

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

December 2, 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, December 2, 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, December 2, 2021 at 2:10 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	
Rick Reidt	District Manager, Meritus	
Vanessa Steinerts	District Counsel, Straley Robin Vericker	
Tonja Stewart	District Engineer, Stantec	<i>via conference call</i>

There was one audience member in attendance via conference call.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Landscaping True-Up Letter – Cornerstone

The Board discussed the landscaping true-up letter. Supervisor Evans said they will do an analysis on the warranties that need to be covered. Mr. Howell will have an onsite meeting with the Cornerstone team and District management team on December 14, 2021 and then will come back to the Board at the January meeting with what needs to happen.

B. General Matters of the District

There were no general matters to discuss at this time.

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4. CONSENT AGENDA ITEMS

- A. Consideration of Minutes of the Regular Meeting November 4, 2021**
- B. Consideration of Operations and Maintenance Expenditures October 2021**
- C. Review of Financial Statements for Month Ending October 31, 2021**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor Motko
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**

There were no additional reports from Counsel or the Engineer.

C. District Manager

Mr. Lamb noted that the community will have a field manager. He also stated that the January meeting will likely need to be moved to the following week due to the holidays and vendor response on needed items. Staff will coordinate with the Board on scheduling.

6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

7. SUPERVISOR REQUESTS

There were no supervisor requests.

88 **8. ADJOURNMENT**

89	MOTION TO:	Adjourn.
90	MADE BY:	Supervisor Evans
91	SECONDED BY:	Supervisor Dister
92	DISCUSSION:	None Further
93	RESULT:	Called to Vote: Motion PASSED
94		3/0 - Motion Passed Unanimously

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

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

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

104 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
105 meeting held on 1-6-22.

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108 Signature

109 Jeff Hill

110 Printed Name

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113 Title:

114 Chair

115 Vice Chair

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108 Signature

109 Brian Lamb

110 Printed Name

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113 Title:

114 Secretary

115 Assistant Secretary

116
117 Recorded by Records Administrator

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120 Signature

121 1-12-22

122 Date

