

**VENTANA  
COMMUNITY DEVELOPMENT DISTRICT**

**March 4, 2021 Minutes of Public Hearing & Regular Meeting**

**Minutes of the Public Hearing & Regular Meeting**

The Public Hearing & Regular Meeting of the Board of Supervisors of the Ventana Community Development District was held on **Thursday, March 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 Public Hearing & Regular Meeting of the Board of Supervisors of the Ventana Community Development District to order on **Thursday, March 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
Brian Howell	District Manager, Meritus
Bryan Radcliff	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker

There were three audience members in attendance.

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

There were no audience questions or comments on agenda items.

**3. RECESS TO PUBLIC HEARING**

Mr. Lamb directed the Board to recess to the public hearing.

42 **4. PUBLIC HEARING ON ADOPTING AMENITIES RULES AND POLICIES**

43 **A. Open the Public Hearing on Adopting Amenities Rules and Policies**

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45 The public hearing was opened.

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47 **B. Staff Presentations**

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49 The Board reviewed the amenities rules and policies.

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51 **C. Public Comments**

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53 A resident stated that he would like to add a no smoking policy to the pool and playground areas.  
54 He noted that there is a section for rules for a dog park, but there is no dog park in Ventana. The  
55 resident also noted a typo where it says “only three persons per household” can be at the pool at  
56 once when it should be “only three guests per household.” The resident asked about posted hours  
57 for the pool and playground and about the minimum age for unsupervised kids at the playground.

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59 Another resident asked about having a better definition for “horseplay.” The resident also asked  
60 about the “no events” sign at the pool and for more guidance on if residents want to get together.

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62 The Board discussed and agreed to changing “horseplay” to “rough or rowdy play” and wanted a no  
63 smoking policy for the amenities. The Board also noted they should take out the section on the dog  
64 park and fix the error regarding guests.

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66 **D. Consideration of Resolution 2021-05; Adopting Amenities Rules and Policies**

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68 The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2021-05 with the amendments as stated.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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78 **E. Close the Public Hearing on Adopting Amenities Rules and Policies**

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80 The public hearing was closed.

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83 **5. RETURN AND PROCEED TO THE REGULAR MEETING**

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85 Mr. Lamb directed the Board to return and proceed to the Public Hearing & Regular Meeting.

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88 **6. BUSINESS ITEMS**

89 **A. General Matters of the District**

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

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94 **7. CONSENT AGENDA**

- 95 **A. Consideration of Minutes of the Regular Meeting February 4, 2021**
- 96 **B. Consideration of Operations and Maintenance Expenditures January 2021**
- 97 **C. Review of Financial Statements Month Ending January 31, 2020**

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99 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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109 **8. VENDOR/STAFF REPORTS**

- 110 **A. District Counsel**
- 111 **B. District Engineer**

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113 There were no additional reports from Counsel or the Engineer.

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115 **C. District Manager**

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117 Mr. Howell updated the Board that the part-time employee was now working on site. The role for  
118 the employee will be expanding, and soon they can start looking at doing some community events.  
119 Mr. Howell also noted that the landscapers have been replacing some dead plant material, and  
120 pressure-washing has started.

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123 **9. SUPERVISOR REQUESTS**

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125 There were no supervisor requests at this time.

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128 **10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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130 A resident commented that the part-time employee was doing a good job. The resident asked about  
131 street tree replacement. There was also a question about the dog station locations.

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**11. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Evans
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 05/06/2021.**

Jeffery S. Hills  
**Signature**

Jeffery S. Hills  
**Printed Name**

**Title:**  
 Chair  
 Vice Chair

Brian Lamb  
**Signature**

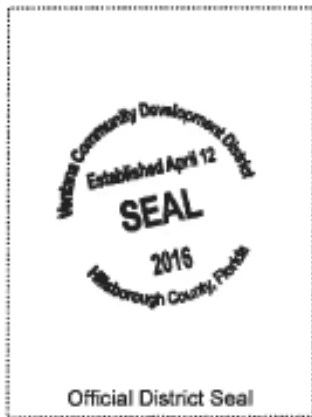
Brian Lamb  
**Printed Name**

**Title:**  
 Secretary  
 Assistant Secretary

*Recorded by Records Administrator*

Brittany Crutchfield  
*Signature*

5/7/2021  
*Date*



Official District Seal