

**VENTANA  
COMMUNITY DEVELOPMENT DISTRICT**

**August 5, 2021 Minutes of Regular Meeting and Public Hearing**

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

The Regular Meeting and Public Hearing of the Board of Supervisors of the Ventana Community Development District was held on **Thursday, August 5, 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 and Public Hearing of the Board of Supervisors of the Ventana Community Development District to order on **Thursday, August 5, 2021 at 2:58 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	<i>appointed during the meeting</i>

Staff Members Present:

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

There were a few resident audience members in attendance.

Mr. Lamb went over that there is a vacant landowner's seat on the Board and the Board could appoint someone to fill the seat so that they have quorum and can move forward with the meeting today. Ryan Motko, who was previously on the Board, volunteered to serve on the Board again for the purposes of conducting the meeting.

MOTION TO:	Appoint Ryan Motko to the Board.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 2/0 - Motion Passed Unanimously

Ryan Motko signed his Oath of Office. Mr. Lamb stated that he is a notary for the state of Florida, and he notarized Supervisor Motko's Oath.

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

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48 There was a question regarding if the District would be doing an expansion.

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51 **3. RECESS TO PUBLIC HEARING**

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

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56 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET**

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**A. Open the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget**

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MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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**B. Staff Presentations**

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Mr. Lamb went over the budget and line items with the Board.

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**C. Public Comments**

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Residents if aerators were in the budget for FY 2022, how many fish are going in each pond, how often the ponds are being maintained, and budgeting for community events.

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**D. Consideration of Resolution 2021-07; Adopting Proposed Fiscal Year 2022 Budget**

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**i. Consideration of FY 2021-2022 Budget Funding Agreement**

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The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2021-07.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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**E. Close the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

**A. Open the Public Hearing on Levying O&M Assessments**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**B. Staff Presentations**

Mr. Lamb went over the resolution with the Board.

**C. Public Comments**

There were no public comments.

**D. Consideration of Resolution 2021-08; Levying O&M Assessments**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-08.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

130 **E. Close the Public Hearing on Levying O&M Assessments**  
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MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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140 **6. RETURN AND PROCEED TO THE REGULAR MEETING**  
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142 Mr. Lamb directed the Board to return and proceed to the regular meeting.  
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145 **7. BUSINESS ITEMS**

146 **A. Consideration of Resolution 2021-09; Supplemental Assessment Resolution**  
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148 Mr. Vericker went over the resolution with the Board.  
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MOTION TO:	Approve Resolution 2021-09.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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157 **B. Consideration of Resolution 2021-10; Setting Fiscal Year 2022 Meeting Schedule**  
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159 The Board reviewed the resolution and meeting schedule.  
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MOTION TO:	Approve Resolution 2021-10.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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

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171 There were no additional general matters of the District to discuss.

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174 **8. CONSENT AGENDA**

175 **A. Consideration of Minutes of the Regular Meeting June 3, 2021**

176 **B. Consideration of Operations and Maintenance Expenditures May 2021**

177 **C. Consideration of Operations and Maintenance Expenditures June 2021**

178 **D. Review of Financial Statements for Month Ending June 30, 2021**

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180 The Board reviewed the Consent Agenda items.

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182 MOTION TO: Approve the Consent Agenda items.

183 MADE BY: Supervisor Evans

184 SECONDED BY: Supervisor Dister

185 DISCUSSION: None further

186 RESULT: Called to Vote: Motion PASSED

187 3/0 - Motion Passed Unanimously

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190 **9. VENDOR AND STAFF REPORTS**

191 **A. District Counsel**

192 **B. District Engineer**

193 **C. District Manager**

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195 There were no additional reports from staff.

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

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200 Residents commented on some areas that are not being mowed, signage indicating the entrance and  
201 exit for drivers near the mailboxes, and if the landscapers should be picking up trash.

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204 **11. SUPERVISOR REQUESTS**

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206 There were no supervisor requests.

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210 **12. ADJOURNMENT**

212	MOTION TO:	Adjourn at 3:30 p.m.
213	MADE BY:	Supervisor Evans
214	SECONDED BY:	Supervisor Dister
215	DISCUSSION:	None Further
216	RESULT:	Called to Vote: Motion PASSED
217		3/0 - Motion Passed Unanimously

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

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

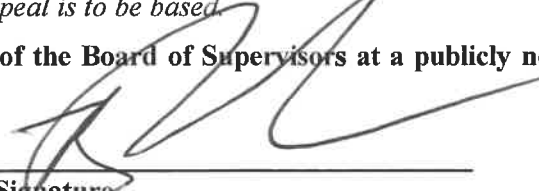
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223 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered*  
224 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
225 *including the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

226 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
227 meeting held on \_\_\_\_\_.

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230 \_\_\_\_\_  
230 Signature

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232 NICHOLAS J. DISTER  
233 \_\_\_\_\_  
233 Printed Name

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235 Title:  
236  Chair  
237  Vice Chair

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230 \_\_\_\_\_  
230 Signature

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232 Brian Lamb  
233 \_\_\_\_\_  
233 Printed Name

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235 Title:  
236  Secretary  
237  Assistant Secretary

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239 Recorded by Records Administrator

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242 \_\_\_\_\_  
242 Signature

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244 11/05/21  
245 \_\_\_\_\_  
245 Date

