

**VENTANA  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
FEBRUARY 4, 2021**

**VENTANA**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**THURSDAY, FEBRUARY 4, 2021 AT 2:00 P.M.**  
**THE OFFICES OF MERITUS DISTRICTS**  
**LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

<b>District Board of Supervisors</b>	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Jeffery Hills Chloe Firebaugh Brady Lefere Kelly Evans Nicholas Dister
<b>District Manager</b>	Meritus Districts	Brian Howell
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Stantec (Interim)	Tonja Stewart

*All cellular phones and pagers must be turned off while in the meeting room*

The meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. 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.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Board of Supervisors  
**Ventana Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Ventana Community Development District will be held on **Thursday, February 4, 2021 at 2:00 p.m. at the offices of Meritus Districts located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting. Following is the agenda for the meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 9074748**

- 1. CALL TO ORDER/ROLL CALL**
- 2. ADMINISTER OATH OF OFFICES**
- 3. PUBLIC COMMENT ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
  - A. Consideration of Resolution 2021-01; Canvassing & Certifying the Results of the Landowners Election.....Tab 01
  - B. Consideration of Resolution 2021-02; Redesignating Officers.....Tab 02
  - C. Consideration of Resolution 2021-03; Setting Public Hearing for Amenity-Recreational Rules and Policies.....Tab 03
  - D. Consideration of Resolution 2021-04; Delegation Resolution.....Tab 04
    - i. Second Supplemental Trust Indenture.....Page 17
    - ii. Bond Purchase Contract.....Page 55
    - iii. Preliminary Limited Offering Memorandum.....Page 97
    - iv. Continuing Disclosure Agreement.....Page 157
  - E. General Matters of the District
- 5. CONSENT AGENDA**
  - A. Consideration of Minutes of the Public Hearing & Regular Meeting August 06, 2020..... Tab 05
  - B. Consideration of Minutes of the Landowners Election November 03, 2020 ..... Tab 06
  - C. Consideration of Operation and Maintenance Expenditures July – September 2020..... Tab 07
  - D. Consideration of Operation and Maintenance Expenditures October – December 2020..... Tab 08
  - E. Review of Financial Statements Month Ending December 31, 2020 ..... Tab 09
- 6. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 9. ADJORNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Brian Howell,  
District Manager