

ANNUAL MEETING OF OWNERS
VENETIAN CONDOMINIUM, INC.
March 10, 2020 AT 7:00 PM

The Annual Meeting of Owners of Venetian Condominium, Inc. will be held in the Venetian Room at the Venetian Condominium, One Las Olas Circle, Fort Lauderdale, Florida 33316, at 7:00 PM on Tuesday, March 10, 2020.

AGENDA

1. Election of Chairman of the Meeting
2. Proof of Notice of Meeting
3. Determination of a Quorum
4. Approval of the Minutes of the Annual Meeting held on March 12, 2019
5. Vote on Proposals Submitted to the Owners by the Board of Governors:
 - A. 100% Reserve Funding Waiver and Partial Funding of Reserves at 22%
 - B. Use of Reserve Funds
6. Close Polls for Vote on Proposals (in person or by Limited Proxy) and Voting for Governors
7. Treasurer's Report
8. President's Report to Owners
9. Announcement of Votes on Proposals
10. Results of Election of Governors
11. Adjournment



ONE LAS OLAS CIRCLE • FORT LAUDERDALE, FLORIDA 33316
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February 18, 2020

Dear Members of Venetian Condominium, Inc:

As you were previously advised, the **Annual Meeting of the Owners of Venetian Condominium, Inc. will be held on Tuesday, March 10, 2020 at 7:00 PM in the Venetian Room.** At this meeting, you will vote on two (2) proposals being presented to you by the Board of Governors for approval, and consider such other items as are listed on the enclosed Agenda. If you cannot attend the meeting in person you can participate by proxy.

You will also vote for the election of four (4) Governors. The election procedure for Governors is regulated by Florida statutes and must be exactly followed for your vote to count. **Proxy voting is not permitted for the election of Governors.** Your vote, either in person or by mail, will count only if you comply with the instructions contained in this letter.

Included with this letter are the following:

FOR THE OWNERS' MEETING AND VOTE(S) ON PROPOSALS

1. Notice of Annual Meeting and Agenda;
2. Minutes (subject to adoption) of 2019 Annual Meeting;
3. Explanation of Proposals;
4. Instructions on how to vote by Proxy;
5. Limited Proxy for use by owners **(a)** to be counted as part of the quorum at the Annual Meeting and **(b)** to cast vote(s) on Proposals being submitted for owner approval;

FOR THE ELECTION OF GOVERNORS

6. **Blue Election Ballot** for voting to fill four (4) vacancies on the Board;
7. Information sheets submitted by Board candidates;
8. **Blue Ballot Envelope into which to insert** blue Election Ballot;
9. **Yellow Signature Envelope into which to insert the** blue Ballot Envelope ;
10. **White Mailing Envelope** addressed to the Venetian in which to insert: (1) Limited Proxy and (2) yellow **Signature Envelope** which already contains the sealed blue **Ballot Envelope** containing your ballot.

HOW TO VOTE FOR GOVERNORS

The election of Governors is regulated by Florida Statutes 718.112(2) (d) (3) and Florida Administrative Code Rule 61B-23.0021. **Therefore, you must follow these steps:**

- Indicate on the ballot the candidate(s) you are voting for. **You may vote for up to four (4) but not more than four (4).** **Do not write on or sign the ballot.**

- Place the blue ballot in the blue envelope marked “**Ballot Only**” and seal. Place the sealed “Ballot Only” envelope into the yellow envelope marked “**Signature Envelope**” and seal.
- Sign the “**Signature Envelope**”, print your name, and fill in your unit number where indicated. **The signature must be that of the Designated Voter for the apartment.** *If you are not sure who is the Designated Voter for your unit or if you are not sure a Certificate designating a voter is on file call the office immediately.* **Unsigned Signature Envelopes are invalid and will not be opened.**
- **To vote by mail**, place the yellow Signature Envelope inside the white Mailing Envelope and mail to the Venetian Office. **Signature Envelopes** will be opened, and ballots counted at the Annual Meeting and not before.
- Instead of mailing you may drop your **Signature Envelope** into the ballot box located in the main lobby **or** present your **Signature Envelope** at the Annual Meeting when you check in. Envelopes and ballots will be available at the meeting. Ballots must be received before the polls are closed during the Annual Meeting. **Once submitted, whether by mail, depositing in the ballot box, or at the meeting, the ballot may not be changed.**

WHETHER YOU VOTE BY MAIL, USE THE LOBBY BALLOT BOX OR VOTE AT THE MEETING, THE ABOVE PROCEDURES MUST BE COMPLIED WITH IN ORDER FOR YOUR BALLOT TO COUNT.

PARTICIPATING IN THE ANNUAL MEETING

If you do not plan to personally attend the Annual Meeting, it is very important that you return your proxy as soon as possible so that (1) you can be counted as “present” for purposes of a quorum and (2) vote on the Proposals being submitted to the Owners for a vote. Even if you plan to attend we urge you to complete and return the proxy so we can have a count for the required quorum. Insert the completed proxy into the white **Mailing Envelope**. **DO NOT PUT THE PROXY INTO THE YELLOW SIGNATURE ENVELOPE OR INTO THE BLUE BALLOT ENVELOPE.** The white **Mailing Envelope** will be opened when received. Proxies will be forwarded to your designee who will record your appearance at the Meeting for purposes of a quorum and **cast your vote on the proposals as you have directed**. Proxy votes can be changed up until the polls are closed during the Meeting. If you attend the meeting personally, a Ballot will be available, so you can personally vote, **or** you can allow your proxy to cast your vote. The Signature Envelope containing your Ballot for Governors will remain sealed until opened at the Annual Meeting by the Counting Committee.

A majority of the Members must be present, in person or by proxy, to constitute a quorum. Should a quorum of the Membership be in attendance, either in person or by proxy, the Association shall conduct all business scheduled for the Annual Meeting. If a quorum is not present, the Board of Governors shall be elected only, but no other business may be conducted.

Sincerely yours,
Wilfredo Lopez, Manager

MINUTES OF THE ANNUAL MEETING OF THE VENETIAN CONDOMINIUM, INC.
March 12, 2019

The meeting was called to order by President Larry Burnette at 7:00 PM.

Manager Wilfredo Lopez presented proof that First Notice of the Annual Meeting was mailed in accordance with Florida Statutes 718.112 on January 11, 2019 and Second Notice of the Annual Meeting was mailed and posted in compliance with Florida Statutes 718.112 on February 20, 2019.

Chairman Burnette asked Manager Wilfredo Lopez if a quorum was established and Mr. Lopez responded that there was a quorum, there being 130 members present by proxy as counted by the Counting Committee through March 12, 2019 at 2 PM.

Mr. Burnette explained the two proposals before the owners for consideration and urged those who had not yet submitted a proxy or direct ballot to vote. He explained that proxies already submitted could still be changed or revoked and that those who chose not to submit proxies could cast a ballot. He explained that passage of Proposals 1 & 2 required a majority of the quorum at the meeting.

Mr. Burnette asked if anyone present still needed time to vote for the proposals by proxy or ballot, or for Governors, and no one responded.

At 7:10 Loren Kroll (512) moved that the polls for voting on Owner Proposals and election of Governors be closed. Second by Michaela Reynolds (1001). Motion adopted. Mr. Burnette directed the Counting Committee to begin the count.

Treasurer John Burns (217) reviewed the 2018 audit, which was distributed to those in attendance, and delivered his Treasurer's report, opining on the sound fiscal condition of the Association. He entertained questions from the Membership.

A recess was taken to allow the Counting Committee to finish its work. During the recess the Chair called for any member to raise items for discussion. The President recognized several owners and various issues were discussed.

The Counting Committee then reported the following results:

Proposal 1-Full Reserve Waiver and Partial Funding at 16%	Yes - 148	No - 1	Passed
Proposal 2-Reserve Transfers	Yes - 148	No - 1	Passed

Governor Election Results

Bennett-112	elected to 2 year term
Burns-139	elected to 2 year term
Copeland-70	not elected
Kurlander-125	elected to 2 year term

Meister-104	elected to 2 year term
Pins-93	not elected
Smith-122	elected to 2 year term

Motion to adjourn by Loren Kroll (512), second by Michaela Reynolds (1001). Unanimously adopted. Adjournment at 8:50 PM.

Respectfully submitted,

Howard M. Goldstein
Secretary/Office Manager

**EXPLANATION OF PROPOSALS TO BE VOTED UPON
BY OWNERS AT THE 2020 ANNUAL MEETING**

Proposal 1-Full Reserve Waiver: This proposal requires an affirmative vote by a majority of those attending the Annual Meeting (in person or by limited proxy) for approval. If not approved the Board of Governors will be required by Florida Statutes Chapter 718 to fully fund the Reserves with additional funds. This would be done by increasing monthly maintenance retroactive to January 1st resulting in an increase of approximately 46%.

Proposal 2-Reserve Use: This proposal requires an affirmative vote by a majority of those attending the Annual Meeting (in person or by limited proxy) for approval. If not approved a special assessment may have to be made in the event the balance in a reserve component account is insufficient to cover the cost of a major repair or replacement of an item covered by that component account. This could happen if the expenditure must be made sooner than planned or if the cost is greater than was estimated. Under this proposal, in such event, the Board would be empowered to use funds from one or more other component accounts.

INSTRUCTIONS FOR COMPLETING VENETIAN LIMITED PROXY

If you do not plan to attend the Annual Meeting in person, you are encouraged to complete the enclosed proxy and return it as soon as possible. This will permit you to (1) be counted toward the quorum requirement for the meeting so that business may be conducted, and (2) instruct your proxy how to vote on the proposals being submitted to the Owners for a vote. **Your proxy must follow your instructions on how to vote on the proposals and cannot deviate from them.**

Even if you plan to attend the meeting in person, we strongly encourage you to complete the enclosed proxy and return it as soon as possible. This helps us determine that we will have a quorum to conduct business and it provides you with flexibility at the meeting where you may: (1) revoke your proxy, if you wish, and vote in person by ballot; or (2) permit your proxy to vote as you have previously directed.

TO ENSURE THE VALIDITY OF YOUR PROXY PLEASE NOTE THE FOLLOWING

1. Insert in the appropriate blank the name of the person whom you wish to act as your proxy to cast your vote in your absence. Please note that if the name of your designated proxy is left blank, or if you fill in your own name in the blank, you will be deemed to have named the Association's Secretary as your proxy. **Whoever you choose MUST follow your instructions and vote on the Proposals as you direct. Neither your designated proxy nor the Association's Secretary can change your vote.**
2. Next, instruct your proxy how to vote on the Proposals by checking off *Yes* or *No* on each of them.
3. Sign your name, fill in the date, and return the completed proxy to the Association in the enclosed white **Mailing Envelope**. This envelope must be received prior to the scheduled time of the meeting. **DO NOT PUT THE PROXY INTO THE YELLOW SIGNATURE ENVELOPE OR THE BLUE BALLOT ENVELOPE.**
4. It is recommended that you return your completed proxy by mail, or personally to the ballot box in the Lobby, rather than providing same to another person to hand deliver. Only timely mailing or personal delivery will ensure the integrity and receipt of your proxy.
5. If you appoint a proxy and later decide you will attend the meeting and vote in person you may withdraw your proxy when you register your attendance at the meeting.

PLEASE MAIL IN YOUR OFFICIAL ASSOCIATION PROXY FORM AS SOON AS POSSIBLE TO ENSURE THAT WE HAVE A QUORUM AT THE ANNUAL MEETING TO CONDUCT BUSINESS AND SO THAT YOUR VOICE MAY BE HEARD ON THE IMPORTANT PROPOSALS BEING SUBMITTED TO THE MEMBERSHIP FOR A VOTE.

VENETIAN CONDOMINIUM, INC. LIMITED PROXY

The undersigned hereby appoints _____ as my proxy (or, if I have not appointed a proxy above or my designated proxy holder is not present at the meeting, I hereby appoint the Secretary of the Association, on behalf of the Governors), with full powers of substitution, for all matters to come before the Annual Meeting of the Venetian Condominium, Inc., to be held on March 10, 2020 at 7:00 P.M. in the Venetian Room at the Condominium, and any lawful adjournment thereof. **The proxy shall vote as specifically directed below.** For all other matters, as provided by law, my proxy shall have general powers to exercise my vote, on my behalf.

I hereby instruct my proxy to vote as follows on the following Proposals:

1. Vote on whether to partially fund the Reserves:

- _____ YES, partially fund the Reserves to the extent of 22% of the full amount.
- _____ NO, fund the Reserves in full.

WAIVING OF RESERVES IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES, MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

2. Vote on Use of Reserve Components:

- _____ YES, authorize use of funds in any and all component Reserve accounts, including interest, to defray the costs of any project for which a Reserve component account has been established.
- _____ NO, do not authorize use of funds in any and all component Reserve accounts, including interest, to defray the costs of any project for which a Reserve component account has been established.

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Dated this ____ day of _____, 2020

Unit #: ____

x _____
Signature of the Unit Owner or if there is more than one Owner, or a Trust, Partnership, or Corporation, by the Voter Designated on the Unit's Voting Certificate

Print Name

***** (THE FOLLOWING INFORMATION IS NOT TO BE COMPLETED BY THE OWNER)*****

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Dated: _____, 2020 _____ (Proxy)

SELECT YOUR FOUR (4) CHOICES BELOW AND PUT THIS BALLOT IN THE BLUE "BALLOT ONLY" ENVELOPE

VENETIAN CONDOMINIUM, INC
BALLOT FOR THE ELECTION OF FOUR (4) MEMBERS TO THE BOARD OF GOVERNORS

The individuals listed below have submitted their name as a candidate for the Board of Governors.

There are FOUR (4) vacancies to be filled. Please vote for up to FOUR (4) candidates. **If more than FOUR (4) selections are made the ballot will be void.**

The four candidates receiving the most votes will serve for two years.

Indicate your vote for a candidate by marking the **box to the left** of the candidate's name. Write in votes are not permitted by Florida law and will be disregarded.

<i>Candidate</i>	<i>Unit #</i>
<input type="checkbox"/> Rosemarie Barton	1414
<input type="checkbox"/> Thomas Copeland	1116
<input type="checkbox"/> Loren H. Kroll	512
<input type="checkbox"/> Kim Macaulay	812
<input type="checkbox"/> Peter Wieschenberg	1515

VOTING PROCEDURES

1. Mark the ballot to select your choice of candidates.
2. Fold the ballot and place it into the small BLUE envelope, marked "**Ballot Only**".
3. Seal the small blue envelope with the ballot inside.
4. Place the small blue envelope into the larger YELLOW **Signature Envelope** and seal.
5. **The YELLOW Signature Envelope must be signed, and the unit number filled in.** If one person owns the unit that person signs. If more than one person or a Corporation or Trust owns the unit **only** the voter designated on the Voting Certificate may sign.
6. The ballot must be received by the Venetian no later than the close of the polls during the Annual Meeting on March 10, 2020.
7. This procedure must be followed even if you attend the meeting and vote in person.

Rosemarie Barton

THE VENETIAN
ONE LAS OLAS CIRCLE SUITE 1417
FORT LAUDERDALE, FL 33316

My husband, Ken, and I are Florida residents and reside at The Venetian for a major portion of the year. We have been in the process of reducing our commitment to our business and this has provided me time to serve on the Board of Governors for the past two years and has allowed me to become a contributor in making The Venetian the award winning home that it has become during our time here.

My background includes the past 21 years in various positions and responsibilities including the board positions of secretary, treasurer and vice president of QPAC (Quality Products and Concepts) Corporation. QPAC designs and manufactures micro-polishing and finishing equipment for major engine and transmission parts for two-stroke engines and compressors, automotive size crankshafts and camshafts and larger diesel engine crankshafts and camshafts up to 12 feet in length in markets worldwide. In this position I was responsible for planning, implementing, managing and controlling all financial related activities of the company. In addition I was the point of contact with vendors and subcontractors and planned and organized industry trade shows.

Prior to 1999 I was the owner and director of a pre-school daycare center responsible for providing a safe and developmentally appropriate early education pre-school program for young children and prior to that was a mortgage account representative for Metropolitan Savings. This position was responsible for maintaining customer insurance compliance, as well as, escrow analysis for payment of taxes and insurance for properties under mortgage.

On a lighter side, I am a published author of a fun book, "Just Rose: Easy Home Cooking" (ISBN:978-0-578-03999-2).

While residing at The Venetian I have contributed many hours in working with the Social Committee helping with the various events that have been a part of the winning atmosphere that exists here. For the past two years I have served as chairman of that committee. I have also assisted with the House, Grounds and Pool Committee.

With the above experience I will strive to continue to contribute to the board so that we continue to have a facility that is run in a fiscally responsible manner while properly maintaining a condominium complex that continues to show increasing property values. I will also be available to listen and to respond to all of the residents' concerns and suggestions.

I would be honored to have your support and ask for your vote in this election. Please call me if you have any questions or concerns that I may be able to help with.

248-613-6200

roseQPAC@aol.com

Venetian Condominium
Candidate for Board of Governors
Name of Candidate Thomas Copeland

1. Personal:

Age 52 / Born: Fort Lauderdale, FL / Son - Age 23

Contacts: [\(954\)684-4403](tel:9546844403) / copelandthomas@hotmail.com

2. Formal Education:

US Air Force Academy, 1989: Bachelor of Science

Embry-Riddle Aeronautical University, 1996: Master of Aeronautical Science

3. Professional Credentials:

1989 - 1998: USAF Officer - Aircraft Commander, Instructor, Examiner

1998 - Present: American Airlines Captain - International Flights

2012 - 2016: Allied Pilots Association Board Member - Represented 15000 pilots of American Airlines

4. Community Activities:

Career Day Volunteer at Broward County Schools

Orca Network Organization Volunteer

Beach Clean-up Volunteer

5. Venetian Activities:

Full time resident for 16 years.

Initiated the process to create indoor bicycle storage for residents. Now the program generates revenue to allow it to be self financed.

Spoke out against the last vote to change owner assigned parking, due to lack of transparency. (Collectively, owners voted "No".)

Hurricane preparation and clean up volunteer.

Security Committee Member

- Currently researching the benefits of a Venetian App for smart devices too include cell phones. The Easy Lobby system is not providing the service that owners were sold.

- Voted with committee (Unanimous vote in favor) to support the current change to the day pass duration.

Rules Committee Member

- Voted with committee (Unanimous vote in favor) to increase the number of overnight passes for occasional weekend guest - No change for long term guest. Some BOG members have requested a Rules Committee re-vote now that there are Governors on the Rules Committee.

6. Venetian Goals:

Enhance building safety, security and day to day activities by way of a smart phone app.

Implement energy saving ideas to reduce condo fees and increase property value.

Increase transparency.

LOREN H. KROLL

lkroll@lorkroll.com | 585-317-6489 | 1 Los Olivos Circle, Apt 512, Ft Lauderdale, Florida 33314

BACKGROUND

My Wife, Norma, and I have lived in the Venetian since 1995. I am a graduate of Syracuse University and Brooklyn Law School and have been engaged in the general practice of law in Rochester, NY for 50 years. I have concentrated in the fields of Real Estate, Estate Planning/Administration, Corporate and Family Law.

WORK HISTORY

- Attorney/Partner / Loren H. Kroll, LLC - Rochester, NY / 2002-2019
- Attorney/Partner / Bilgore Reich Levine Kroll & Kantor - Rochester, NY / 1975-2001
- Attorney/Associate / Ronald B. Klineman, PC - Rochester, NY / 1972-1974
- Staff Attorney / Monroe County Legal Assistance Corp. (A federally funded legal service provider to the disadvantaged / 1970-72

VOLUNTEER BOARD AND PROFESSIONAL AFFILIATIONS

- Monroe County Bar Association - Board of Trustees
- Foundation of the Monroe County Bar - Board of Trustees
- Speaker and Lecturer - Monroe County Bar Association CLE and Nazareth College Adult Education
- NYS Appellate Division, 4th Department, Grievance Committee - Court Appointed Member
- Volunteer Legal Services Program - Founding Board Member
- Alternatives For Battered Women Inc. - Founding Board Member
- Collaborative Law Association of Rochester, Inc. - Board Member and Treasurer
- Part-time Monroe County Family Court Law Clerk and part-time NYS Supreme Court Law Clerk
- Member of the New York State and Monroe County Bar Associations
- Trained Mediator and Arbitrator

WHY I WISH TO BE ELECTED TO THE VENETIAN BOARD

We, the residents of the Venetian, must be prepared to confront the myriad of issues facing our beachfront community, now and in the future. By electing high integrity board members with relevant experience, we will be able to rise to the challenge. A Board member should always listen to the owners, balance their respective concerns and make decisions which are in the best interests of the totality of the community. I am running for the Board because I believe I have these required skills. I have been a member of several HOA committees, and would like to make an even greater commitment to help preserve the Venetian as a well-maintained and financially sound facility. I have the time and a firm commitment to serve. I know I can make a difference. Please support my candidacy to the Board.



Kim Macaulay

The Venetian
One Las Olas Circle, Apartment 812
Fort Lauderdale, FL 33316

My husband, Doug, and I moved to The Venetian in 2013 where we split our time between here and our home in New Vernon, New Jersey. I had served on the Harding Township School Board of Education for the past sixteen years and resigned in December of 2019 to spend more time in Florida.

I was a Vice President at Kidder Peabody for eleven years as a financial advisor and retired from that position when I had my twins in 1993. I served on the board of the Madison Co-op for the two years my children were at that school. I served as the PTO President for three years at the Harding Township School prior to running for the Board of Education.

During my sixteen years on the BOE, I served as the President for three years and Vice President for two years. In this position, I have chaired the Finance Committee, Facilities Committee, Personnel and Management, Policy Committee, Climate and Culture, and Curriculum and Instruction. I was the lead negotiator for our district in our sending/receiving contract with Madison High School for three contracts over fifteen years as well as the lead negotiator for our district with our teachers association for three contracts. After establishing a close rapport with the teachers, I negotiated the last two contracts without the lawyers at the table. This resulted in a large savings in legal fees and high morale in the district.

I chaired the Search Committee twice for the HTS Superintendent position. I served as a member of the Harding Municipal Alliance for twelve years, was a delegate and board member on the Morris County Educational Services Commission for five years, and a delegate to the Morris County School Boards Association for three years. I served on the Harding Township Library Building Committee for two years where we designed the building and raised private funds to build a library in town without the use of taxpayer money.

Presently, I am a member of both the Social Committee and the Interiors Committee at The Venetian. I have always enjoyed being involved, building both community and consensus, and working toward shared goals. I would like to make a positive contribution toward The Venetian's future while being fiscally responsible in all decisions.

PETER WIESCHENBERG

Unit 1515

As a 10 year owner I have enjoyed my time at the Venetian and appreciate the work our Board, management and staff have contributed to make this happen. Now that I have sold my Connecticut property and am living here full-time I would like to make my own contribution. I am a strong believer in supporting the teamwork between, Board, management and staff, continued financial stability, maintenance of our facility in top physical condition, supporting management in accomplishing their mandated tasks, and continuing to enhance the vision of our community as a harmonious group of residents proud of where they live.

I believe my background well serves this mission:

- Master's Degree in Finance and International Business Operations, Farleigh Dickinson University
- Special Assignments, U.S. Army, beginning with the Berlin Crisis and including intelligence and acting as translator for President Kennedy
- Senior Manager, IT&T in various financial and operational assignments with broad responsibilities for risk management and environmental at Hartford Insurance Group and Rayonier Natural Resources Group
- Corporate officer, Colt Industries, an international industrial conglomerate with segments in aviation, automotive, diesel engines, firearms, responsible for world-wide risk management, real estate, purchasing and insurance operations, including Chairman and CEO of its insurance subsidiaries world-wide
- Founding Director of XL Capital Inc., an offshore insurance company which is now a major international excess and re-insurance carrier
- President, Aircraft Builders Council, an industry group consisting of the world's major aircraft component manufacturers
- Instrumental in preserving the original Colt manufacturing complex in Hartford, CT by physically and environmentally rehabilitating the site and converting its use to artisan lofts and small business occupancies as part of an iconic historical restoration which was subsequently designated by Congress as Coltsville National Historic Park.

I would appreciate your vote to enable me to fully contribute my expertise and energy to the Venetian.