

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

November 4, 2021 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Ventana Community Development District was held on **Thursday, November 4, 2021 at 2:00 p.m.** at Meritus, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Ventana Community Development District to order on **Thursday, November 4, 2021 at 2:00 p.m.** and identified the supervisors present constituting a quorum.

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

Nick Dister	Supervisor
Kelly Evans	Supervisor
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Brian Howell	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were two resident audience member in attendance.

Mr. Lamb noted that Ryan Motko was appointed at the last meeting. Ms. Steinerts said they would need a motion to ratify the appointment.

MOTION TO:	Ratify the appointment of Ryan Motko to the Board and all Board actions that took place at the last meeting.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

A resident commented on the Cornerstone invoices and landscaping.

47 **3. BUSINESS ITEMS**

48 **A. Discussion on Landscaping True-Up Letter – Cornerstone**

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50 Mr. Lamb went over that Cornerstone is asking for back-billing for invoices involving a contract
51 amendment that the District was not notified about. He recommended to authorize staff to work
52 with a Board member to meet with Cornerstone to understand the basis of the invoices and find an
53 amount to settle on not to exceed the amount proposed and have staff to move forward with an RFP
54 for landscaping.

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56	MOTION TO:	Appoint Kelly Evans to work with Meritus and
57		Cornerstone.
58	MADE BY:	Supervisor Dister
59	SECONDED BY:	Supervisor Motko
60	DISCUSSION:	None further
61	RESULT:	Called to Vote: Motion PASSED
62		3/0 - Motion Passed Unanimously

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64 Supervisor Evans asked for Mr. Vericker to explain the landscape payment dispute from a legal
65 standpoint. Mr. Vericker answered. Supervisor Evans also requested to have the District Engineer to
66 do a map of the areas.

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68 **B. Discussion on Board of Supervisor Compensation**

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70 Mr. Lamb asked the Board if they would like to receive supervisor compensation. Supervisor
71 Evans, Supervisor Motko, and Supervisor Dister all said yes, they would like to receive the
72 supervisor compensation for meetings.

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74 **C. General Matters of the District**

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76 There were no general matters to discuss at this time.

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79 **4. CONSENT AGENDA ITEMS**

80 **A. Consideration of Minutes of the Public Hearing & Regular Meeting August 5, 2021**

81 **B. Consideration of Operations and Maintenance Expenditures July 2021**

82 **C. Consideration of Operations and Maintenance Expenditures August 2021**

83 **D. Consideration of Operations and Maintenance Expenditures September 2021**

84 **E. Review of Financial Statements for Month Ending September 30, 2021**

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86 The Board reviewed the Consent Agenda items.

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MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

5. VENDOR AND STAFF REPORTS
A. District Counsel
B. District Engineer
C. District Manager

There were no additional reports from staff.

6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

A resident commented about road damage from construction, the water that is used in the CDD sprinklers and if it is reclaimed (it is well water), midge flies, getting a one-way sign in the clubhouse parking lot, that the gate from the pool to the playground needs to be repaired, and the location of sprinklers that may need to be adjusted.

7. SUPERVISOR REQUESTS

There were no supervisor requests.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

128 **Please note the entire meeting is available on disc.*

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130 **These minutes were done in a summary format.*

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

135 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
136 meeting held on 12-2-21.

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139 Signature

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142 Printed Name

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144 Title:

145 Chair

146 Vice Chair

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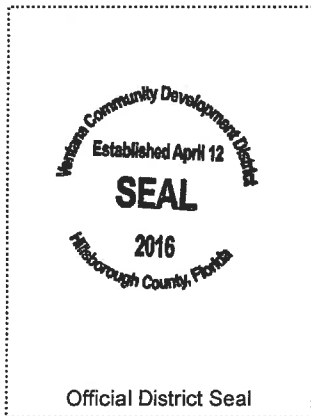
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Signature

Brian Lamb

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

Signature

1/26/22

Date