

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

June 2, 2022, 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, June 2, 2022, at 2:00 p.m.** at Inframark, 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, June 2, 2022, 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:

Kelly Evans	Supervisor
Ryan Motko	Supervisor
Steve Luce	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark
Bryan Radcliff	District Manager, Inframark
Brian Howell	District Manager, Inframark
Heather Dilley	District Manager, Inframark
Gary Stewarts	Field Manager, Inframark
Vanessa Steinerts	District Counsel, Straley Robin Vericker
John Vericker	District Counsel, Straley Robin Vericker

There were several resident audience members 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 Resolution 2022-02; Approving FY 2023 Proposed Budget & Setting Public Hearing

The Board reviewed the resolution and Mr. Lamb announced the set meeting date for August 4th at 2:00 P.M. Also, continue to work on the Budget until its finalized with proposed increase and adjustments.

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MOTION TO: Approve Resolution 2022-02.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Dister
DISCUSSION: None further
4/0 - Motion Passed Unanimously

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B. Announcement of Qualified

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Mr. Lamb announced that there are currently 1,084 qualified electors provided by the supervisors of electors.

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C. Consideration of Resolution 2022-03; Announcing Landowners Election

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The Board reviewed the resolution and Mr. Lamb announced the landowner’s election will be on November 3rd at 2:00 P.M. with available sampled proxy and ballots. There are three (3) seats available for election.

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MOTION TO: Approve Resolution 2022-03.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Dister
DISCUSSION: None further
4/0 - Motion Passed Unanimously

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D. General Matters of the District

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There were no general matters to be discussed at this time.

4. CONSENT AGENDA ITEMS

- A. Consideration of Minutes of the Regular Meeting April 07, 2022**
- C. Consideration of Operation and Maintenance Expenditures March 2022**
- D. Consideration of Operation and Maintenance Expenditures April 2022**
- E. Review of Financial Statements Month Ending April 30, 2022**

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The Board reviewed the Consent Agenda items.

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Supervisor Evans requested to have several line items corrected on the minutes and other line items stated below.

- Line 135 should state “aerators” not “air raiders.”
- Fix the word disabled to stable.
- Book share program wording must be cleaned up as well,

- 90 - On page 38 for Operator & Maintenance on fixture replacement of \$3,290.00 seems
- 91 excessive. Mr. Howell clarified there were several light fixtures that were destroyed and
- 92 stolen at the front entrance not just one.
- 93 - Concerns by the Board regarding the fine letter sent by the Code Enforcement for the use of
- 94 water that does not pertain to the CDD in the amount of five hundred (\$500) dollars. The
- 95 Board pulled the invoice sent by the Code Enforcement and would like to proceed with
- 96 challenging the fine.
- 97 - On page 169 we had a new 15HP motor put in and Supervisor Evans thought it was under
- 98 warranty. Mr. Howell stated that per Lance from Zebra Cleaning Team that it is not under
- 99 warranty since it exhausted the warranty. Mrs. Dilley also noted that Lance has offered to
- 100 put in a pump for two hundred and fifty (\$250) dollars with warranty.
- 101 - On the Rentals information it should not have personal bank or information from applicants
- 102 visible. It should be blacked out on pages 45, 77, 95, 98, 147.

MOTION TO: Approve the Consent Agenda items on verification and corrections of line items.

MADE BY: Supervisor Evans

SECONDED BY: Supervisor Dister

DISCUSSION: None further

RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

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112 **5. VENDOR AND STAFF REPORTS**

113 **A. District Counsel**

114 **B. District Manager**

115 **i. Aquatics Inspection Report**

116 **ii. Community Inspection Report**

117 **C. District Engineer**

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119 There were no staff reports at this time.

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121 **6. SUPERVISOR REQUESTS**

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123 Supervisor Evans noted from the Cornerstone report that they are over spraying spots that are taken

124 of life from plants. Gary will get with Cornerstone with the issues. Mr. Howell and Mrs. Dilley will

125 investigate the warranties and suggested future vendor as an option for better service.

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127 Supervisor Evans suggested to have landscape maintenance on agenda for next meeting.

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129 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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131 There were no audience questions or comments.

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8. ADJOURNMENT

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

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

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

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, 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 meeting held on 8/30/22.

DocuSigned by:
Brian Lamb
204982797013438...
Signature

Brian Lamb
Printed Name

Title:
 Chair
 Vice Chair

DocuSigned by:
Brian Lamb
204982797013438...
Signature

Brian Lamb
Printed Name

Title:
 Secretary
 Assistant Secretary

Recorded by Records Administrator
[Signature]
Signature
8/30/22
Date

