

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

February 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, February 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, February 4, 2021 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
Nick Dister	Supervisor
Kelly Evans	Supervisor
Brady Lefere	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus	
John Vericker	District Counsel, Straley Robin Vericker	<i>via conference call</i>
Jennifer Taylor	Bond Counsel, Gray Robinson	<i>via conference call</i>

There was one resident audience member in attendance.

2. OATH OF OFFICE

Mr. Lamb stated that he had the Oath of Office from Jeff Hills and Nick Dister.

3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

4. BUSINESS ITEMS

A. Consideration of Resolution 2021-01; Canvassing & Certifying the Results of the Landowners Election

The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2021-01.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Consideration of Resolution 2021-02; Re-designating Officers

The Board reviewed the resolution and decided to keep the same slate of officers with Jeff Hills as Chair, Chloe Firebaugh as Vice-Chair, Mr. Lamb as secretary, Eric Davidson at Meritus as Treasurer, Brian Howell with Meritus as an Assistant Secretary, and the balance of the Board as additional Assistant Secretaries.

MOTION TO:	Approve Resolution 2021-02 as stated.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

C. Consideration of Resolution 2021-03; Setting Public Hearing for Amenity Recreational Rules and Policies

The Board reviewed the resolution to start the process and set the public hearing for amenity recreational rules and policies.

MOTION TO:	Approve Resolution 2021-03.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

D. Consideration of Resolution 2021-04; Delegation Resolution

- i. Second Supplemental Trust Indenture**
- ii. Bond Purchase Contract**
- iii. Preliminary Offering Memorandum**
- iv. Continuing Disclosure Agreement**

Ms. Taylor reviewed the resolution and documents with the Board. Mr. Lamb asked if they can designate Supervisor Dister to sign if needed. Ms. Taylor said yes, and they would need to amend section 5.

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MOTION TO:	Approve Resolution 2021-04 with the revision as described.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

100 **E. General Matters of the District**

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103 **5. CONSENT AGENDA**

- 104 **A. Consideration of Minutes of the Public Hearing & Regular Meeting August 6, 2020**
- 105 **B. Consideration of Minutes of the Landowners Election November 3, 2020**
- 106 **C. Consideration of Operations and Maintenance Expenditures Jul. – Sep. 2020**
- 107 **D. Consideration of Operations and Maintenance Expenditures Oct. – Dec. 2020**
- 108 **E. Review of Financial Statements Month Ending December 31, 2020**

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110 The Board reviewed the Consent Agenda items.

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

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120 **6. VENDOR/STAFF REPORTS**

- 121 **A. District Counsel**
- 122 **B. District Engineer**

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124 There were no reports from Counsel or the Engineer at this time.

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126 **C. District Manager**

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128 Mr. Lamb went over that the key cards for the amenities are being mailed to the owners starting
129 tomorrow. The amenities will be open next week, and part-time staff at the clubhouse is scheduled
130 starting next week as well. At the next meeting, an option for an elevated program for the amenity
131 facilities will be presented. Mr. Lamb also noted the Engineer is and SWFMWD are working
132 through an issue with drainage. The Engineer will bring an update to the next meeting. The
133 sidewalk damage caused by a resident's pool contractor has been repaired. The District is also
134 working on plant material warranty items with Cornerstone.

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7. SUPERVISOR REQUESTS

There were no supervisor requests at this time.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were questions about the opening of the clubhouse, bond issuance, the proposed rules for the amenity center, getting aerators in the ponds, midge flies, and the dog waste stations.

9. 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

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

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

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

165 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
166 meeting held on 03-04-2021.

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169 Signature

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172 Printed Name

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174 Title:

175 Chair

176 Vice Chair

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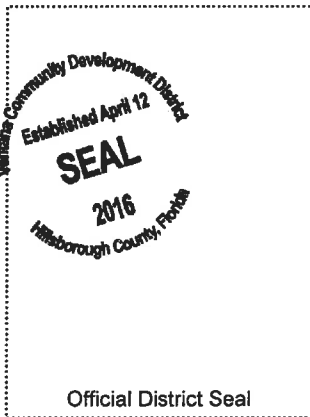
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Official District Seal

Signature

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

Signature

Date