. Nguyen further explained that upon her request, a BrightView representative informed her that the original proposal submitted to the District was incorrectly quoted. Ms. Nguyen added that when District staff inquired about the nature of the discrepancy, they were informed that the employee who prepared the original proposal was no longer leading this project, and therefore, they were unable to provide an explanation regarding the amounts previously submitted to the District. District staff were further advised that the revised proposal amount would be significantly higher than originally quoted. As such, an updated proposal was requested from Super Landscape & Maintenance to only include the Sienna subdivision.

Ms. Nguyen presented a cost comparison schedule noting the updated costs for the tree mitigation in Sienna as follows:

- BrightView Landscape Services: \$86,711.95
- Super Landscape & Maintenance: \$34,735.90
- Green Wise Group: \$46,542.20 (Green Wise Group cannot provide landscape architect plans. As such, an estimated \$10,000 was added to their proposal of \$36,542.20).

Ms. Nguyen informed the Board that all contractors had recommended the removal and replacement of additional trees, however, these proposals were based on the trees categorized as necessary removals as indicated in the arborist report prepared by Green Wise Group.

The Board commented on the significant increase in the proposal from BrightView Landscape Services. The Board requested that Ms. Nguyen obtain two (2) additional proposals to present at the next scheduled meeting. Ms. Nguyen acknowledged the Board's request.

3. Discussion Regarding Venetian Isles Master Association ACC Report

Ms. Nguyen stated that she had received the renderings and specifications depicting the proposed dimensions and locations of the paved areas being contemplated by the Venetian Isles Master Association (the "HOA") for the Sienna subdivision.

Ms. Nguyen advised that she forwarded the renderings and specifications to the District Engineer for review. The District Engineer indicated that there were no objections to the proposed improvements with respect to the materials being considered. The District Engineer further advised that the contractor engaged by the HOA for the improvements should be a registered architect, and to ensure that they were compliant with ADA requirements. The District Engineer also recommended that signed and sealed plans be maintained and made available to the District.

The Board and Sienna residents in attendance reviewed the renderings and discussed the proposed improvements. The Board and residents expressed their expectation that the improvements would be visually impactful and create an attractive and functional area that would appeal to residents.

The Board and residents requested that Ms. Nguyen inquire as to the amount of funds being allocated toward the proposed improvements by the HOA. The Sienna residents noted that they were assessed as part of the recent HOA special assessment even though the special assessment included, among other items, repairs and improvements to the entrance gates, trees, and sidewalks, all which do not apply to the Sienna subdivision. Ms. Nguyen acknowledged the Board's request.

4. Discussion Regarding Illegal Parking/Stopping on District Roads

Ms. Nguyen stated that her request was 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's office and will provide additional information on this item at a future meeting.

H. NEW BUSINESS

1. Discussion Regarding Palm Tree Trimming

Ms. Nguyen advised that Plantbrothers was in the process of trimming all the District owned palm trees.

Mr. Mattison asked if Ms. Nguyen inquired about wrapping the palm trees to catch falling palm fronds. Ms. Nguyen informed Mr. Mattison that she would present some information regarding this matter at an upcoming meeting.

I. ADMINISTRATIVE & OPERATION MATTERS

1. 2026 Supervisor of Elections Candidate Results

Ms. Nguyen reminded the Board that there were two (2) seats whose terms were expiring in November 2026. Those seats are Seat 3 (currently held by David Mattison), and Seat 4 (currently held by Carlos Prieto). Ms. Nguyen stated that Carlos Prieto ran unopposed for Seat 4. She further explained that David Mattison did not run for his seat and Roberto Vich ran unopposed for Seat 3. Ms. Nguyen explained that the new office terms for Seats 3 and 4 would commence on the second Tuesday following the general election (November 17, 2026).

J. BOARD MEMBERS & STAFF CLOSING COMMENTS

There were no further Board Member comments.

Ms. Nguyen stated that next District meeting was scheduled for September 22, 2026.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Mattison, seconded by Mr. Marquez and passed unanimously adjourning the Regular Board Meeting at approximately 8:52 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Venetian Isles CDD Tree Mitigation (Sienna)
9/22/2026

	Green Wise Group Per Unit Price	Green Wise Group Total	Super Landscaping Per Unit Price	Super Landscaping Total	EcoLawn Per Unit Price	EcoLawn Total	BrightView Per Unit Price	BrightView Total
Plans		\$ 10,000.00		\$ 3,375.00		\$ 10,000.00		\$ 2,858.91
Tree Removal (15)	\$ 490.48	\$ 7,357.20	\$ 589.06	\$ 8,835.90	\$ 2,400.00	\$ 36,000.00	\$ 1,257.91	\$ 18,868.65
Tree Mitigation (15)	\$ 375.00	\$ 5,625.00	\$ 575.00	\$ 8,625.00	\$ 850.00	\$ 12,750.00	\$ 396.03	\$ 5,940.45
Root Barrier (40)	\$ 461.00	\$ 18,440.00	\$ 260.00	\$ 10,400.00	\$ 462.50	\$ 18,500.00	\$ 1,428.45	\$ 57,138.00
Misc.						\$ 4,500.00		
Permit		\$ 5,120.00	the removal and replacement of an	\$ 3,500.00		\$ 3,500.00	indicates 30 trees at	\$ 1,905.94
Total Cost		\$ 46,542.20	additional 13 trees for	\$ 34,735.90		\$ 85,250.00	<u>\$11,880.79. We are only replacing 15 trees.</u>	\$ 86,711.95

* Brightview might be
able to lower their
proposed price by 25%



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

Proposal Date: June 8, 2026

Venetian Isles CDD (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 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. 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: \$3,375.00

2. 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.

Sienna Community

- **15 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)***
- **26 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.
- **15 trees to be planted.** Will also receive root barriers.
 - **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
- **Price per tree: \$260.00 per tree**

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 (15 trees): \$8,835.90

Root barriers (26 trees + 15 new trees): \$10,660.00

Section Total: \$19,495.90

3. 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 15 replacement trees**. Final mitigation quantities may be **more or less than 16 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:** 15 trees
- **Unit Price:** \$575.00 each
- **Estimated Total:** \$8,625.00

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:** 15 trees
- **Estimated Unit Price:** \$440.00 each
- **Estimated Total:** \$6,600.00

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.

4. 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

5. 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

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 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 coordination, 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.

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.

6. Payment Terms

- A **50% deposit for 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 **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.

7. 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: _____

TREE MITIGATION & ROOT BARRIER PROPOSAL

Sienna at Venetian Isles

PREPARED FOR	Venetian Isles Community Development District
PROJECT	Sienna Tree Mitigation Project
LOCATION	Sienna at Venetian Isles, Miami, Florida
PROPOSAL DATE	June 11, 2026

Project Overview

EcoLawn Services In proposes to provide complete tree mitigation services for the Sienna community based on the available arborist report, owner-provided plans/drawings, and the project scope presented for the Venetian Isles CDD. Work includes removal of fifteen (15) designated trees, mechanical stump and accessible root-system excavation to prepare the existing planting areas for replacement trees, root barrier installation, replacement tree planting, excavation backfill, debris disposal, and tree-permit filing/coordination.

Pricing Summary

ACTIVITY / SCOPE	QTY	RATE	AMOUNT
Tree Removal Remove fileen (15) designated trees using controlled removal methods appropriate to site conditions. Includes loading, hauling and disposal of above-ground tree debris.	15	L/S	\$24,000.00
Stump & Accessible Root System Excavation Mechanically excavate and remove the stump/root crown and accessible root system within the limits of the swale/planting area to prepare for same-location replacement planting	15	L/S	\$12,000.00
Root Barrier Installation Install root barrier at up to forty-one (40) designated locations using 12-inch Typar BioBarrier Root Control Fabric, or approved equivalent, where feasible	40	L/S	\$18,500.00
Mitigation / Replacement Trees Furnish and instal approximately fileen (15) approved replacement trees, including delivery, planting, staking / bracing, and initial watering	15	\$850.00	\$12,750.00
Excavation Backfill, Soil l& Planting -Area Restoration Allowance Allowance for suitable imported backfill / soil as required, disposal of unsuitable excavation material and rough grading of disturbed planting areas	1	L/S	\$4,500.00
Permit Filing. Coordination & Project Administration Prepare and submit the tree permit package using owner-provided plans/drawings: coordinate standard agency comments, inspections, and closeout	1	L/S	\$3,500.00
TOTAL PROPOSED CONTRACT			\$75,250.00

Detailed Scope of Work

Tree Removal

- Remove fifteen (15) designated trees identified for removal within the Sienna community.
- Perform controlled removal of limbs and trunk sections using equipment appropriate for site conditions
- Collect, load, haul and dispose of above-ground tree debris generated directly by the contracted removals and leave work areas broom-clean.

Stump & Accessible Root-System Excavation

- Stump grinding is not proposed for the fifteen (15) removal locations. Because replacement trees are intended to be installed within the existing planting locations, EcoLawn's scope includes mechanical excavation and removal of the existing stump/root crown and accessible root system within the limit of the swale / planting area.
- EcoLawn will establish an excavation/trench limit around each stump and as close as reasonably practical to adjacent sidewalks, driveways, curbing and other hardscape. Accessible stump and root material within the swale/planting area will be excavated and removed.
- Roots extending beneath sidewalks, driveways, curbing, roadways, utilities, structures or other hardscape will NOT be chased, excavated or removed beneath those improvements. Accessible roots will be severed at the practical excavation limit without intentionally undermining adjacent hardscape.
- Removal, lifting, demolition, replacement or repair of sidewalks, driveways, curbing, pavement or other hardscape for the purpose of accessing underlying roots is specifically excluded.

Root Barrier Installation

- Provide labor, equipment and material for up to forty-one (41) designated root-barrier locations: up to twenty-six (26) existing trees and fifteen (15) newly installed mitigation trees.
- Install approximately 8-10 linear feet per location where site conditions permit, using 12-inch Types BioBarrier Root Control Fabric or approved equivalent.
- Scope includes trenching, appropriate root pruning, barrier placement, backfilling with suitable existing soil, debris removal and cleanup.
- Root pruning will be limited by actual field conditions and shall not be performed where the work would create an unacceptable risk to tree health or structural stability.

Mitigation / Replacement Tree Installation

- Furnish and install an estimated fifteen (15) replacement trees, approximately 25-gallon size, of species approved by the final mitigation plan.
- Include delivery, planting, suitable backfill, staking/bracing as required, initial watering and cleanup.
- Final species, quantities and planting locations are subject to the approved mitigation plan and Miami-Dade County canopy-mitigation requirements.
- Replacement trees are intended to be installed within the existing removal locations after stump/root excavation and preparation of the planting area, subject to the approved mitigation plan and field conditions.

Excavation Backfill, Soil & Planting-Area Restoration Allowance

- Includes an allowance for suitable imported soil/backfill required after stump and root excavation, disposal of unsuitable excavation material, and rough grading of disturbed planting areas.
- Sod replacement, irrigation repair/modification, decorative landscape restoration, concrete, pavers, asphalt, curbing and other hardscape restoration are not included unless specifically authorized by written change order.

Permit Filing, Coordination & Administration

- Prepare and submit the applicable tree-mitigation permit package utilizing the plans and drawings provided by the client/owner.
- Coordinate standard agency comments related to the contracted scope, required inspections, and permit closeout.
- Governmental permit, application, mitigation, plan-review, recording, impact or other agency-assessed fees are excluded unless specifically stated and will be billed separately at actual cost.

Project Terms, Conditions & Exclusions

Scope & Quantities: Pricing is based on the scope and quantities stated in this proposal and the currently available arborist/project information. Final mitigation quantities, species and locations remain subject to agency approval. Material changes in scope or quantity require a written change order.

Root Barrier / Root Pruning Conditions: Root-barrier installation is subject to field conditions, including utilities, hardscape, drainage, restricted access, rooting space and allowable root disturbance. EcoLawn will not knowingly perform root pruning that would create an unreasonable risk of instability or failure. Unsuitable locations will be documented and brought to the client's attention.

Underground Utilities: Public utility locates will be coordinated where applicable. The client is responsible for identifying private irrigation, lighting, drainage, electrical lines and other privately owned underground improvements not identified by public locating services. EcoLawn is not responsible for damage to unidentified or incorrectly marked utilities.

Hidden / Unforeseen Conditions: Root-system extent cannot be fully determined until excavation begins. Pricing includes reasonable excavation of accessible roots within the defined swale/planting areas. Extraordinary root masses, buried concrete, rock/coral, undocumented utilities, drainage structures, irrigation mains, unsuitable soil, hardscape conflicts or other concealed conditions requiring work beyond the stated scope may require additional pricing subject to written authorization.

Property & Site Restoration: Reasonable precautions will be taken to minimize disturbance. Replacement of sod, mulch, decorative stone, irrigation, pavement, concrete, pavers, curbing or other landscape/hardscape disturbed as a necessary result of excavation, removal, stump grinding or root-barrier installation is excluded unless specifically stated.

Irrigation & Establishment Care: Irrigation modifications or repairs are excluded. Pricing includes initial watering of replacement trees at installation only. Ongoing watering and establishment maintenance are the client's responsibility unless separately contracted.

Tree Material: Tree species and nursery availability are subject to availability at procurement. Approved equivalent material may be proposed if specified material is unavailable. Plant losses caused by inadequate watering, irrigation failure, storms, flooding, vandalism, vehicle damage, pests, disease or other conditions outside EcoLawn's reasonable control are excluded from warranty.

Governmental / Consultant Requirements: EcoLawn will coordinate the included permitting process but cannot guarantee approval, review times, inspection scheduling or additional conditions imposed by a governmental authority. Additional consultant services, redesigns or agency requirements that materially expand the original scope may be billed separately upon authorization.

Debris & Disposal: Disposal of debris generated directly from the contracted work is included. Pricing is based on current disposal costs. Significant increases in landfill, transfer-station or disposal fees after acceptance may require an adjustment upon written notice.

Access & Scheduling: The client shall provide reasonable access to work areas and assist with removal of vehicles or other obstructions when requested. Delays or remobilization caused by inaccessible work areas may result in additional charges.

Proposal Validity: This proposal is valid for thirty (30) days from the proposal date. Material, nursery stock and subcontractor pricing are subject to availability after expiration.

Payment Terms

50% Deposit Due Upon Acceptance: \$37,625.00

The remaining contract balance will be invoiced based upon project progress and completion. Governmental fees, approved change orders and other authorized pass-through costs may be invoiced separately.

Acceptance

By signing below, the client accepts the scope, pricing, terms, conditions and exclusions contained in this proposal and authorizes EcoLawn Services Inc to proceed.

Accepted By:

Date:

Printed Name:

Title:

Signature:

EcoLawn Representative:

Date:



ANC Concrete Pumping Inc.
954-668-4151

Invoice

Number 1074

Date 8/6/2026

Bill To

A. Eric Toro
Venetian Isles Master Association
15355 Egret Lakes Cir
Miami FI 33185

Ship To

A. Eric Toro
Venetian Isles Master Association
15355 Egret Lakes Cir
Miami FI 33185

Description	Amount
SIENA Condominium	
Scope of work included: -Cut and discard roots.	
15180 SW 27th ST -Pavers reparation.	\$2,700.00
15100 SW 27th ST -Concrete and pavers reparation.	\$3,000.00
2670 SW 151st AVE -Concrete and pavers reparation.	\$3,000.00
2675 SW 151st ST -Pavers reparation.	\$2,700.00
2615 SW 150th CT -Pavers reparation.	\$2,700.00
2625 SW 150th CT -Concrete and pavers reparation.	\$3,000.00
15050 SW 27th ST -Pavers reparation.	\$2,700.00
15070 SW 27th ST -Pavers reparation.	\$2,700.00

Amount Paid \$0.00

Amount Due \$22,500.00

Total \$22,500.00









ANC Concrete Pumping Inc.
954-668-4151

Invoice

Number 1073

Date 8/6/2026

Bill To

A. Eric Toro
Venetian Isles Master Association
15355 Egret Lakes Cir
Miami FI 33185

Ship To

A. Eric Toro
Venetian Isles Master Association
15355 Egret Lakes Cir
Miami FI 33185

Description	Amount
-------------	--------

Siena Dog Park (CDD)

Scope of work included:

-2 (15x5) concrete slabs, leveled and compacted.

-4 sitting bench.

-cut an opening for a new door and install an alluminium one.

\$9,400.00

Scope of work not included:

-Permit.

-Engineering.

Amount Paid \$0.00

Amount Due \$9,400.00

Total \$9,400.00



September 22, 2026

RE: Venetian Isles Community Development District Auditor Renewal

At the September 26, 2023 Venetian Isles Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2023, 9-30-2024 and 9-30-2025 year end audits of the District with an option to perform the 9-30-2026 and 9-30-27 audits.

The fees for the 9-30-2023 audit were \$3,400. The fees for the 9-30-2024 audit were \$3,500. And the fees for the 9-30-2025 audit were \$3,600. The proposed fee for the 9-30-2026 audit is \$3,700, which is more than the budgeted amount for audit fees for Fiscal Year 2025/2026. And the proposed fee for the 9-30-2027 audit is \$3,800.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2026 and 9-30-2027 audits for Grau & Associates.

Special District Services, Inc.

Dear Loyal Customers,

Heading into budget season, we appreciate your budget concerns. Unfortunately, the cost of our products, fuel and labor has seen a severe spike during the last year. Some products we use to make your water healthy have risen as much as 50% in the last year. Effective January 1, 2027, we will be implementing a nominal five percent (5%) increase for our professional services.

Please plan accordingly when preparing your 2027 budget.

Respectfully,

Andy Fuhrman
President
Allstate Resource Management, Inc

RESOLUTION 2026-04

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 2025-07 on November 18, 2025, 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 1st 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 22nd day of September, 2026.

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 2025/2026 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 ☐

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 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 2025/2026 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 22nd day of September, 2026.

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 2025/2026
October 1, 2025 - September 30, 2026**

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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
Administrative Assessments	95,289	96,362	96,362
Maintenance Assessments	358,596	358,927	358,927
Debt Assessments	342,869	343,185	343,185
Other Revenues	0	0	0
Interest Income	1,200	15,000	14,776
TOTAL REVENUES	\$ 797,954	\$ 813,474	\$ 813,250
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Aquatic Maintenance - Lake Tracts - Herbicides	10,700	10,700	9,599
Aquatic Maintenance - Lake Tracts - Grass Carps	1,500	500	0
General Maintenance - Lake Tracts/Shoreline	100,000	50,000	0
Drainage Structure Maintenance/Cleaning	40,000	50,000	46,000
Roadway/Street Improvements - Repairs (Inc. Signs)	9,000	9,000	7,260
Storm Drainage/Class V Permit	3,500	3,500	0
Engineers Report/Inspections/Consulting	3,250	14,000	11,027
Field Operations Management	1,620	1,620	1,485
Miscellaneous Improvement Projects (Tree Pruning, Etc.)	7,400	4,000	2,000
Infrastructure Reserve Fund	15,750	15,750	0
Pressure Cleaning	7,500	7,500	7,207
Sidewalk Milling/Replacements	7,000	3,000	0
Maintenance/Contingency	8,000	3,000	0
Grounds Maintenance Contingency	63,360	55,000	48,840
Landscaping (Tree & Palm Trimming, Palm Fertilization, Misc.)	44,000	20,000	0
Roadway Resurfacing, Signs & Markings	14,500	14,500	2,000
TOTAL MAINTENANCE EXPENDITURES	\$ 337,080	\$ 262,070	\$ 135,418
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	4,200	3,200
Payroll Taxes	383	325	245
Management	35,664	35,664	32,692
Secretarial	4,200	4,200	3,850
Legal	15,000	19,000	16,118
Assessment Roll	6,000	6,000	0
Audit Fees	3,600	3,600	3,600
Insurance	8,400	7,488	7,488
Legal Advertisements	2,200	4,000	3,055
Web Site Admin, Payroll Services, Meeting Room Rental & Mileage	3,700	3,700	3,568
Office Supplies, Postage & Mailings	1,350	1,350	1,201
Dues & Subscriptions	175	175	175
Trustee Fee	3,550	3,816	3,816
Continuing Disclosure Fee	350	350	0
Administrative Contingency	1,200	1,200	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 90,772	\$ 95,068	\$ 79,008
TOTAL EXPENDITURES	\$ 427,852	\$ 357,138	\$ 214,426
REVENUES LESS EXPENDITURES	\$ 370,102	\$ 456,336	\$ 598,824
Bond Payments	(322,297)	(327,632)	(327,632)
BALANCE	\$ 47,805	\$ 128,704	\$ 271,192
County Appraiser & Tax Collector Fee	(15,935)	(7,692)	(7,692)
Discounts For Early Payments	(31,870)	(28,451)	(28,451)
EXCESS/ (SHORTFALL)	\$ -	\$ 92,561	\$ 235,049
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 92,561	\$ 235,049

OPERATING FUND BALANCE AS OF 09/30/25	\$449,675
FY 2025/2026 ACTIVITY	\$92,561
RESERVE FUNDS BALANCE AS OF 9/30/26	\$213,750
OPERATING FUND BALANCE AS OF 9/30/26	\$328,486

Notes

Fund Balance Includes Infrastructure Reserve Funds.
Infrastructure Reserve Funds Balance As Of 9/30/2026 is \$213,750.
Unspent Infrastructure & Roadway Resurfacing Reserve Funds To Be Added To Reserve Balance On 10/1/26.
Carryover From Prior Year Of \$2,700 used to reduce Fiscal Year 2026/2027 Assessments.

AMENDED FINAL BUDGET
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
Interest Income	1,500	10,800	10,414
NAV Tax Collection	322,297	327,632	327,632
Total Revenues	\$ 323,797	\$ 338,432	\$ 338,046
EXPENDITURES			
Principal Payments	295,000	295,000	295,000
Interest Payments	28,797	34,144	34,144
Total Expenditures	\$ 323,797	\$ 329,144	\$ 329,144
Excess/ (Shortfall)	\$ -	\$ 9,288	\$ 8,902

FUND BALANCE AS OF 9/30/25
FY 2025/2026 ACTIVITY
FUND BALANCE AS OF 9/30/26

\$312,369
\$9,288
\$321,657

Notes

Reserve Fund Balance = \$163,795*. Revenue Fund Balance = \$151,933*

Prepayment Account Balance = \$5,929*.

Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of \$11,725.

* 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 9/30/26 =	\$615,000

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

6. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

7. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

8. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.