

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

The regular meeting of the Board of Supervisors of the Venice Grand Oaks Community Development District was held **Monday, June 29, 2026**, at 2:37 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	Vice Chairman
Alexander Ward	Assistant Secretary
Joshua Streitmatter	Assistant Secretary
Mark Shortino <i>by Zoom</i>	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
Jennifer Kilinski <i>by Zoom</i>	District Counsel, KVV Law

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 2:37 p.m. with Four Supervisors present in-person at the meeting location constituting a quorum, and one Supervisor joining via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated there were no members of the public present and there were no members of the public attending by Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

**A. Swearing in Supervisors Christopher Cimini (Seat #3) and Mark Shortino (Seat #2)
(elected at the April 29, 2026 Landowners' Election)**

Ms. Burns noted that the swearing in of Chris and Mark under organizational matters had already been completed outside the meeting.

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FOURTH ORDER OF BUSINESS**Approval of Minutes of the April 29, 2026
Organizational Meeting and the April 29,
2026 Landowners' Meeting**

Ms. Burns presented the minutes from the April 29, 2026 Board of Supervisors meeting and the April 26, 2026 Landowners' Meeting. She asked whether anyone had questions, comments, or corrections to those minutes. The Board had no changes to the minutes.

On MOTION by Mr. Chinoy, seconded by Mr. Streitmatter, with all in favor, the Minutes of the April 29, 2026 Organizational Meeting and the April 29, 2026 Landowners' Meeting, were approved.

FIFTH ORDER OF BUSINESS**Public Hearings****A. Public Hearing on the Imposition of Special Assessments**

Ms. Burns stated that the Board had several public hearings scheduled from the organizational meeting. The first public hearing was for the imposition of special assessments. She noted that the hearing had been advertised and that mailed notice had been sent to the landowner within the District, then asked for a motion to open the public hearing.

On MOTION by Mr. Chinoy, seconded by Mr. Ward, with all in favor, Opening the Public Hearing, was approved.

i. Presentation of Engineer's Report

Ms. Wertz summarized the engineer's report for the Venice Grand Oaks CDD. She stated that the District is located on the east side of Knights Trail Road, north of Gene Green Road in Venice, Florida, and covers about 60.44 acres. The project is expected to include 222 single-family lots, 116 townhomes, recreation amenity areas, parks, and related infrastructure.

She explained that the CDD will own and operate the roadways, stormwater management facilities, landscaping, irrigation, signage, and recreational facilities, while the water, sewer, and reclaimed utilities will be dedicated to the City of Venice. The main capital improvements include stormwater ponds, urban-section roadways, utility facilities, utility extensions, and roadway improvements. She noted that construction permits are being obtained and that the probable cost for 338 units is \$13,128,500, as shown in Table 1 of the engineer's report.

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

ii. Presentation of Master Assessment Methodology

Ms. Burns reviewed the Master Assessment Methodology, noting it had not changed since the Board previously saw it. She explained that the methodology allocates debt to properties based on the benefits they receive from the District's capital improvement plan, and that a supplemental report will be issued later when bonds are ready to be issued, outlining the actual bond terms.

The current master report sets the cap for validation purposes and directed the Board to the attached methodology tables. She summarized the product types as 116 townhomes, 135 40-foot single-family lots, and 87 50-foot single-family lots, for a total of 338 units. She reviewed the estimated infrastructure cost of \$13,128,500, estimated bond sizing of \$17,560,000, improvement costs per unit, maximum par debt per unit, and annual debt assessment amounts when collected on the Sarasota County tax bill. She noted that gross amounts include collection costs and early payment discounts, and that Table 7 shows total debt allocated by acre for two parcels with one landowner.

Mr. Collins explained that the Board was continuing the financing process for debt assessments and that the purpose of the hearing was to levy master assessment liens for the project. He clarified that the master lien sets a maximum assessment level based on maximum benefit but does not itself impose the final assessment; that would happen later through a supplemental assessment resolution based on actual bond sizing.

Mr. Collins asked Ms. Wertz to confirm that the engineer's cost estimates were reasonable and proper and that there was no reason the capital improvement plan could not be carried out. Ms. Wertz confirmed that was correct. Mr. Collins asked Ms. Burns to confirm that the assessed lands receive special benefits, that the master assessments are reasonably apportioned, that assessing the capital improvement costs is reasonable and proper, that the benefits equal or exceed the maximum assessments, and that it is in the best interests of the District that the Master Assessments be paid and collected in accordance with the methodology and the assessment resolutions. Ms. Burns confirmed that was correct.

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

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iii. Consideration of Resolution 2026-33 Levying Special Assessments

Mr. Collins introduced Resolution 2026-33, which authorizes the District projects, confirms and levies special assessments, provides for collection methods, confirms the intent to issue special assessment bonds, and allows recording of an assessment notice.

On MOTION by Mr. Chinoy, seconded by Mr. Streitmatter, with all in favor, Resolution 2026-33 Levying Special Assessments, was approved.

iv. Consideration of Master Notice of Special Assessments

Ms. Burns stated that the final item under the special assessments public hearing was consideration of the master notice of special assessments. She explained that the notice would be recorded in the public record so the master lien would appear in a title search, and she offered to answer any questions.

On MOTION by Mr. Chinoy, seconded by Mr. Ward, with all in favor, Master Notice of Special Assessments, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Chinoy, seconded by Mr. Streitmatter, with all in favor, Closing the Public Hearing, was approved.

B. Public Hearing on the District's Use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments

Ms. Burns stated that the next public hearing concerned the District's use of the uniform method for levying, collecting, and enforcing non-ad valorem assessments. She noted that the hearing had been advertised and asked for a motion to open it.

On MOTION by Mr. Chinoy, seconded by Mr. Streitmatter, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-34 Expressing the District's Intent to Utilize the Uniform Method of Collection

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Ms. Burns stated that Resolution 2026-34 would allow the District to use the uniform method of collection for assessments. If approved, it would be sent to the Sarasota County Property Appraiser and Tax Collector so the District could collect assessments on the Sarasota County tax bill when ready. She noted that tax bills go out in November and that the District did not expect to use the method that year but wanted it in place for future assessment collection.

On MOTION by Mr. Chinoy, seconded by Mr. Ward, with all in favor, of Resolution 2026-34 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

Ms. Burns asked for a Motion to close the Public Hearing.

On MOTION by Mr. Chinoy, seconded by Mr. Ward, with all in favor, Closing the Public Hearing, was approved.

C. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget & the Fiscal Year 2026/2027 Budget

Ms. Burns stated that the next public hearing was for adopting the District's Fiscal Year 2026 and Fiscal Year 2027 budgets. She explained that FY 2026 was prorated from the date the District was established through the end of that fiscal year, while FY 2027 would run from October 1, 2026 through September 30, 2027. She also noted that the hearing had been advertised and asked for a motion to open it.

On MOTION by Mr. Streitmatter, seconded by Mr. Chinoy, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-35 Adopting the District's Fiscal Year 2025/2026 Budget & Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns stated that Resolution 2026-35, adopting the District's Fiscal Year 2026 and 2027 budgets, was included in the package for review. She explained that the budget would be developer funded, meaning costs would only be billed as they are incurred. She also said she was available to answer questions, that changes could be made if needed, and that if there were no questions, the Board should proceed with a motion to approve the resolution.

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On MOTION by Mr. Chinoy, seconded by Mr. Streitmatter, with all in favor, Resolution 2026-35 Adopting the District's Fiscal Year 2025/2026 Budget & Fiscal Year 2026/2027 Budget and Appropriating Funds, was approved.

Ms. Burns asked for a Motion to close the Public Hearing.

On MOTION by Mr. Cimini, seconded by Mr. Chinoy, with all in favor, Closing the Public Hearing, was approved.

D. Public Hearing on the Adoption of Rules of Procedure and Amenity Rates & Disciplinary Rules for the District

Ms. Burns stated that the final public hearing was for adopting the District's rules of procedure, amenity rates, and disciplinary rules. She noted that the hearing had been advertised.

On MOTION by Mr. Streitmatter, seconded by Mr. Chinoy, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-36 Adopting Rules of Procedure and Amenity Rates & Disciplinary Rules for the District

Ms. Burns stated that Resolution 2026-36 was included for review and would adopt the District's Rules of Procedure, amenity rates, and disciplinary rules. She explained that the rules of procedure are the basic rules governing the District and are standard in nature. She also noted that amenity rates and disciplinary rules were included because they also require a public hearing, and that handling them together was efficient. She added that the rules and amenity policies can be amended later as needed, especially once the actual amenities are determined.

On MOTION by Mr. Chinoy, seconded by Mr. Streitmatter, with all in favor, Resolution 2026-36 Adopting Rules of Procedure and Amenity Rates & Disciplinary Rules for the District, was approved.

Ms. Burns asked for a motion to close the Public Hearing.

On MOTION by Mr. Cimini, seconded by Mr. Chinoy, with all in favor, Closing the Public Hearing, was approved.

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SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-37
Designation of Regular Monthly Meeting
Date, Time, and Location for Remaining
Fiscal Year 2026 Meetings & Fiscal Year
2027 Meetings**

Ms. Burns stated that the Board needed to consider Resolution 2026-37, which would set the regular monthly meeting date, time, and location for Fiscal Years 2026 and 2027. She explained that the District likely would not need to meet again until after bond validation, but that setting a monthly schedule allows meetings to be advertised in advance and canceled when not needed, avoiding repeated advertising costs.

After discussing availability, she proposed scheduling meetings for the third Tuesday of each month at 11:00 a.m. at the same location. She noted that meeting invites would be sent for the full year, and that about a week to 10 days before each scheduled meeting, Board members would receive either an agenda or a cancellation notice. She also reminded the Board that only three members need to be physically present, so members could rotate attendance if necessary.

On MOTION by Mr. Streitmatter, seconded by Mr. Chinoy, with all in favor, Resolution 2026-37 Designation of Regular Monthly Meeting Date, Time, and Location for Remaining Fiscal Year 2026 Meetings & Fiscal Year 2027 Meetings for the 3rd Tuesday of each month at 11:00 AM, was approved.

SEVENTH ORDER OF BUSINESS**Review and Ranking of Proposals for
District Engineering Services and
Selection of a District Engineer**

Ms. Burns noted that the next agenda item was to review and rank proposals for District engineering services and select a District engineer. She explained that the Board had previously selected an interim District engineer, then issued an RFQ for engineering services. Only one response was received, from Absolute Engineering, and Mr. Chinoy had reviewed it and was ready to present rankings.

Mr. Chinoy explained that the engineering proposal was scored across six categories. Absolute Engineering received full points for personnel, past performance, willingness to meet time and budget requirements, minority business certification, and workload. It received 19 out of

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20 points for geographic location, losing one point due to location. The total score was 99, and Absolute Engineering was ranked first as the only proposer.

On MOTION by Mr. Cimini, seconded by Mr. Ward, with all in favor, the Ranking of Proposals for District Engineering Services and Selection of a District Engineer with Absolute Engineering Ranked #1, was approved.

EIGHTH ORDER OF BUSINESS

Adopting Goals and Objectives for the District for Fiscal Year 2027

Ms. Burns stated that the Board needed to adopt goals and objectives for fiscal year 2027 because of a recent statutory change requiring all CDDs to do so. She explained that her team prepared a standard set of goals and objectives for the Board's consideration and adopting them would satisfy the statutory requirement. She also noted that at the end of the fiscal year, the District would review the goals, confirm whether they were met, sign a form, and submit it to the state.

On MOTION by Mr. Cimini, seconded by Mr. Streitmatter, with all in favor, Adopting Goals and Objectives for the District for Fiscal Year 2027, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins stated that the bond validation hearing is scheduled for the morning of August 4. He said the earliest the District could move forward with bonds would be September 4, assuming there is no appeal within the 30-day deadline. He noted that the Board would be updated after the hearing, that he did not expect problems despite limited Sarasota County experience, and that Ms. Burns, Ms. Wertz, and bond counsel would likely attend the hearing. He added that Board members could call in if they wanted, but it was otherwise handled, and he would connect the team with the bond financing group regarding the timeline for bond issuance and commencement of construction.

B. Engineer

Ms. Burns had nothing further to report.

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C. District Manager's Report

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Jill Burns
Secretary/Assistant Secretary

Signed by:
Kevin Chinoy
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Chairman/Vice Chairman