

**VENTANA  
COMMUNITY DEVELOPMENT DISTRICT**

**February 27, 2020 Minutes of Special Meeting**

**Minutes of the Special Meeting**

The Special Meeting of the Board of Supervisors of the Ventana Community Development District was held on **Thursday, February 27, 2020 at 2:00 p.m.** at the Office of Meritus, 2005 Pan Am Circle Suite 300, Tampa, FL 33607.

**1. CALL TO ORDER/ROLL CALL**

Debby Nussel called the Special Meeting of the Board of Supervisors of the Ventana Community Development District to order on **Thursday, February 27, 2020 at approximately 2:00 p.m.** and identified the supervisors present constituting a quorum.

Supervisors Present and Constituting a Quorum at the onset of the meeting:

- Jeff Hills                      Chair
- Ryan Motko                      Vice Chair
- Nick Dister                      Supervisor
- Brady Lefere                      Supervisor

Staff Members Present:

- Debby Nussel                      District Manager, Meritus
- John Vericker                      District Counsel, Straley Robin Vericker      *via conference call*
- Tonja Stewart                      District Engineer, Stantec                      *via conference call*

There were no other members of the general public in attendance.

**2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

There were no audience questions or comments on agenda items.

**3. BUSINESS ITEMS**

**A. Consideration of District Engineer’s Report – Expansion Area**

Ms. Stewart went over the District Engineer’s Report with the Board.

MOTION TO:	Approve the District Engineer’s Report for the Expansion Area.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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**B. Consideration of Master Assessment Methodology Report – Expansion Area**

Mrs. Nussel reviewed the Master Assessment Methodology Report with the Board.

MOTION TO:	Approve the Master Assessment Methodology Report for the Expansion Area in substantial form.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**C. Consideration of Resolution 2020-03; Declaring Debt Assessments**

Mr. Vericker went over the resolution with the Board.

MOTION TO:	Approve Resolution 2020-03.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**D. Consideration of Resolution 2020-04; Setting Public Hearing on Debt Assessments**

Mrs. Nussel went over the resolution with the Board. The public hearing is scheduled for April 2, 2020 at 2:00 p.m. at the same location.

MOTION TO:	Approve Resolution 2020-04.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**E. General Matters of the District**

88 **4. CONSENT AGENDA**

- 89 **A. Consideration of Minutes of the Regular Meeting October 3, 2019**
- 90 **B. Consideration of Operations and Maintenance Expenditures September 2019**
- 91 **C. Consideration of Operations and Maintenance Expenditures Oct. 2019 -- Jan. 2020**
- 92 **D. Review of Financial Statements Month Ending January 31, 2020**

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94 The Board reviewed the Consent Agenda items.  
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MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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104 **5. VENDOR/STAFF REPORTS**

105 **A. District Counsel**

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107 Mr. Vericker said that April 2, 2020 would be a good time to do a delegation resolution since the  
108 Board is already meeting for the public hearing. He will send out an email with this information.  
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110 **B. District Engineer**  
111 **C. District Manager**

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113 There were no additional reports from the Engineer or District Manager at this time.  
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116 **6. SUPERVISOR REQUESTS**

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118 There were no supervisor requests.  
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121 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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123 There were no audience questions or comments.  
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127 **8. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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136 *\*Please note the entire meeting is available on disc.*

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138 *\*These minutes were done in a summary format.*

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140 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered*  
141 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
142 *including the testimony and evidence upon which such appeal is to be based.*

143 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
144 meeting held on 04/02/2020.

145 Jeffery S Hills

147 Signature

148 Jeffery S Hills

150 Printed Name

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152 Title:

153  Chair

154  Vice Chair

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Brian Lamb

Signature

Brian Lamb

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

Brittany Crutchfield

Signature

04/05/2020

Date

