



**VENETIAN PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JULY 28, 2022
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 & PUBLIC HEARING
 July 28, 2022
 6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resignation (Sergio Valdes/Seat 5 – Effective April 22, 2022).....Page 2
- E. Appointment of Officer to Vacant Seat (Seat #5)
- F. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- G. Election of Officers
 - Chairperson
 - Vice Chairperson
 - Secretary/Treasurer
 - Assistant Secretary
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
 - 1. April 11, 2022 Special Board Meeting.....Page 3
- K. Public Hearing
 - 1. Proof of Publication.....Page 9
 - 2. Receive Public Comments of Fiscal Year 2022/2021 Final Budget
 - 3. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 10
- L. Old Business
 - 1. Update Regarding Final Lift of Asphalt (Venetian Parc Area Two – Luxcom)
 - 2. Update Regarding Tree Root Pruning/Tree Relocation.....Page 18
 - 3. Discussion Regarding Missing Palm Trees and Hedges (SW 152nd Avenue between SW 176th Lane & SW 177th Terrace).....Page 19
- M. New Business
 - 1. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2022/2023 Meeting Schedule....Page 20
- N. Administrative & Operational Matters
 - 1. Reminder of Statement of Financial Interest/Disclosure 2021 Form 1 – Filing Deadline: July 1, 2022
- O. Board Member & Staff Closing Comments
- P. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

10/13/2021

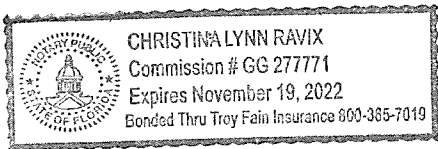
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor 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.

Guillermo Garcia

Sworn to and subscribed before me this
13 day of OCTOBER, A.D. 2021

C. Ravix

(SEAL)
GUILLERMO GARCIA personally known to me



**VENETIAN PARC COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022 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 28, 2021
- November 18, 2021
- February 24, 2022
- April 28, 2022
- June 23, 2022
- July 28, 2022
- September 22, 2022

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 561-630-4922 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 insure 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 561-630-4922 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
10/13

21-25/0000556462M

4/22/2022
Date

I, SERGIO VAIDUS wish to resign from the
VENY FIAN RAO CDD Board of Supervisors, effective:
4/22/2022

Sergio Vaidus
Signature

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
APRIL 11, 2022**

A. CALL TO ORDER

District Manager Nancy Nguyen called the April 11, 2022, Special Board Meeting of the Venetian Parc Community Development District (the “District”) to order at approximately 6:30 p.m. in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the April 11, 2022, Special Board Meeting had been published in the *Miami Daily Business Review* on April 1, 2022, *as legally required*.

C. ESTABLISH A QUORUM

Ms. Nguyen stated that the attendance of Vice Chairman Eugene Collings-Bonfill, and Supervisors Rachel Hernandez, and Aaron Heinrich 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 General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance were: Ronald Fajardo, Miami, FL; Barbara Mendoza, Miami, FL; and David Waddell and Fernando Toledo of Turf Management.

D. REMINDER OF VACANCY (SEAT #3)

Ms. Nguyen reminded the Board of Supervisors (the “Board”) that there is currently a vacancy in Seat #3 which term expires in November 2024.

E. APPOINTMENT OF SUPERVISOR TO VACANT SEAT (SEAT #3)

Ms. Nguyen explained that Ms. Barbara Mendoza, a qualified person, contacted her and would like the opportunity to serve on the District Board. A discussion ensued after which

A **motion** was made by Ms. Hernandez, seconded by Mr. Collings-Bonfill and unanimously passed appointing Ms. Mendoza to the unexpired 4-year term of office in Seat #3 and such term of office will expire in November 2024.

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

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Ms. Mendoza. Ms. Nguyen explained that Ms. Wald and she will review the duties and responsibilities as a Board Member with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2021 Form 1 must be completed and mailed to the Supervisor of Elections in the County of residency within thirty (30) days of appointment) and the Code of Ethics for Public Officials, following the adjournment of the meeting.

G. ELECTION OF OFFICERS

As a result of the changes to the Board of the District, Ms. Nguyen recommended that re-election of the District's Supervisors take place. She provided the following slate of names for election:

- Chairman – Eugene Collings-Bonfill
- Vice Chairperson – Rachel Hernandez
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Sergio Valdes, Aaron Heinrich, Barbara Mendoza, Armando Silva and Gloria Perez

A discussion ensued after which;

A **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Heinrich and passed unanimously to *elect* the District's Supervisors, as listed above.

H. ADDITIONS OR DELETIONS TO AGENDA

Ms. Nguyen stated that she would like to add the following items to the agenda:

- New Business Item 4: Sidewalk Milling
- Administrative and Operational Matters Item 2: Consider Resolution No. 2022-02 – Authorizing Electronic Approvals & Check Signers

The Board acknowledged Ms. Nguyen's request.

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

There were no comments from the public for items not on the agenda.

NOTE: Ms. Nguyen stated that as a courtesy to the guests present at tonight's meeting, she would like to take the agenda out of order and discuss item K.3. first. The Board acknowledged Ms. Nguyen's request.

J. APPROVAL OF MINUTES

1. October 28, 2021, Regular Board Meeting

Ms. Nguyen presented the minutes of the September 28, 2021, Regular Board Meeting and asked if there were any changes and/or corrections. There being no comments or changes, a **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Heinrich and passed unanimously approving the minutes of the September 28, 2021, Regular Board Meeting, *as presented*.

K. OLD BUSINESS

1. Update Regarding Venetian Parc Public School

Ms. Nguyen explained that she believes that the County has done everything that they are willing to do at this time to assist the District with the illegal parking, speeding, vandalism, and traffic that is being

caused by the public school located on the southeast corner of SW 157th Avenue and SW 174th Street. Ms. Nguyen stated that she would continue requesting the County's assistance and will report any updates to the Board at a future meeting.

2. Update Regarding Final Lift of Asphalt (Venetian Parc Area Two – Luxcom)

Ms. Nguyen explained that at the final lift of asphalt has been completed by Downrite. Ms. Nguyen further explained that as a result of the additional road height created by the final lift, there is puddling on the driveway approach of a home located on SW 175th Street, west of the triangular park. Surveys of the road have been conducted and the slope and elevation of the roads are in order; therefore, the driveway approach needs to be corrected. Ms. Nguyen stated that Alvarez Engineers will be requesting a change order from Downrite to harmonize the driveway approach.

3. Discussion Regarding Tree Root Pruning/Tree Relocation

NOTE: This item was discussed prior to J.1.

Ms. Nguyen explained that the District engaged Turf Management, Inc. to have their certified arborists prepare an arborist report analyzing the trees and root systems of the trees in the swales throughout the townhomes sections of the District; and the palm trees throughout the District. Ms. Nguyen introduced Messrs. Waddell and Toledo of Turf Management, Inc. Mr. Waddell, a certified arborist, explained that he conducted an inspections of the trees in the townhomes sections of the District and concluded that there are 30 Gumbo Limbo trees and 19 Green Buttonwood trees posing a high level of risk. The risks include trip and fall hazards, damage to sidewalks, driveways, street and underground utilities. Mr. Waddell further explained that due to the restricted planting area for these trees (planted site averages 18 sq. ft. and the minimum recommended space for Gumbo Limbo and Green Buttonwood average 100-200 sq. ft. and 100 sq. ft., respectively). Mr. Waddell recommends that these trees be removed. Mr. Waddell stated that the palms trees are in better conditions since the District began a fertilization program and he only noted one palm tree that requires removal. The Board discussed the process of removal and relocation of the trees with Messrs. Waddell and Toledo. The Board requested that Ms. Nguyen inquire with the County if there is an assistance program that the District may utilize to facilitate the removal and relocation of these trees due to the number of trees. Ms. Nguyen acknowledged the Board's request.

Ms. Nguyen stated that there are trip hazards in the townhomes section of the District that have been caused due to these trees and must be addressed. Ms. Nguyen presented two (2) proposals, which included the following items:

- Removal and resetting of 46 existing driveway pavers (approximately 2,070 sq. ft.)
- Tree root grinding/pruning of 55 trees
- Replacement of 42 4" broken/cracked concrete sidewalk slabs

GenCon Partners, Inc. \$26,880

Southern Asphalt Engineering, Inc. \$24,562.50

A discussion ensued, after which:

A **motion** was made by Mr. Heinrich, seconded by Ms. Hernandez and unanimously passed accepting the proposal received from GenCon Partners, Inc. in the amounts of \$26,880 for the complete scope of work outlined above; and further authorizing District Counsel to create a small project agreement.

Ms. Nguyen stated that an inspection of all the other sidewalks in the District was conducted. She stated that there are 239 trip hazards that must be milled at this time (47 locations in the townhomes section, 178 location on District owned sidewalks, 14 location on County owned sidewalks).

Ms. Nguyen presented the following proposals for the Board’s review:

- Raptor Vac-Systems, Inc. \$17,925 (townhomes \$3,525, District \$13,350, and County \$1,050)
- Headley Construction Group, Inc. \$23,661

A discussion ensued, after which:

A **motion** was made by Mr. Collings-Bonfill, seconded by Ms. Hernandez and unanimously passed accepting the three (3) proposals received from Raptor Vac-Systems, Inc. in the amounts of \$3,525, \$13,350 and \$1,050, for a total amount of \$17,925 for the complete scope of work outlined above; and further authorizing District Counsel to create a small project agreement.

4. Discussion Regarding Dead Royal Palms

NOTE: This item was discussed during item K.3.

5. Discussion Regarding Surveillance System at the Park

Ms. Nguyen stated that this item was added at the request of a resident of the District. Ms. Nguyen explained that she has received several complaints of vandalism and graffiti at the park from this resident. She further explained that the vandalism and graffiti is being better controlled now that the District has contracted porter and graffiti removal services. Ms. Nguyen stated that the resident is requesting that surveillance cameras be installed at the park. The Board discussed the liabilities that surveillance cameras would pose for the District and chose not to proceed with the installation of surveillance cameras.

Mr. Ronald Fajardo, a resident of the District and President of the Venetian Parc Homeowners Association, Inc. (the “Association”), stated that he would speak with the Association’s security company to check if they have any ideas on how to prevent the vandalism.

L. NEW BUSINESS

1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget

Ms. Nguyen presented Resolution No. 2022-01, entitled:

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document and provided two (2) Proposed Budget scenarios. Scenario A keeps the budget the same as the current fiscal year. Ms. Nguyen explained that due to prior discussions during today's meeting, it is anticipated that the District will have an increase in expenses in the upcoming years, as such, Scenario B reflects increases to certain budget lines to compensate for such expenses. Ms. Nguyen advised that if the overall proposed assessments were increasing in the fiscal year 2022/2023, letters to the residents would be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2022-01, the Board must set a date for the public hearing to adopt the fiscal year 2020/2021 final budget and assessment roll. A discussion ensued, after which:

A **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Heinrich and unanimously passed to approve and adopt Resolution No. 2022-01 with Scenario B, *as amended (increasing assessments by \$100 per unit, adding a \$10,000 budget line for Security, and adding the remainder of the increase to Tree Upkeep)*, setting the public hearing to adopt the fiscal year 2022/2023 final budget and assessments for July 28, 2022, at 6:00 p.m. in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 157th Street, Miami, Florida 33187; and further authorizes publication/notice of the budget public hearing, as required by law.

2. Discussion Regarding Water Line Damage (Venetian Parc Area One – Townhome)

Ms. Nguyen stated that this item was added at the request of a homeowner. Ms. Nguyen advised that the homeowner whose main water line was broken due to the tree roots in the Lennar townhomes section was asked to contact Miami-Dade Water and Sewer Department and submit an Underground/Concealed Leak Adjustment Request for the \$12,000 water bill he received. Ms. Nguyen added that she has not received any additional information from this homeowner after February 23rd. Ms. Nguyen will provide updates to the Board regarding this matter as she receives them.

3. Discussion Regarding Missing Palm Trees and Hedges (SW 152nd Avenue between SW 176th Lane and SW 177th Terrace)

Ms. Nguyen stated that this item was added at the request of a homeowner in the area of SW 152nd Avenue between SW 176th Lane and SW 177th Terrace. Ms. Nguyen explained that the homeowner informed her that Luxcom had their advertisement signs on the grass tract in front of her house and was always told by Luxcom that they would be planting the palm trees and hedges on this tract once construction has been completed and Luxcom removes their signs. At this time Luxcom has completed construction and removed their signs, but they did not plant the palm trees and shrubs as indicated on the Master Landscape Plans. The homeowner is requesting that the District plant these palms trees and hedges. The Board discussed the lack of available funds at this time for this type of request and requested that this item be brought back for discussion during a future meeting.

4. ADD-ON: Sidewalk Milling

NOTE: This item was discussed during item K.3.

M. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Announcement of Qualifying Period: Noon, June 13, 2022 – Noon, June 17, 2022

Ms. Nguyen advised that the 4-year terms of office for Seat #1 (Eugene Collings-Bonfill), Seat #2 (Rachel Hernandez) and Seat #5 (Sergio Valdes) were expiring in November 2022. The qualifying period for election and/or re-election has been set for Noon, June 13, 2022 through Noon, June 17, 2022.

Those candidates interested in running for election may submit their qualifying documents in person or mail to the Miami-Dade County Supervisor of Elections' Office (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying will be provided to those interested prior to the qualifying dates. The new terms of office would be a 4-year term through Election Day in November 2026.

N. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no comments from Board Members or District Staff.

O. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Collings-Bonfill, seconded by Ms. Hernandez and unanimously passed to adjourn the Special Board Meeting at approximately 8:26 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Miscellaneous Notices



Published in Miami Daily Business Review on July 8, 2022

Location

Miami-Dade County,

Notice Text

NOTICE OF PUBLIC HEARING

AND

REGULAR BOARD MEETING OF THE

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Venetian Parc Community Development District (the "District") will hold a Public Hearing and a Regular Board Meeting on July 28, 2022, at 6:00 p.m., or as soon thereafter as can be heard, in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2022/2023 Proposed Final Budget and Non-Ad Valorem Assessment Roll. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2700 ext. 2027 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Venetian Parc Community Development District

www.venetianparccdd.org

7/8-15 22-70/0000606808M

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2022/2023 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Venetian Parc Community Development District (the “District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

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

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

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

PASSED, ADOPTED and EFFECTIVE this 28th day of July, 2022.

ATTEST:

**VENETIAN PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Venetian Parc
Community Development District

**Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

CONTENTS

- I FINAL BUDGET
- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET (AREA ONE)
- IV DETAILED FINAL DEBT SERVICE FUND BUDGET (AREA TWO)
- V ASSESSMENT COMPARISON

FINAL BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
Administrative Assessments	79,719
Maintenance Assessments	162,511
Debt Assessments (Area One)	458,173
Debt Assessments (Area Two)	455,392
Other Revenue	0
Interest Income	240
TOTAL REVENUES	\$1,156,035
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	0
Payroll Taxes (Employer)	0
Management	28,704
Legal	11,000
Assessment Roll	10,000
Audit Fees	3,900
Insurance	6,800
Legal Advertisements	950
Miscellaneous	1,100
Postage	375
Office Supplies	550
Dues & Subscriptions	175
Website Management	2,000
Arbitrage Rebate Fee - Area One	650
Arbitrage Rebate Fee - Area Two	650
Trustee Fee - Area One	3,550
Trustee Fee - Area Two	3,550
Continuing Disclosure Fee - Area One	500
Continuing Disclosure Fee - Area Two	500
Administrative Contingency	222
TOTAL ADMINISTRATIVE EXPENDITURES	\$75,176
MAINTENANCE EXPENDITURES	
Park Maintenance Tract N	32,000
Field Operations Management	1,320
Community Entrance Signage Maintenance	5,200
Street/Roadway Maintenance	5,000
Electric Power Service/Misc	3,200
Engineering/Annual Report/Inspections	3,500
Sidewalk Maintenance (Pressure Cleaning & Milling)	15,000
HOA Contribution (Palm Tree Fertilization)	5,850
Tree Upkeep	33,770
Security	10,000
General Maintenance	3,750
Maintenance Contingency	29,150
Storm Preparedness	5,020
TOTAL MAINTENANCE EXPENDITURES	\$152,760
TOTAL EXPENDITURES	\$227,936
REVENUES LESS EXPENDITURES	\$928,099
Bond Payments - Area One	(430,682)
Bond Payments - Area Two	(428,069)
BALANCE	\$69,348
County Appraiser & Tax Collector Fee	(23,116)
Discounts For Early Payments	(46,232)
EXCESS/ (SHORTFALL)	\$0
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$0

DETAILED FINAL BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	80,278	79,719	79,719	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	103,127	102,117	162,511	Expenditures/.94
Debt Assessments (Area One)	458,173	458,173	458,173	Bond Payments/.94
Debt Assessments (Area Two)	455,393	455,392	455,392	Bond Payments/.94
Other Revenue	0	0	0	
Interest Income	542	240	240	Projected At \$20 Per Month
TOTAL REVENUES	\$1,097,513	\$1,095,641	\$1,156,035	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	0	0	0	Supervisor Fees
Payroll Taxes (Employer)	0	0	0	Supervisor Fees * 7.65%
Management	27,492	27,876	28,704	CPI Adjustment (Capped At 3%)
Legal	16,410	11,000	11,000	No Change From 2021/2022 Budget
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,800	3,900	3,900	Accepted Amount For 2021/2022 Audit
Insurance	6,493	6,800	6,800	Insurance Estimate
Legal Advertisements	528	950	950	\$100 Increase From 2021/2022 Budget
Miscellaneous	1,267	1,100	1,100	No Change From 2021/2022 Budget
Postage	400	350	375	\$25 Increase From 2021/2022 Budget
Office Supplies	258	625	550	\$75 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
Arbitrage Rebate Fee - Area One	650	650	650	No Change From 2021/2022 Budget
Arbitrage Rebate Fee - Area Two	650	650	650	No Change From 2021/2022 Budget
Trustee Fee - Area One	3,500	3,550	3,550	No Change From 2021/2022 Budget
Trustee Fee - Area Two	3,500	3,550	3,550	No Change From 2021/2022 Budget
Continuing Disclosure Fee - Area One	350	500	500	No Change From 2021/2022 Budget
Continuing Disclosure Fee - Area Two	500	500	500	No Change From 2021/2022 Budget
Administrative Contingency	0	1,000	222	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$77,973	\$75,176	\$75,176	
MAINTENANCE EXPENDITURES				
Park Maintenance Tract N	20,027	20,000	32,000	\$12,000 Increase From 2021/2022 Budget
Field Operations Management	1,320	1,320	1,320	No Change From 2021/2022 Budget
Community Entrance Signage Maintenance	4,400	5,200	5,200	No Change From 2021/2022 Budget
Street/Roadway Maintenance	3,190	5,000	5,000	No Change From 2021/2022 Budget
Electric Power Service/Misc	1,988	3,200	3,200	No Change From 2021/2022 Budget
Engineering/Annual Report/Inspections	23,621	2,500	3,500	\$1,000 Increase From 2021/2022 Budget
Sidewalk Maintenance (Pressure Cleaning & Milling)	0	15,000	15,000	Sidewalk Maintenance (Pressure Cleaning & Milling)
HOA Contribution (Palm Tree Fertilization)	0	5,850	5,850	HOA Contribution (Palm Tree Fertilization)
Tree Upkeep	0	0	33,770	New Line Item
Security	0	0	10,000	New Line Item
General Maintenance	18,132	3,750	3,750	No Change From 2021/2022 Budget
Maintenance Contingency	0	29,150	29,150	No Change From 2021/2022 Budget
Storm Preparedness	1,600	5,020	5,020	No Change From 2021/2022 Budget
TOTAL MAINTENANCE EXPENDITURES	\$74,278	\$95,990	\$152,760	
TOTAL EXPENDITURES	\$152,251	\$171,166	\$227,936	
REVENUES LESS EXPENDITURES	\$945,262	\$924,475	\$928,099	
Bond Payments - Area One	(436,850)	(430,682)	(430,682)	2023 P & I Payments Less Earned Interest
Bond Payments - Area Two	(434,408)	(428,069)	(428,069)	2023 P & I Payments Less Earned Interest
BALANCE	\$74,004	\$65,724	\$69,348	
County Appraiser & Tax Collector Fee	(10,567)	(21,908)	(23,116)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(40,199)	(43,816)	(46,232)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$23,238	\$0	\$0	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$23,238	\$0	\$0	

DETAILED FINAL DEBT SERVICE FUND (AREA ONE) BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	60	25	25	Projected Interest For 2022/2023
NAV Tax Collection	436,850	430,682	430,682	Maximum Debt Service Collection
Total Revenues	\$436,910	\$430,707	\$430,707	
EXPENDITURES				
Principal Payments	95,000	105,000	115,000	Principal Payment Due In 2023
Interest Payments	320,675	311,825	305,525	Interest Payments Due In 2023
Bond Redemption	0	13,882	10,182	Estimated Excess Debt Collections
Total Expenditures	\$415,675	\$430,707	\$430,707	
Excess/ (Shortfall)	\$21,235	\$0	\$0	

Series 2013 Bond Information - Area One

Original Par Amount =	\$5,515,000	Annual Principal Payments Due =	November 1st
Interest Rate =	6.00% - 6.50%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2013		
Maturity Date =	November 2043		

Par Amount As Of 1/1/22 = \$4,855,000

DETAILED FINAL DEBT SERVICE FUND (AREA TWO) BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	83	25	25	Projected Interest For 2022/2023
NAV Tax Collection	434,408	428,069	428,069	Maximum Debt Service Collection
Prepaid Bond Collection	16,915	0	0	
Total Revenues	\$451,406	\$428,094	\$428,094	
EXPENDITURES				
Principal Payments	80,000	90,000	95,000	Principal Payment Due In 2023
Interest Payments	336,694	328,725	322,988	Interest Payments Due In 2023
Bond Redemption	15000	9,369	10,107	Estimated Excess Debt Collections
Total Expenditures	\$431,694	\$428,094	\$428,094	
Excess/ (Shortfall)	\$19,712	\$0	\$0	

Series 2013 Bond Information - Area Two

Original Par Amount =	\$5,175,000	Annual Principal Payments Due =	November 1st
Interest Rate =	6.375% - 7.125%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2013		
Maturity Date =	November 2044		
Par Amount As Of 1/1/22 =	\$4,680,000		

Venetian Parc Community Development District Assessment Comparison

	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Projected Assessment Before Discount*
Administrative	\$121.78	\$130.57	\$131.99	\$131.99
Maintenance	\$79.53	\$170.74	\$169.07	\$269.07
<u>Debt</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>
Total For Area One Townhomes	\$1,475.77	\$1,575.77	\$1,575.52	\$1,675.52
Administrative	\$121.78	\$130.57	\$131.99	\$131.99
Maintenance	\$79.53	\$170.74	\$169.07	\$269.07
<u>Debt</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>
Total For Area One Single Family Units	\$1,823.65	\$1,923.65	\$1,923.40	\$2,023.40
Administrative	\$121.78	\$130.57	\$131.99	\$131.99
Maintenance	\$79.53	\$170.74	\$169.07	\$269.07
<u>Debt</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>
Total For Area Two Townhomes	\$1,475.77	\$1,575.77	\$1,575.52	\$1,675.52
Administrative	\$121.78	\$130.57	\$131.99	\$131.99
Maintenance	\$79.53	\$170.74	\$169.07	\$269.07
<u>Debt</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>
Total For Area Two Single Family Units	\$1,823.65	\$1,923.65	\$1,923.40	\$2,023.40

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Area One Townhomes	96
<u>Area One Single Family Units</u>	<u>207</u>
Total Area One Units	303
Area Two Townhomes	90
<u>Area Two Single Family Units</u>	<u>211</u>
Total Area Two Units	301
Total Area One Units	303
<u>Total Area Two Units</u>	<u>301</u>
Total Units	604

Area Two Single Family Homes Information

Total Units	211
<u>Prepayments</u>	<u>1</u>
Billed For Debt	210

**UPDATE REGARDING TREE ROOT
PRUNING/TREE RELOCATION**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**



RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Venetian Parc Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2022/2023; and

WHEREAS, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 which is attached hereto and made a part hereof as Exhibit "A".

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

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

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized by the Board to be published.

PASSED, ADOPTED and EFFECTIVE this 28th day of July, 2022.

ATTEST:

**VENETIAN PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 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 27, 2022
November 17, 2022
February 23, 2023
April 27, 2023
June 22, 2023
July 27, 2023
September 28, 2023**

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 insure 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

PUBLISH: MIAMI DAILY BUSINESS REVIEW 10/18/22