

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

May 7, 2020 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Spencer Creek Community Development District was held on **Thursday, May 7, 2020 at 2:00 p.m. via conference call at 1-866-906-9330 with access code 4863181.**

1. CALL TO ORDER

Debby Nussel called the Regular Meeting of the Board of Supervisors of the Spencer Creek Community Development District to order on **Thursday, May 7, 2020 at 2:28 p.m.**

Board Members Present and Constituting a Quorum:

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| Kelly Evans | Chair |
| Laura Coffey | Vice Chair |
| Jeff Hills | Supervisor |
| Nick Dister | Supervisor |
| Lori Campagna | Supervisor |

Staff Members Present:

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| Brian Lamb | District Manager, Meritus |
| Debby Nussel | District Manager, Meritus |
| Kristen Schalter | District Counsel, Straley Robin Vericker |

There were no members of the general public in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Resolution 2020-03; Approving Fiscal Year 2021 Proposed Budget

Mrs. Nussel went over the budget line items and resolution with the Board. Supervisor Evans stated they may be able to cut back in the budget before the August public hearing. She noted that the landscaping and aquatics have not been bid out yet, so there will be information about those items as well as the amenity before the public hearing.

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MOTION TO: Approve Resolution 2020-03.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Coffey
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

B. Consideration of Resolution 2020-04; Adopting Statutory Alternative Investment Policies

Mrs. Nussel reviewed the resolution with the Board

MOTION TO: Approve Resolution 2020-04.
MADE BY: Supervisor Coffey
SECONDED BY: Supervisor Campagna
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

C. Annual Disclosure of Qualified Electors

Mrs. Nussel announced that as of April 15, 2020, Spencer Creek CDD had 6 qualified electors. Management will content the Supervisor of Elections to verify this number, as management and the Board thought this number should actually be 0.

D. Consideration of Resolution 2020-05; Setting Landowners Election & Meeting

Mrs. Nussel reviewed the resolution with the Board.

MOTION TO: Approve Resolution 2020-05.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Coffey
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

E. Discussion on Acceptance of Compensation for Board Members

Mrs. Nussel asked each Board supervisor if they would like to accept compensation for Board meetings. The entire Board declined compensation for the meetings.

85 **F. General Matters of the District**

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87 There were no general matters of the District to discuss at this time.
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90 **4. CONSENT AGENDA**

91 **A. Consideration of Minutes of the Audit Committee & Regular Meeting Nov. 7, 2019**

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93 **B. Consideration of Operations and Maintenance Expenditures October 2019 – March 2020**

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95 **C. Review of Financial Statements Month Ending March 31, 2020**

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97 The Board reviewed the Consent Agenda items.
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| 99 | MOTION TO: | Approve Consent Agenda items A-B. |
| 100 | MADE BY: | Supervisor Evans |
| 101 | SECONDED BY: | Supervisor Coffey |
| 102 | DISCUSSION: | None further |
| 103 | RESULT: | Called to Vote: Motion PASSED |
| 104 | | 5/0 - Motion Passed Unanimously |

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107 **5. VENDOR AND STAFF REPORTS**

- 108 **A. District Counsel**
- 109 **B. District Engineer**
- 110 **C. District Manager**

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112 There were no additional reports from staff at this time.
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115 **6. SUPERVISOR REQUESTS**

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117 Supervisor Evans wanted the documents that needed to be signed to be sent to her.
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120 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**

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122 There were no audience questions or comments.
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8. ADJOURNMENT

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| MOTION TO: | Adjourn. |
| MADE BY: | Supervisor Evans |
| SECONDED BY: | Supervisor Coffey |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously |

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

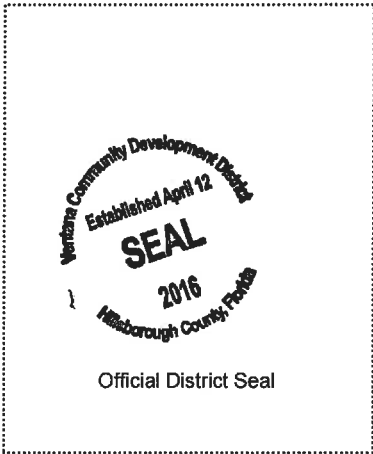
**These minutes were done in summary format.*

**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 06-04-2020.

Brian Lamb
Signature
 Brian Lamb
Printed Name
Title:
 Secretary
 Assistant Secretary

Kelly Evans
Signature
 Kelly Evans
Printed Name
Title:
 Chairman
 Vice Chairman



Recorded by Records Administrator

brittany crutchfield
Signature
06-07-2020
Date

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

February 27, 2020 Minutes of Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors of the Ventana Community Development District was held on **Thursday, February 27, 2020 at 2:00 p.m.** at the Office of Meritus, 2005 Pan Am Circle Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Debbly Nussel called the Special Meeting of the Board of Supervisors of the Ventana Community Development District to order on **Thursday, February 27, 2020 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:

- 17 Jeff Hills
- 18 Ryan Motko
- 19 Nick Dister
- 20 Brady Lefere
- 21 Supervisor
- 22 Staff Members Present:
- 23 Debbly Nussel
- 24 John Vericker
- 25 Tonya Stewart
- 26 District Engineer, Stantec
- 27 District Counsel, Straley Robin Vericker
- 28 District Manager, Meritus
- 29 via conference call
- 30 via conference call

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no other members of the general public in attendance.

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of District Engineer's Report – Expansion Area

Ms. Stewart went over the District Engineer's Report with the Board.

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| MOTION TO: | Approve the District Engineer's Report for the Expansion Area. |
| MADE BY: | Supervisor Hills |
| SECONDED BY: | Supervisor Motko |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 4/0 - Motion passed unanimously |

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B. Consideration of Master Assessment Methodology Report – Expansion Area

Mrs. Nussel reviewed the Master Assessment Methodology Report with the Board.

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| MOTION TO: | Approve the Master Assessment Methodology Report for the Expansion Area in substantial form. |
| MADE BY: | Supervisor Hills |
| SECONDED BY: | Supervisor Dister |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 4/0 - Motion passed unanimously |

C. Consideration of Resolution 2020-03; Declaring Debt Assessments

Mr. Vericker went over the resolution with the Board.

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| MOTION TO: | Approve Resolution 2020-03. |
| MADE BY: | Supervisor Motko |
| SECONDED BY: | Supervisor Dister |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 4/0 - Motion passed unanimously |

D. Consideration of Resolution 2020-04; Setting Public Hearing on Debt Assessments

Mrs. Nussel went over the resolution with the Board. The public hearing is scheduled for April 2, 2020 at 2:00 p.m. at the same location.

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| MOTION TO: | Approve Resolution 2020-04. |
| MADE BY: | Supervisor Motko |
| SECONDED BY: | Supervisor Dister |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 4/0 - Motion passed unanimously |

E. General Matters of the District

88 **4. CONSENT AGENDA**

89 **A. Consideration of Minutes of the Regular Meeting October 3, 2019**

90 **B. Consideration of Operations and Maintenance Expenditures September 2019**

91 **C. Consideration of Operations and Maintenance Expenditures Oct. 2019 – Jan. 2020**

92 **D. Review of Financial Statements Month Ending January 31, 2020**

94 The Board reviewed the Consent Agenda items.

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| 96 | MOTION TO: | Approve the Consent Agenda. |
| 97 | MADE BY: | Supervisor Dister |
| 98 | SECONDED BY: | Supervisor Motko |
| 99 | DISCUSSION: | None further |
| 100 | RESULT: | Called to Vote: Motion PASSED |
| 101 | | 4/0 - Motion Passed Unanimously |

104 **5. VENDOR/STAFF REPORTS**

105 **A. District Counsel**

107 Mr. Vericker said that April 2, 2020 would be a good time to do a delegation resolution since the Board is already meeting for the public hearing. He will send out an email with this information.

110 **B. District Engineer**

111 **C. District Manager**

113 There were no additional reports from the Engineer or District Manager at this time.

116 **6. SUPERVISOR REQUESTS**

118 There were no supervisor requests.

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

123 There were no audience questions or comments.

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8. ADJOURNMENT

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|--------------|---------------------------------|
| MOTION TO: | Adjourn. |
| MADE BY: | Supervisor Motko |
| 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 04/02/2020

Signature Jeffery S Hillis

Printed Name Jeffery S Hillis

Title: Chair
 Vice Chair

Signature Brian Lamb

Printed Name Brian Lamb

Title: Secretary
 Assistant Secretary

Recorded by Records Administrator

Signature Brittany Crutchfield

Date 04/05/2020



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