VENTANA COMMUNITY DEVELOPMENT DISTRICT

1 April 22, 2016 Minutes of Special Organizational Meeting 2 3 4 5 6 7 Minutes of Special Organizational Meeting The Special Organizational Meeting of the Ventana Community Development District was held on Friday. April 22, 2016 at 12:30 p.m. at Meritus, 2005 Pan Am Circle Suite 120, Tampa, FL 33607. 8 9 Appointed Supervisors Present and Constituting a Quorum at the onset of the meeting: 10 11 Jeff Hills Supervisor (via speakerphone) 12 Supervisor Ryan Motko 13 Supervisor Gary Jernigan 14 Albert Viera Supervisor 15 16 Staff Members Present: 17 Brian Lamb District Manager, Meritus 18 19 John Vericker **District Counsel** 20 Tonja Stewart District Engineer, Interim (via speakerphone) 21 22 1. CALL TO ORDER 23 24 Mr. Lamb called the Special Organizational Meeting of the Ventana Community Development District to 25 order on Friday, April 22, 2016 at 12:30 p.m. and identified the three appointed supervisors present 26 constituting a quorum. 27 28 2. PUBLIC COMMENT PERIOD 29 30 3. ADMINISTER OATHS OF OFFICE TO BOARD ASSIGNED IN PETITION 31 32 Mr. Lamb administered the Oaths of Office to the Board members present. 33 34 4. SEAT NEW BOARD MEMBERS 35 A. Overview of Forms, Sunshine Amendment, Code of Ethics, Supervisor Responsibilities 36 37 5. APPOINTMENT OF OFFICERS - RESOLUTION 2016-01 38 39 MOTION TO: Approve Resolution 2016-01. 40 MADE BY: Supervisor Motko 41 SECONDED BY: Supervisor Jernigan 42 DISCUSSION: None Further 43 RESULT: 3/0 Called to Vote: motion PASSED 44 45 A. Chairman – Jeff Hills 46 B. Vice Chairman – Ryan Motko 47 C. Secretary – Brian Lamb 48 D. Treasurer – Walter Morales 49 E. Assistant Secretaries - Brian Howell, Gary Jernigan, Albert Viera, and Phil DiRosa

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51 6. APPOINTMENT OF CONSULTANTS 52 A. Consider Appointment of District Manager/Financial Advisor/Investment Representative -

Mr. Lamb went over this with the Board.

Resolution 2016-02

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B. Designation of Registered Agent/Office – Resolution 2016-03

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Mr. Lamb went over this Resolution with the Board.

60 61

C. Consider Appointment of District General Counsel – Resolution 2016-04

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Mr. Lamb went over this with the Board with Straley & Robin being appointed District General Counsel.

64 65

D. Consider Appointment of Interim District Engineer – By Motion

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Authorize RFQ for District Engineer

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Mr. Lamb explained to the Board that they could appoint an interim District Engineer, but they would have to advertise an RFQ. The Board agreed to appoint Tonja Stewart with Stantec as District Engineer and the Board authorized the RFO for District Engineer.

70 71 72

E. Consider Appointment of Bond Counsel

73 74

The Board agreed to appoint Mike Williams at Akerman as Bond Counsel.

75 76

F. Consider Appointment of Investment Banker

77 78

The Board agreed to appoint FMS Bonds as Investment Banker and authorize the Chair to sign associated agreement/engagement letter.

79 80 81

G. Appointment of Trustee-By Motion

82 83 84

The Board agreed to appoint US Bank as Trustee

85 86 MOTION TO: Approve Appointment of Consultants A – G as stated subject to review by Chairman. MADE BY: Supervisor Motko

87 88

Supervisor Jernigan SECONDED BY: DISCUSSION:

None Further

89 90

RESULT: 3/0 Called to Vote: motion PASSED

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7. BUSINESS MATTERS

A. Consider Plat Approval – By Motion

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93

B. Approve Notice of Establishment – Resolution 2016-05

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Mr. Lamb went over Resolution 2016-05 and asked the Board to authorize Counsel to record as Public Record.

98

C. Consider Policy of Compensation for Board Members – Resolution 2016-06

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The Board members will waive compensation.

101			
102	D. Consider Policy of District Travel Reimbursement for Board Members – Resolution 2016-07		
103			
104	Mr. Lamb explained Resolution 2016-07 with the Board Members.		
105			
106	E. Consider Designation of Local Records Office – Resolution 2016-08		
107			
108	Meritus will be the local records office.		
109			
110	F. Consider District Records Retention Schedule – Resolution 2016-09		
111	M. I I		
112	Mr. Lamb reviewed Resolution 2016-09 with the Board.		
113	C. Consider Fined Von 2016 Perulan Meeting School-land Learning Perulation 2016 10		
114 115	G. Consider Fiscal Year 2016 Regular Meeting Schedule and Location – Resolution 2016-10		
116	Mr. Lamb recommended meeting May 26 th at 1:00, June 23 rd at 12:30 and then the first Thursday of July,		
117	August and September at 1:45.		
118	August and September at 1.43.		
119	H. Consider Landowner's Meeting Date, Time and Location – Resolution 2016-11		
120	The Constitute Date of		
121	This was set for May 26, 2016 at 1:00.		
122			
123	I. Consider Proposed FY 2016 Annual Budget & Set Public Hearing – Resolution 2016-12		
124			
125	This was discussed and set for July 7, 2016 at 1:45 pm.		
126			
127	J. Consider 2016 Budget Funding Agreement		
128			
129	Mr. Lamb went over this with the Board.		
130	V. Canaidan Duamagad EV 2017 Annual Dudget & Sat Dublic Heaving Decolution 2016 12		
131 132	K. Consider Proposed FY 2017 Annual Budget & Set Public Hearing – Resolution 2016-13		
133	This was discussed and set for July 7, 2016 at 1:45 p.m.		
134	This was discussed and set for July 1, 2010 at 1.43 p.m.		
135	L. Consider 2017 Budget Funding Agreement		
136	2. Consider 2017 Budget I didding rigitedment		
137	Mr. Lamb went over this with the Board.		
138			
139	M. Set Public Hearing for Uniform Methodology – Resolution 2016-14		
140			
141	Mr. Lamb discussed this with the Board and the date was set for July 7, 2016 at 1:45 p.m.		
142			
143	N. Consider Rules of Procedure & Setting Public Hearing – Resolution 2016-15		
144			
145	Mr. Lamb discussed this with the Board and the date was set for July 7, 2016 at 1:45 p.m.		
146			
147	O. Consider Policy Re: Support & Legal Defense for Board & Staff – Resolution 2016-16		
148	Mr. London reviewed this Possibilities 2016, 16 with the Devil		
149 150	Mr. Lamb reviewed this Resolution 2016-16 with the Board.		
151			
1 3 1			

152	P. Authorization to obtain General Liability and Public Officers Insurance – By Motion				
153 154	Authorize staff to obtain general liability and public officers insurance.				
155 156	Q. Consider Designation of Qualified Public Depository – Resolution 2016-17				
157					
158 159	Suntrust will be the Qualified Public Depository.				
160	R. Authorization of Signatories – Resolution 2016-18				
161 162 163	The Board decided the Chair, Secretary, and Treasure would be the signatories.				
164 165	S. Authorization to Disburse Funds for Expenses – Resolution 2016-19				
166 167	Mr. Lamb explained Resolution 2016-19 with the Board.				
168 169	T. Consider Adoption of Investment Policy – Resolution 2016-20				
170	Mr. Lamb went	t over Resolution 2016-	20 with the Board.		
171	W 6 11				
172 173	U. Consid	er Approval of Florid	a Statewide Mutual Aid Agreement – Resolution 2016-21		
174 175	Mr. Lamb went over Resolution 2016-21 with the Board.				
176	V. Consider for Provision of Public Comments – Resolution 2016-22				
177 178	Mr. Lamb explained Resolution 2016-22 with the Board.				
179		MOTION TO	A D. '. Mar D. W (1 1 1 '. (1 1 1)		
180 181		MOTION TO:	Approve Business Matters $B - V$ as stated subject to review by Chairman.		
182		MADE BY:	Supervisor Motko		
183		SECONDED BY:	Supervisor Jernigan		
184		DISCUSSION:			
		DISCUSSION:	None Further		
185		RESULT:	None Further 3/0 Called to Vote: motion PASSED		
185 186 187 188		RESULT:	3/0 Called to Vote: motion PASSED CSENTATION – ASSESSMENTS/BONDS		
185 186 187 188 189 190	A. Prelim	RESULT:	3/0 Called to Vote: motion PASSED CSENTATION – ASSESSMENTS/BONDS neer		
185 186 187 188 189	A. Prelim	RESULT: NARY REPORT PRE	3/0 Called to Vote: motion PASSED CSENTATION – ASSESSMENTS/BONDS neer		
185 186 187 188 189 190 191	A. Prelim	RESULT: NARY REPORT PRE inary Report of Engineent over her report with	3/0 Called to Vote: motion PASSED CSENTATION – ASSESSMENTS/BONDS neer In the Board. Approve Preliminary Report of Engineer in Substantial Form.		
185 186 187 188 189 190 191	A. Prelim	RESULT: NARY REPORT PRE inary Report of Engine ent over her report with MOTION TO:	3/0 Called to Vote: motion PASSED CSENTATION – ASSESSMENTS/BONDS neer In the Board. Approve Preliminary Report of Engineer in Substantial Form. Supervisor Jernigan		
185 186 187 188 189 190 191 192 193	A. Prelim	RESULT: NARY REPORT PRE inary Report of Engine ent over her report with MOTION TO: MADE BY:	3/0 Called to Vote: motion PASSED CSENTATION – ASSESSMENTS/BONDS neer In the Board. Approve Preliminary Report of Engineer in Substantial Form.		
185 186 187 188 189 190 191 192 193 194	A. Prelim	RESULT: NARY REPORT PRE inary Report of Engine ent over her report with MOTION TO: MADE BY: SECONDED BY: DISCUSSION:	3/0 Called to Vote: motion PASSED CSENTATION – ASSESSMENTS/BONDS neer In the Board. Approve Preliminary Report of Engineer in Substantial Form. Supervisor Jernigan Supervisor Motko None Further		
185 186 187 188 189 190 191 192 193 194 195	A. Prelim	RESULT: NARY REPORT PRE inary Report of Engine ent over her report with MOTION TO: MADE BY: SECONDED BY:	3/0 Called to Vote: motion PASSED CSENTATION – ASSESSMENTS/BONDS neer In the Board. Approve Preliminary Report of Engineer in Substantial Form. Supervisor Jernigan Supervisor Motko		
185 186 187 188 189 190 191 192 193 194 195 196	A. Prelim	RESULT: NARY REPORT PRE inary Report of Engine ent over her report with MOTION TO: MADE BY: SECONDED BY: DISCUSSION:	3/0 Called to Vote: motion PASSED CSENTATION – ASSESSMENTS/BONDS neer In the Board. Approve Preliminary Report of Engineer in Substantial Form. Supervisor Jernigan Supervisor Motko None Further		

200 201	B. Preliminary Special Assessment Allocation (Methodology) Report				
202 203	202 Mr. Lamb went over with the Board.				
204 205	MOTION TO:	Approve Preliminary Special Assessment Allocation (Methodology) Report in Substantial Form.			
206	MADE BY:	Supervisor Motko			
207	SECONDED BY	•			
208	DISCUSSION:	None Further			
209	RESULT:	3/0 Called to Vote: motion PASSED			
210					
211 212	C. Consider Declaring Special Assessments – Resolution 2016-23				
213	MOTION TO:	Approve Resolution 2016-23.			
214	MADE BY:	Supervisor Motko			
215	SECONDED BY	: Supervisor Jernigan			
216	DISCUSSION:	None Further			
217	RESULT:	3/0 Called to Vote: motion PASSED			
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219					
220	D. Set Public Hearing for I	Declaring Special Assessments – Resolution 2016-24			
221 222	MOTION TO:	Ammovo Docalytica 2016 24 with the Dublic Hearing on May			
223		Approve Resolution 2016-24 with the Public Hearing on May 26, 2016 at 12:30.			
224	MADE BY:	Supervisor Motko			
225	SECONDED BY	: Supervisor Jernigan			
226	DISCUSSION:	None Further			
227	RESULT:	3/0 Called to Vote: motion PASSED			
228					
229		Bonds/Filing of Validation Complaint – Resolution 2016-25			
230	i. Master Trust	Indenture			
231 232	Mr. Lamb went over this Reso	dution with the Board			
233	Wir. Lamb went over this Resc	nution with the Board.			
234	MOTION TO:	Approve Resolution 2016-25.			
235	MADE BY:	Supervisor Motko			
236	SECONDED BY	*			
237	DISCUSSION:	None Further			
238	RESULT:	3/0 Called to Vote: motion PASSED			
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240					

241 F. Consider Authorization of Chairman to Accept or Execute Certain Documents -242 Resolution 2016-26 243 244 Mr. Lamb reviewed this with the Board. 245 246 MOTION TO: Approve Resolution 2016-26. 247 MADE BY: Supervisor Motko 248 SECONDED BY: Supervisor Jernigan 249 DISCUSSION: None Further 250 RESULT: 3/0 Called to Vote: motion PASSED 251 252 G. Other Matters Relating to Financing 253 254 9. ADMINISTRATIVE MATTERS 255 A. Request for Working Capital - By Motion 256 257 Mr. Lamb went over this with the Board. 258 259 10. STAFF REPORTS 260 A. District Counsel 261 B. District Manager 262 C. District Engineer 263 264 11. BOARD MEMBERS COMMENTS 265 266 12. PUBLIC COMMENTS 267 268 13. ADJOURNMENT 269 270 MOTION TO: Adjourn. 271 MADE BY: Supervisor Motko 272 SECONDED BY: Supervisor Jernigan 273 DISCUSSION: None Further 274 3/0 Called to Vote: motion PASSED RESULT: 275

276 277 *Please note the entire meeting is available on disc. 278 279 *These minutes were done in a summary format. 280 281 *Each person who decides to appeal any decision made by the Board with respect to any matter considered 282 at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, 283 including the testimony and evidence upon which such appeal is to be based. Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed 284 meeting held on 285 286 287 288 Signature 289 EFF Hins 290 291 **Printed Name Printed Name** 292 293 Title: Title: 294 Chair □ Secretary □ Vice Chair 295 □ Assistant Secretary 296 297 Recorded by Records Administrator 298 299 300 301 302 303 Date

Official District Seal