

**VENTANA COMMUNITY
DEVELOPMENT
DISTRICT REGULAR
MEETING
NOVEMBER 08, 2023**



Board of Supervisors

Juan Carlos Reyes, Chairperson
MaryJo Alford-Roberson, Chairperson
Le Carl Lockley, Assistant Secretary
Kelly Timmer, Assistant Secretary
Adewumi Olowoyo, Assistant Secretary

District Staff

Rick Reidt, District Manager
Kathryn Hopkinson, District Counsel
Tonja Stewart, District Engineer
Gary Schwartz, Field Manager

Meeting Agenda

Wednesday, November 08, 2023 at 6:00 p.m.

Join Zoom Meeting:

<https://zoom.us/j/97521388068?pwd=TFhxOGVHY2c5SjdrUEFFTIUxalV6UT09>

Meeting ID: 975 2138 8068 **Passcode:** 597852

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting

- 1. Call to Order/Roll Call**
- 2. Pledge of Allegiance**
- 3. Public Comment** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 4. Business Items**
 - A. Discussion on Erosion Workshop
 - B. Consideration of Water Table Plantings
 - C. Consideration of Dog Stations
 - D. Ratification of Irrigation Repairs
 - E. Review of Rental Policy
- 5. Attorney's Report**
- 6. Engineer's Report**
- 7. Legal Counsel**
 - A. Consideration of HOA Usage Agreement
- 8. Manager's Report**
 - A. Field Inspections Report
 - B. Aquatics Service Report
- 9. Consent Agenda**
 - A. Approval of Minutes of the October 11, 2023 Regular Meeting and the October 17, 2023 Workshop Meeting
 - B. Consideration of Operation and Maintenance Expenditures September 2023
 - C. Acceptance of the Financials and Approval of the Check Register for September 2023
- 10. Supervisors' Requests or Comments**
- 11. Adjournment**

*Next regularly scheduled meeting is December 13, 2023 at 6:00 p.m.

3B.



Memorandum

October 23, 2023

TO: Ventana Board of Supervisors

FROM: Rick Reidt - DM

SUBJECT: Aquatic Plantings as recommended by District Engineer

Attached (3) proposal, 1st is planting all (10) ponds, second is a proposal for phases-1 planting ponds 1-5 and the 3rd is phase-2 planting ponds 6-10. Please review sign and return when you're ready for us to proceed. Suggested plantings during low water late winter months.

Total Plantings All 10 ponds	\$12,682.00
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Phase 1 – ponds 1-5	\$ 7,184.32
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Phase2 – ponds 6-10	\$ 5,501.76
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Map of Tables with plant count attached.



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AGREEMENT made the date set forth below, by and between Aquatic Weed Control, Inc. Hereinafter called "**AWC**", and

Ventana CDD
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Rick Reidt 813-955-0050 Rick.Reidt@inframark.com

10/20/2023

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

AWC agrees to supply and install (14,412) Aquatic plants with 3-ft centers and 3-rows around the perimeters of (10) ponds associated with Ventana CDD. (see attachment for plant pictures)

(3,603) Bareroot Arrowhead @ \$.88 each	\$ 3,170.64
(3,603) Bareroot Gulf Spikerush @ \$.88. each	\$ 3,170.64
(3,603) Bareroot Pickerelweed @ \$.88 each	\$ 3,170.64
(3,603) Bareroot Bullrush @ \$.88 each	\$ 3,170.64

Total investment of \$ 12,682.56

*AWC will provide a plant guarantee of 90% survival for 90 days under normal conditions. (Excludes adverse weather, drought-flood, hurricane, wildlife grazing, vandalism or damage by others).

Payment is due in full within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman

Aquatic Weed Control, Inc.

Customer's Signature Title

Print Signature Date

Print Company Name



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Pickeralweed



Gulf Spikerush



Arrowhead



Bull Rush





Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AGREEMENT made the date set forth below, by and between Aquatic Weed Control, Inc. Hereinafter called **"AWC"**, and

Ventana CDD – (Phase-1)

c/o Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Rick Reidt 813-955-0050 Rick.Reidt@inframark.com

10/20/2023

Hereinafter called **"CUSTOMER"**. The parties hereto agree as follows:

AWC agrees to supply and install (8,163) Aquatic plants with 3-ft centers and 3-rows around the perimeters of (ponds 1-5) associated with Ventana CDD. (see attachment for plant pictures)

(2,041) Bareroot Arrowhead @ \$.88 each	\$ 1,796.08
(2,041) Bareroot Gulf Spikerush @ \$.88. each	\$ 1,796.08
(2,041) Bareroot Pickerelweed @ \$.88 each	\$ 1,796.08
(2,041) Bareroot Bullrush @ \$.88 each	\$ 1,796.08

Total investment of \$ 7,184.32

*AWC will provide a plant guarantee of 90% survival for 90 days under normal conditions. (Excludes adverse weather, drought-flood, hurricane, wildlife grazing, vandalism or damage by others).

Payment is due in full within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman

Aquatic Weed Control, Inc.

Customer's Signature Title

Print Signature Date

Print Company Name



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Pickerelweed



Gulf Spikerush



Arrowhead



Bull Rush





Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AGREEMENT made the date set forth below, by and between Aquatic Weed Control, Inc. Hereinafter called **"AWC"**, and

Ventana CDD – (Phase-2 planting)

c/o Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Rick Reidt 813-955-0050 Rick.Reidt@inframark.com

10/20/2023

Hereinafter called **"CUSTOMER"**. The parties hereto agree as follows:

AWC agrees to supply and install (6,249) Aquatic plants with 3-ft centers and 3-rows around the perimeters of (ponds 6-10) associated with Ventana CDD. (see attachment for plant pictures)

(1,563) Bareroot Arrowhead @ \$.88 each	\$ 1,375.44
(1,563) Bareroot Gulf Spikerush @ \$.88. each	\$ 1,375.44
(1,563) Bareroot Pickerelweed @ \$.88 each	\$ 1,375.44
(1,563) Bareroot Bullrush @ \$.88 each	\$ 1,375.44

Total investment of \$ 5,501.76

*AWC will provide a plant guarantee of 90% survival for 90 days under normal conditions. (Excludes adverse weather, drought-flood, hurricane, wildlife grazing, vandalism or damage by others).

Payment is due in full within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman

Aquatic Weed Control, Inc.

Customer's Signature Title

Print Signature Date

Print Company Name



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Pickerelweed



Gulf Spikerush



Arrowhead



Bull Rush



Ventana Groove Blvd.
Riverview, FL.

(3ft) spacing with (3) row of plants total of (14,412) Plants.

TYPES OF PLANTS

Arrowhead
Gulf Spikerush
Pickersweed
Bull Rush

(10) Ponds

- 1- 2,419LF/ 5.93ac's
- 2- 1,507LF/ 2.23ac's
- 3- 1,481LF/ 2.15ac's
- 4- 1,299LF/ 2.65ac's
- 5- 1,461LF/ 2.36ac's
- 6- 1,431LF/ 2.06ac's
- 7- 1,345LF/ 1.74ac's
- 8- 1,708LF/ 3.33ac's
- 9- 756LF/ .61ac's
- 10- 1,013LF/ 1.52ac's

TOTAL 12,820LF/ 24.57ac's

Legend

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3C

Rick Reidt

From: james butler <spearem.jmb@gmail.com>
Sent: Tuesday, October 24, 2023 11:38 AM
To: Rick Reidt
Subject: Re: FW: Addition of Dog Stations Creek Preserve CDD

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

\$560 2 dog waste stations installed

Thank you,
 Office Manager
 James Butler

On Thu, Oct 19, 2023 at 9:41 AM Rick Reidt <Rick.Reidt@inframark.com> wrote:

James,
 Need a quote to add two dog stations per attached map. This station will match the one located at the clubhouse now.

[cid:image001.png@01DA026F.CD8C7290]

Best regards,

Rick L. Reidt | District Manager

[cid:image002.png@01DA026F.CD8C7290]

[2005 Pan Am Circle Ste 300 | Tampa, FL 33607](#)

(O) 813.873.7300 ext. 105 | (M) 813-955-0050 | rick.reidt@inframark.com<mailto:rick.reidt@inframark.com>
 | www.inframarkims.com<[https://urldefense.com/v3/_http://www.inframarkims.com/_;!!GqRiWhUXVfE!THYIYGLv-Oe2h5hZZvMWul42mwCnd4qEKN0tEnCxp-6m0HsLe5NRgKBklW8lwtufDFuMBzZnFwAmh52vat8xzJ9ATNCsuok\\$](https://urldefense.com/v3/_http://www.inframarkims.com/_;!!GqRiWhUXVfE!THYIYGLv-Oe2h5hZZvMWul42mwCnd4qEKN0tEnCxp-6m0HsLe5NRgKBklW8lwtufDFuMBzZnFwAmh52vat8xzJ9ATNCsuok$)>

Customercare@inframark.com<mailto:Customercare@inframark.com>

All invoices should be emailed directly to inframark@avidbill.com<mailto:inframark@avidbill.com>

To maintain compliance with the Florida Sunshine Amendment, please do not reply globally to this notification. Any questions should be to the sending party only or to the District Office at (813) 873-7300.

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3D.

Yellowstone Landscape (Tampa)



Excellence
IN CO Page 15 SCAPING

30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

Property

Ventana CDD
11101 Ventana Groves Blvd
Riverview, FL 33578

Inspection

Date:
Inspector:


10/18/2023
Jason Mixell

Estimate Summary

Labor:	49 hours, 6 minutes - \$3,682.50
Materials:	\$2,437.32
Total:	\$6,119.82 (plus applicable taxes)

Service Summary

Service	Quantity	Cost
Repair Drip Line	40	\$800.00
Repair Lateral Line	18	\$855.00
Replace Sprinkler Head	16	\$369.82
Troubleshoot Controller	1	\$300.00
Troubleshoot Valve	10	\$3,795.00
Total (plus applicable taxes):		\$6,119.82

Signature  Date 10/31/2023
Chris Approved 10/31/2023

Service Detail

Controller 1 ,73 zones > Zone 1 Bubblers

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 2 spray

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 3 Spray

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 4 Drip

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 5 Spray

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Hours: 0.25 broken 6" pop up	\$18.75	\$16.75	\$35.50

Controller 1 ,73 zones > Zone 6 Spray

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 7 Bubblers

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2" Hours: 0.5 broken flex pipe for bubbler	\$37.50	\$10.00	\$47.50

Controller 1 ,73 zones > Zone 8 Spray

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 9 Spray

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 10 drip

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 11 Spray

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 12 Mp rotator

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 13 Drip

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 14 Spray

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 15 Mp rotator

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Hours: 0.25 broken 6" pop up	\$18.75	\$16.75	\$35.50

Controller 1 ,73 zones > Zone 16 Bubblers

Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 1 ,73 zones > Zone 17 spray					
Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Hours: 0.25 broken 6" pop up	\$18.75	\$16.75	\$35.50
Controller 1 ,73 zones > Zone 18 mp rotators					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 1 ,73 zones > Zone 19 Sprays					
Asset	Service	Notes	Labor	Materials	Total
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2" Hours: 0.5 broken lateral	\$37.50	\$10.00	\$47.50
Controller 1 ,73 zones > Zone 20 Drip					
Asset	Service	Notes	Labor	Materials	Total
Drip Line 1	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 broken drip	\$15.00	\$5.00	\$20.00
Controller 1 ,73 zones > Zone 21 Spray					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 1 ,73 zones > Zone 22 Spray					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 1 ,73 zones > Zone 23 Bubblers					

Asset	Service	Notes	Labor	Materials	Total
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No Services

Controller 1 ,73 zones > Zone 24 Spray

Asset	Service	Notes	Labor	Materials	Total
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No Services

Controller 1 ,73 zones > Zone 25 Drip

Asset	Service	Notes	Labor	Materials	Total
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Drip Line 1	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2			
		broken drip			

Controller 1 ,73 zones > Zone 26 Bubblers

Asset	Service	Notes	Labor	Materials	Total
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Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2"	\$37.50	\$10.00	\$47.50
		Hours: 0.5			
		broken bubbler			

Lateral Line 2	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2"	\$37.50	\$10.00	\$47.50
		Hours: 0.5			
		broken flex for bubbler			

Lateral Line 3	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2"	\$37.50	\$10.00	\$47.50
		Hours: 0.5			
		broken flex for bubbler			

Lateral Line 4	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2"	\$37.50	\$10.00	\$47.50
		Hours: 0.5			
		broken bubbler			

Controller 1 ,73 zones > Zone 27 Spray

Asset	Service	Notes	Labor	Materials	Total
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No Services

Controller 1 ,73 zones > Zone 28 Spray

Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 1 ,73 zones > Zone 29 Spray					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 1 ,73 zones > Zone 30 Drip					
Asset	Service	Notes	Labor	Materials	Total
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip tee	\$15.00	\$5.00	\$20.00
Drip Line 3	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 4	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Controller 1 ,73 zones > Zone 31 Drip					
Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Troubleshoot</u>	Hours: 1 zone doesn't turn on from controller could be bad solenoid or decoder	\$75.00	\$0.00	\$75.00
Controller 1 ,73 zones > Zone 32 Spray					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 1 ,73 zones > Zone 33 Spray					
Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Hours: 0.25 broken 6" pop up	\$18.75	\$16.75	\$35.50
Controller 1 ,73 zones > Zone 34 Bubblers					

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2"	\$37.50	\$10.00	\$47.50
		Hours: 0.5			
		broken flex for bubbler			

Controller 1 ,73 zones > Zone 35 spray

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Nozzle	\$11.25	\$2.23	\$13.48
		Hours: 0.15			
		clogged nozzle			

Controller 1 ,73 zones > Zone 36 Spray

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Nozzle	\$11.25	\$2.23	\$13.48
		Hours: 0.15			
		clogged nozzle			
Sprinkler Head 2	<u>Replace</u>	Part: Nozzle	\$11.25	\$2.23	\$13.48
		Hours: 0.15			
		clogged nozzle			
Sprinkler Head 3	<u>Replace</u>	Part: Nozzle	\$11.25	\$2.23	\$13.48
		Hours: 0.15			
		clogging nozzle			

Controller 1 ,73 zones > Zone 37 Drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2			
		broken drip feeder tee			

Controller 1 ,73 zones > Zone 38 Drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 1	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2			
		cut drip			

Controller 1 ,73 zones > Zone 39 Spray

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 3	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Hours: 0.25 broken 6" pop up	\$18.75	\$16.75	\$35.50

Controller 1 ,73 zones > Zone 40 Bubblers

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Troubleshoot</u>	Hours: 3 alarming at controlling. Communication failure bad decider	\$225.00	\$0.00	\$225.00

Controller 1 ,73 zones > Zone 41 Spray

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 42 sprays

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 2	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2" Hours: 0.5 broken lateral line	\$37.50	\$10.00	\$47.50

Controller 1 ,73 zones > Zone 43 drip

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 44 bubblers

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 45 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 46 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 47 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 48 sprays

Asset	Service	Notes	Labor	Materials	Total
Valve 2	<u>Troubleshoot</u>	Hours: 1 zone not activating from controller had solenoid or decoder	\$75.00	\$0.00	\$75.00

Controller 1 ,73 zones > Zone 49 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 50 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 51 drip

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 52 bubblers

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 2	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2" Hours: 0.5 cut flex for bubbler	\$37.50	\$10.00	\$47.50

Controller 1 ,73 zones > Zone 53 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 54 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 55 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 56 drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 1	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00

Controller 1 ,73 zones > Zone 57 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 58 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 59 bubblers

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 60 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 61 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 62 sprays

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 4	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Hours: 0.25 broken 6" pop up	\$18.75	\$16.75	\$35.50

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 5	<u>Replace</u>	Part: Nozzle Hours: 0.15 clogged nozzle	\$11.25	\$2.23	\$13.48

Controller 1 ,73 zones > Zone 63 bubblers

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 64 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 65 drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 3	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00

Drip Line 4	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
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Controller 1 ,73 zones > Zone 66 drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 1	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00

Controller 1 ,73 zones > Zone 67 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 68 bubblers

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 69 drip

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 70 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 71 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 72 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 ,73 zones > Zone 73 bubblers

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 3	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2" Hours: 0.5 broken flex for bubbler	\$37.50	\$10.00	\$47.50
Lateral Line 4	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2" Hours: 0.5 broken flex for bubbler	\$37.50	\$10.00	\$47.50
Lateral Line 5	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2" Hours: 0.5 broken flex for bubbler	\$37.50	\$10.00	\$47.50
Lateral Line 6	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2" Hours: 0.5 broken street elbow for bubbler	\$37.50	\$10.00	\$47.50

Controller 2 , 48 zones > Zone 1 Drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 4	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2 cut drip			
Drip Line 5	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2 cut drip			
Drip Line 6	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2 cut drip			
Drip Line 7	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2 cut drip			

Controller 2 , 48 zones > Zone 2 annuals

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 3 drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 4	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2 cut drip			
Drip Line 5	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2 cut drip			

Controller 2 , 48 zones > Zone 4 bubblers

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Troubleshoot</u>	Hours: 2 zone alarming in controller bad solenoid or decoder	\$150.00	\$380.00	\$530.00

Controller 2 , 48 zones > Zone 5 sprays

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2"	\$37.50	\$10.00	\$47.50
		Hours: 0.5 broken street elbow			

Controller 2 , 48 zones > Zone 6 drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 3	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2 cut drip			
Drip Line 4	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2 cut drip			
Drip Line 5	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2 cut drip			
Drip Line 6	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2 cut drip			
Drip Line 7	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2 cut drip			
Drip Line 8	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2 cut drip			
Lateral Line 3	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1"	\$37.50	\$10.00	\$47.50
		Hours: 0.5 broken lateral line			

Controller 2 , 48 zones > Zone 7 Sprays

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Troubleshoot</u>	Hours: 2 not activating	\$150.00	\$0.00	\$150.00

Controller 2 , 48 zones > Zone 8 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 2 , 48 zones > Zone 9 drip					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 2 , 48 zones > Zone 10 bubblers					
Asset	Service	Notes	Labor	Materials	Total
Lateral Line 5	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2" Hours: 0.5 broken lateral line	\$37.50	\$10.00	\$47.50
Controller 2 , 48 zones > Zone 11 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 2 , 48 zones > Zone 12 drip					
Asset	Service	Notes	Labor	Materials	Total
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2" Hours: 0.5 broken lateral for feeder tee	\$37.50	\$10.00	\$47.50
Lateral Line 2	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2" Hours: 0.5 broken feeder tee	\$37.50	\$10.00	\$47.50
Controller 2 , 48 zones > Zone 13 bubblers					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 2 , 48 zones > Zone 14 drip					
Asset	Service	Notes	Labor	Materials	Total
Drip Line 5	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00

Asset	Service	Notes	Labor	Materials	Total
Drip Line 6	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 7	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 8	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2	\$15.00	\$5.00	\$20.00
Valve 1	<u>Troubleshoot</u>	Hours: 1 valve is stuck on. Need to replace the valve. 1 1/2" Hunter ICV valve	\$75.00	\$385.00	\$460.00

Controller 2 , 48 zones > Zone 15 drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 5	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00

Controller 2 , 48 zones > Zone 16 drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 1	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00

Controller 2 , 48 zones > Zone 17 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 18 drip

Asset	Service	Notes	Labor	Materials	Total
Valve 2	<u>Troubleshoot</u>	Hours: 10 zone 4,18,24,25,26,27,28,29,30,31,33,34,35,36,37,38,40,41,42,43,45,46,47 all alarm at controller need to troubleshoot could be multiple decoders	\$750.00	\$0.00	\$750.00

Controller 2 , 48 zones > Zone 19 sprays

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 3	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Hours: 0.25 broken 6" pop up	\$18.75	\$16.75	\$35.50
Sprinkler Head 4	<u>Replace</u>	Part: Nozzle Hours: 0.15 clogged nozzle	\$11.25	\$2.23	\$13.48

Controller 2 , 48 zones > Zone 20 bubblers

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 21 drip

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Troubleshoot</u>	Hours: 2 alarmed bad decoder	\$150.00	\$385.00	\$535.00

Controller 2 , 48 zones > Zone 22 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 23 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 24 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 25 bubblers

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 26 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 27 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 28

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 29 sprays

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Nozzle Hours: 0.15 clogged nozzle	\$11.25	\$2.23	\$13.48

Controller 2 , 48 zones > Zone 30 drip

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 31 drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 3	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00

Controller 2 , 48 zones > Zone 32 bubblers

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 33 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 34 drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 4	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2			
		cut drip			

Controller 2 , 48 zones > Zone 35 drip

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 36 drip

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 37 drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 3	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2			
		cut drip			
Drip Line 4	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2			
		cut drip			

Controller 2 , 48 zones > Zone 38 drip

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 39 bubblers

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 40 drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 5	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2			
		cut drip			

Asset	Service	Notes	Labor	Materials	Total
Drip Line 6	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2			
		cut drip			
Drip Line 7	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2			
		cut drip			

Controller 2 , 48 zones > Zone 41 drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2			
		cut drip			
Drip Line 3	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	\$15.00	\$5.00	\$20.00
		Hours: 0.2			
		broken feeder tee			

Controller 2 , 48 zones > Zone 42 sprays

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 2	<u>Replace</u>	Part: Nozzle	\$11.25	\$2.23	\$13.48
		Hours: 0.15			
		clogged nozzle			
Sprinkler Head 3	<u>Replace</u>	Part: Nozzle	\$11.25	\$2.23	\$13.48
		Hours: 0.15			
		clogged nozzle			

Controller 2 , 48 zones > Zone 43 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 44 bubblers

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 45

Asset	Service	Notes	Labor	Materials	Total
Drip Line 1	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00

Controller 2 , 48 zones > Zone 46 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 , 48 zones > Zone 47 drip

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Troubleshoot</u>	Hours: 2 alarming bad decoder	\$150.00	\$385.00	\$535.00

Controller 2 , 48 zones > Zone 48 drip

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Troubleshoot</u>	Hours: 1 alarming bad decoder	\$75.00	\$385.00	\$460.00

Controller 3

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 1 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 2 sprays

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 3 drip

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 > Zone 4 bubblers

Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 5 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 6 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 7					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 8 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 9 drip					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 10 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 11 bubblers					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 12					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 13 sprays					

Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 14 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 15 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 16 drip					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 17 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 18 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 19 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 20 drip					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 21 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 22 bubblers					

Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 23 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 24 bubblers					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 25 drip					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 26 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 27					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 28 sprays MPR					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 29					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 30 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 31 bubblers					

Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 32 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 33 Sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 34 drip					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 35 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 36 bubblers					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 37 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 38 drip					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 39 drip					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 40 bubblers					

Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 41 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 42 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 43 drip					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 44 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 45 drip					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 46 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 47 Bubblers					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 48					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 49 drip					

Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 50 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 51 sprays					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 52 bubblers					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 53 sprays MPR					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 54 sprays MPR					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 55 drip					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 3 > Zone 56 sprays MPR					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 4- 11 zones					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 4- 11 zones > Zone 1 Spray					

Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 4- 11 zones > Zone 2 Spray and annual					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 4- 11 zones > Zone 3 Bu					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 4- 11 zones > Zone 4 Spray					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 4- 11 zones > Zone 5 Spray					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 4- 11 zones > Zone 6 rotors					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 4- 11 zones > Zone 7 Drip					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 4- 11 zones > Zone 8 Bubblers					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 4- 11 zones > Zone 9 Spray					
Asset	Service	Notes	Labor	Materials	Total
No Services					
Controller 4- 11 zones > Zone 10 Rotors					

Asset	Service	Notes	Labor	Materials	Total
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No Services

Controller 4- 11 zones > Zone 11 Spray

Asset	Service	Notes	Labor	Materials	Total
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No Services

Controller 5

Asset	Service	Notes	Labor	Materials	Total
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Controller 5	<u>Troubleshoot</u>	Hours: 4	\$300.00	\$0.00	\$300.00
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controller has several alarms including a exceeding max current nothing runs from controller. Need to troubleshoot could be multiple decoders

3E.

VENTANA COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CLUBHOUSE USAGE AGREEMENT RELEASE OF LIABILITY AND INDEMNIFICATION

1. **VENTANA COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the “District”) is the owner of the clubhouse and related facilities (hereinafter, the “facilities”), located within the Ventana community in Hillsborough County, Florida.

2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District’s receipt of a \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.

3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the “Clubhouse Rules” (**see and initial**) attached. Please make checks (two, separate) payable to VENTANA CDD.

4. The undersigned, _____, (the Applicant), has applied to the District to use the Clubhouse as follows:
 Applicant Address: _____
 Purpose: _____
 Date of Event: _____ Phone: _____
 Time of Event (ALL Events shall end by 11:00 p.m.): _____
 Extra Hours Required (\$25.00per every (1) hour: _____
 Number of Attendees (NOT TO EXCEED 40): _____

5. The District has consented to the above use by the Applicant, its agents, employees and invitees.

6. In Consideration of the District’s permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifally understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

7. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.
8. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant:

Signature

Print name

Date

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

As: _____

Date: _____

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CHECK PAYMENT FORM

*This form must be completed by **each person** issuing a check to Ventana CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained **for each occurrence.***

DATE: ____/____/____

NAME OF ISSUER: _____

ADDRESS: _____

HOME PHONE: (____)____-_____

CELL PHONE: (____)____-_____

DRIVER LICENSE NUMBER: _____
(Attach copy of license)

PLACE OF EMPLOYMENT: _____

WORK PHONE: (____)____-_____

AMOUNT OF CHECK: \$_____

REASON FOR CHECK: _____

VENTANA COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit \$200.00; Rental Fee \$50.00 per four (4) hours – each hour over two will be an additional \$25.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Ventana Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
 - The event provides a benefit to the community;
 - The event encourages socialization amongst the neighbors;
 - The event must be approved by the District Manager; and
 - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date. Without proper notice, rental fee is non-refundable. _____

1. All persons using the Recreation Center do so at their own risk. _____
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. _____
3. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT** (THERE WILL BE NO EXCEPTIONS) _____
4. Glass beverage containers are NOT permitted at the Recreation Center. _____
5. Furniture shall NOT be removed from the Recreation Center at any time. _____
6. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. _____
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items. _____
8. Non-perishable items left in the Recreation Center after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded. _____
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. _____
10. Glitter and Confetti are not allowed in Recreation Center _____
11. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. _____

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

12. Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. _____
13. Please respect all walls and surface areas of the Recreation Center as you would your own home: **DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.** _____
14. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT**. The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). **Note:** the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event. _____
15. **ALL CLEANING MUST BE COMPLETED** and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center **AFTER** 11 pm will be considered as **TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office). _____
16. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action. _____
17. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events. _____
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. _____
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. _____
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. _____
21. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. _____
22. Call 911 in the event of an emergency. _____
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. _____

Applicant Signature

Applicant Printed Name

Date

7A

RECREATION CENTER USE AGREEMENT (Ventana District Facilities)

THIS RECREATION CENTER USE AGREEMENT (the “Agreement”), made and entered into this 8th day of November, 2023 (the “Effective Date”), by and between:

VENTANA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida, whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “District”),

and

ENCLAVE AT VENTANA COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation, whose address is c/o HomeRiver Group, 12906 Tampa Oaks Blvd, Suite 100, Temple Terrace, Florida 33637 (the “Association”),

WHEREAS, Association desires to use certain facilities, including the clubhouse and amenities center, located within and owned by the District (the “Recreation Center”) for the purpose of hosting Association events; and

WHEREAS, District desires to allow the Association to use the Recreation Center for the purpose of hosting Association events; and

WHEREAS, the District has indicated a willingness to permit Association to use the Recreation Center for the described purposes under certain conditions and in exchange for the indemnification of the District by Association; and

WHEREAS, Association agrees to hold harmless and indemnify the District in connection with the use of the Recreation Center for the uses described herein.

W I T N E S S E T H

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants and agreements herein and the permission granted by the District to the Association to use the Recreation Center, the Association and District agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated into this Agreement.

2. **Recreation Center Usage.** The District does hereby grant use to Association and Association does hereby accept and take, on a NON-EXCLUSIVE basis, the use of the Recreation Center, located within the District, to be used by Association solely for the purpose of hosting

Association events under the conditions set forth in this Agreement.

2.1 Dates and Times District may utilize the Recreation Center. Association may utilize that portion of the Recreation Center for the purpose of hosting Association events through application to and approval from the District Manager. If approval is granted, the Association may use the Recreation Center pursuant to the **Recreation Center Policies** outlined in **Exhibit “A”** attached hereto.

2.2 Release of Liability by Vendors. Association shall require that all vendors that are utilized for Association events complete the **“Request to Use District Facilities and Release of Liability Form”** attached hereto as **Exhibit “B”**. The District Manager shall indicate whether the request to use the Recreation Center is approved or denied on said form.

3. **Term.** This Agreement shall commence on the later date of execution by the parties (the “Effective Date”) and shall continue for a period of one (1) year, unless terminated by either party pursuant to Section 6 below.

4. **Conditions of Recreation Center Use.**

4.1 Recreation Center. Association has inspected the Recreation Center and accepts said Recreation Center in “AS IS” condition. District agrees that immediately after each individual use of the Recreation Center in accordance with this Agreement, Association will return the Recreation Center to the District in a neat and sanitary condition, disposing of all garbage and waste in designated receptacles. Association shall make no alterations, additions, improvements, or otherwise to the Recreation Center without the express written consent of the District.

4.2 Utilities. District agrees to furnish reasonable electric, water, and sewer service, while Association is utilizing the Recreation Center.

4.3 Payment of Vendors. Association agrees that all vendors utilized by Association for the purposes hereunder shall be compensated by Association and the District shall not be responsible for payment to any vendors utilized for Association events.

4.4 Indemnification and Hold Harmless. Association agrees to conduct its activities upon the Recreation Center in a manner so as to not endanger any person lawfully thereon and to, indemnify and hold harmless the District, its officers, agents, and employees from and against all claims, suits, actions, damages, liabilities, expenditures, or causes of action of any kind arising out or in any way connected to any act, omission, or negligence of Association, or their respective officers, agents, employees, or guests, and resulting in or relating to injuries to body, life, limb or property sustained in, about, or upon the permitted Recreation Center or improvements thereto, or arising from the use of said Recreation Center by Association. Association shall require all vendors selected by Association to conduct activities on the Recreation Center to indemnify and hold harmless the District, its officers, agents, and employees from and against all claims, suits, actions, damages, liabilities, expenditures, or causes of action of any kind arising out or in any way connected to any act, omission, or negligence of the vendor, or their respective officers, agents, employees, or guests, and resulting in or relating to injuries to body, life, limb or property sustained in, about, or upon the permitted Recreation Center or improvements thereto, or arising

from the use of said Recreation Center by the vendor. Association agrees that this indemnification provision is applicable beginning on the first day Association utilizes the Recreation Center for the purposes provided for in this Agreement.

4.5 Insurance.

4.5.1 Association is required to furnish to the District, prior to its use of the Recreation Center, a certificate showing Public Liability or and Property Damage Insurance of not less than \$1,000,000 combined single limits. The proof of insurance provided by Association is subject to the review and approval of District.

4.5.2 All vendors utilized by Association to conduct activities on the Recreation Center shall furnish the District prior to its use of the Recreation Center, a certificate showing Public Liability or and Property Damage Insurance of not less than \$1,000,000 combined single limits. The proof of insurance provided by Association is subject to the review and approval of District.

4.5.3 District shall furnish to Association a certificate showing Comprehensive General Liability Insurance of not less than \$1,000,000 combined single limits.

4.6 Compliance with laws, rules and regulations. Association shall comply with all laws of the United States, and of the State of Florida, all ordinances of the Hillsborough County, all rules and requirements of the Police, Fire Departments, or other county authorities of Hillsborough County, any other applicable local laws, ordinances and regulations and the Ventana Community Development District rules and policies regarding use of the District's Recreation Center, will obtain and pay for all necessary permits and licenses, and will not do, nor suffer to be done, anything on said Recreation Center during the terms of this Agreement in violation of any such laws, ordinances, rules or requirements, and if the attention of Association is called to any such violation on the part of Association, or any person employed by or admitted to the Recreation Center by Association, Association will immediately desist from and correct the violation.

4.7 Non-discrimination. The District does not tolerate discrimination in any of its programs, services or activities. Pursuant to Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987 and the Florida Civil Rights Act of 1992 and other federal and state authorities, the Association or any of its vendors will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, income or family status.

5. **General Provisions.**

5.1 Permission to Enter Property. Association shall be permitted to enter the Recreation Center during regular operating hours at any time during which this Agreement is effective. Association agrees that the authorized representatives of the District may enter into the Recreation Center at any given time to conduct District-related business. Association agrees that it will not unreasonably burden or interrupt the District-related business, including advertised

meetings of the District Board of Supervisors.

5.2 Evacuation. District reserves the right, without any liability therefor, to evacuate the Recreation Center during any activity in progress where it is deemed necessary for the safety of the general public, patrons, or guests.

5.3 This Agreement is Non-Exclusive. Association understands and agrees that during the term of this Agreement, other events, attractions, conventions and expositions, may be held in other parts of the Recreation Center and the facilities in the area of the Recreation Center, and it is understood and agreed that such other events can be held, serviced or moved in or out of the Recreation Center during the term hereof even though they may cause inconvenience to Association. District will make every effort to minimize impact on Association's use of the Recreation Center.

5.4 Inspection of Recreation Center. Association further represents that its representatives and agents have independently inspected the Recreation Center and that the same are in proper condition for the uses contemplated in this Agreement.

5.5 Security. Association acknowledges and understands that District bears no responsibility whatsoever, for negligence of the District, its officials, agents, or employees, for damages to person or property, arising out of the lack or insufficiency of security, safety measures, or protection from vandalism during the use of the Recreation Center.

5.6 Damages to Recreation Center. Association shall not damage said Recreation Center, and will not make, nor allow to be made any alterations of any kind therein without the District's written permission. Following the use of the Recreation Center, Association shall return the Recreation Center to the condition the Recreation Center were in prior to Association's use of the Recreation Center. Any damage whatsoever occurring as a result of a breach of this provision shall be the responsibility of the Association.

6. Termination or Cancellation.

6.1 District shall have the right to terminate and rescind this Agreement in its entirety or in part at the option of the District: (1) for any reason whatsoever upon the providing of at least thirty (30) days notice to Association.

6.2 Association shall have the right to terminate and rescind this Agreement in its entirety or in part at the option of the Association for any reason whatsoever upon the providing of at least thirty (30) days notice to District.

6.3 The termination of this Agreement shall not relieve Association of any liabilities or obligations hereunder which shall have accrued prior to the effective date of cancellation or rescission.

7. **Assignment Prohibited.** This Agreement shall not be assigned, sublet, sold, made a part of a merger, takeover, or sale of a business, or otherwise transferred in any manner

whatsoever, by either party, without the prior written consent of the other party endorsed thereon.

8. **Notice.** Any notice required or permitted to be given or served by either party to this Agreement shall be deemed to have been given or served when made in writing, by certified mail, return receipt requested, or by hand delivery, and addressed as follows:

As to ASSOCIATION:

Enclave at Ventana Community Association, Inc.
c/o HomeRiver Group
12906 Tampa Oaks Blvd, Suite 100
Temple Terrace, Florida 33637
kperkins@homeriver.com

As to DISTRICT:

Ventana Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Rick.Reidt@Inframark.com

9. **Governing Law and Venue.** This Agreement shall be governed by the laws of the State of Florida, with venue, for purposes of any litigation, lying in Hillsborough County, Florida.

10. **Public Records.** As required under Section 119.0701, Florida Statutes, Association shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Association does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Association upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, OR BY EMAIL AT RICK.REIDT@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

11. **Entire Agreement.** That all terms and conditions of this written Agreement shall be binding upon the parties, their heirs or representatives, and assigns, and cannot be varied or waived by any oral representations or promise of any agent or other person of the parties hereto, unless the same be in writing and mutually signed by the duly authorized agent or agents who execute this Agreement.

12. **Waiver.** No waiver of any covenant or condition or the breach of any covenant or condition of this Agreement shall be taken to constitute a waiver of any subsequent breach of any covenant or condition of this Agreement.

13. **Severability.** If any provision of this Agreement shall be held or deemed to be or shall in fact be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all cases because of conflicts with any provision(s) hereof or any constitution, statute, ordinance, rule, or law or public policy, or for any reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses or sections contained in this Agreement shall not affect the remaining portion of this Agreement or any part thereof.

**Enclave at Ventana
Community Association, Inc.**

**Ventana
Community Development District**

Print Name: _____
Title: _____
Address: _____

Juan Carlos Reyes
Chair of the Board of Supervisors

EXHIBIT “A”

RECREATION FACILITIES POLICIES

Definitions

“Board” – shall mean the District’s Board of Supervisors.

“District” – shall mean the Ventana Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Guest” – shall mean any individual who is invited and must be accompanied to use the Recreational Facilities by a Resident, Non-Resident Member, or Renter.

“Non-Resident Member” – shall mean any individual not owning or renting property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” – shall mean Residents, Guests, Non-Resident Members, and Renters, including and members of the households of any of the foregoing, who are eighteen (18) years of age and older.

“Recreational Facilities” – shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the Pool and Playground, together with its appurtenant facilities and areas.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement, or any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” – shall mean any person, spouse, or registered domestic partner of a person or family owning property within the District.

Enforcement of Policies

The Board, the District Manager, and any District staff shall have full authority to enforce these policies. However, the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons. Such a temporary waiver of any policy by the District Manager shall not constitute a continuous, ongoing waiver of said policy, and the District Manager reserves the right to enforce all of these policies at any time.

Use of Recreational Facilities at Your Own Risk

Patrons are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District's rules and policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patron. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing.
2. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
3. All Patrons using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies, and rules governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
4. The Recreational Facilities is available for use by Patrons during normal operating hours to be established and posted by the District.
5. Patrons are responsible for any damage they or their Guests cause to District property and will be responsible for the costs associated with repairing the damage.
6. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
7. All Patrons may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
8. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The District Manager reserves the

right to waive this parking restriction in the event overflow parking is needed for a large event.

9. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
10. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
11. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.
12. No fishing or swimming is permitted in any District stormwater ponds.
13. Audio or Video playing devices must be kept at reasonable volumes.
14. Off-road motorbikes/vehicles are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
15. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
16. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
17. The District Manager reserves the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except usage and rental fees that have been established by the Board. The District Manager also has the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will be required to compensate the District accordingly.
18. Smoking and the use of vapor-generating devices are prohibited in or at all Recreational Facilities.
19. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the District Manager.

Designation of Renter to Use Resident’s Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Renter of their home as the beneficial users of the Resident's membership privileges for purposes of Recreational Facilities use.
2. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Renter as a beneficial user of the Resident's membership privileges, the Renter will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Renter is a Guest.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pool Policies

1. There is no lifeguard on duty.
2. Children under the age of 15 years old must be supervised by a Patron.
3. No one should use the pool during inclement weather (especially when lightning is present).
4. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
5. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
6. No glass containers are permitted in the fenced pool area.
7. No Food or Beverages are permitted in the pool or on the wet deck.
8. Patrons should shower before entering the pool.
9. Pool Furniture should not be removed from the fenced pool area or placed in the pool.
10. No profanity, harassment, diving, running, rough or rowdy play, chicken fighting, or horseplay is permitted.
11. No skates, skateboards, scooters, or bicycles are permitted within the fenced pool area.
12. No more than 3 total guests can be brought by any Patron household at any time.
13. No dogs or other animals are allowed in the pool, with the exception of authorized service animals.

Playground Policies

1. Children under the age of 15 years old must be supervised by a Patron
2. All children must remain in the sight of parents/guardians.
3. All children are expected to play cooperatively with other children.
4. Proper footwear and clothing is required. Loose clothing, especially with strings, is prohibited.
5. Mulch must not be picked up, thrown, or kicked for any reason.
6. No food, drinks or gum are permitted at the playground.
7. No glass containers are permitted at the playground.
8. No jumping off from any climbing bar or platform.
9. Profanity, rough or rowdy play, and disruptive behavior are prohibited.

Access Cards for the Use of the Pool

1. The District operates an access system for entry into the District's Pool to ensure that only Patrons and their Guests enjoy the pool.
2. The current owners of a home in the District will be issued 1 initial Access Card at no charge. If the current owners sell their property, then they may transfer their Access Cards to the purchaser of their home. If no transfer is made, then the new owners may purchase an Access Card from the District for a non-refundable fee of \$25.00 per card.
3. Renters who have proof of a valid rental agreement will be issued Access Cards after they pay the District a non-refundable fee of \$25.00 per Access Card.
4. There is a \$25.00 non-refundable fee to replace a lost Access Card or to purchase an additional Access Card. No more than 2 Access Cards (issued to those 18 years or older) may be held by any Patron's household at any time.
5. Under no circumstance should a Patron provide their Access Cards to another person to allow them to utilize the Pool. To obtain an Access Card, proof of residence (Driver's License, State ID, utility bill or a vehicle registration) is required.

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of an Access Card.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies or rules established for the use of the Recreational Facilities.
 - f. Treats the District's supervisors, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.
2. **Documentation of Violations.** The District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The District Manager shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.
3. **Suspension by the District Manager**

- a. The District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
- b. The District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
- c. Such suspension shall be for a maximum period of 30 consecutive days.
- d. In determining the length of any suspension, the District Manager, shall take into account the nature of the conduct and any prior violations.

4. Appeal of Suspension

- a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
- b. The filing of a request for an appeal shall not result in the stay of the suspension.
- c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
- d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning or otherwise modifying the suspension, to address the appeal and any violations.
- f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. Longer Suspension or Termination of Privileges by the Board.

- a. The District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
- b. At least 15 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
- c. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- d. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
- e. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

- 6. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

Exhibit "B"**REQUEST TO USE DISTRICT RECREATION CENTER AND RELEASE OF LIABILITY FORM**

Vendor Name: _____ Date: _____

Street Address: _____

Daytime Phone: _____ Email Address: _____

Type of Use: _____

The undersigned hereby agrees that my use of the Ventana District Facilities shall be at my own risk. I fully acknowledge that I am fully responsible for my acts, omissions, and negligence. The undersigned further acknowledges his or her awareness and understanding of the risks, foreseen and unforeseen, known and unknown, of using the District Facilities and hereby assumes all risk of loss, property damage or personal injury to myself, my guests and invitees. In consideration for allowing my use of the District Facilities, I agree to indemnify and hold harmless the Ventana Community Development District, its officers, employees, agents, assigns, and staff from any and all liability, claims, actions, suits, judgments or demands, including those for attorneys' fees and costs, brought by any person, corporation, or other entity, arising out of or in any way connected to my use of the District Facilities. In the event any claim or suit is brought against the Ventana Community Development District or District Manager as a result of my use of the District Facilities, I agree to pay for legal counsel chosen by the Ventana Community Development District to defend against same.

I have read, understand, and agree to comply with and abide by all provisions pertaining to the District Facilities as set forth in the Ventana Community Development District Recreation Facility Policies, as amended from time to time.

In signing below, I am acknowledging that I have read and understand the entirety of this Request to Use District Recreation Center and Release of Liability Form.

Date: _____, 20__

WITNESS:

Print Name

For Official Use Only:

Approved _____ Disapproved _____

District Manager

Date: _____

RECREATION CENTER USE AGREEMENT
(Ventana District Facilities)

THIS RECREATION CENTER USE AGREEMENT (the “Agreement”), made and entered into this 8th day of November, 2023 (the “Effective Date”), by and between:

VENTANA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida, whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “District”),

and

VENTANA COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation, whose address is c/o Harbeck Hospitality, 2626 Tampa Road, Suite 204, Palm Harbor, Florida 34684 (the “Association”),

WHEREAS, Association desires to use certain facilities, including the clubhouse and amenities center, located within and owned by the District (the “Recreation Center”) for the purpose of hosting Association events; and

WHEREAS, District desires to allow the Association to use the Recreation Center for the purpose of hosting Association events; and

WHEREAS, the District has indicated a willingness to permit Association to use the Recreation Center for the described purposes under certain conditions and in exchange for the indemnification of the District by Association; and

WHEREAS, Association agrees to hold harmless and indemnify the District in connection with the use of the Recreation Center for the uses described herein.

W I T N E S S E T H

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants and agreements herein and the permission granted by the District to the Association to use the Recreation Center, the Association and District agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated into this Agreement.

2. **Recreation Center Usage.** The District does hereby grant use to Association and Association does hereby accept and take, on a NON-EXCLUSIVE basis, the use of the Recreation Center, located within the District, to be used by Association solely for the purpose of hosting Association events under the conditions set forth in this Agreement.

2.1 Dates and Times District may utilize the Recreation Center. Association may utilize that portion of the Recreation Center for the purpose of hosting Association events through application to and approval from the District Manager. If approval is granted, the Association may use the Recreation Center pursuant to the **Recreation Center Policies** outlined in **Exhibit “A”** attached hereto.

2.2 Release of Liability by Vendors. Association shall require that all vendors that are utilized for Association events complete the **“Request to Use District Facilities and Release of Liability Form”** attached hereto as **Exhibit “B”**. The District Manager shall indicate whether the request to use the Recreation Center is approved or denied on said form.

3. **Term.** This Agreement shall commence on the later date of execution by the parties (the “Effective Date”) and shall continue for a period of one (1) year, unless terminated by either party pursuant to Section 6 below.

4. **Conditions of Recreation Center Use.**

4.1 Recreation Center. Association has inspected the Recreation Center and accepts said Recreation Center in “AS IS” condition. District agrees that immediately after each individual use of the Recreation Center in accordance with this Agreement, Association will return the Recreation Center to the District in a neat and sanitary condition, disposing of all garbage and waste in designated receptacles. Association shall make no alterations, additions, improvements, or otherwise to the Recreation Center without the express written consent of the District.

4.2 Utilities. District agrees to furnish reasonable electric, water, and sewer service, while Association is utilizing the Recreation Center.

4.3 Payment of Vendors. Association agrees that all vendors utilized by Association for the purposes hereunder shall be compensated by Association and the District shall not be responsible for payment to any vendors utilized for Association events.

4.4 Indemnification and Hold Harmless. Association agrees to conduct its activities upon the Recreation Center in a manner so as to not endanger any person lawfully thereon and to, indemnify and hold harmless the District, its officers, agents, and employees from and against all claims, suits, actions, damages, liabilities, expenditures, or causes of action of any kind arising out or in any way connected to any act, omission, or negligence of Association, or their respective officers, agents, employees, or guests, and resulting in or relating to injuries to body, life, limb or property sustained in, about, or upon the permitted Recreation Center or improvements thereto, or arising from the use of said Recreation Center by Association. Association shall require all vendors selected by Association to conduct activities on the Recreation Center to indemnify and hold harmless the District, its officers, agents, and employees from and against all claims, suits, actions, damages, liabilities, expenditures, or causes of action of any kind arising out or in any way connected to any act, omission, or negligence of the vendor, or their respective officers, agents, employees, or guests, and resulting in or relating to injuries to body, life, limb or property sustained in, about, or upon the permitted Recreation Center or improvements thereto, or arising from the use of said Recreation Center by the vendor. Association agrees that this indemnification

provision is applicable beginning on the first day Association utilizes the Recreation Center for the purposes provided for in this Agreement.

4.5 Insurance.

4.5.1 Association is required to furnish to the District, prior to its use of the Recreation Center, a certificate showing Public Liability or and Property Damage Insurance of not less than \$1,000,000 combined single limits. The proof of insurance provided by Association is subject to the review and approval of District.

4.5.2 All vendors utilized by Association to conduct activities on the Recreation Center shall furnish the District prior to its use of the Recreation Center, a certificate showing Public Liability or and Property Damage Insurance of not less than \$1,000,000 combined single limits. The proof of insurance provided by Association is subject to the review and approval of District.

4.5.3 District shall furnish to Association a certificate showing Comprehensive General Liability Insurance of not less than \$1,000,000 combined single limits.

4.6 Compliance with laws, rules and regulations. Association shall comply with all laws of the United States, and of the State of Florida, all ordinances of the Hillsborough County, all rules and requirements of the Police, Fire Departments, or other county authorities of Hillsborough County, any other applicable local laws, ordinances and regulations and the Ventana Community Development District rules and policies regarding use of the District's Recreation Center, will obtain and pay for all necessary permits and licenses, and will not do, nor suffer to be done, anything on said Recreation Center during the terms of this Agreement in violation of any such laws, ordinances, rules or requirements, and if the attention of Association is called to any such violation on the part of Association, or any person employed by or admitted to the Recreation Center by Association, Association will immediately desist from and correct the violation.

4.7 Non-discrimination. The District does not tolerate discrimination in any of its programs, services or activities. Pursuant to Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987 and the Florida Civil Rights Act of 1992 and other federal and state authorities, the Association or any of its vendors will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, income or family status.

5. **General Provisions.**

5.1 Permission to Enter Property. Association shall be permitted to enter the Recreation Center during regular operating hours at any time during which this Agreement is effective. Association agrees that the authorized representatives of the District may enter into the Recreation Center at any given time to conduct District-related business. Association agrees that it will not unreasonably burden or interrupt the District-related business, including advertised meetings of the District Board of Supervisors.

5.2 Evacuation. District reserves the right, without any liability therefor, to evacuate the Recreation Center during any activity in progress where it is deemed necessary for the safety of the general public, patrons, or guests.

5.3 This Agreement is Non-Exclusive. Association understands and agrees that during the term of this Agreement, other events, attractions, conventions and expositions, may be held in other parts of the Recreation Center and the facilities in the area of the Recreation Center, and it is understood and agreed that such other events can be held, serviced or moved in or out of the Recreation Center during the term hereof even though they may cause inconvenience to Association. District will make every effort to minimize impact on Association's use of the Recreation Center.

5.4 Inspection of Recreation Center. Association further represents that its representatives and agents have independently inspected the Recreation Center and that the same are in proper condition for the uses contemplated in this Agreement.

5.5 Security. Association acknowledges and understands that District bears no responsibility whatsoever, for negligence of the District, its officials, agents, or employees, for damages to person or property, arising out of the lack or insufficiency of security, safety measures, or protection from vandalism during the use of the Recreation Center.

5.6 Damages to Recreation Center. Association shall not damage said Recreation Center, and will not make, nor allow to be made any alterations of any kind therein without the District's written permission. Following the use of the Recreation Center, Association shall return the Recreation Center to the condition the Recreation Center were in prior to Association's use of the Recreation Center. Any damage whatsoever occurring as a result of a breach of this provision shall be the responsibility of the Association.

6. Termination or Cancellation.

6.1 District shall have the right to terminate and rescind this Agreement in its entirety or in part at the option of the District: (1) for any reason whatsoever upon the providing of at least thirty (30) days notice to Association.

6.2 Association shall have the right to terminate and rescind this Agreement in its entirety or in part at the option of the Association for any reason whatsoever upon the providing of at least thirty (30) days notice to District.

6.3 The termination of this Agreement shall not relieve Association of any liabilities or obligations hereunder which shall have accrued prior to the effective date of cancellation or rescission.

7. **Assignment Prohibited.** This Agreement shall not be assigned, sublet, sold, made a part of a merger, takeover, or sale of a business, or otherwise transferred in any manner whatsoever, by either party, without the prior written consent of the other party endorsed thereon.

8. **Notice.** Any notice required or permitted to be given or served by either party to this Agreement shall be deemed to have been given or served when made in writing, by certified mail, return receipt requested, or by hand delivery, and addressed as follows:

As to ASSOCIATION:

Ventana Community Association, Inc.
c/o Harbeck Hospitality
2626 Tampa Road, Suite 204
Palm Harbor, Florida 34684

As to DISTRICT:

Ventana Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Rick.Reidt@Inframark.com

9. **Governing Law and Venue.** This Agreement shall be governed by the laws of the State of Florida, with venue, for purposes of any litigation, lying in Hillsborough County, Florida.

10. **Public Records.** As required under Section 119.0701, Florida Statutes, Association shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Association does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Association upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, OR BY EMAIL AT RICK.REIDT@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

11. **Entire Agreement.** That all terms and conditions of this written Agreement shall be binding upon the parties, their heirs or representatives, and assigns, and cannot be varied or waived by any oral representations or promise of any agent or other person of the parties hereto, unless the same be in writing and mutually signed by the duly authorized agent or agents who execute this Agreement.

12. **Waiver.** No waiver of any covenant or condition or the breach of any covenant or condition of this Agreement shall be taken to constitute a waiver of any subsequent breach of any covenant or condition of this Agreement.

13. **Severability.** If any provision of this Agreement shall be held or deemed to be or shall in fact be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all cases because of conflicts with any provision(s) hereof or any constitution, statute, ordinance, rule, or law or public policy, or for any reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses or sections contained in this Agreement shall not affect the remaining portion of this Agreement or any part thereof.

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

Ventana Community Association, Inc.

**Ventana
Community Development District**

Print Name: _____
Title: _____
Address: _____

Juan Carlos Reyes
Chair of the Board of Supervisors

EXHIBIT “A”

RECREATION FACILITIES POLICIES

Definitions

“Board” – shall mean the District’s Board of Supervisors.

“District” – shall mean the Ventana Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Guest” – shall mean any individual who is invited and must be accompanied to use the Recreational Facilities by a Resident, Non-Resident Member, or Renter.

“Non-Resident Member” – shall mean any individual not owning or renting property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” – shall mean Residents, Guests, Non-Resident Members, and Renters, including and members of the households of any of the foregoing, who are eighteen (18) years of age and older.

“Recreational Facilities” – shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the Pool and Playground, together with its appurtenant facilities and areas.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement, or any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” – shall mean any person, spouse, or registered domestic partner of a person or family owning property within the District.

Enforcement of Policies

The Board, the District Manager, and any District staff shall have full authority to enforce these policies. However, the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons. Such a temporary waiver of any policy by the District Manager shall not constitute a continuous, ongoing waiver of said policy, and the District Manager reserves the right to enforce all of these policies at any time.

Use of Recreational Facilities at Your Own Risk

Patrons are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District's rules and policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patron. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing.
2. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
3. All Patrons using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies, and rules governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
4. The Recreational Facilities is available for use by Patrons during normal operating hours to be established and posted by the District.
5. Patrons are responsible for any damage they or their Guests cause to District property and will be responsible for the costs associated with repairing the damage.
6. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
7. All Patrons may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
8. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The District Manager reserves the

right to waive this parking restriction in the event overflow parking is needed for a large event.

9. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
10. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
11. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.
12. No fishing or swimming is permitted in any District stormwater ponds.
13. Audio or Video playing devices must be kept at reasonable volumes.
14. Off-road motorbikes/vehicles are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
15. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
16. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
17. The District Manager reserves the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except usage and rental fees that have been established by the Board. The District Manager also has the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will be required to compensate the District accordingly.
18. Smoking and the use of vapor-generating devices are prohibited in or at all Recreational Facilities.
19. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the District Manager.

Designation of Renter to Use Resident’s Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Renter of their home as the beneficial users of the Resident's membership privileges for purposes of Recreational Facilities use.
2. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Renter as a beneficial user of the Resident's membership privileges, the Renter will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Renter is a Guest.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pool Policies

1. There is no lifeguard on duty.
2. Children under the age of 15 years old must be supervised by a Patron.
3. No one should use the pool during inclement weather (especially when lightning is present).
4. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
5. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
6. No glass containers are permitted in the fenced pool area.
7. No Food or Beverages are permitted in the pool or on the wet deck.
8. Patrons should shower before entering the pool.
9. Pool Furniture should not be removed from the fenced pool area or placed in the pool.
10. No profanity, harassment, diving, running, rough or rowdy play, chicken fighting, or horseplay is permitted.
11. No skates, skateboards, scooters, or bicycles are permitted within the fenced pool area.
12. No more than 3 total guests can be brought by any Patron household at any time.
13. No dogs or other animals are allowed in the pool, with the exception of authorized service animals.

Playground Policies

1. Children under the age of 15 years old must be supervised by a Patron
2. All children must remain in the sight of parents/guardians.
3. All children are expected to play cooperatively with other children.
4. Proper footwear and clothing is required. Loose clothing, especially with strings, is prohibited.
5. Mulch must not be picked up, thrown, or kicked for any reason.
6. No food, drinks or gum are permitted at the playground.
7. No glass containers are permitted at the playground.
8. No jumping off from any climbing bar or platform.
9. Profanity, rough or rowdy play, and disruptive behavior are prohibited.

Access Cards for the Use of the Pool

1. The District operates an access system for entry into the District's Pool to ensure that only Patrons and their Guests enjoy the pool.
2. The current owners of a home in the District will be issued 1 initial Access Card at no charge. If the current owners sell their property, then they may transfer their Access Cards to the purchaser of their home. If no transfer is made, then the new owners may purchase an Access Card from the District for a non-refundable fee of \$25.00 per card.
3. Renters who have proof of a valid rental agreement will be issued Access Cards after they pay the District a non-refundable fee of \$25.00 per Access Card.
4. There is a \$25.00 non-refundable fee to replace a lost Access Card or to purchase an additional Access Card. No more than 2 Access Cards (issued to those 18 years or older) may be held by any Patron's household at any time.
5. Under no circumstance should a Patron provide their Access Cards to another person to allow them to utilize the Pool. To obtain an Access Card, proof of residence (Driver's License, State ID, utility bill or a vehicle registration) is required.

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of an Access Card.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies or rules established for the use of the Recreational Facilities.
 - f. Treats the District's supervisors, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.
2. **Documentation of Violations.** The District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The District Manager shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.
3. **Suspension by the District Manager**

- a. The District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
- b. The District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
- c. Such suspension shall be for a maximum period of 30 consecutive days.
- d. In determining the length of any suspension, the District Manager, shall take into account the nature of the conduct and any prior violations.

4. Appeal of Suspension

- a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
- b. The filing of a request for an appeal shall not result in the stay of the suspension.
- c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
- d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning or otherwise modifying the suspension, to address the appeal and any violations.
- f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. Longer Suspension or Termination of Privileges by the Board.

- a. The District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
- b. At least 15 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
- c. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- d. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
- e. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

- 6. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

Exhibit "B"**REQUEST TO USE DISTRICT RECREATION CENTER AND RELEASE OF LIABILITY FORM**

Vendor Name: _____ Date: _____

Street Address: _____

Daytime Phone: _____ Email Address: _____

Type of Use: _____

The undersigned hereby agrees that my use of the Ventana District Facilities shall be at my own risk. I fully acknowledge that I am fully responsible for my acts, omissions, and negligence. The undersigned further acknowledges his or her awareness and understanding of the risks, foreseen and unforeseen, known and unknown, of using the District Facilities and hereby assumes all risk of loss, property damage or personal injury to myself, my guests and invitees. In consideration for allowing my use of the District Facilities, I agree to indemnify and hold harmless the Ventana Community Development District, its officers, employees, agents, assigns, and staff from any and all liability, claims, actions, suits, judgments or demands, including those for attorneys' fees and costs, brought by any person, corporation, or other entity, arising out of or in any way connected to my use of the District Facilities. In the event any claim or suit is brought against the Ventana Community Development District or District Manager as a result of my use of the District Facilities, I agree to pay for legal counsel chosen by the Ventana Community Development District to defend against same.

I have read, understand, and agree to comply with and abide by all provisions pertaining to the District Facilities as set forth in the Ventana Community Development District Recreation Facility Policies, as amended from time to time.

In signing below, I am acknowledging that I have read and understand the entirety of this Request to Use District Recreation Center and Release of Liability Form.

Date: _____, 20__

WITNESS:

Print Name

For Official Use Only:

Approved _____ Disapproved _____

District Manager

Date: _____

8A



VENTANA CDD. ENCLAVE. 10/30/23, 12:15 PM

monthly site inspection report.

Monday, October 30, 2023

Prepared For Board Of Supervisors.

23 Issues Identified



FERN HILL ROAD.

Assigned To Yellowstone.

New entrance facade looks good.



FERN HILL ROAD.

Assigned To Yellowstone.

There are weeds in the turf in front of the entrance facade.



SYMMES ROAD.

Assigned To Yellowstone.

Weeds throughout the bed.



FERN HILL ROAD.

Assigned To Yellowstone.

Heading South on Fern Hill Road
needs to look much better.



FERN HILL ROAD.

Assigned To Yellowstone.

The large weeds in the turf need to be hand pulled.



FERN HILL ROAD.

Assigned To Yellowstone.

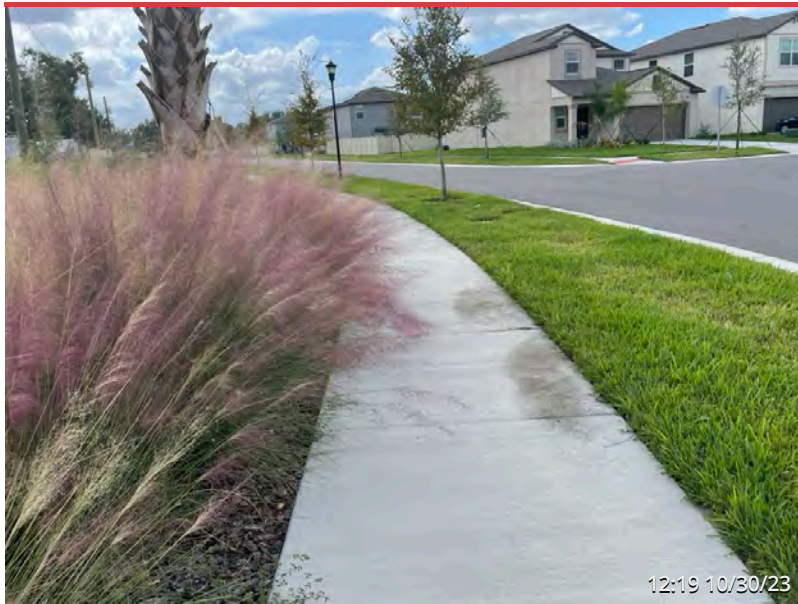
Weeds throughout the beds.



FERN HILL ROAD.

Assigned To Yellowstone.

Poor job controlling the weeds.



FERN HILL ROAD.

Assigned To Yellowstone.

Trim the Muhly grass so it does not encroach on the sidewalk.



FERN HILL ROAD.

Assigned To Yellowstone.
Weeds.



FERN HILL ROAD.

Assigned To Yellowstone .
Trim the viburnum plants.



FERN HILL ROAD.

Assigned To Yellowstone.

The turf damage needs to be replaced.



FERN HILL ROAD.

Assigned To Yellowstone .

Remove the weeds in the tree circles.



FERN HILL ROAD.

Assigned To District Manager

The mailboxes are clean and look good.



FERN HILL ROAD.

Assigned To Yellowstone.

Poor turf fertility next to the mailboxes. Weeds in the bed and turf. White clover weeds.



FERN HILL ROAD.

Assigned To Yellowstone.

The viburnum need to be trimmed.



FERN HILL ROAD.

Assigned To Yellowstone .

Poor fertility in front of the
mailboxes. Check irrigation..



FERN HILL ROAD.

Assigned To Yellowstone .
Weeds.



FERN HILL ROAD.

Assigned To Yellowstone.
Poor turf fertility. Check irrigation.



FERN HILL ROAD.

Assigned To Yellowstone.

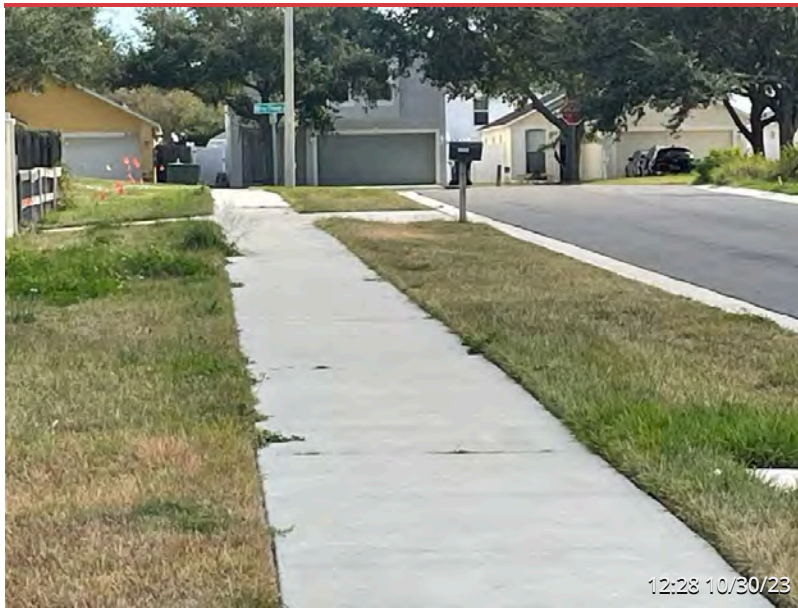
Poor turf fertility. Check irrigation.



FERN HILL.

Assigned To Yellowstone.

Trim the holly for aesthetic value.



CALYPSO ORCHID.

Assigned To Yellowstone .

Poor turf fertility.



FERN HILL ROAD.

Assigned To Yellowstone .

Looks good.



POND.

Assigned To First,Choice Aquatics.

The invasive plant material in the pond is dead. You may want the pond vendor to give an estimate to cut down the dead invasive plant material for aesthetic value.



VENTANA. CDD. 10/30/23, 4:13 PM

monthly site inspection report.

Monday, October 30, 2023

Prepared For Board Of Supervisors.

84 Issues Identified



VENTANA GROVE BOULEVARD.

Assigned To Yellowstone.

The East entrance facade is clean and looks good. The turf fertility is very poor and there are multiple weeds within the turf.



VENTANA GROVE BOULEVARD.

Assigned To Yellowstone.

Weeds in the bed on the East entrance.



VENTANA GROVE BOULEVARD.

Assigned To Yellowstone.

Weeds and invasive plants growing in the East entrance bed.



VENTANA GROVE BOULEVARD.

Assigned To Yellowstone.

Remove the dead Allamanda plants in the median.



SYMMES ROAD.

Assigned To Yellowstone.

The turf fertility could be better.



VENTANA GROVE BOULEVARD.

Assigned To Yellowstone.

Weeds and invasive plant growth material behind the East entrance.



VENTANA GROVE BOULEVARD

Assigned To Yellowstone.

The median needs to look better.



VENTANA GROVE BOULEVARD.

Assigned To Yellowstone .

The West entrance facade is clean and looks good. The turf fertility in this area is improving but still needs improvement.



VENTANA GROVE BOULEVARD.

Assigned To Yellowstone .

West entrance bed weeds.



SYMMES ROAD.

Assigned To Yellowstone.

Construction related damage
heading West on Symmes Road.



VENTANA GROVE BOULEVARD

Assigned To Yellowstone.

The Duranta needs to be trimmed to a uniform height.



VENTANA GROVE BOULEVARD.

Assigned To Yellowstone.

Weeds and invasive plant material within the Duranta plant bed.



SYMMES ROAD

Assigned To Yellowstone.

Viburnum hedge not trimmed.



SYMMES ROAD.

Assigned To Yellowstone .

Weeds and invasive plant material
growing throughout the bed.



SYMMES ROAD.

Assigned To Yellowstone .

The Thryallis plants were not trimmed.



SYMMES ROAD.

Assigned To Yellowstone .

Bed weeds.



SYMMES ROAD.

Assigned To Yellowstone.

Remove the invasive plant material growing through the viburnum hedge.



SYMMES ROAD

Assigned To Yellowstone.

Trim & shape the Holly trees.



FERNHILL ROAD AND SYMMES ROAD.

Assigned To Yellowstone.

Dollar weed.



FERNHILL ROAD.

Assigned To Yellowstone.

Weeds and invasive plants growing throughout the bed.



FERNHILL ROAD.

Assigned To Yellowstone.

Trim the holly branches off of the perimeter fence line. Trim and shape the Holly trees.



FERN HILL ROAD.

Assigned To Yellowstone .

Bed weeds.



FERN HILL ROAD.

Assigned To Yellowstone .

Trim the ornamental grass off of the sidewalk.



FERNHILL ROAD.

Assigned To Yellowstone.

Invasive plants growing through the hedge plant.



FIELD BLEND.

Assigned To Yellowstone.

Weeds & invasive plant material growing throughout the median. Debris left on the median from the palm tree stump grinding.



FIELD BLEND.

Assigned To Yellowstone .

Weeds and invasive plant growth material in the medium.



FIELD BLEND & FERN HILL ROAD.

Assigned To Yellowstone .

The South entrance facade is clean and looks good.



FIELD BLEND & FERN HILL ROAD.

Assigned To Yellowstone .

South entrance bed weeds.



FERN HILL ROAD.

Assigned To Yellowstone.

Heading South on the Fern Hill sidewalk looks good.



FIELD BLEND & FERN HILL ROAD.

Assigned To Yellowstone.

The North entrance facade is clean and looks good.



FERN HILL ROAD.

Assigned To Yellowstone .

Heading North on the Fern Hill sidewalk looks good overall.



FIELD BLEND.

Assigned To Yellowstone .

Turf issues on the North side.



FIELD BLEND.

Assigned To Yellowstone .

Dead Cypress tree needs to be replaced under warranty.



SAGE CANYON.

Assigned To Yellowstone .

Poor fertility and turf weeds.



SAGE CANYON.

Assigned To Yellowstone .

Trim the ornamental grass off of the sidewalk.



CRUSHED GRAPE.

Assigned To Yellowstone .

The West entrance facade is clean and looks good.



CRUSHED GRAPE.

Assigned To Yellowstone .

Dead Sabal palm tree.



CRUSHED GRAPE.

Assigned To Yellowstone .

The East entrance facade is clean and looks good.



CONE GROVE.

Assigned To Yellowstone .

Heading East on the sidewalk looks good overall.



CONE GROVE.

Assigned To Yellowstone .

Heading West on the sidewalk looks good.



CRUSHED GRAPE.

Assigned To Yellowstone.

No soft edging around the palm trees.



CRUSHED GRAPE.

Assigned To Yellowstone

No soft edging.



CONE GROVE & VENTS GROVE BOULEVARD.

Assigned To Yellowstone.

The turf fertility needs improvement.



VENTANA GROVE BOULEVARD.

Assigned To Yellowstone .

Invasive plants going through the Ilex.



13:59 10/30/23

VENTANA GROVE BOULEVARD.

Assigned To Yellowstone.

Heading south on the boulevard looks good overall.



14:01 10/30/23

VENTANA GROVE BOULEVARD.

Assigned To Yellowstone .

The Cardboard plants were not trimmed. The Blueberry tree needs to be trimmed.



VENTANA GROVE BOULEVARD

Assigned To Yellowstone.

The Thryallis plants were not trimmed.



CAKEBREAD.

Assigned To Yellowstone.

The SW entrance Bougainvillea plants need to be replaced.



CAKEBREAD.

Assigned To Yellowstone.

The NW entrance looks good overall.



CAKEBREAD.

Assigned To Yellowstone .

The SE entrance looks good.



CAKEBREAD.

Assigned To Yellowstone .

The NE entrance needs
Bougainvillea plant replacement.



GREEN HARVEST.

Assigned To Yellowstone

Looks good.



GREEN HARVEST.

Assigned To Yellowstone.

Trim the viburnum hedge to a uniform height.



GREEN HARVEST.

Assigned To Yellowstone .

Looks good overall.



BERRYESSA.

Assigned To Yellowstone.

Weeds in the SW bed.

Bougainvillea plant replacement is needed.



BERRYESSA.

Assigned To Yellowstone .

Weeds in the NW bed.

Bougainvillea plant replacement is needed.



BERRYESSA.

Assigned To Yellowstone.

The SE entrance looks good overall.



BERRYESSA.

Assigned To Yellowstone.

Weeds and invasive plant material growing in the bed and throughout the plants.



BERRYESSA.

Assigned To Yellowstone .

Remove the dead Bougainvillea plants on the SE entrance.



BERRYESSA.

Assigned To Yellowstone .

Remove the dead Bougainvillea plants on the NE entrance.



AMENITY CENTER.

Assigned To Clubhouse Manager.
The Amenity Center is clean and looks good. All bathrooms are fully functional and clean.



AMENITY CENTER.

Assigned To Yellowstone .
The parking lot is clean.



AMENITY CENTER.

Assigned To Yellowstone .

The Loropetalum plant fertility is very poor. i've asked multiple times for Yellowstone's agronomy department to investigate and follow up with an action plan.



AMENITY CENTER.

Assigned To Clubhouse Manager.

Looks good.



VENTANA GROVE BOULEVARD.

Assigned To Yellowstone .

Poor turf fertility.



AMENITY CENTER.

Assigned To Yellowstone.

Poor Loropetalum plant fertility. I've asked Yellowstone on multiple occasions to evaluate the plant fertility issue to no avail.



AMENITY.

Assigned To Yellowstone .
Poor Thryallis plant fertility.



AMENITY CENTER.

Assigned To Clubhouse Manager.
The mailbox pavilion is clean and looks good.



AMENITY CENTER.

Assigned To Clubhouse Manager.
The Pickleball court looks good.



AMENITY CENTER.

Assigned To Yellowstone .
Trim the Cardboard plant to a
uniform height.



AMENITY CENTER.

Assigned To Clubhouse Manager.

The cabanas look good.



AMENITY CENTER.

Assigned To Zebra.

The pool is clear and blue.



AMENITY CENTER.

Assigned To Clubhouse Manager
Looks good.



AMENITY CENTER.

Assigned To Yellowstone .
The lounge area is clean and looks
good.



AMENITY CENTER.

Assigned To Yellowstone.

The playground is scheduled to receive new mulch.



POND V-1

Assigned To Yellowstone .

The pond looks good.



POND V-2.

Assigned To First Choice Aquatics.
Looks good.



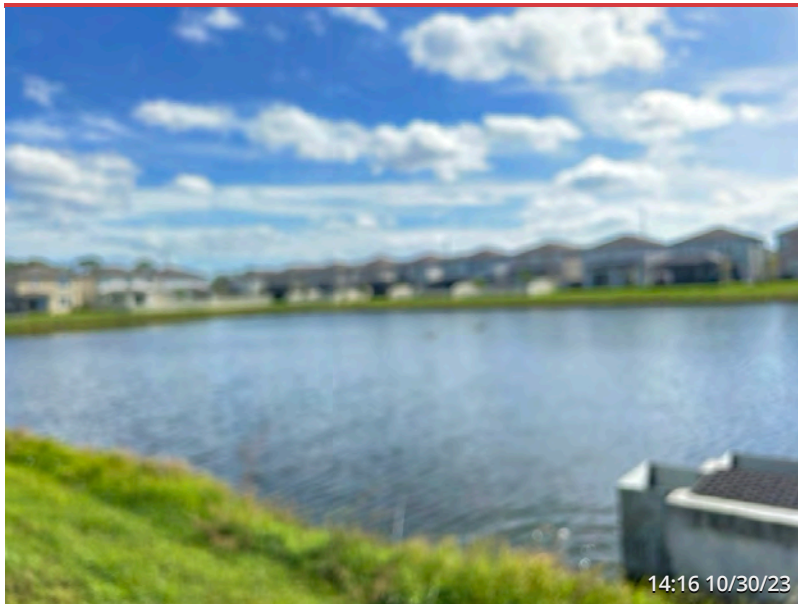
POND V-3.

Assigned To First Choice Aquatics.
Looks good.



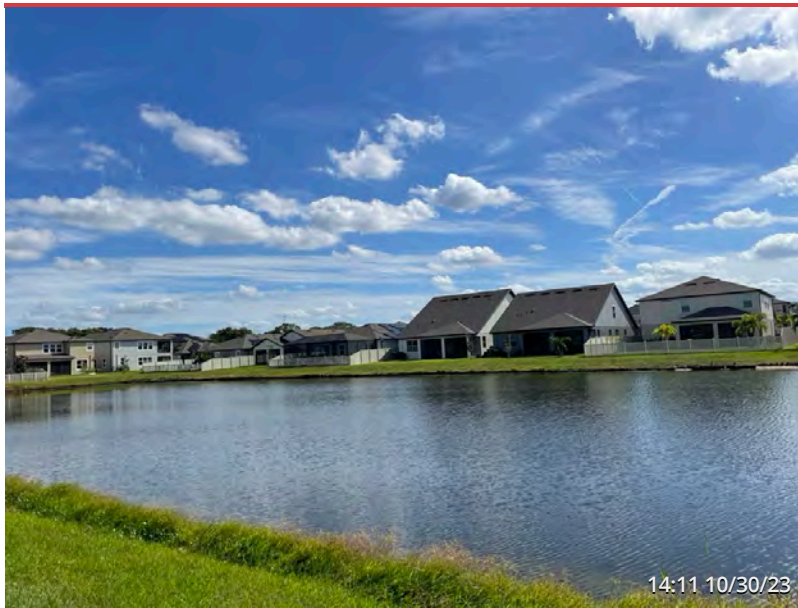
POND V-4.

Assigned To First Choice Aquatics.
Looks good.



POND V-5.

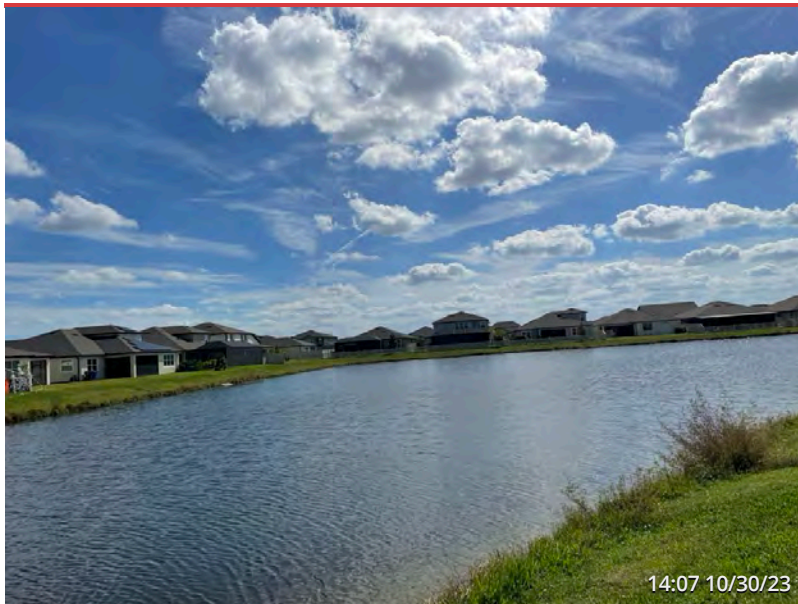
Assigned To First Choice Aquatics.
The pond looks good.



POND V-6.

Assigned To Yellowstone .

The pond looks good.



POND V-7

Assigned To First Choice Aquatics.

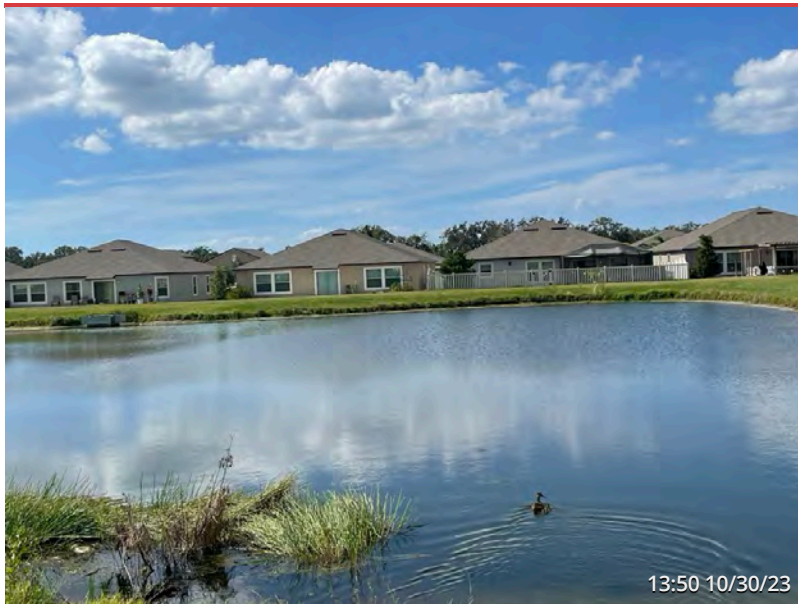
Looks good.



13:52 10/30/23

POND V-8.

Assigned To First Choice Aquatics.
Looks good.



13:50 10/30/23

POND V-9.

Assigned To First Choice Aquatics.
The Gulf Spikerush in the pond is a
beneficial plant. The pond looks
good.

8B



Job Name: _____
Customer Number: 444 Customer: FCA - VENTANA CDD
Technician: Matt H
Date: 10/03/2023 Time: 10:06 AM
Customer Signature: _____

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input type="checkbox"/> < 1'	<input type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input checked="" type="checkbox"/> 1-2'	<input checked="" type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input checked="" type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack		<input type="checkbox"/> Low	<input type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	

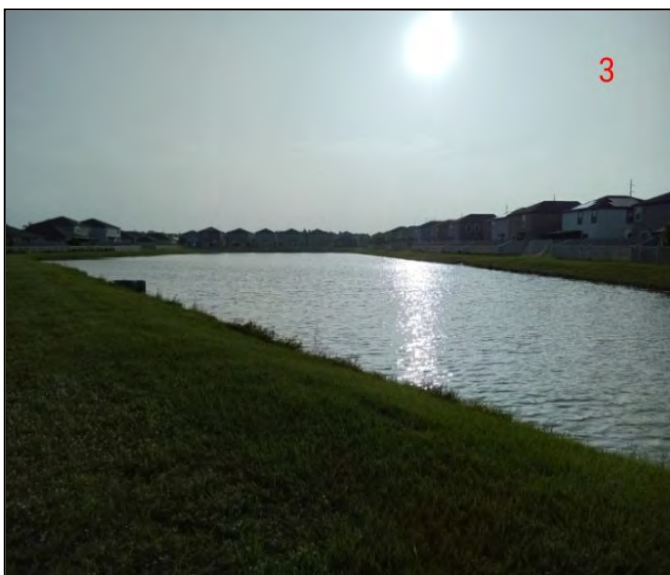
<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily

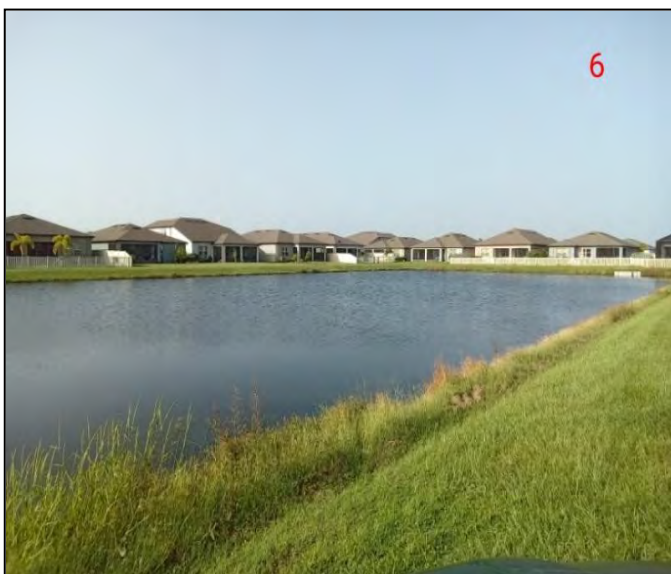
☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐









Job Name: _____
Customer Number: 444 Customer: FCA - VENTANA CDD
Technician: Matt H
Date: 10/03/2023 Time: 10:07 AM
Customer Signature: _____

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input type="checkbox"/> < 1'	<input type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input checked="" type="checkbox"/> 1-2'	<input checked="" type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input checked="" type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack		<input type="checkbox"/> Low	<input type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily

☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐



9A

**MINUTES OF MEETING
VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Ventana Community Development District was held on Wednesday, October 11, 2023, and called to order at 6:07 p.m. at the Ventana Clubhouse, at 11101 Ventana Groves Boulevard, Riverview, Florida 33578.

Present and constituting a quorum were:

Juan Carlos Reyes
Mary Jo Alford-Roberson
Kelly Timmers

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Rick Reidt
Micheal Broadus
Mr. Franco
Brian Mahar
Aaron Frazier
Two Residents

District Manager
District Counsel
Onsite Manager
Yellowstone Landscaping
Yellowstone Landscaping

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Reidt called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. Reyes held the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Public Comments

- Questions on why volunteers may not install decorations.
- No-Mow Zones not completed correctly.
- Lake 10 maintenance cost concern at District Cost.
- Lake 10 maintenance concern.

FOURTH ORDER OF BUSINESS

Business Items

A. Discussion of Workshop

- Mr. Brodus explained no quorum is needed and no decisions may be made.
- Mr. Reidt will obtain of impacted homes from Ms. Stewart.

FIFTH ORDER OF BUSINESS

Attorney's Report

A. Consideration of Landscape Bid Package and Timeline

- Discussion ensued with *Yellowstone* and the Board after review.

On MOTION by Mr. Reyes seconded by Ms. Timmers, with all in favor, consideration of the RFP for landscaping services was tabled. 3-0

- *Yellowstone* to prepare quotes on irrigation needs by next meeting for approval.

B. Reconsideration of Pickle Ball Court Screening

- Costs increased as vendor did not include custom fit and installation of first bid.

On MOTION by Mr. Reyes seconded by Ms. Alford-Roberson, with all in favor, bid for pickle ball court screening was not approved due to exclusion of custom fit and installation quotes by vendor. 3-0

C. Reconsideration of Table 10 Cleanup

- The Board asked the staff to verify land transfer, acceptance protocols and have Ms. Stewart review.
- If no change in responsibility Mr. Reyes is approved to authorize implementation of AWC Bid for \$11,340.

On MOTION by Mr. Reyes seconded by Ms. Alford-Roberson, with all in favor, Mr. Reyes was authorized to approve implementation of AWC Bid in the amount of \$11,340, subject to no change in responsibility. 3-0

SIXTH ORDER OF BUSINESS

Engineer's Report

There being no report, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Legal Counsel

- Ms. Hopkins commented on the use of volunteers and the legal issues, putting the District at risk or impacting insurance rates.

EIGHTH ORDER OF BUSINESS

Manager's Report

A. Field Inspections Report

B. Aquatics Service Report

These items were reviewed by the Board.

C. Action Item

- Cameras and WiFi presently being installed.

NINTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the September 13, 2023 Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures August 2023**
- C. Acceptance of the Financials and Approval of the Check Register for August 2023**

- Mr. Reidt reviewed limited account balance and will only pay bills which require attention prior to receipt of first tax income.

On MOTION by Mr. Reyes seconded by Ms. Timmers, with all in favor, the Consent Agenda, was approved. 3-0

TENTH ORDER OF BUSINESS

Supervisors' Requests or Comments

- Ms. Timmers discussed concerns over no lights at Fern Hill Entrance.
 - Mr. Franko will investigate and address.
- Ms. Timmers discussed concerns over parking at Enclaves Kiosk.
 - County Roadway advised, we are not able to place signs.
- Ms. Alford-Roberson and Mr. Reyes, had no reports.
- Mr. Franko requested permission from the Board to remove and store side curtains of shade structures. The Board concurred with request.

ELEVENTH ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Reyes seconded by Ms., Alford-Roberson with all in favor, meeting was adjourned at 7:20 p.m. 3-0

Rick Reidt
District Manager

Chairperson / Vice Chairperson
Of the Boards of Supervisors

**MINUTES OF WORKSHOP
VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

A workshop of the Board of Supervisors of Ventana Community Development District was held on Tuesday, October 17, 2023, at 6:00 p.m. at the Ventana Clubhouse, at 11101 Ventana Groves Boulevard, Riverview, Florida 33578.

Present were:

Juan Carlos Reyes
Mary Jo Alford-Roberson
Kelly Timmers
Rick Reidt
Michael Broadus
Tonja Stewart
Frank Franco
Four Residents

Chairperson
Vice Chairperson
Assistant Secretary
District Manager
District Counsel
District Engineer
Onsite Manager

The following is a summary of the discussions held.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Reidt called the workshop to order.

SECOND ORDER OF BUSINESS

Audience Participation

The names, addresses and phone numbers were provided and sent to Mr. Broadus and Ms. Stewart.

- Brian Jordan, 813-786-2736, 10741 Green Harvest.
- Teja, 925-323-3336, 10405 Malvaria Avenue.
- Brian Jordan, 813-786-2736 10741 Green Harves.t
- Cassie Parham, 813-918-8548 10138 Tuscan Sun.

THIRD ORDER OF BUSINESS

Audience Comments

Hearing no comments from the audience, the next order of business followed.

FOURTH ORDER OF BUSINESS

Items for Discussion

- Ms. Stewart reviewed Phase 2 B plat and discussed current situation regarding the size of the ditch and limited ability to maintain. She is in the process of obtaining a quote to clear visibility in the ditch for an annualized maintenance plan.
- Erosion on homeowner property and fence line is homeowner's responsibility. Mr. Broadus also addressed this.

- Proper drainage and No-Mow zone was reviewed as well as topography of the land and homes.
- Ms. Stewart to provide a quote to have clean out to Board on November 8, 2023.
- Mr. Reidt will also provide plans to have an AWC aquatic planting plan presented at the December 13, 2023 meeting.

FIFTH ORDER OF BUSINESS

**Board of Supervisors' Requests or
Comments**

Hearing no requests or comments, the next order of business followed.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business, the workshop was adjourned at 7:07 p.m.

Rick Reidt
District Manager

Chairperson / Vice Chairperson
Of the Boards of Supervisors

9B

VENTANA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
ACTION SECURITY, INC	20995a	\$125.00		SERVICE PLAN - SEPTEMBER
FIRST CHOICE AQUATIC WEED	87957	\$826.00		WATERWAY SERVICE - 9 PONDS - SEPTEMBER 2023
FIRST CHOICE AQUATIC WEED	88044	\$826.00	\$1,652.00	WATERWAY SERVICE - 10 PONDS
INFRAMARK LLC	101126	\$8,470.83		DISTRICT INVOICE SEPTEMBER 2023
REPUBLIC SERVICES #696	6979 081723 ACH	\$179.39		PICKUP SERVICE - 09/01/23-09/30/23
YELLOWSTONE LANDSCAPE	TM 578503	\$16,245.92		LANDSCAPE MAINT. SEPTEMBER 2023
ZEBRA CLEANING TEAM	6497	\$1,150.00		COMMERCIAL POOL SERVICE - SEPTEMBER 2023
Monthly Contract Subtotal		\$27,823.14		
Variable Contract				
JUAN CARLOS REYES	JR 091323	\$200.00		SUPERVISOR FEE 09/13/23
KELLY TIMMER	KT 091323	\$200.00		SUPERVISOR FEE 09/13/23
Variable Contract Subtotal		\$400.00		
Utilities				
BOCC	8430 091823 ACH	\$368.78		WATER SERVICE 08/15/23-09/14/23
TECO	1918 090723 ACH	\$969.30		ELECTRICITY SERVICES 08/02/23-08/31/23
TECO	4538 090723 ACH	\$106.50	\$1,075.80	ELECTRICITY SERVICES 08/02/23-08/31/23
Utilities Subtotal		\$1,444.58		
Regular Services				
ADA SITE COMPLIANCE	2938	\$1,500.00		COMPLIANCE
AIR-RICS AC LLC	4095	\$660.00		MEMBERSHIP / AC TUNE UP / FILTERS
FIRST CHOICE AQUATIC WEED	88987	\$1,361.00		1 MIDGE FLY TREATMENT - 10 PONDS
G.A. NICHOLS COMPANY	23-08051F	\$5,500.00		DRAINAGE DITCH REMEDIATION
HOME TEAM PEST DEFENSE	95554795	\$150.00		PEST SERVICE - 09/11/23
ILLUMINATIONS HOLIDAY LIGHTING	225923	\$1,075.00		HOLIDAY LIGHTING - DEPOSIT
SPEAREM ENTERPRISES	5863	\$729.00		LABOR - 08/16/23-09/16/23 - CLEANING 2X WEEK - MATERIAL
SPEAREM ENTERPRISES	5864	\$340.00	\$1,069.00	LABOR - 08/16/23-09/16/23 - DOG WASTE STATION
TAMPA BAY TIMES	99212 090623	\$514.00		MEETING SCHEDULE AD
TECH STREET GLOBAL SECURITY LLC	219	\$849.41		SECURITY POOL SERVICES
YELLOWSTONE LANDSCAPE	TM 598466	\$1,026.10		IRRIGATION REPAIRS - LEAK
Regular Services Subtotal		\$13,704.51		

VENTANA CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services				
ACTION SECURITY, INC	23964	\$1,250.00		PEDESTRIAN GATE LABOR - MAGLOCK SERVICE
Additional Services Subtotal		\$1,250.00		
TOTAL		\$44,622.23		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary

ACTION SECURITY, INC.
 1505 MANOR RD
 ENGLEWOOD, FL 34223
 Sales@ActionSecurityFL.com

Invoice


BILL TO

Ventana Groves CDD
 Ventana Groves CDD
 c/o Meritus Corp
 2005 Pan Am Circle, Suite 300
 Tampa, FL
 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20995a	09/01/2023	\$125.00	09/01/2023	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Plan Service agreement for Ventana Groves Clubhouse, (monthly) includes: <ul style="list-style-type: none"> • DATABASE MANAGEMENT (UNLIMITED) • 24 HOUR RAPID RESPONSE SERVICE • DISCOUNTED SERVICE RATES 	1	125.00	125.00

Contact ACTION SECURITY, INC. to pay this invoice.
 FL Contractor ES12001404

BALANCE DUE

\$125.00

Thank you, we appreciate your business!

Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
8/31/2023	87957

Bill To
Ventana CDD c/o Inframark 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	9/30/2023

Description	Amount
Monthly waterway service for 9 ponds associated with Ventana CDD	826.00

Thank you for your business.

Total	\$826.00
Payments/Credits	\$0.00
Balance Due	\$826.00

Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
9/15/2023	88044

Bill To
Ventana CDD c/o Inframark 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	10/15/2023

Description	Amount
Monthly waterway service for 10 ponds associated with Ventana CDD	826.00

Thank you for your business.

Total	\$826.00
Payments/Credits	\$0.00
Balance Due	\$826.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#101126

DATE

9/5/2023

CUSTOMER ID

C2292

NET TERMS

Net 30

PO#
DUE DATE

10/5/2023

BILL TO

Ventana CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Personnel Services	1	Ea	2,333.33		2,333.33
District Management	1	Ea	3,750.00		3,750.00
Accounting Services	1	Ea	562.50		562.50
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	700.00		700.00
Subtotal					8,470.83

Subtotal \$8,470.83

Tax \$0.00

Total Due \$8,470.83

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Customer Service (813) 265-0292
RepublicServices.com/Support

Important Information

Your next invoice may reflect a rate adjustment. Please contact us with any questions.

Account Number Page 1 **340696-0044293**
Invoice Number 0696-001126979
Invoice Date August 17, 2023
Previous Balance \$141.33
Payments/Adjustments -\$141.33
Current Invoice Charges **\$179.39**

Autopayment
\$179.39

Payment Due Date
September 06, 2023

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 08/07	5555555	-\$141.33

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
The Club At Ventana 11101 Ventana Groves Boulevard CSA A217802976				
Riverview, FL Contract: 9696002 (C1)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Disposal:SOUTH CO - CLASS 1				
Pickup Service 09/01-09/30			\$170.39	\$170.39
Container Refresh 09/01-09/30		1.0000	\$9.00	\$9.00
CURRENT INVOICE CHARGES, AutoPayment due on September 06, 2023				\$179.39

Simple account access at your fingertips.

Download the Republic Services app or visit
RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Address Service Requested

Do not Pay
* Thank You For Your Automatic Payment *

Received

AUG 23 2023

Autopayment	\$179.39
Payment Due Date	September 06, 2023
Account Number	3-0696-0044293
Invoice Number	0696-001126979

☐ For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:



00002983
N207

THE CLUB AT VENTANA
RICK REIDT
2005 PAN AM CIR
STE 300
TAMPA FL 33607-6008



REPUBLIC SERVICES #696
PO BOX 9001099
LOUISVILLE KY 40290-1099

30696004429300000011269790000179390000179394

**INVOICE**

INVOICE #	INVOICE DATE
TM 578503	9/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Ventana CDD
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Ventana CDD

Invoice Due Date: October 1, 2023

Invoice Amount: \$16,245.92

Description	Current Amount
Monthly Landscape Maintenance September 2023	\$16,245.92

Invoice Total **\$16,245.92**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Zebra Pool Cleaning Team INC.

Page 156

Invoice

P.O. BOX 3456
Apollo Beach, FL. 33572
813-279-0437

Date	Invoice #
9/1/2023	6497

Bill To
Ventana CDD 111010Ventana Groves Blvd. Riverview,, FL. 33569

Ship To
Ventana CDD 111010Ventana Groves Blvd. Riverview, FL 33569

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30					
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service September			1,150.00	1,150.00
We appreciate your prompt payment.					Total	\$1,150.00

Ventana CDDMEETING DATE: September 13, 2023

JR 091323

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Kelly Timmer	<i>yes</i>	Salary Accepted	\$ 200.00
Le Carl Lockley	<i>yes</i>	Salary Waived	\$0.00
Juan Carlos Reyes	<i>yes - Phone</i>	Salary Accepted	\$ 200.00
Ademimi Olowoyo	<i>yes</i>	Salary Waived	\$0.00
Mary Jo Alford-Roberson	<i>yes</i>	Salary Waived	\$ 0.00

Ventana CDDMEETING DATE: September 13, 2023

KT 091323

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Kelly Timmer	yes	Salary Accepted	\$ 200.00
Le Carl Lockley	yes	Salary Waived	\$0.00
Juan Carlos Reyes	yes - Phone	Salary Accepted	\$ 200.00
Ademimi Olowoyo	yes	Salary Waived	\$0.00
Mary Jo Alford-Roberson	yes	Salary Waived	\$ 0.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	09/18/2023	10/09/2023

Service Address: 11101 VENTANA GROVES DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056880	08/15/2023	11767	09/14/2023	11993	22600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$68.25
Water Base Charge	\$39.42
Water Usage Charge	\$27.79
Sewer Base Charge	\$98.99
Sewer Usage Charge	\$129.05

Summary of Account Charges

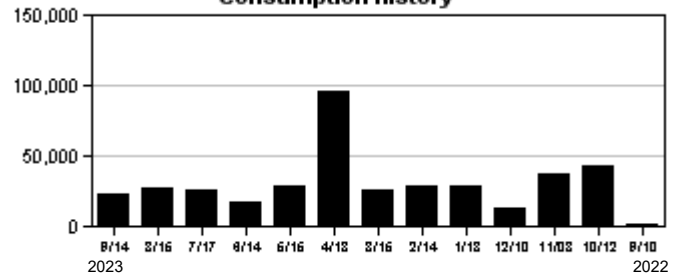
Previous Balance	\$414.82
Net Payments - Thank You	\$-414.82
Total Account Charges	\$368.78

AMOUNT DUE	\$368.78
-------------------	-----------------

Important Message

This account has ACH payment method

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6511068430



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



VENTANA CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

2.209 8

DUE DATE	10/09/2023
AMOUNT DUE	\$368.78
AMOUNT PAID	

0065110684308 00000368787



VENTANA COMMUNITY DEVELOPMENT
DISTRICT
10009 SYMMES RD, PH 4
RIVERVIEW, FL 33578-9429

Statement Date: September 07, 2023

Page 160

Amount Due: \$969.30

Due Date: September 28, 2023

Account #: 221008861918

DO NOT PAY. Your account will be drafted on September 28, 2023

Account Summary

Current Service Period: August 02, 2023 - August 31, 2023

Previous Amount Due	\$969.30
Payment(s) Received Since Last Statement	-\$969.30

Current Month's Charges	\$969.30
--------------------------------	-----------------

Amount Due by September 28, 2023	\$969.30
---	-----------------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Received

SEP 11 2023

Account #: 221008861918
Due Date: September 28, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$969.30

Payment Amount: \$ _____

629161836582

Your account will be
drafted on September 28, 2023

00004068 FTECO109072323033510 00000 03 01000000 18028 004

VENTANA COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2529

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
10009 SYMMES RD
PH 4, RIVERVIEW, FL 33578-9429

Page 161
Account #: 221008861918
Statement Date: September 07, 2023
Charges Due: September 28, 2023

Service Period: Aug 02, 2023 - Aug 31, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	399 kWh @ \$0.03511/kWh	\$14.01
Fixture & Maintenance Charge	21 Fixtures	\$342.72
Lighting Pole / Wire	21 Poles	\$583.59
Lighting Fuel Charge	399 kWh @ \$0.05169/kWh	\$20.62
Storm Protection Charge	399 kWh @ \$0.01466/kWh	\$5.85
Clean Energy Transition Mechanism	399 kWh @ \$0.00036/kWh	\$0.14
Storm Surcharge	399 kWh @ \$0.00326/kWh	\$1.30
Florida Gross Receipt Tax		\$1.07

Lighting Charges

\$969.30

Total Current Month's Charges

\$969.30

00004068-0009725-Page 2 of 8

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



VENTANA COMMUNITY DEVELOPMENT
DISTRICT
11411 FERN HILL DR, WELL/PMP
RIVERVIEW, FL 33578

Page 162
Statement Date: September 07, 2023

Amount Due: \$106.50

Due Date: September 28, 2023

Account #: 211028204538

DO NOT PAY. Your account will be drafted on September 28, 2023

Account Summary

Current Service Period: August 02, 2023 - August 31, 2023

Previous Amount Due	\$200.90
Payment(s) Received Since Last Statement	-\$200.90

Current Month's Charges	\$106.50
-------------------------	----------

Amount Due by September 28, 2023	\$106.50
----------------------------------	----------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Your average daily kWh used was **50% lower** than it was in your previous period.



Scan here to view your account online.

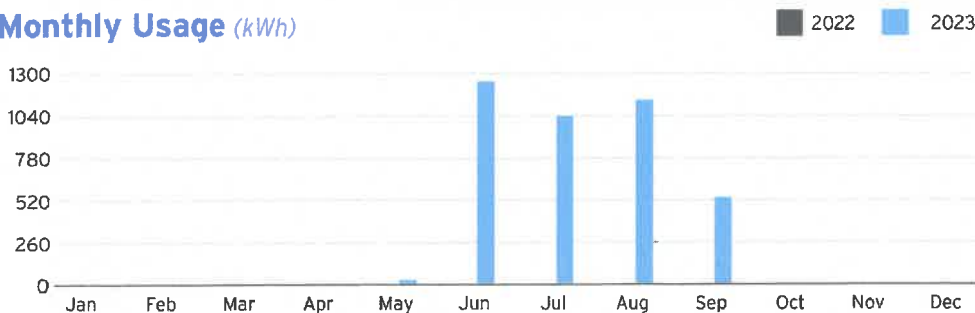
SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211028204538

Due Date: September 28, 2023

Amount Due: \$106.50

Payment Amount: \$ _____

646445737275

Your account will be drafted on September 28, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

VENTANA COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2529

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
11411 FERN HILL DR
WELL/PMP, RIVERVIEW, FL 33578

Account #: 211028204538
Statement Date: September 07, 2023
Charges Due: September 28, 2023

Meter Read

Service Period: Aug 02, 2023 - Aug 31, 2023

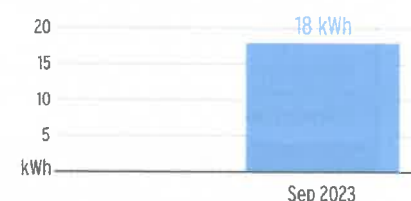
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000288027	08/31/2023	3,992	3,454		538 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	538 kWh @ \$0.07990/kWh		\$42.99
Fuel Charge	538 kWh @ \$0.05239/kWh		\$28.19
Storm Protection Charge	538 kWh @ \$0.00400/kWh		\$2.15
Clean Energy Transition Mechanism	538 kWh @ \$0.00427/kWh		\$2.30
Storm Surcharge	538 kWh @ \$0.01061/kWh		\$5.71
Florida Gross Receipt Tax			\$2.66
Electric Service Cost			\$106.50

Avg kWh Used Per Day



Important Messages

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

Total Current Month's Charges

\$106.50

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

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In-Person

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Phone

Toll Free:
866-689-6469

All Other Correspondences:
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P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com



Invoice

BILL TO
Ventana CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2938	09/28/2023	\$1,500.00	10/12/2023	14	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,500.00	1,500.00

BALANCE DUE

\$1,500.00



Air-Rics Air Conditioning And Heating

Ventana pool clubhouse
11101 Ventana Groves Boulevard
Riverview, FL 33578

☎ (813) 440-7312
✉ Rick.Reidt@inframark.com

Page 165	
INVOICE	#4095
SERVICE DATE	Sep 26, 2023
INVOICE DATE	Sep 26, 2023
DUE	Upon receipt
AMOUNT DUE	\$660.00

CONTACT US

14137 Poke Ridge Dr
Riverview, FL 33579

☎ (813) 455-8785
✉ Jeric86@gmail.com

Service completed by: Eric Juarez

INVOICE

Services	qty	unit price	amount
membership 2 visits maintenance program Each visit \$125	1.0	\$125.00	\$125.00
A/C tune up An A/C tune-up keeps your air conditioning system in good working order. It includes: <ul style="list-style-type: none">• Inspect coolant levels & pressure• Check & adjust thermostat• Inspect wiring, contacts, capacitors & relays• Inspect evaporator coil• Inspect and clean condenser• Inspect condensate drain• Inspect outdoor disconnect• Inspect condenser fan motor & blades• Inspect compressor at startup When completed you will receive a recommendation for any further maintenance or repair needs of your system.	1.0	\$0.00	
A/C filter replacement	1.0	\$160.00	\$160.00

Air Conditioner filters should be replaced several times a year depending on usage. Clean filters allow your air conditioner to run more efficiently, which can save you money on energy bills and help you avoid a costly repairs or replacement.

There are several filter types (disposable, washable, allergy, HEPA). Your service professional will discuss your options prior to service.

Would be best on price of size need for the best application and performance for unit , to help with cost normally order a box supply

Blower motor oem	1.0	\$375.00	\$375.00
When inspecting unit found bad blower motor running 24/7 due to module stuck on and causing high humidity. Need to replace blower motor			
visit #1	1.0	\$0.00	
Work Done	1.0	\$0.00	
Did first annual visit check and system tune up, cleaned drain and repiped for better drain, removed poor filter and installed new filter pleated fit to size on unit. Sprayed and cleaned coils on both units. All psi and amps and caps in range. Cleaned a lot of bacteria growth. Found blower motor running non stop, replaced blower motor and tstat			
Total			\$660.00

Thank you for your business and entrusting us to service you.

CAC1819889



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

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Invoice

Date	Invoice #
9/30/2023	88987

Bill To
Ventana CDD c/o Inframark 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	10/30/2023

Description	Amount
1x Midge Fly Treatment for (10) ponds for waterways associated with Ventana. Completed in August 2023	1,361.00

Thank you for your business.

Total	\$1,361.00
Payments/Credits	\$0.00
Balance Due	\$1,361.00

5775 126th Ave. N
Clearwater, FL 33760
Lic# CGCA 17846

Phone# (727) 561-0509
Fax# (727) 561-0511
Karin@ganichols.com

Invoice

23-0805#1F

9/13/2023

Billing:

Ventana Community Development District
C/O Inframark
2005 Pan AM Circle Ste 300
Tampa, FL 33607

Project Information:

10621 Gohawk Place
Riverview, FL

Description

Per Proposal Dated 5/31/2023 RE: Ventana Sub Drainage Ditch Remediation

We will repair 4 ea washouts on the drainage ditch as follows:

Install mirafi cloth along the washout
Bury the leading edge of the mirafi into the ground Attach mirafi with staples
Install rip rap over the mirafi

Total Amount Due:

\$5,500.00

Thank you for your business.

Payment Due Upon Receipt

Payments/Credits	\$0.00
-------------------------	--------

Balance Due	\$5,500.00
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HomeTeam Pest Defense, Inc.
2720 South Falkenburg Road
Riverview, FL 33578
813-437-6591

Invoice and detailed service report
Page 169

INVOICE #: 95554795

WORK DATE: 09/11/2023

BILL-TO 3435891

Ventana Club House
Teresa Farlow
11101 Ventana Groves Blvd
Riverview, FL 33578

Phone: 813-415-5633

LOCATION 3435891

Ventana Club House
Teresa Farlow
11101 Ventana Groves Blvd
Riverview, FL 33578

Phone: 813-415-5633

Time In: 9/11/2023 11:44:50 AM
Time Out: 9/11/2023 1:24:36 PM

Customer Signature

Customer Unavailable to Sign
Technician Signature

Hazel Payne
License #:

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	150.00	150.00
Subtotal					150.00
Tax					0.00
Total					150.00
Total Due:					150.00

Today's Service Comments

Hi Mr Franko

Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
2. Removed and treated cobwebs and wasps nests within reach
3. Provided conventional pest control applications
4. Treated pest entry points around doors and windows
5. Applied pest control materials around the outside perimeter of your home.
6. Provided this detailed service report.

Today's Service Comments:

Good afternoon, today I completed your exterior and interior pest control service. In the process I performed a visual inspection around the property and discovered a few spiderwebs, eggsacks, wasp nest, and mud daubers which I removed. Please allow 7-10 days for the most effective results provided during this treatment. You may notice dead or dying insects around your home due to today's treatment. Please call us if you have any concerns. Thank you for choosing HomeTeam Pest Defense to maintain your pest control needs.

Your HomeTeam Technician
Hazel

Curbside Call was completed yes

Thank you for choosing HomeTeam Pest Defense as your service provider.
Your next scheduled service month will be in December

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. .
. .
. .

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Intice 10		73079-6	10.0000%	n/a	Orthoboric Acid 10%	1.0000 Pound	1.0000 Pound
Areas Applied: Exterior perimeter, Mulch beds							
Target Pests: Ants, Roaches, Spiders							

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



HomeTeam Pest Defense, Inc.
2720 South Falkenburg Road
Riverview, FL 33578
813-437-6591

Invoice and detailed service report

Page 170

INVOICE #: 95554795

WORK DATE: 09/11/2023

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend SC		432-763-ZB	4.7500%	0.0300	Deltamethrin	10.0000 Ounce	0.0632 Ounce
Areas Applied: All rooms							
Target Pests: Ants, Roaches, Spiders							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Tandem		100-1437	15.1000%	0.0140	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	5.0000 Gallon	0.0046 Gallon
Areas Applied: Exterior entry points, Exterior perimeter							
Target Pests: Ants, Roaches, Spiders							

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Suspend SC	4.7500%	10.0000 Ounce		1:21:37 PM
432-763-ZB	0.03000000	0.0632 Ounce		
Target Pests: Ants, Roaches, Spiders				
Areas Applied: All rooms				
Weather: 0°, 0 MPH				
Tandem	15.1000%	5.0000 Gallon		1:22:08 PM
100-1437	0.01400000	0.0046 Gallon	Perimeter	
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Exterior entry points; Exterior perimeter				
Weather: 0°, 0 MPH				
Intice 10	10.0000%	1.0000 Pound		1:20:57 PM
73079-6	n/a	1.0000 Pound	Broadcast	
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Exterior perimeter; Mulch beds				
Weather: 0°, 0 MPH				

GENERAL COMMENTS / INSTRUCTIONS

If this ticket shows a previous balance due which has been paid, please disregard & accept our thanks for your payment. If you have questions about your service or invoice, please call us at the telephone number listed above. Pay online at www.pestdefense.com

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 225923

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Ventana CDD
2005 Pan Am Cir, Suite 120
Tampa, FL 33607

JOB DESCRIPTION
Ventana CDD Holiday Lighting Deposit Invoice

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Amenity Center	
Install warm white, LED C9s outlining roof edge of Amenity Center	\$2,150.00
TOTAL	\$2,150.00
Requires 50% Deposit	\$1,075.00
AMOUNT DUE	\$1,075.00

* Price includes rental of materials, lift, labor, installation, service and removal.

* Remaining balance of project due upon receipt of invoice after installation.

* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

Tim Gay

PREPARED BY

9/18/2023

DATE

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139978101

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Ventana CDD

Meritus

2005 Pan Am Circle Suite 300

Tampa, FL 33607

INVOICE

5863

DATE

09/14/2023

TERMS

Net 15

DUE DATE

09/29/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 8/16 to 9/16 4 weeks Cleaning following areas twice per week: Clubhouse, office, main hallway and restrooms pickup trash/debris located at mail pavilion	4	145.00	580.00
Material Toilet Paper, Paper Towels, Hand soap, trash bags	1	74.00	74.00
Fuel Surcharge Fuel surcharge has been added to this ,months invoice due to increase in cost.	1	75.00	75.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE**\$729.00**

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139978101

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Ventana CDD

Meritus

2005 Pan Am Circle Suite 300

Tampa, FL 33607

INVOICE

5864

DATE

09/14/2023

TERMS

Net 15

DUE DATE

09/29/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor	4	85.00	340.00
8/16 to 9/16			
4 weeks 1 time per week			
service 7 dog waste cans throughout the CDD			
cost includes trash bags mutt mitts and disposal			

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site. Whether actual or consequential, or any claim arising out of or relating to "Acts of God". Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE**\$340.00**



tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

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Advertising Run Dates		Advertiser Name	
09/ 6/23		VENTANA CDD	
Billing Date	Sales Rep	Customer Account	
09/06/2023	Deirdre Bonett	99212	
Total Amount Due		Ad Number	
\$514.00		0000304693	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/06/23	09/06/23	0000304693	Times	Legals CLS	Meeting Schedule	1	2x61 L	\$510.00
09/06/23	09/06/23	0000304693	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x61 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
09/ 6/23		VENTANA CDD	
Billing Date	Sales Rep	Customer Account	
09/06/2023	Deirdre Bonett	99212	
Total Amount Due		Ad Number	
\$514.00		0000304693	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

VENTANA CDD

ATTN: MERITUS

2005 PAM AM CIRCLE #300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396


DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

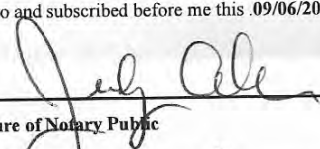
Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of: **9/ 6/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **09/06/2023**



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2024
VENTANA COMMUNITY DEVELOPMENT DISTRICT

Page 175

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Ventana Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2024 to be held at The Ventana CDD Clubhouse, 11101 Ventana Groves Boulevard, Riverview, FL 33578 on the following dates at 6:00 p.m.:

FISCAL YEAR 2023/2024

September 13, 2023	6:00 p.m.
October 11, 2023	6:00 p.m.
November 08, 2023	6:00 p.m.
December 13, 2023	6:00 p.m.
January 10, 2024	6:00 p.m.
February 07, 2024	6:00 p.m.
March 13, 2024	6:00 p.m.
April 10, 2024	6:00 p.m.
May 08, 2024	6:00 p.m.
June 12, 2024	6:00 p.m.
July 10, 2024	6:00 p.m.
August 14, 2024	6:00 p.m.
September 04, 2024	6:00 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

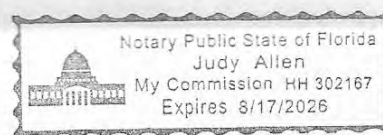
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board 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.

Rick Reidt,
District Manager

Run Date: 09/06/2023

0000304693





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INVOICE

TSG Security L.L.C
14555 hudson ave
SPRING HILL, Florida 34610
United States

7277538797
www.TSGsecurityllc.com

BILL TO
Ventana ccd clubhouse
invoice accounting department

8134407312
inframark@avidbill.com

Invoice Number: 219
Invoice Date: September 4, 2023
Payment Due: October 4, 2023

Amount Due (USD): \$849.41

Items	Quantity	Price	Amount
security services pool Event security services	1	\$849.41	\$849.41
Subtotal:			\$849.41
Total:			\$849.41
Amount Due (USD):			\$849.41



INVOICE

INVOICE #	INVOICE DATE
TM 598466	10/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Ventana CDD
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Ventana CDD

Invoice Due Date: October 31, 2023

Invoice Amount: \$1,026.32

Description	Current Amount
2" main line leak across from scrapyard	
Irrigation Repairs	\$1,026.32

Invoice Total **\$1,026.32**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

ACTION SECURITY, INC.
 1505 MANOR RD
 ENGLEWOOD, FL 34223
 Sales@ActionSecurityFL.com

Invoice


BILL TO

Ventana Groves CDD
 Ventana Groves CDD
 c/o Meritus Corp
 2005 Pan Am Circle, Suite 300
 Tampa, FL
 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
23964	09/05/2023	\$1,250.00	10/03/2023	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor (Weekend & After Hours) 8/12/2023 Provided weekend service per customer request, to checkout report pedestrian gates and doors open. Troubleshoot equipment, finding maglock at main entry pedestrian gate defective and in need of replacement. Communicated findings with customer, ordered parts and will return.	2	250.00	500.00
Trip Charge (After Hour & Weekend Rate)	1	120.00	120.00
Labor 8/14/2023 Returned to site with maglock to replace unit previously found defective. Removed existing defective unit and installed with new at main entry. Secured, tested and left operational.	1	125.00	125.00
Maglock	1	445.00	445.00
Trip charge	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE
\$1,250.00

Thank you, we appreciate your business!

9C

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

VENTANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2018		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND				
<u>ASSETS</u>								
Cash - Operating Account	\$ 52,033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,033
Cash in Transit	-	1	-	-	-	-	-	1
Due From Other Funds	-	7,768	1,236	24	-	-	-	9,028
Investments:								
Prepayment Account	-	24	39	-	-	-	-	63
Reserve Fund	-	532,575	48,808	-	-	-	-	581,383
Revenue Fund	-	443,740	33,451	-	-	-	-	477,191
Deposits	1,150	-	-	-	-	-	-	1,150
Fixed Assets								
Construction Work In Process	-	-	-	-	15,679,215	-	-	15,679,215
Amount Avail In Debt Services	-	-	-	-	-	1,123,917	-	1,123,917
Amount To Be Provided	-	-	-	-	-	16,221,083	-	16,221,083
TOTAL ASSETS	\$ 53,183	\$ 984,108	\$ 83,534	\$ 24	\$ 15,679,215	\$ 17,345,000	\$ -	\$ 34,145,064

LIABILITIES

Accounts Payable	\$ 13,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,042
Accrued Expenses	6,900	-	-	-	-	-	-	6,900
Bonds Payable	-	-	-	-	-	17,345,000	-	17,345,000
Due To Other Funds	9,029	-	-	-	-	-	-	9,029
TOTAL LIABILITIES	28,971	-	-	-	-	17,345,000	-	17,373,971

VENTANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018	SERIES 2021	SERIES 2018	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	984,108	83,534	-	-	-	1,067,642
Capital Projects	-	-	-	24	-	-	24
Unassigned:	24,212	-	-	-	15,679,215	-	15,703,427
TOTAL FUND BALANCES	24,212	984,108	83,534	24	15,679,215	-	16,771,093
TOTAL LIABILITIES & FUND BALANCES	\$ 53,183	\$ 984,108	\$ 83,534	\$ 24	\$ 15,679,215	\$ 17,345,000	\$ 34,145,064

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 662,216	\$ 667,308	\$ 5,092	100.77%
Other Miscellaneous Revenues	-	3,793	3,793	0.00%
TOTAL REVENUES	662,216	671,101	8,885	101.34%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,400	7,600	36.67%
ProfServ-Trustee Fees	8,400	8,189	211	97.49%
Disclosure Report	8,400	8,400	-	100.00%
District Counsel	6,000	18,210	(12,210)	303.50%
District Engineer	4,500	4,465	35	99.22%
District Manager	45,000	46,958	(1,958)	104.35%
Accounting Services	-	3,375	(3,375)	0.00%
Auditing Services	6,900	6,900	-	100.00%
Website Compliance	1,500	-	1,500	0.00%
Email Hosting Vendor	300	-	300	0.00%
Postage	-	1,680	(1,680)	0.00%
Postage, Phone, Faxes, Copies	500	1,521	(1,021)	304.20%
Legal Advertising	2,200	4,954	(2,754)	225.18%
Bank Fees	250	24	226	9.60%
Website Administration	1,500	3,476	(1,976)	231.73%
Dues, Licenses, Subscriptions	175	291	(116)	166.29%
Total Administration	97,625	112,843	(15,218)	115.59%
<u>Electric Utility Services</u>				
Utility - Electric	113,400	137,850	(24,450)	121.56%
Total Electric Utility Services	113,400	137,850	(24,450)	121.56%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	4,200	2,005	2,195	47.74%
Total Garbage/Solid Waste Services	4,200	2,005	2,195	47.74%
<u>Water-Sewer Comb Services</u>				
Utility - Water	5,000	5,884	(884)	117.68%
Total Water-Sewer Comb Services	5,000	5,884	(884)	117.68%

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
ProfServ-Field Management	12,000	10,800	1,200	90.00%
Midge Fly Treatment	4,600	-	4,600	0.00%
Amenity Center Cleaning & Supplies	6,050	9,089	(3,039)	150.23%
Contracts-Aquatic Control	11,000	30,476	(19,476)	277.05%
Contracts-Pools	15,000	11,684	3,316	77.89%
Amenity Center Pest Control	1,800	1,800	-	100.00%
Onsite Staff	56,857	42,098	14,759	74.04%
Waterway Fish Stocking	2,500	-	2,500	0.00%
Insurance - General Liability	3,587	3,213	374	89.57%
Public Officials Insurance	2,935	2,629	306	89.57%
Insurance -Property & Casualty	20,412	18,711	1,701	91.67%
R&M-Ponds	5,000	2,730	2,270	54.60%
R&M-Pools	2,500	4,930	(2,430)	197.20%
R&M-Annals	21,000	-	21,000	0.00%
Amenity Maintenance & Repairs	34,200	22,210	11,990	64.94%
Landscape Maintenance	150,000	179,803	(29,803)	119.87%
Entry/Gate/Walls Maintenance	5,000	3,504	1,496	70.08%
Mulch & Tree Trimming	30,000	12,139	17,861	40.46%
Miscellaneous Maintenance	10,000	-	10,000	0.00%
Irrigation Maintenance	5,000	1,799	3,201	35.98%
Holiday Decoration	17,550	11,141	6,409	63.48%
Capital Improvements	25,000	5,500	19,500	22.00%
Total Other Physical Environment	441,991	374,256	67,735	84.68%
<u>Reserves</u>				
HOA Expenditures	-	46,119	(46,119)	0.00%
Total Reserves	-	46,119	(46,119)	0.00%
TOTAL EXPENDITURES & RESERVES	662,216	678,957	(16,741)	102.53%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(7,856)	(7,856)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		32,069		
FUND BALANCE, ENDING		\$ 24,213		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
Series 2018 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 19,359	\$ 19,359	0.00%
Special Assmnts- Tax Collector	1,064,756	1,076,054	11,298	101.06%
TOTAL REVENUES	1,064,756	1,095,413	30,657	102.88%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	290,000	290,000	-	100.00%
Interest Expense	774,756	780,556	(5,800)	100.75%
Total Debt Service	1,064,756	1,070,556	(5,800)	100.54%
TOTAL EXPENDITURES	1,064,756	1,070,556	(5,800)	100.54%
Excess (deficiency) of revenues				
Over (under) expenditures	-	24,857	24,857	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		959,251		
FUND BALANCE, ENDING		\$ 984,108		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
Series 2021 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,689	\$ 1,689	0.00%
Special Assmnts- Tax Collector	97,694	97,910	216	100.22%
TOTAL REVENUES	97,694	99,599	1,905	101.95%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	40,000	40,000	-	100.00%
Interest Expense	57,694	58,144	(450)	100.78%
Total Debt Service	97,694	98,144	(450)	100.46%
TOTAL EXPENDITURES	97,694	98,144	(450)	100.46%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,455	1,455	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		82,079		
FUND BALANCE, ENDING		<u>\$ 83,534</u>		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
Series 2018 Capital Projects Fund (300)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		24		
FUND BALANCE, ENDING		<u>\$ 24</u>		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		15,679,215		
FUND BALANCE, ENDING		<u>\$ 15,679,215</u>		

VENTANA CDD

Bank Reconciliation

Bank Account No. 1893 TRUIST - GF Operating
Statement No. 09-23
Statement Date 9/30/2023

G/L Balance (LCY)	52,033.38	Statement Balance	61,955.21
G/L Balance	52,033.38	Outstanding Deposits	675.00
Positive Adjustments	0.00		
		Subtotal	62,630.21
Subtotal	52,033.38	Outstanding Checks	10,596.83
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	52,033.38	Ending Balance	52,033.38
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
8/24/2023	Payment	1906	AFFORDABLE BACKFLOW	50.00	50.00	0.00	
8/30/2023	Payment	1909	VENTANA CDD	9.63	9.63	0.00	
9/5/2023	Payment	1910	HOME TEAM PEST DEFENSE	150.00	150.00	0.00	
9/5/2023	Payment	1911	INFRAMARK LLC	8,486.82	8,486.82	0.00	
9/5/2023	Payment	1912	SPEAREM ENTERPRISES	340.00	340.00	0.00	
9/5/2023	Payment	1913	STRALEY ROBIN VERICKER	2,990.00	2,990.00	0.00	
9/5/2023	Payment	1914	TECH STREET GLOBAL SECURITY LLC	3,480.00	3,480.00	0.00	
9/5/2023	Payment	1915	YELLOWSTONE LANDSCAPE	830.76	830.76	0.00	
9/6/2023	Payment	DD132	Payment of Invoice 000728	179.39	179.39	0.00	
9/14/2023	Payment	1916	ACTION SECURITY, INC	1,375.00	1,375.00	0.00	
9/14/2023	Payment	1917	FIRST CHOICE AQUATIC WEED	826.00	826.00	0.00	
9/14/2023	Payment	1919	TAMPA BAY TIMES	514.00	514.00	0.00	
9/14/2023	Payment	1920	TECH STREET GLOBAL SECURITY LLC	849.41	849.41	0.00	
9/14/2023	Payment	1921	YELLOWSTONE LANDSCAPE	16,245.92	16,245.92	0.00	
9/14/2023	Payment	1922	ZEBRA CLEANING TEAM	1,150.00	1,150.00	0.00	
9/21/2023	Payment	1923	JUAN CARLOS REYES	200.00	200.00	0.00	
9/21/2023	Payment	1924	KELLY TIMMER	200.00	200.00	0.00	
9/21/2023	Payment	1925	SPEAREM ENTERPRISES	1,069.00	1,069.00	0.00	
9/27/2023	Payment	DD133	Payment of Invoice 000764	368.78	368.78	0.00	
9/28/2023	Payment	DD130	Payment of Invoice 000751	969.30	969.30	0.00	
9/28/2023	Payment	DD131	Payment of Invoice 000752	106.50	106.50	0.00	
9/20/2023	Payment	DD134	Payment of Invoice 000790	182.96	182.96	0.00	
9/21/2023	Payment	DD135	Payment of Invoice 000822	12,114.49	12,114.49	0.00	
Total Checks				52,687.96	52,687.96	0.00	
Deposits							
9/11/2023		JE000290	CK#1116### - Clubhouse	G/L	50.00	50.00	0.00
9/11/2023		JE000291	CK#141## - Clubhouse	G/L	50.00	50.00	0.00
9/11/2023		JE000292	MO##### - Clubhouse	G/L	25.00	25.00	0.00
Total Deposits				125.00	125.00	0.00	

VENTANA CDD

Bank Reconciliation

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Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Outstanding Checks							
7/13/2023	Payment	1877	BRIA FORD	75.00	0.00	75.00	
9/14/2023	Payment	1918	INFRAMARK LLC	8,470.83	0.00	8,470.83	
9/28/2023	Payment	1926	FIRST CHOICE AQUATIC WEED	826.00	0.00	826.00	
9/28/2023	Payment	1927	HOME TEAM PEST DEFENSE	150.00	0.00	150.00	
9/28/2023	Payment	1928	ILLUMINATIONS HOLIDAY LIGHTING	1,075.00	0.00	1,075.00	
Total Outstanding Checks.....				10,596.83		10,596.83	
Outstanding Deposits							
9/27/2023		JE000295	CK#106## - Clubhouse	G/L	200.00	0.00	200.00
9/27/2023		JE000296	CK#101## - Clubhouse	G/L	100.00	0.00	100.00
9/27/2023		JE000297	CK#122## - Key	G/L	25.00	0.00	25.00
9/27/2023		JE000298	CK#200## - Clubhouse	G/L	150.00	0.00	150.00
9/27/2023		JE000299	CK#1076### - Clubhouse	G/L	50.00	0.00	50.00
9/27/2023		JE000300	CK#236## - Clubhouse	G/L	50.00	0.00	50.00
9/27/2023		JE000301	CK#869## - Clubhouse	G/L	75.00	0.00	75.00
9/27/2023		JE000302	MO#1391464480##### - Keys	G/L	25.00	0.00	25.00
Total Outstanding Deposits.....				675.00		675.00	