



**VENETIAN PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 21, 2024
6:00 P.M.**

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

www.venetianparccdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
Venetian Parc Community Clubhouse Meeting Room
15351 SW 175th Street
Miami, Florida 33187
REGULAR BOARD MEETING
November 21, 2024
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resolution No. 2024-09 – Declaring Vacancies (Seats 3 and 4).....Page 2
- E. Discussion Regarding Vacancies in Seats 3 and 4, and Appointments to Fill Vacancies
- F. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. August 28, 2024 Special Board Meeting.....Page 4
- J. Old Business
 - 1. Update Regarding Tree Root Pruning/Tree Relocation Permit (Lennar Townhomes)
 - 2. Update Regarding Existing Driveway Extensions
 - 3. Update Regarding Tree Upkeep Mitigation Project – Phase II (21 Trees)
- K. New Business
 - 1. 2024 Legislative Update – Supplemental Info. Memorandum (BCLMR).....Page 10
 - 2. Consider Resolution No. 2024-07 – Adopting a Fiscal Year 2023/2024 Amended Budget.....Page 11
 - 3. Consider Resolution No. 2024-08 – Adopting Goals and Objectives.....Page 17
- L. Administrative & Operational Matters
 - 1. Staff Report, as Required
- M. Board Member & Staff Closing Comments
- N. Adjourn



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142069	599841	Print Legal Ad-IPL01980610 - IPL0198061		\$760.34	2	51L

Attention: Laura J. Archer

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

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Venetian Parc Community Development District** (the "District") will hold Regular Meetings in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187 at **6:00 p.m.** on the following dates:

October 24, 2024
November 21, 2024
February 27, 2025
April 24, 2025
June 26, 2025
July 24, 2025
September 25, 2025

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website 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 PARC COMMUNITY DEVELOPMENT DISTRICT

www.venetianparccdd.org
IPL0198061
Oct 10 2024

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

10/10/24

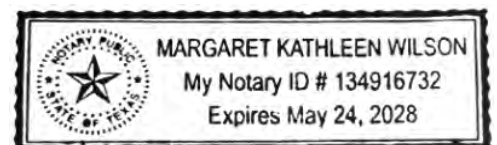
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of two years next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 10th day of October in the year of 2024

Margaret K. Wilson

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



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

RESOLUTION NO. 2024-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
DECLARING VACANCIES ON THE BOARD OF SUPERVISORS
PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, pursuant to the provisions of Section 190.006, Florida Statutes, the members of the Board of Supervisors (the “District Board”) of the Venetian Parc Community Development District (the “District”) are to be elected by the qualified electors of the District at a general election to be held on November 5, 2024 (the “General Election”); and

WHEREAS, the District provided published notice of the qualifying period for election to the District Board at least two (2) weeks prior to the start of the qualifying period for the General Election, as required by Section 190.006(3)(b), Florida Statutes; and

WHEREAS, the **Miami-Dade** County Supervisor of Elections has confirmed that at the close of the qualifying period for election to the District Board, no elector qualified for Seat 3 or Seat 4 to be filled in the General Election; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill each such vacancy within 90 days of the second Tuesday following the General Election.

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

1. The recitals above are true and correct and are hereby made a part of this Resolution.
2. The District Board hereby declares Seat 3 and Seat 4 to be vacant, effective on the second Tuesday following the General Election.
3. The District Board shall appoint a qualified elector to Seat 3 and Seat 4 within 90 days of the second Tuesday following the General Election, as required by Section 190.006(3)(b), Florida Statutes. Until such appointment, the incumbent board member in such seat shall remain in office.
4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 21st day of November, 2024 by the Board of Supervisors of the Venetian Parc Community Development District.

ATTEST:

**VENETIAN PARC COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
AUGUST 28, 2024**

NOTE: Due to emergency tenting required for the Venetian Parc Clubhouse, the Special Board Meeting was held in the parking lot of the Venetian Parc Community Clubhouse located at 15351 SW 175th Street, Miami, Florida 33187.

A. CALL TO ORDER

District Manager Nancy Nguyen called the August 28, 2024, Special Board Meeting of the Venetian Parc Community Development District (the “District”) to order at approximately 6:08 p.m. in the parking lot of the Venetian Parc Community Clubhouse located at 15351 SW 175th Street, Miami, Florida 33187.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the August 28, 2024, Special Board Meeting had been published in the *Miami Herald* on August 19, 2024, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Eugene Collings-Bonfill, Vice Chairwoman Rachel Hernandez, Supervisors Ronald Fajardo, Carlos Dominguez and Maria Aleman (who arrived at 6:18 p.m.) constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and District Counsel, Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance was: Pedro Hernandez of Squire Patton Boggs (US) LLP (via conference call).

NOTE: Ms. Nguyen introduced Mr. Pedro Hernandez of Squire Patton Boggs (US) LLP and informed the Board of Supervisors (the “Board”) that as a courtesy to Mr. Hernandez, she would like to take the meeting agenda out of order and would like to discuss New Business, Item 1. Consider Resolution No. 2024-06 – Delegation Resolution (Refunding Bonds) Authorizes Refunding of Special Assessment Bonds, Series 2013 (Assessment Area Two). The Board acknowledged Ms. Nguyen’s request.

NOTE: New Business, Item 1. Consider Resolution No. 2024-06 – Delegation Resolution (Refunding Bonds) Authorizes Refunding of Special Assessment Bonds, Series 2013 (Assessment Area Two) was discussed at this time.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions at this time.

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. July 25, 2024, Regular Board Meeting

Ms. Nguyen presented the minutes of the July 25, 2024, Regular Board and asked if there were any changes and/or corrections. There being no comments or changes, a **motion** was made by Mr. Dominguez, seconded by Mr. Collins-Bonfill and passed unanimously approving the minutes of the July 25, 2024, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update Regarding Tree Root Pruning/Tree Relocation Permit (Lennar Townhomes)

Ms. Nguyen explained that an inspection from Miami-Dade County to close out the permit will not be requested until all trees have been fully established. Updates will be provided as they are received.

2. Discussion Regarding Existing Driveway Extensions – Tract Function

Ms. Nguyen explained that after communicating with several Miami-Dade County (the “County”) departments, the response she has received is that the only requirement by the County for a driveway extension permit is that property owners comply with the guidelines indicated in the County’s Guideline for Driveway Permits (the “County Guidelines”) when extending a driveway. The County Guidelines list the required permit documents, general rules for driveways, list of required inspections, plans for residential driveway spacing, and plans with brick pavement standard road detail.

The Board consensus is that they have exhausted all avenues to ensure that the driveway extensions are allowed by the County. The Board discussed the need to have an encroachment agreement in place between the District and the individual homeowners who extend their driveway approaches on District owned land. It was further discussed that the encroachment agreement should include language stating that the homeowner is responsible for the maintenance of the driveway approach and the homeowner is also required to attain a permit from Miami-Dade County for the driveway. The Board also discussed mailing a letter to the homeowners who have already extended their driveways informing them on the requirement to enter into an encroachment agreement with the District. A discussion ensued, after which:

A **motion** was made by Ms. Aleman, seconded by Mr. Fajardo and unanimously passed directing District Counsel to prepare an Encroachment Agreement template between Venetian Parc Community Development District and homeowners extending their driveways on District owned land, further authorizing District Counsel to prepare a template letter to be mailed to homeowners who have already extended their driveways on District owned land informing them of the District requirement to enter into an Easement Agreement, and further authorizing the District Manager to execute any necessary agreements pertaining to driveway extensions on behalf of the Chair.

3. Update Regarding Tree Upkeep Mitigation Project – Phase II (21 Trees)

Ms. Nguyen explained that Miami-Dade County (the “County”) has requested that plans be prepared by a landscape architect. Ms. Nguyen informed the Board that she has contacted LandscapeDE who is the landscape architect who prepared the plans for Phase I. More information on this item will be provided at a future meeting.

4. Update Regarding Stormwater System Cleaning

Ms. Nguyen explained that the stormwater system cleaning project is currently being performed and should be completed in two to three days.

5. Update Regarding Tree Trimming at Public Park (SW 157th Avenue)

Ms. Nguyen informed the Board that the trimming of the Royal Poinciana trees in the public park located at the intersection of SW 157th Avenue and SW 174th Street was completed.

H. NEW BUSINESS

- 1. Consider Resolution No. 2024-06 – Delegation Resolution (Refunding Bonds) Authorizes Refunding of Special Assessment Bonds, Series 2013 (Assessment Area Two)**

NOTE: This item was discussed prior to Item D.

Ms. Nguyen presented Resolution No. 2024-06, entitled:

RESOLUTION NO. 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$4,380,000 IN TOTAL AGGREGATE PRINCIPAL AMOUNT OF VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2024 (ASSESSMENT AREA TWO) (THE “BONDS”), FOR THE PRINCIPAL PURPOSE OF CURRENTLY REFUNDING ALL OF THE DISTRICT’S OUTSTANDING SPECIAL ASSESSMENT BONDS, SERIES 2013 (ASSESSMENT AREA TWO PROJECT) (THE “REFUNDED BONDS”); DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT WITH RESPECT TO THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A THIRD SUPPLEMENTAL TRUST INDENTURE TOGETHER WITH THE PREVIOUSLY EXECUTED MASTER TRUST INDENTURE SECURING THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW DEPOSIT AGREEMENT; APPOINTING A TRUSTEE, AN ESCROW AGENT AND A VERIFICATION AGENT; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT, AND APPOINTING A

DISSEMINATION AGENT; APPROVING THE APPLICATION OF BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT; PROVIDING FOR THE REGISTRATION OF THE BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; DESIGNATING THE BONDS AS “QUALIFIED TAX-EXEMPT OBLIGATIONS” UNDER SECTION 265(B)(3) OF THE INTERNAL REVENUE CODE OF 1986; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Mr. Hernandez explained that during the July 25, 2024 Regular Board Meeting, the Board of Supervisors determined that it is in the best interest of the District to refund the District’s Special Assessment Bonds, Series 2013 (Assessment Area Two). Mr. Hernandez provided an explanation for the document with emphasis on authorizing the issuance of the Venetian Parc Community Development District Special Assessment Refunding Bonds, Series 2024 (the “Series 2024 Bonds”) in the aggregate principal amount of not exceeding \$4,380,000 for the primary purpose of providing funds to refund all of the outstanding Series 2013 Bonds (Assessment Area Two). Mr. Hernandez explained that the Exhibits accompanied with this resolution are:

- a. A Bond Purchase Agreement with respect to the Series 2013 Bonds by and between FMSbonds, Inc., as the underwriter (the “Underwriter”) and the District, together with the form of a disclosure statement attached to the Bond Purchase Agreement pursuant to Section 218.385, Florida Statutes.
- b. A Preliminary Limited Offering Memorandum.
- c. A Continuing Disclosure Agreement between the District and the dissemination agent named therein.
- d. A Third Supplemental Trust Indenture between the District and Trustee (Computershare Trust Company, N.A.)
- e. An Escrow Deposit Agreement

Mr. Hernandez explained that proceeds of the Series 2024 Bonds shall also pay interest and pay the costs of the issuance of the Bonds. A discussion ensued, after which:

A **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Fajardo and passed unanimously approving and adopting Resolution No. 2024-06, *as presented*, thereby authorizing the issuance of not to exceed \$4,380,000 aggregate principal amount of Venetian Parc Community Development District Special Assessment Bonds, in one or more series, to refund all of the outstanding Series 2013 Bonds (Assessment Area Two); and authorizes District Officials to execute related documents as so required.

2. Consider Second Supplemental Special Assessment Methodology Report – Special Assessment Refunding Bonds, Series 2024 (Assessment Area Two)

NOTE: This item was discussed after Item H. 1.

Ms. Nguyen explained that the District anticipated issuing approximately \$4,200,000 of Series 2024 Bonds, which together with other legally available moneys, will be used to refund the Series 2013 Assessment Area Two Bonds, fund reserves, and pay costs of issuance. She further explained that this

document allocates the debt to the properties directly and specially benefitting from the improvements based on the 2012 Master Special Assessment Methodology Report, which properties consist of 211 single-family homes and 90 townhomes. Ms. Nguyen stated that in order to ensure that there is sufficient revenue from the Series 2024 Bonds to pay the Series 2024 Bonds, the District is required to perform an analysis which requires a determination of the amount of Series 2024 Special Assessments assessed, imposed and levied against and peculiar to each product type in order to meet the required debt service on the Series 2024 Bonds. She also explained that the report has concluded that the direct and special benefits for the Series 2024 Special Assessments remain fair and reasonable. It is also concluded that the Series 2024 Special Assessments remain not in excess of the direct and special benefits peculiar to the property as apportioned.

A **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Fajardo and unanimously approved to accept the Venetian Parc Community Development District Second Supplemental Special Assessment Methodology Report, Series 2024 (Assessment Area Two) dated August 28, 2024, *as presented*.

3. Consider Lien of Record (Substantially Final Form)

NOTE: This item was discussed after Item H. 2.

Mr. George presented a Lien of Record for the Special Assessment Refunding Bond, Series 2024. Mr. George explained that it would be in order to approve the Lien of Record in substantially final form. Mr. George further explained that the final numbers and closing date will be incorporated into the document once the final numbers and closing date are confirmed, at which time, the document will be executed by the proper District officials.

NOTE: The meeting agenda was taken back in order and Item D. was discussed at this time.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Consider Approval of Engagement Letter with Squire Patton Boggs (Bond Counsel)

Ms. Nguyen presented the engagement letters from Squire Patton Boggs, LLP (Bond Counsel), and FMSbonds, Inc. (Underwriter). Ms. Nguyen explained that these professionals have already been working on documents for the District and it would be a formality to accept their engagement letters. A discussion ensued, after which:

A **motion** was made by Mr. Collings-Bonfill, seconded by Ms. Aleman and unanimously accepted the Engagement Letters from Squire Patton Boggs, LLP as Bond Counsel for the District, and FMSbonds, Inc. as the Underwriter for the District.

2. Consider Approval of Engagement Letter with FMSbonds (Underwriter)

NOTE: This item was discussed under Administrative and Operational Matters, Item. 1.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no comments from Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Collings-Bonfill, seconded by Ms. Aleman and unanimously passed adjourning the Special Board Meeting at approximately 6:46 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: August 9, 2024

RE: 2024 Legislative Update – Supplemental Information

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. Below is a summary of an additional law that was not included in the 2024 Legislative Update.

Chapter 2024 – 184, Laws of Florida (HB 7063). The legislation, among other things, amends section 787.06, F.S., to require nongovernmental entities, when a contract is executed, renewed, or extended, with a governmental entity, to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services. Special districts, including community development districts, are defined as governmental entities under this statute. The effective date of this act is July 1, 2024.

For convenience, we have included a copy of the legislation referenced in this memorandum. In addition, attached is a form of the affidavit that nongovernmental entities will need to execute when entering, renewing, or extending a contract with a community development district or special district. We request that you include this supplemental 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.

Enclosures (2)

RESOLUTION NO. 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Venetian Parc 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 an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2023/2024 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 21st day of November, 2024.

ATTEST:

**VENETIAN PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chair/Vice Chair

Venetian Parc Community Development District

**Amended Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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AMENDED FINAL BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Administrative Assessments	82,379	84,644	84,644
Maintenance Assessments	159,851	159,242	159,242
Debt Assessments (Area One)	458,173	456,426	456,426
Debt Assessments (Area Two)	455,392	453,662	453,662
Other Revenue	0	0	0
Interest Income	360	13,650	13,606
TOTAL REVENUES	\$ 1,156,155	\$ 1,167,624	\$ 1,167,580
EXPENDITURES			
ADMINISTRATIVE ASSESSMENTS			
Supervisor Fees	0	4,200	4,200
Payroll Taxes (Employer)	0	321	321
Management	29,556	29,556	29,556
Legal	11,000	16,400	14,949
Assessment Roll	10,000	10,000	10,000
Audit Fees	4,000	3,400	3,400
Insurance	8,200	8,874	8,874
Legal Advertisements	950	4,750	3,751
Miscellaneous	1,100	1,800	1,452
Postage	375	275	264
Office Supplies	550	550	501
Dues & Subscriptions	175	175	175
Website Management	2,000	2,000	2,000
Arbitrage Rebate Fee - Area One	650	650	650
Arbitrage Rebate Fee - Area Two	650	650	650
Trustee Fee - Area One	3,550	3,500	3,500
Trustee Fee - Area Two	3,550	3,500	3,500
Continuing Disclosure Fee - Area One	350	350	350
Continuing Disclosure Fee - Area Two	350	350	350
Administrative Contingency	790	400	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 77,796	\$ 91,701	\$ 88,443
MAINTENANCE ASSESSMENTS			
Park Maintenance Tract N	35,000	44,000	40,699
Field Operations Management	1,320	1,320	1,320
Community Entrance Signage Maintenance	5,200	18,000	15,465
Street/Roadway Maintenance	5,000	12,000	9,745
Electric Power Service/Misc	3,200	3,477	3,477
Engineering/Annual Report/Inspections	3,500	1,700	666
Sidewalk Maintenance (Pressure Cleaning & Milling)	15,000	19,000	16,253
HOA Contribution (Palm Tree Fertilization)	5,850	5,848	5,848
Tree Upkeep	33,770	17,000	13,019
Security	10,000	0	0
General Maintenance	3,750	1,000	0
Maintenance Contingency (Well Lights, Etc.)	23,650	11,000	6,310
Storm Preparedness	5,020	2,500	0
TOTAL MAINTENANCE EXPENDITURES	\$ 150,260	\$ 136,845	\$ 112,802
TOTAL EXPENDITURES	\$ 228,056	\$ 228,546	\$ 201,245
REVENUES LESS EXPENDITURES	\$ 928,099	\$ 939,078	\$ 966,335
Bond Payments (Area One)	(430,682)	(434,859)	(434,859)
Bond Payments (Area Two)	(428,069)	(432,226)	(432,226)
BALANCE	\$ 69,348	\$ 71,993	\$ 99,250
County Appraiser & Tax Collector Fee	(23,116)	(11,093)	(11,093)
Discounts For Early Payments	(46,232)	(43,326)	(43,326)
Excess/ (Shortfall)	\$ -	\$ 17,574	\$ 44,831
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -		\$ 44,831
FUND BALANCE AS OF 9/30/23		\$136,926	
FY 2023/2024 ACTIVITY		\$17,574	
FUND BALANCE AS OF 9/30/24		\$154,500	

AMENDED FINAL BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (AREA ONE)
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Interest Income (Area One)	100	31,850	31,826
NAV Tax Collection (Area One)	430,682	434,016	434,016
Total Revenues	\$ 430,782	\$ 465,866	\$ 465,842
EXPENDITURES			
Principal Payments (Area One)	120,000	115,000	115,000
Interest Payments (Area One)	298,625	302,075	302,075
Bond Redemption	12,157	0	0
Total Expenditures	\$ 430,782	\$ 417,075	\$ 417,075
Excess/Shortfall	\$ -	\$ 48,791	\$ 48,767

FUND BALANCE AS OF 9/30/23	\$703,353
FY 2023/2024 ACTIVITY	\$48,791
FUND BALANCE AS OF 9/30/24	\$752,144

Notes

Reserve Fund Balance = \$214,646*. Revenue Fund Balance = \$537,498*.
Revenue Fund Balance To Be Used To Make 11/1/2024 Principal & Interest Payment Of \$269,313 -
Principal Payment Of \$120,000 & Interest Payment Of \$149,313.
* Approximate Amounts

Series 2013 Bond Information - Area One

Original Par Amount =	\$5,515,000	Annual Principal Payments Due:
Interest Rate =	6.0% - 6.5%	November 1st
Issue Date =	October 2013	Annual Interest Payments Due:
Maturity Date =	November 2043	May 1st & November 1st
Par Amount As Of 9/30/24 =	\$4,635,000	

AMENDED FINAL BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (AREA TWO)
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Interest Income (Area Two)	100	44,048	44,048
Bond Refunding Proceeds	0	3,775,000	3,775,000
Bond Refunding Premium	0	122,511	122,511
NAV Tax Collection (Area Two)	428,069	431,486	431,486
Total Revenues	\$ 428,169	\$ 4,373,045	\$ 4,373,045
EXPENDITURES			
Principal Payments (Area Two)	100,000	95,000	95,000
Interest Payments (Area Two)	312,675	318,891	318,891
Bond Refunding Cost Of Issuance	0	209,625	209,625
Principal Payments (Area Two) - To Be Paid On 11-1-24	15,494	4,480,000	4,480,000
Interest Payments (Area Two) - To Be Paid On 11-1-24	0	157,931	157,931
Total Expenditures	\$ 428,169	\$ 5,261,447	\$ 5,261,447
Excess/Shortfall	\$ -	\$ (888,402)	\$ (888,402)

FUND BALANCE AS OF 9/30/23	\$906,753
FY 2023/2024 ACTIVITY	\$3,749,529
FUND BALANCE AS OF 9/30/24	\$4,656,282

Notes

Reserve Fund Balance = \$10,000*. Interest Account Balance = \$18,351*.
Escrow Account Balance = \$4,637,931*.
Interest Account Balance To Be Used To Make 11/1/2024 Series 2024 Interest Payment Of \$18,351
Escrow Account Balance To Be Used To Make 11/1/2024 Series 2013 Bond Payment Of \$4,637,931 .
Principal Payment Of \$4,480,000 & Interest Payment Of \$157,931
* Approximate Amounts

Series 2013 Bond Information - Area Two

Original Par Amount =	\$5,175,000	Annual Principal Payments Due:
Interest Rate =	6.375% - 7.125%	November 1st
Issue Date =	October 2013	Annual Interest Payments Due:
Maturity Date =	November 2044	May 1st & November 1st
Par Amount As Of 9/30/24 =	\$4,480,000	Balance To Be Paid Off On 11/1/24

Series 2024 Bond Refunding Information - Area Two

Original Par Amount =	\$3,775,000	Annual Principal Payments Due:
Interest Rate =	5.00%	November 1st
Issue Date =	September 2024	Annual Interest Payments Due:
Maturity Date =	May 2044	May 1st & November 1st
Par Amount As Of 9/30/24 =	\$3,775,000	

RESOLUTION NO. 2024-08

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

WHEREAS, the Venetian Parc Community Development District (the “District”) is a local unit of special-purpose government created 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 (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them 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 goals, objectives and performance measures and standards.

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

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 goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

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 21st day of November, 2024.

ATTEST:

**VENETIAN PARC COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

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 (yes/no)
Achieved: Yes ☐ **No** ☐
 - If "yes" 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 ☐