

**MINUTES OF MEETING
VENICE GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The Organizational meeting of the Board of Supervisors of the Venice Grand Oaks Community Development District was held **Wednesday, April 29, 2026**, at 1:30 p.m. at the Betty J. Johnson North Sarasota Library, 2801 Newton Blvd., Sarasota, Florida.

Present and constituting a quorum:

Kevin Chinoy	Chairman
Christopher Cimini <i>by Zoom</i>	Vice Chairman
Alexander Ward	Assistant Secretary
Joshua Streitmatter	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, KVV Law
Heather Wertz <i>by Zoom</i>	District Engineer, Absolute Engineering

FIRST ORDER OF BUSINESS

Introduction

A. Call to Order

Ms. Burns called the meeting to order at 1:30 p.m.

B. Public Comment Period

Ms. Burns stated there were no members of the public present nor were any members of the public attending by Zoom.

C. Oath of Office

Ms. Burns administered the oath of office to Kevin Chinoy, Alexander Ward, and Joshua Streitmatter. She noted that Mr. Cimini and Mr. Shortino would need to be sworn in at a later date as they were not present in-person at the meeting to be sworn in.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Confirmation of Notice of Meeting

Ms. Burns confirmed that the meeting had been noticed as required by Florida statutes.

April 29, 2026

Venice Grand Oaks CDD

B. Information on Community Development Districts and Public Official Responsibilities and Florida Statutes Chapter 190

Ms. Burns reviewed information regarding Community Development Districts and public officials' responsibilities.

C. Election of Officers

1. Consideration of Resolution 2026-01 Electing Officers

Ms. Burns stated there are five Board members. They elect a Chair and Vice Chair and the other three Supervisors are named Assistant Secretaries along with George Flint, and herself (Jill Burns) as Secretary. Kevin Chinoy will be Chair and Chris Cimini will be Vice Chair and the other three Supervisors will be Assistant Secretaries. She asked for a motion to approve Resolution 2026-01 as outlined.

On MOTION by Mr. Chinoy, seconded by Mr. Streitmatter, with all in favor, Resolution 2026-01 Electing Officers as outlined above, was approved.

2. Consideration of Resolution 2026-02 Appointing Treasurer and Assistant Treasurer

Ms. Burns stated Resolution 2026-02 appoints a Treasurer and Assistant Treasurer. These are 3 members of GMS, George Flint, Katie Costa, and Darrin Mossing, Sr. will be named Treasurer and Assistant Treasurers for the District. This authorizes them to execute checks outside of meetings.

On MOTION by Mr. Chinoy, seconded by Mr. Ward, with all in favor, Resolution 2026-02 Appointing George Flint, Katie Costa, and Darrin Mossing, Sr. from GMS as Treasurer and Assistant Treasurers, was approved.

April 29, 2026

Venice Grand Oaks CDD

3. Consideration of Resolution 2026-03 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns stated the landowner's election was held five minutes ago and the results from that election, who was elected and the number of votes and the terms that they will serve, will be filled in.

On MOTION by Mr. Chinoy, seconded by Mr. Ward, with all in favor, Resolution 2026-03 Canvassing and Certifying the Results of the Landowners' Election, was approved.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Consideration of Contract for District Management Services**
 - 1. Consideration of Resolution 2026-04 Appointing District Manager**
- B. Consideration of Contract for District Counsel Services**
 - 1. Consideration of Resolution 2026-05 Appointing District Counsel**
- C. Consideration of Resolution 2026-06 Selection of Registered Agent and Office**
- D. Consideration of Resolution 2026-07 Appointing Interim District Engineer**
- E. Consideration of Interim District Engineering Agreement**
- F. Request Authorization to Issue RFQ for Engineering Services**
- G. Consideration of Resolution 2026-08 Designating a Qualified Public Depository**
- H. Consideration of Resolution 2026-09 Authorization of Bank Account Signatories**
- I. Consideration of Resolution 2026-10 Relating to Defense of Board Members**
- J. Consideration of Resolution 2026-11 Spending Authorization Resolution**
- K. Consideration of Resolution 2026-12 Adopting Investment Guidelines**
- L. Consideration of Resolution 2026-13 Authorizing Execution of Public Depositor Report**
- M. Consideration of Resolution 2026-14 Designating a Policy for Public Comment**
- N. Consideration of Resolution 2026-15 Adopting Prompt Payment Policy**
- O. Consideration of Resolution 2026-16 Adopting a Records Retention Policy**
- P. Consideration of Compensation to Board Members**
- Q. Consideration of Resolution 2026-17 Selecting District Records Office Within Sarasota County**
- R. Consideration of Resolution 2026-18 Designating the Primary Administrative Office and Principal Headquarters of the District**
- S. Consideration of Website Services Agreement**
- T. Authorization to Prepare Public Facilities Report in Accordance with Chapter 189.08 Florida Statutes to Coincide with Special District Filing Date for Sarasota County**

April 29, 2026

Venice Grand Oaks CDD

- U. Consideration of Resolution 2026-19 Granting the Chairperson and Vice Chairperson the Authority to Execute Plats and Documents Related to the Development of the District's Improvements**
- V. Consideration of Resolution 2026-20 Direct Purchase Resolution**
- W. Consideration of Resolution 2026-21 Authorizing the Use of Electronic Documents and Signatures**
- X. Consideration of Resolution 2026-22 Adopting an Internal Controls Policy**
- Y. Consideration of Resolution 2026-23 Public Facilities Resolution**
- Z. Adopting Goals and Objectives for the District**

Ms. Burns stated these are administrative items. She pointed out 2026-17 & 2026-18 will need to be tabled as there is not a records office location in Sarasota at this point. She noted sometimes library locations are available or entering into an agreement with the city where they can hold the documents for the District may be options. They will need to look into that. She presented Resolution 2026-32 at this time as well that needed to be approved, which was originally missed on agenda listing, authorizing District Counsel's office to file the notice of establishment.

On MOTION by Mr. Chinoy, seconded by Mr. Streitmatter, with all in favor, the Consent Agenda Items A-P & S-Z and Resolution 2026-32, were approved.

FOURTH ORDER OF BUSINESS

New Business

- A. Consideration of Resolution 2026-24 Ratifying Staff's Actions in Noticing the Initial Landowners' Meeting**

Ms. Burns stated this ratifies staffs' action in noticing the initial landowner's election today.

On MOTION by Mr. Chinoy, seconded by Mr. Streitmatter, with all in favor, Resolution 2026-24 Ratifying Staff's Actions in Noticing the Initial Landowners' Meeting, was approved.

- B. Designation of Date of Public Hearing to Adopt Rules of Procedure and Amenity Rates & Disciplinary Rules in accordance with Section 120.54 and Chapter 190, Florida Statutes**
 - 1. Consideration of Resolution 2026-25 Setting the Public Hearing to Consider the Adoption of Proposed Rules and Amenity Rates & Disciplinary Rules of the District**
 - a. Rules of Procedure**

April 29, 2026

Venice Grand Oaks CDD

b. Amenity Rates & Disciplinary Rules

Ms. Burns stated several public hearings will be set today with a suggested date of June 29, 2026 at 2:30 p.m. The Rules of Procedure are the general set of rules that will govern how the District operates. The amenity rates are included.

On MOTION by Mr. Chinoy, seconded by Mr. Ward, with all in favor, Resolution 2026-25 Setting a Public Hearing to Consider the Adoption of Proposed Rules of Procedure and Amenity Rates & Disciplinary Rules on June 29, 2026 at 2:30 p.m., was approved.

C. Designation of Date of Public Hearing on the Budgets for Fiscal Year 2025/2026 and Fiscal Year 2026/2027**1. Consideration of Resolution 2026-26 Setting the Public Hearing and Approving the Proposed Fiscal Year 2025/2026 Budget and Fiscal Year 2026/2027 Budgets**

Ms. Burns stated they are currently in FY2026 which runs through September 30, 2026 and Fiscal Year 2027 is from October 1, 2026 through September 30, 2027. The hearing will be set for both at the same time. These are substantially the same. The current year is just prorated of the full year. It is primarily administrative expenses for FY2027. They did a contingency for field related expenses but don't anticipate needing that. It would be developer funded so not billed unless it's actually incurred.

On MOTION by Mr. Chinoy, seconded by Mr. Streitmatter, with all in favor, Resolution 2026-26 Setting the Public Hearing for June 29, 2026 at 2:30 p.m. and Approving the Proposed Fiscal Year 2026/2027 Budget, was approved.

2. Approval of the Fiscal Year 2025/2026 and Fiscal Year 2026/2027 Developer Funding Agreement

Ms. Burns stated this is with CSP Grand Oaks Venice and that is the entity that will fund the O&M of the District based on the budget that the Board adopts.

On MOTION by Mr. Chinoy, seconded by Mr. Ward, with all in favor, the Fiscal Year 2025/2026 & Fiscal Year 2026/2027 Developer Funding Agreement, was approved.

April 29, 2026

Venice Grand Oaks CDD

D. Consideration of Resolution 2026-27 Setting Date of Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad-Valorem Assessments in accordance with Section 197.3632, Florida Statutes

Ms. Burns stated they will use the Sarasota County tax bill to collect assessments. There is an agreement in place when the District is ready to levy assessments on roll. This will set the public hearing for June 29th at 2:30 p.m. at this location.

On MOTION by Mr. Chinoy, seconded by Mr. Ward, with all in favor, Resolution 2026-27 Setting June 29, 2026 at 2:30 p.m. for the Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad-Valorem Assessments in Accordance with Section 197.3632, Florida Statutes, was approved.

FIFTH ORDER OF BUSINESS

Capital Improvements

A. Appointment of Financing Team

1. Consideration of Resolution 2026-28 Appointing Bond Counsel

Ms. Burns stated this appoints Greenberg Traurig as bond counsel for the District.

On MOTION by Mr. Chinoy, seconded by Mr. Streitmatter, with all in favor, Resolution 2026-28 Appointing Greenberg Traurig as Bond Counsel, was approved.

2. Consideration of Resolution 2026-29 Appointing Investment Banker

Ms. Burns stated FMS Bonds will be the underwriter for the bond issuance.

On MOTION by Mr. Chinoy, seconded by Mr. Streitmatter, with all in favor, Resolution 2026-29 Appointing FMS Bonds as Investment Banker, was approved.

3. Assessment Administrator

Ms. Burns stated this is covered in the GMS contract that the Board already approved. This would be a motion to appoint GMS.

On MOTION by Mr. Chinoy, seconded by Mr. Streitmatter, with all in favor, GMS as Assessment Administrator, was approved.

April 29, 2026

Venice Grand Oaks CDD

4. Trustee

Ms. Burns stated this would be the trustee for the funds that are issued from the bond issuance and it is from US Bank.

On MOTION by Mr. Chinoy, seconded by Mr. Ward, with all in favor, US Bank as Trustee, was approved.

B. Approval of Financing Team Agreement

Ms. Burns stated the same entity that is agreeing to fund the construction related costs and these costs can be reimbursed out of a future bond issuance.

On MOTION by Mr. Chinoy, seconded by Mr. Streitmatter, with all in favor, Approval of Financing Team Agreement, was approved.

SIXTH ORDER OF BUSINESS

Financing Matters

A. Consideration of the Engineer's Report

Ms. Wertz reviewed the Engineer's report for the Board.

On MOTION by Mr. Chinoy, seconded by Mr. Streitmatter, with all in favor, the Engineer's Report, was approved.

B. Consideration of Master Assessment Methodology

Ms. Burns reviewed the Master Assessment Methodology. This assessment report allocates debt to the properties based on the benefit that they receive from the District's capital improvement plan. This report will be updated with supplemental reports for each series of bonds that the District ultimately issues. She reviewed the tables. She offered to answer questions.

On MOTION by Mr. Chinoy, seconded by Mr. Ward, with all in favor, the Master Assessment Methodology, was approved.

C. Consideration of Resolution 2026-30 Authorizing the Issuance of Bonds and Authorizing the Commencement of Validation Proceedings

Mr. Collins stated this resolution gives direction to District staff to go out and file the complaint for validation of the proposed bonds.

April 29, 2026

Venice Grand Oaks CDD

On MOTION by Mr. Chinoy, seconded by Mr. Ward, with all in favor, Resolution 2026-30 Authorizing the Issuance of Bonds and Authorizing the Commencement of Validation Proceedings, was approved.

D. Consideration of Resolution 2026-31 Declaring Special Assessments and Setting a Public Hearing on Special Assessments

Ms. Burns noted the suggested date is June 29th at 2:30 p.m. at this location. A mailed notice is sent to any property owners within the community which would be the one landowner entity to notify them that they are going to hold a hearing to levy assessments on the property. The mailed notice needs to be at least 30 days ahead of time. There are also some legal advertisements.

On MOTION by Mr. Chinoy, seconded by Mr. Ward, with all in favor, Resolution 2026-31 Declaring Special Assessments and Setting a Public Hearing on Special Assessments for June 29, 2026 at 2:30 p.m. at this location, was approved.

SEVENTH ORDER OF BUSINESS

Other Business

A. Presentation of Funding Request No. 1

Ms. Burns noted this is the initial funding request to open the Districts bank account, insurance for the District, website creation fee and all the adds for the public hearings lot of legal. The total is \$21,750.

On MOTION by Mr. Chinoy, seconded by Mr. Streitmatter, with all in favor, Funding Request No. 1, was approved.

B. Staff Reports

i. Attorney

a) E-Verify Memorandum

Mr. Collins stated the complaint is ready to go to file to get the bond approved. He noted he doesn't think they have ever had a validation in Sarasota County so can't speak to what a good timeline looks like right now. He will get it filed eminently and hopefully will have an idea when they come back in late June.

ii. Manager

Ms. Burns had nothing further to report.

April 29, 2026

Venice Grand Oaks CDD

C. Supervisors Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Chinoy, seconded by Mr. Streitmatter, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

Signed by:

Kevin Chinoy

ECD11DFA2BD54C3...

Chairman/Vice Chairman