

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
SPECIAL MEETING
MARCH 6, 2018**

VENTANA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
MARCH 6, 2018 11:00 a.m.
SPECIAL MEETING

Meritus located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Jeffery Hills Ryan Motko Albert Viera Nicholas Dister Rob Barber
District Manager	Meritus Districts	Brian Lamb
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room
The District Agenda is comprised of different sections:

The meeting will begin at **11:00 a.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Audience Questions and 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 fourth 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.

The fifth 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) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, 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) 397-5120 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 Special Meeting of the Board of Supervisors of the Ventana Community Development District will be held on **Thursday, March 6, 2018 at 11:00 a.m.** at the offices of Meritus located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

4. BUSINESS ITEMS

- A. Consideration of Resolution 2018-03; Ratifying the Execution of Bond Documents & Adopting Final Supplemental Assessment ReportTab 01
- B. Consideration of Resolution 2018-04; Supplementing Resolution 2017-04Tab 02
- C. General Matters & Ratification of Bond Related Matters
- D. General Matters of the District

5. SUPERVISOR REQUESTS

6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Brian Lamb
District Manager

RESOLUTION 2018-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE BOND RESOLUTION AND THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2018 BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH WILL SECURE THE SERIES 2018 BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Ventana Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire assessable improvements described in the Report of the District Engineer dated April 22, 2016, (collectively, the “**Capital Improvement Plan**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) intends to finance the 2018 Improvements through the issuance of its \$16,430,000 Ventana Community Development District Special Assessment Revenue Bonds, Series 2018 (the “**Series 2018 Bonds**”);

WHEREAS, the Board previously adopted Resolution 2017-04 on July 19, 2017 authorizing and approving certain documents necessary for issuance of the Series 2018 Bonds and authorizing any action by the proper officials of the District deemed necessary to issue, sell, and deliver the Series 2018 Bonds (the “**Bond Resolution**”);

WHEREAS, the District desires to ratify and confirm the execution of all documents, instruments and certificates in connection with the Series 2018 Bonds, which are on file with the District Manager, (the “**Bond Documents**”) and to confirm the proposed issuance of the Series 2018 Bonds;

WHEREAS, the Series 2018 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously adopted Resolution No. 2016-30, (the “**Assessment Resolution**”), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, the District is constructing and/or acquiring a certain portion of the Capital Improvement Plan (the “**2018 Project**”) described in the Report of the District Engineer dated February 16, 2018 (the “**Engineer’s Report**”) and attached as **Exhibit A**; and

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report dated April 22, 2016; and

WHEREAS, now that the final terms of the Series 2018 Bonds have been established, it is necessary to approve the First Supplemental Special Assessment Methodology Report, dated February 28, 2018 (the “**Supplemental Assessment Report**”), and attached hereto as **Exhibit B**; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170 and 190, Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
 - b. The Engineer’s Report is hereby approved and ratified.
 - c. The 2018 Improvements will serve a proper, essential, and valid public purpose.
 - d. The 2018 Improvements will specially benefit the developable acreage located within the District as set forth in the Engineer’s Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2018 Improvements to be financed with the Series 2018 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
 - e. The Series 2018 Bonds will finance the construction and acquisition of a portion of the 2018 Improvements.
 - f. The Supplemental Assessment Report is hereby approved and ratified.
 - g. The parameters of the Bond Resolution are hereby conformed to the Bond Purchase Agreement dated February 28, 2018.
3. **Ratification of the Bond Resolution and the Execution of the Bond Documents.** The Bond Resolution and the execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
4. **Assessment Lien for the Series 2018 Bonds.** The special assessments for the Series 2018 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
5. **Payment of Assessments.** After the completion and acceptance of the 2018 Improvements, any owner of land against which an assessment has been levied may pay the principal balance of such assessment, in whole at any time or in part any time, if there is also paid an amount equal to the interest that would otherwise

be due on such balance to the earlier of the next succeeding November 1 or May 1, which is at least 45 days after the date of payment.

6. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
7. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
8. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 6th day of March, 2018.

Attest:

**Ventana Community
Development District**

Name: _____
Secretary/Assistant Secretary

By: _____
Chair/Vice Chair, Board of Supervisors

Exhibit A – Report of the District Engineer dated February 16, 2018

Exhibit B – First Supplemental Special Assessment Methodology Report dated February 28, 2018

RESOLUTION 2018-04

A RESOLUTION OF VENTANA COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTING ITS RESOLUTION 2017-04 BY CHANGING THE SERIES DESIGNATION OF THE SPECIAL ASSESSMENT REVENUE BONDS AUTHORIZED BY SAID RESOLUTION 2017-04; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of Ventana Community Development District (the "District") on July 19, 2017 adopted District Resolution 2017-04 (the "Initial Resolution") which Initial Resolution among other matters authorized the issuance by the District of its Special Assessment Revenue Bonds, Series 2017 (the "Bonds"); and

WHEREAS, because the Bonds will be issued in calendar year 2018 it is appropriate to change the series designation of the Bonds from Series 2017 to Series 2018.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF VENTANA COMMUNITY DEVELOPMENT DISTRICT, as follows:

SECTION 1. Supplement. All references in the Initial Resolution to the Bonds as Series 2017 or as the 2017 Bonds are amended to Series 2018 or 2018 Bonds as applicable.

SECTION 2. Inconsistent Resolutions and Motions. All prior resolutions of the District inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

SECTION 3. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

SECTION 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

ADOPTED this 6th day of March, 2018.

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Its: Chairman/Vice Chairman, Board of
Supervisors

[SEAL]
Attest:

By: _____
Its: Secretary