

VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 25, 2011

**A. CALL TO ORDER**

District Manager Neil Kalin called the October 25, 2011, Regular Board Meeting of the Venetian Isles Community Development District to order at 7:00 p.m. in the Venetian Isles Community Clubhouse located at 15355 Egret Lake Circle, Miami, Florida 33185.

**B. PROOF OF PUBLICATION**

Mr. Kalin presented proof of publication that notice of the Regular Board Meeting was published in the *Miami Daily Business Review* on October 4, 2011, as part of the District's Fiscal Year 2011/2012 Regular Meeting Schedule, as legally required.

**C. ESTABLISH QUORUM**

Mr. Kalin determined that the attendance of Chairman Luis Baluja, Vice Chairman Andres Vazquez and Supervisors Oscar Martinez and Roger Perez constituted a quorum and it was in order to proceed with the meeting.

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

Also in attendance was Dr. Céspedes of Miami, Florida.

**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 public for items not on the agenda.

**F. APPROVAL OF MINUTES**

- 1. May 24, 2011, Public Hearing**
- 2. May 24, 2011, Regular Board Meeting**

Mr. Kalin presented the minutes of the May 24, 2011, Public Hearing and the May 24, 2011, Regular Board Meeting and asked if there were any changes. There being no changes, a **motion** was made by Mr. Martinez, seconded by Mr. Vazquez and unanimously passed to simultaneously approve the minutes of the May 24, 2011, Public Hearing and the May 24, 2011, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

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**1. Staff Report: Discussion & Status of Traffic Law Enforcement/Agreement (the “Agreement”) with Miami-Dade County on District Streets – Master HOA & District Participation**

Mr. Kalin introduced the topic and stated that the District had forwarded to the Venetian Isles Master HOA (hereafter “Association”) the revisions to the Agreement with a request to contact the District should there be any questions or concerns regarding the content of the Agreement. Mr. Pawelczyk explained that the reason the Association was a party in the Agreement was that the land under the road improvements was owned by the Association. The District was granted an easement for the road improvements and maintenance thereof.

Mr. Pawelczyk also stated that he had not heard any comments from the Association regarding the revised Agreement; and Mr. Kalin confirmed that he also had not heard anything from the Association regarding the Agreement. For the record, the Association was sent correspondence regarding the Agreement on August 18, 2011; September 15, 2011, and again on October 3, 2011. As of the date of the meeting there has been no return correspondence from the Association with respect to the Agreement.

Dr. Céspedes, resident of the District and a member of the Association Board, stated that since there has been previous police presence and enforcement in the community that the Association Board did not feel the need for signing the Agreement. Mr. Pawelczyk stated that whether there was police enforcement or not in previous years, that now the Miami-Dade County Police Department and their legal department are now requiring the referenced Agreement since they consider the ingress/egress roads and streets within the Venetian Isles community as being ‘private’. Mr. Kalin and Mr. Pawelczyk explained that the Agreement had been revised to limit the indemnification portion for the Association. The Association’s involvement in the Agreement was essentially an acknowledgement that traffic enforcement would take place on land owned by the Association. A discussion ensued after which Dr. Céspedes informed the Board that the Venetian Isles Master HOA Board would not be signing the ‘Agreement for Enforcement of Traffic Laws’. No further Board action was necessary on this matter at this time.

**2. Update on Refunding/Refinancing District Debt**

Mr. Kalin advised the Board that there isn’t any good news as there is an inverse relation between good news for the economy and good news for the cost of money. At this time the District could not economically refund/refinance their Bond Debt. The Bond market will be monitored and this matter will be addressed again at a future meeting.

**H. NEW BUSINESS**

**1. Staff Report – Update on Assessment Collections & Debt Service Payment Due November 1, 2011**

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Mr. Kalin informed the Board that tax receipt collections on the special assessments for the 2010/2011 fiscal year was at approximately 97%; the remaining 3% was expected to be collected through the sale of tax certificates. Mr. Kalin stated that the debt service fund would make the November 1, 2011, interest payment in the amount of \$139,725.

**2. Consider Resolution No. 2011-04 – Approving a Revised Final Budget for Fiscal Year 2010/2011, Pursuant to Chapter 189, Florida Statutes**

Mr. Kalin presented Resolution No. 2011-04, entitled:

**RESOLUTION NO. 2011-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING A REVISED FINAL FISCAL YEAR 2010/2011 BUDGET, PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Kalin provided an explanation of the revised final budget with emphasis on the fund balance on September 30, 2011. The Board in May 2011 adopted the 2011/2012 Annual Budget and to keep assessments from increasing and to balance the 2011/2012 budget, the Board approved a carryover from the fiscal year ended September 30, 2011, in the amount of \$35,180. Mr. Kalin advised the Board that serious consideration must be given at the upcoming 2012/2013 budget workshop to increase assessments for next fiscal year. Chairman Baluja suggested a letter be sent to all residents informing them of the District's accomplishments, operation and maintenance costs to run the District, and the budget process used.

A discussion ensued on informing the residents of the community that assessments will be increasing in order to effectively run the District and to commence building reserves. Mr. Baluja and Mr. Kalin will prepare a draft letter to the residents informing them of the District's budget process and the potential for an increase in assessments in the 2012/2013 fiscal year. The draft letter will be circulated to the Board Members for their input and the plan is to send the completed letter sometime shortly after the New Year begins.

Mr. Kalin asked if there were any further questions regarding the Resolution No. 2011-04, approving a revised final budget for fiscal year 2010/2011; there being no additional comments or questions, a **motion** was made by Mr. Vazquez, seconded by Mr. Martinez and unanimously passed to approve and adopt Resolution No. 2011-04, as presented.

**I. ADMINISTRATIVE MATTERS**

**1. Reminder Discussion Regarding Traffic Markings – Re-Painting**

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This matter was deferred until a future meeting in 2012.

**J. BOARD MEMBER COMMENTS**

Everyone wished those present a Happy Holiday Season.

**K. ADJOURN**

There being no further business to come before the Board, a **motion** was made by Mr. Baluja, seconded by Mr. Vazquez and unanimously passed to adjourn the Regular Board Meeting at 8:03 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman