



**VENETIAN PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
APRIL 23, 2026
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
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AGENDA
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
Venetian Parc Community Clubhouse Meeting Room
15351 SW 175th Street
Miami, Florida 33187
REGULAR BOARD MEETING
April 23, 2026
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resignation - Alexander Hernandez, Effective 3/19/26 (Seat 2, Exp. 2026).....Page 2
- E. Consider Appointment to Vacant Seat (Seat 2, Exp. 2026)
- 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. February 26, 2026 Regular Board Meeting.....Page 3
- J. Old Business
 - 1. Update Regarding Existing Driveway Extensions
 - 2. Update Regarding Tree Upkeep Mitigation Project – Phase III
- K. New Business
 - 1. Staff Report, as Required
- L. Administrative & Operational Matters
 - 1. Reminder of Qualifying Period: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 1, 2 & 5)
 - 2. Reminder of 2025 Form 1 – Statement of Financial Interest Disclosure (Due July 1, 2026)
 - 3. Reminder: Required 4-Hour Ethics Training (Due December 31, 2026)
- M. Board Member & Staff Closing Comments
- N. 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 "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 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 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

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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

[Print Tearsheet Link](#)

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Sworn to and subscribed before
 me on



From: [Alexander Hernandez](#)
To: [Nancy Nguyen](#)
Subject: Re: Venetian Parc CDD - Payroll Enrollment
Date: Thursday, March 19, 2026 8:08:55 AM

Good morning Nancy:

I regret to inform you, effective immediately I am resigning from the CDD Board.

Thank you for your assistance and for all you do for our community.

Alexander Hernandez

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 26, 2026**

A. CALL TO ORDER

District Manager Nancy Nguyen called the February 26, 2026, Regular Board Meeting of the Venetian Parc Community Development District (the “District”) to order at approximately 6:05 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 February 26, 2026, Regular Board Meeting had been published in the *Miami Herald* on October 13, 2025, as part of the District’s Fiscal Year 2025/2026 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Eugene Collings-Bonfill (via conference call), and Supervisors Roanld Fajardo, Maria Aleman, and Carlos Dominguez 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, P.A.

Also in attendance was: Alexander Hernandez, Miami, Florida.

D. CONSIDER RESIGNATION – RACHEL HERNANDEZ, EFECTIVE 12/18/25 (SEAT 2, EXP. 2026)

Ms. Nguyen stated that she was in possession of a resignation letter from Rachel Hernandez with an effective date of December 18, 2025, and it would be in order for the Board to consider it at this time. A discussion ensued after which:

A **motion** was made by Ms. Aleman, seconded by Mr. Fajardo and unanimously passed accepting the resignation of Rachel Hernandez, effective December 18, 2025.

Ms. Nguyen stated that there was now a vacancy in Seat 2, which term expires in November 2026.

E. CONSIDER APPOINTMENT TO VACANT SEAT (SEAT 2)

Ms. Nguyen advised that there was currently a vacancy in Seat 2 which term expires in November 2026. Ms. Nguyen asked the Board if there were any appointments of qualified persons to serve on the District Board. Alexander Hernandez, a qualified resident of the District, expressed his interest in serving on the Board.

A **motion** was made by Ms. Aleman, seconded by Mr. Fajardo and unanimously passed appointing Mr. Hernandez to the unexpired 4-year term of office in Seat 2 and such term of office will expire in November 2026.

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 Mr. Hernandez. In addition, following the meeting, Ms. Nguyen reviewed the duties and responsibilities as a Board Member with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2025 Form 1 must be completed electronically through the Florida Commission on Ethics Electronic Financial Disclosure Management System within thirty (30) days of appointment), and the Code of Ethics for Public Officials.

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 Officers take place. She provided the following slate of names for election:

- Chairperson – Eugene Collings-Bonfill
- Vice Chairperson – Ronald Fajardo
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Maria Aleman, Carlos Dominguez, Alexander Hernandez, Armando Silva and Gloria Perez

A discussion ensued after which;

A **motion** was made by Mr. Fajardo, seconded by Mr. Dominguez and passed unanimously electing the District's Officers, as listed above.

H. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions at this time.

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

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

J. APPROVAL OF MINUTES

1. November 20, 2025, Regular Board Meeting

Ms. Nguyen presented the minutes of the November 20, 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. Fajardo, seconded by Mr. Hernandez and passed unanimously approving the minutes of the November 20, 2025, Regular Board Meeting, as presented.

K. OLD BUSINESS

1. Update Regarding Existing Driveway Extensions

Mr. Fajardo reported that during the most recent meeting of the Venetian Parc Homeowners Association, Inc. (the “HOA”), the HOA Board of Directors discussed the scheduling of a simultaneous meeting with the District to discuss the driveway extension Encroachment Agreement; however, no date has been established.

The Board agreed that pursuant to the timeline previously established by the District Board, the initial step requires the occurrence of a simultaneous meeting of the HOA and District in January which did not take place. As such, the Board determined that the previously established timeline was no longer applicable and must be restarted.

The Board identified several potential meeting dates for the simultaneous meeting, which will be provided to the HOA for coordination and confirmation of the HOA Board of Directors’ availability.

More information on this item will be provided at a future meeting.

2. Update Regarding Tree Upkeep Mitigation Project – Phase III

Ms. Nguyen stated that she would be moving forward with the root barrier portion of the Phase III Tree Upkeep Mitigation Project. Due to the possibility that certain homeowners who have extended their driveways may have removed or replaced trees, this portion of Phase III will be deferred until the driveway extension notices have been issued.

More information on this item will be provided at a future meeting.

L. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Ms. Nguyen presented Resolution No. 2026-01, entitled:

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETINA PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title of the resolution into the record and explained that the proposed 2026/2027 fiscal year budget would be balanced by designating a carryover of approximately \$15,150 from the projected fund balance as of September 30, 2026. Ms. Nguyen advised that since the overall proposed assessments were not increasing in the fiscal year 2026/2027, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2026-01, the Board must set a date for the public hearing to adopt the fiscal year 2026/2027 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Fajardo, seconded by Ms. Aleman and unanimously passed approving and adopting Resolution No. 2026-01, *as presented*, setting the public hearing to adopt the fiscal year 2026/2027 final budget and assessments for June 25, 2026, at 6:00 p.m. in the Venetian Parc Community

Clubhouse located at 15351 SW 175th Street, Miami, Florida 33187; and further authorizes publication/notice of the budget public hearing, as required by law.

2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran, P.A.

Ms. Nguyen presented a letter provided to her by Ms. Fernandez-Perez.

Ms. Fernandez-Perez explained that District Counsel’s firm, Billing Cochran, P.A., has had the current fee structure in place since 2008. Ms. Fernandez-Perez further explained that although the firm was mindful of the necessity to keep increases in the District’s expenses, including the cost of legal services, to a minimum, it has become necessary for the firm to adjust their hourly rates, effective October 1, 2026.

Ms. Nguyen confirmed that the District’s budget includes sufficient funds for the legal budget line, and that the increase in billing rates would not affect the District’s budget.

A **motion** was made Mr. Fajardo, seconded by Mr. Collings-Bonfill and unanimously passed accepting the updated billing rates proposed by Billing Cochran, P.A.

M. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 1, 2 & 5)

Ms. Nguyen advised that the 4-year terms of office for Seat 1 (Eugene Collings-Bonfill), Seat 2 (Alexander Hernandez), and Seat 5 (Maria Aleman) were expiring in November 2026. The qualifying period for election and/or re-election has been set for Noon, June 8, 2026, through Noon, June 12, 2026. Those candidates interested in running for election can submit their qualifying documents in person to the Miami-Dade County Supervisor of Elections’ Office located at 2700 NW 87th Avenue, Miami, Florida 33172 (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 2030.

2. Reminder: 2025 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2026)

The Board Members were reminded of the importance of electronically completing their individual 2025 Statement of Financial Interests Form 1 through the Florida Commission on Ethics’ Electronic Financial Disclosure Management System (EFDMS). The deadline for submittal is July 1, 2026.

N. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further 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 Mr. Fajardo and unanimously passed adjourning the Regular Board Meeting at approximately 6:43 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair