



**VENETIAN PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 20, 2025
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 20, 2025
6:00 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. August 28, 2025 Special Board Meeting & Public Hearing.....Page 3
- G. Old Business
 - 1. Update Regarding Existing Driveway Extensions.....Page 9
 - 2. Update Regarding Tree Upkeep Mitigation Project – Phase III
- H. New Business
 - 1. Consider Resolution No. 2025-07 – Adopting a Fiscal Year 2024/2025 Amended Budget....Page 16
 - 2. Consider Resolution No. 2025-08 – Goals and Objectives Annual Report.....Page 22
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57921	IPL0279598	Legal Ad - IPL0279598		1.0	80.0L

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

**VENETIAN PARC COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN** that
the Board of Supervisors (the "Board")
of the **Venetian Parc Community
Development District** (the "Dis-
trict") 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 23, 2025
November 20, 2025
February 26, 2026
April 23, 2026
June 25, 2026
July 23, 2026
September 24, 2026**

The purpose of the meetings is for the
Board to consider any District busi-
ness which may lawfully and properly
come before the Board. Meetings are
open to the public and will be con-
ducted in accordance with the pro-
visions 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 tele-
phone; 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 contin-
ued 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 ac-
commodations 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 HERALD
10/13/25
IPL0279598
Oct 13 2025**

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the under-
signed, who on oath says that he/she is Custodian of Records of The
The Miami Herald, a newspaper published in Miami Dade County, Flor-
ida, 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.

1.0 insertion(s) published on:
10/13/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before
me on



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DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE
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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
PUBLISH: MIAMI HERALD
10/13/25
IPL0279598
Oct 13 2025**

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING & PUBLIC HEARING
AUGUST 28, 2025**

A. CALL TO ORDER

District Manager Nancy Nguyen called the August 28, 2025, Special Board Meeting of the Venetian Parc Community Development District (the “District”) to order at approximately 6:00 p.m. in 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, 2025, Regular Board Meeting had been published in the *Miami Herald* on August 13, 2025, and August 20, 2025, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Eugene Collings-Bonfill, Vice Chairwoman Rachel Hernandez, and Supervisors Carlos Dominguez, Maria Aleman, and Ronald Fajardo 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, Gabriella Fernandez-Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance were the following District residents: Vianey Alvarado and Darcy Paul.

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. February 27, 2025, Regular Board Meeting

Ms. Nguyen presented the minutes of the February 27, 2025, 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 Ms. Aleman and passed unanimously approving the minutes of the February 27, 2025, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update Regarding Existing Driveway Extensions

Ms. Nguyen presented the latest version of the Encroachment Agreement (Driveway Extension) prepared by Mr. George and reviewed and edited by Ginger Wald (Billing, Cochran, Lyles, Mauro & Ramsey P.A. Partner), Mr. Peter Pellerito (the District Engineer), Mr. Collings-Bonfill (Board of

Supervisors appointed representative on this matter), and Ms. Nguyen. The Board reviewed the document.

Mr. Collings Bonfill recommended making the following changes to the document:

- The third “WHEREAS”: Add “and/or add an additional and separate driveway” after the word “extension”.
- 2.: Add “add an additional driveway and/or” after “Owner is authorized to”.

A **motion** was made by Mr. Collings-Bonfill, seconded by Ms. Hernandez and unanimously passed accepting and approving the Encroachment Agreement (Driveway Extension) document as *amended*.

Ms. Fernandez-Perez acknowledged Mr. Colling-Bonfill’s request and stated that she would review these additions with Ms. Ginger Wald.

The Board consensus was to schedule a dual meeting with the Venetian Parc Homeowners Association (the “HOA”) and the District so that both boards could discuss the procedures for driveway extension approvals. It was recommended that Ms. Hernandez and Mr. Fajardo represent the HOA and the District will be represented by Mr. Collings-Bonfill, Carlos Dominguez, and Maria Aleman.

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

Ms. Nguyen explained that the District’s Phase II (21 trees) tree removal/relocation permit was awarded by Miami-Dade County (the “County”). She further explained that the 21 trees were removed and had been replaced, and the permit had since been closed by the County.

3. Update Regarding SW 157th Ave. Miami-Dade Public School Traffic Study

Ms. Nguyen explained that she had been incessantly sending requests to the Miami-Dade County Public Schools representatives requesting a copy of the latest traffic study performed for the area near the intersection of SW 157th Avenue and SW 174th Street. She stated that her efforts have yielded no results. Mr. Collings-Bonfill provided Ms. Nguyen with a contact of a County engineer who may be able to assist her.

4. Update Regarding Dead Palm Tree Removals

Ms. Nguyen stated that the dead palm trees in the medians had been removed and replaced.

5. Update Regarding Sidewalk Milling & Replacements

Ms. Nguyen stated that the milling of trip hazards and sidewalk slab replacements had been completed. She further explained that the sidewalks would be inspected again next year.

H. NEW BUSINESS

1. Discussion Regarding Public Park Gazebo Painting (SW 157th Ave. & SW 174th Street)

Ms. Nguyen advised that the gazebo at the public park located at the intersection of SW 157th Avenue and SW 174th Street had recently been pressure cleaned and repainted. Ms. Hernandez asked if there

was a reason why the paint colors of the gazebo had been changed. Ms. Nguyen explained that the color codes were provided by Miami-Dade County Parks and Recreation.

2. Discussion Regarding Tree Upkeep Mitigation – Phase III

Ms. Nguyen advised that now that the tree upkeep Phase II permit had been closed, the District was ready to move forward with Phase III, which includes root barriers and mailing letters to homeowners who have removed trees without authorization from the District. Ms. Nguyen advised that there were approximately 100 homes who should receive the mailing. The Board consensus was to request the District Engineer's assistance in preparing a schedule for the mailings so that not all homeowners are submitting after the fact permits to the County for the trees removed. Additionally, this will also scale down the number of trees being installed at one time. Ms. Nguyen acknowledged the Board's request.

3. Discussion Regarding Sidewalk and Monument Sign Pressure Cleaning

Ms. Nguyen presented a proposal received from The Pressure Cleaning Man. Ms. Nguyen explained that the areas marked in blue (District owned sidewalks), green (park sidewalks, playground, benches, and garbage receptacles), and eight (8) monument signs are the responsibility of the District. She further noted that the areas marked red are the responsibility of the HOA.

Ms. Nguyen explained that the cost for the green areas was reduced from the amount quoted last year because the cost to pressure clean the gazebo was removed as it had recently been done when the gazebo was repainted. The total cost for District owned areas is \$11,373. A discussion ensued, after which:

A **motion** was made by Mr. Fajardo, seconded by Mr. Collings-Bonfill and unanimously passed accepting the proposal from The Pressure Cleaning Man in the amount of \$11,373 for the pressure cleaning of the District's sidewalks, including the park sidewalks, playground, benches, and garbage receptacles, and the soft wash of eight monument signs.

4. Consider Resolution No. 2025-03 – Resetting Public Hearing Date to Adopt Fiscal Year 2025/2026 Final Budget

Ms. Nguyen presented Resolution No. 2025-03, entitled:

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2025-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2025/2026 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title into the record and provided an explanation for the document. Ms. Nguyen advised that because the June 26, 2025, Public Hearing had been rescheduled to August 28, 2025, it was in order to *amend* Resolution No. 2025-01.

A **motion** was made by Mr. Collings-Bonfill, seconded by Ms. Aleman and passed unanimously approving Resolution 2025-03, *as presented*; thereby, *amending* Resolution 2025-01, and resetting the Public Hearing to August 28, 2025.

5. Consider Interlocal Agreement for Local Government Publications

Ms. Nguyen advised that she like would to **ADD-ON** Consider Resolution No. 2025-06 Interlocal Agreement for Local Government Publications, entitled:

RESOLUTION 2025-06

A RESOLUTION OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

The Board acknowledged Ms. Nguyen's request.

Ms. Nguyen explained that she would like to discuss the District's required publications, and the costs associated with them. She indicated that due to the closing of the *Miami Daily Business Review*, the District has had to advertise in *The Miami Herald*. Ms. Nguyen further explained that a standard publication costs approximately \$800 with *The Miami Herald*. She further explained that this prompted her office to seek an alternative option for publications. Ms. Nguyen noted that it has been determined that advertising on the County's website meets Florida Statute requirements and the County's attorney has authorized entering into an Interlocal Agreement with community development districts.

Ms. Nguyen explained that Ms. Fernandez-Perez' firm has prepared a resolution which will authorize the District Manager, Chair, or Vice Chair to execute an Interlocal Agreement (the "ILA") between the District and the County on behalf of the District to be able to publish the District notices on the County website and any other document related to the ILA.

A **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Fajardo and unanimously passed to approve and adopt Resolution No. 2025-06; thereby authorizing Nancy Nguyen as District Manager, Eugene Collings-Bonfill as Chairman, and Rachel Hernandez as Vice Chairwoman, to execute the Interlocal Agreement for government publication of legal advertisements and public notices and any other documents related to the Interlocal Agreement.

6. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule

Ms. Nguyen presented Resolution No. 2025-04, entitled:

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL

YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Mr. Collings-Bonfill, seconded by Ms. Hernandez and unanimously passed to approve and adopt Resolution No. 2025-04, *as presented*; thereby setting the 2025/2026 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

NOTE: At approximately 7:06 p.m., Ms. Nguyen recessed the Special Meeting and simultaneously opened the Public Hearing.

I. PUBLIC HEARING

1. Proof of Publication

Ms. Nguyen presented proof of publication that notice of the Public Hearing had been published in the *Miami Herald* on August 13, 2025, and August 20, 2025, as legally required.

2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget

Ms. Nguyen opened the public comment portion of the Public Hearing to receive comments on the 2025/2026 fiscal year final budget and non-ad valorem special assessments. There being no comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Final Budget

Ms. Nguyen presented Resolution No. 2025-05, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2025/2026 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title into the record and stated that the document provides for approving and adopting the fiscal year 2025/2026 final budget and the non-ad valorem special assessment tax roll. A discussion ensued after which:

A **motion** was made by Mr. Collings-Bonfill, seconded by Ms. Hernandez and unanimously passed to approve and adopt Resolution No. 2025-05, as presented; thereby setting the 2025/2026 final budget and non-ad valorem special assessment tax roll.

NOTE: At approximately 7:08 p.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Special Meeting.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Reminder: Required Ethics Training

Ms. Nguyen reminded the Board of the importance of completing their individual annual required ethics training was to be completed by December 31, 2025.

2. 2025 Legislative Update Memo (BCLMR)

Ms. Fernandez-Perez explained that her firm annually prepares a memorandum summarizing the legislative acts that had become law during the most recent legislative session. Ms. Fernandez-Perez provided the Board an explanation of the laws that pertain to the District. She further informed the Board that if they had any questions regarding these new laws, they may contact her office or the District Manager.

The Board thanked Ms. Fernandez-Perez for the explanation and preparation of this memorandum.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no comments from Board Members or District Staff.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Fajardo, seconded by Mr. Collings-Bonfill and unanimously passed adjourning the Special Board Meeting at approximately 7:17 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

Florida:

Tract A, VENETIAN PARC WEST, as recorded in Plat Book 170, Page 27, of the public records of Miami-Dade County, Florida; Parcel ID Numbers, 30-5933-035-3930, 30-5933-035-4000 (the "District Property"); and

Tract A, VENETIAN PARC, according to the 2nd Revised Plat of RICHMOND thereof, as recorded in Plat Book 170, Pages 33 2 thru 9, of the public records of Miami-Dade County, Florida; Parcel ID Numbers, 30-5933-064-2130, 30-5933-064-2210, (the "District Property").

WHEREAS, Owner desires to gain permission from District to extend and maintain a driveway extension, and/or add an additional and separate driveway, beyond what is allowed by Miami-Dade County, on District Property, said encroachment occurring over a portion of the District Property as more particularly shown in the attached Exhibit A (the "Encroachment Area").

NOW, THEREFORE, in consideration of the mutual covenants and the conditions contained in this Agreement, and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct and are incorporated into this Agreement.
2. Encroachment: Owner is authorized to add an additional driveway and/or extend its driveway no wider than twelve (12) feet into and over District Property (the "Encroachment") in the Encroachment Area, as more particularly identified in the attached Exhibit A subject to the following conditions:
 - A. The owner shall obtain at their expense all necessary permits to include but not limited to Miami-Dade County Public Works Permit which includes a Paving and Drainage Plan review and Tree Relocation permit, if applicable. Depending on the specifics of the extension, it may require a Zoning Improvement Permit (ZIP) if the work impacts zoning regulations;
 - B. Prior to permit submittal to Miami-Dade County Public Works Permit, Owner shall submit permit application document to Architectural Review Committee for review and approval. HOA to provide driveway extension application documents to the District for District Engineer review. Review fees shall be incurred by Owner not the District;
 - C. Owner shall be responsible for preparation and submittal documents as required for permit application, including but not limited to the following: engineered plan view of proposed improvements; 2) sketch and legal description prepared by a licensed surveyor.
 - D. All expenses related to permitting and construction shall be incurred by the Owner not the District;
 - E. The disturbed area surrounding the Encroachment within the District Property shall be restored to its original condition by Owner and at Owner's expense;

- F. The Encroachment shall be maintained in good condition by Owner and at Owner's expense;
- G. All encroachment materials used within the District Property shall match the same material, color and quality currently existing within District Property;
- H. Driveway extension material and color shall match the existing driveway color and material.
- I. Any trees impacted by the driveway extension shall be relocated out of the driveway extension to a location adjacent to the driveway extension, by the Owner and at the Owner's Expense.
- J. Owner shall notify HOA and CDD prior to construction.
- K. District Engineer to review installation for adherence to permit documents, workmanship, and materials. Any deficiencies identified by District Engineer shall be corrected by the Owner at the Owner's expense. Review fees shall be incurred by Owner not the District;

3. Owner agrees to indemnify and hold the District harmless from any and all liability incurred now or in the future as a result of any claim, injury, death or property damage, directly or indirectly resulting due to the existence of, or the failure to maintain, the encroachment or any part of it, and for any negligence, acts, or omissions of Owner, their employees, or agents.

4. It is understood that this Encroachment Agreement is granted to Owner for its sole benefit and as a special exception to the policy of the District and that this Agreement shall be construed most strictly in favor of the District and against Owner.

5. It is agreed that Owner shall remove the encroachment or any portion of it at any time that the District requires the use of any portion of the Encroachment Area, or determines that continuation of such Encroachment is not in the public interest. Such removal shall be at Owner's sole cost and expense. In the event Owner fails to remove all or any part of such Encroachment within thirty (30) days after written demand by the District to do so, District is authorized to remove the Encroachment or any portion of it and all costs, including reasonable attorney's fees and court costs, associated with the removal shall become a lien against Owner's property as described above, which lien may be enforced through foreclosure. Owner hereby waives any claims for damages against the District, its employees, officials, or agents, arising out of or in any way connected with the removal of any part of the encroachment by District, as a result of Owner's failure to timely remove the same.

6. This Agreement shall not be effective until it has been executed by all parties and recorded in the public records of Miami-Dade County, Florida, at Owner's expense.

7. Owner shall obtain any and all required building permits, secure any necessary approvals from the master association and architectural review committees or boards, and is responsible for any and all fees, costs, and expenses related to the design, permitting, approval, and construction of the proposed driveway extension.

8. The provisions of this Agreement are covenants running with the land described as Owner Property above and are binding upon Owner and its respective successors and assigns.

9. This Agreement shall be of no force and effect if not properly executed by all parties within ninety (90) days from the date first appearing above unless the parties by mutual agreement in writing shall, for good cause, extend the time for execution.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

WITNESSES:

**VENETIAN PARC COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Print name: _____

Print name: _____
Chairman, Board of Supervisors

Print name: _____

STATE OF FLORIDA

}

}

COUNTY OF MIAMI-DADE

}

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20__, by _____, as Chairman of the Board of Supervisors of the VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT, who is personally known and/or produced _____ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his knowledge.

Notary Public, State of Florida
[Signature]

My Commission Expires:

Name of Notary
[Typed, Printed or Stamped]

WITNESSES:

AS TO OWNER, [insert owner name(s)]

Print Name: _____

By:

[insert witness #1 name]

By:

[insert witness #1 name]

Print Name: _____

STATE OF FLORIDA

}

}

COUNTY OF MIAMI-DADE

}

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 20__, by [insert first owner name], who is personally known to me or has produced _____ as identification and did not (did) take an oath.

Notary Public, State of _____
[Signature]

Name of Notary
[Typed, Printed or Stamped]

EXHIBIT A
ENCROACHMENT AREA

RESOLUTION NO. 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 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 2024/2025 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 20th day of November, 2025.

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 2024/2025
October 1, 2024 - September 30, 2025**

CONTENTS

- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET - AREA ONE**
- III AMENDED FINAL DEBT SERVICE FUND BUDGET - AREA TWO**

AMENDED FINAL BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Administrative Assessments	82,379	84,727	84,727
Maintenance Assessments	159,851	159,568	159,568
Debt Assessments (Area One)	458,173	457,359	457,359
Debt Assessments (Area Two)	455,392	454,590	454,590
Other Revenue	0	5,962	5,962
Interest Income	720	12,300	12,185
TOTAL REVENUES	\$ 1,156,515	\$ 1,174,506	\$ 1,174,391
EXPENDITURES			
ADMINISTRATIVE ASSESSMENTS			
Supervisor Fees	0	3,400	3,400
Payroll Taxes (Employer)	0	260	260
Management	30,432	30,432	30,432
Legal	11,000	12,500	10,928
Assessment Roll	10,000	10,000	10,000
Audit Fees	3,500	3,500	3,500
Insurance	9,400	9,393	9,393
Legal Advertisements	2,000	5,000	3,876
Miscellaneous	1,100	2,000	1,777
Postage	375	325	302
Office Supplies	550	475	426
Dues & Subscriptions	175	175	175
Website Management	2,000	2,000	2,000
Arbitrage Rebate Fee - Area One & Two	1,300	1,300	1,300
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	790	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 80,422	\$ 89,250	\$ 85,469
MAINTENANCE ASSESSMENTS			
Park Maintenance Tract N	35,000	35,000	30,066
Field Operations Management	1,320	1,320	1,320
Community Entrance Signage Maintenance	5,200	12,100	10,148
Street/Roadway Maintenance	5,000	2,500	520
Electric Power Service/Misc	3,200	3,618	3,618
Engineering/Annual Report/Inspections	3,500	3,300	2,211
Sidewalk Maintenance (Pressure Cleaning & Milling)	15,000	25,300	23,256
HOA Contribution (Palm Tree Fertilization)	5,850	5,848	5,848
Tree Upkeep	33,770	33,770	28,473
Security	10,000	0	0
General Maintenance	3,750	2,500	0
Maintenance Contingency	23,650	15,000	8,387
Storm Preparedness	5,020	2,500	0
TOTAL MAINTENANCE EXPENDITURES	\$ 150,260	\$ 142,756	\$ 113,847
TOTAL EXPENDITURES	\$ 230,682	\$ 232,006	\$ 199,316
REVENUES LESS EXPENDITURES	\$ 925,833	\$ 942,500	\$ 975,075
Bond Payments (Area One)	(430,682)	(435,853)	(435,853)
Bond Payments (Area Two)	(428,069)	(433,213)	(433,213)
BALANCE	\$ 67,082	\$ 73,434	\$ 106,009
County Appraiser & Tax Collector Fee	(23,116)	(11,117)	(11,117)
Discounts For Early Payments	(46,232)	(43,419)	(43,419)
Excess/ (Shortfall)	\$ (2,266)	\$ 18,898	\$ 51,473
Carryover From Prior Year	2,266	2,266	0
Net Excess/ (Shortfall)	\$ -		\$ 51,473
FUND BALANCE AS OF 9/30/24		\$181,430	
FY 2024/2025 ACTIVITY		\$18,898	
FUND BALANCE AS OF 9/30/25		\$200,328	

Notes

Carryover From Prior Year Of \$2,266 used to reduce Fiscal Year 2024/2025 Assessments.
Carryover From Prior Year Of \$14,231 to be used to reduce Fiscal Year 2025/2026 Assessments.

AMENDED FINAL BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (AREA ONE)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income (Area One)	600	32,300	32,221
NAV Tax Collection (Area One)	430,682	435,853	435,853
Total Revenues	\$ 431,282	\$ 468,153	\$ 468,074
EXPENDITURES			
Principal Payments (Area One)	130,000	120,000	120,000
Interest Payments (Area One)	291,425	295,025	295,025
Bond Redemption	9,857	0	0
Transfer to Series 2024	0	4,312	4,312
Total Expenditures	\$ 431,282	\$ 419,337	\$ 419,337
Excess/Shortfall	\$ -	\$ 48,816	\$ 48,736

FUND BALANCE AS OF 9/30/24	\$756,994
FY 2024/2025 ACTIVITY	\$48,816
FUND BALANCE AS OF 9/30/25	\$805,810

Notes

Reserve Fund Balance = \$219,575*. Revenue Fund Balance = \$586,235*.

Revenue Fund Balance To Be Used To Make 11/1/2025 Principal & Interest Payment Of \$275,713 - Principal Payment Of \$130,000 & Interest Payment Of \$145,713.

* 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 9/30/25 =	\$4,515,000	

AMENDED FINAL BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (AREA TWO)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income (2024)	600	6,600	6,534
Prepaid Bond Collection	0	26,993	26,993
NAV Tax Collection (Area Two)	428,069	433,214	433,214
Transfer from Series 2013	0	4,321	4,321
Total Revenues	\$ 428,669	\$ 471,128	\$ 471,062
EXPENDITURES			
Principal Payments (2013)	110,000	4,480,000	4,480,000
Principal Payments (2024)	0	115,000	115,000
Interest Payments (2013)	309,488	157,931	157,931
Interest Payments (2024)	0	112,726	112,726
Bond Redemption	9,181	0	0
Total Expenditures	\$ 428,669	\$ 4,865,657	\$ 4,865,657
Excess/Shortfall	\$ -	\$ (4,394,529)	\$ (4,394,595)

FUND BALANCE AS OF 9/30/24	\$4,667,865
FY 2024/2025 ACTIVITY	(\$4,394,529)
FUND BALANCE AS OF 9/30/25	\$273,336

Notes

Reserve Fund Balance = \$10,177*. Revenue Account Balance = \$236,008*.

Prepayment Account Balance = \$27,151*.

Revenue Account Balance To Be Used To Make 11/1/2025 Interest Payment Of \$91,500.

* 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 9/30/25 =	\$0	Balance Paid Off On 11/1/25

Series 2025 Bond Refunding Information - Area Two

Original Par Amount =	\$3,775,000	Annual Principal Payments Due:
Interest Rate =	5.00%	May 1st
Issue Date =	September 2024	Annual Interest Payments Due:
Maturity Date =	May 2044	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$3,660,000	

RESOLUTION NO. 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC 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 Parc 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 2024-08 on November 21, 2024, 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 PARC 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 23rd day of October, 2025.

ATTEST:

**VENETIAN PARC 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 Parc Community Development District
2024/2025 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 ☐