

# Ventana Community Development District

## Board of Supervisors

Juan Carlos Reyes, Chairperson  
Kelly Garcia, Vice Chairperson  
James Jones, Assistant Secretary  
Gregory Creel, Assistant Secretary  
Martha Rockovich, Assistant Secretary

## District Staff

Lisa Castoria, District Manager  
Whitney Sousa, District Counsel  
Robert Dvorack, District Engineer  
Ibtissam (Sam) Bakkar, On-Site Clubhouse Manager  
Paul Young, Field Manager

## Regular Meeting Agenda

Wednesday, July 16, 2025, at 6:00 p.m.

### Google Meeting Information

Video call link: <https://meet.google.com/vtv-xzbs-okw>

#### 1. Call to Order/Roll Call

#### 2. Pledge of Allegiance

#### 3. Audience Comment *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

#### 4. Staff Report

- A. Advanced Aquatics Waterway/Ponds Inspection Report ..... Page 5
- B. Field Inspection Report ..... Page 14
  - i. Ventana CDD Field Inspection Report
  - ii. Enclave at Ventana Field Inspection Report
- C. Landscape Report
- D. Irrigation Report
- E. District Engineer
  - i. Update on Ponds 8 & 10 Erosion
- F. District Counsel
- G. District Manager
- H. Onsite Manager ..... Page 30
  - i. Project Status Report – On-site Project Tracker

#### 5. Business Items

- A. Consideration of Resolution 2025-07; Amending Date of Budget Hearing ..... Page 35
- B. Consideration of Resolution 2025-08; Adopting a Temporary Access Policy and Form of Temporary Construction Access License Agreement ..... Page 37
- C. Consideration of A-Quality Pool Maintenance Proposal ..... Page 45
- D. Consideration of Electrical Repairs Proposal ..... Page 55
- E. Consideration of Commercial Door Proposals ..... Page 57
- F. Discussion on District Credit Card Request
- G. Discussion on Resident Communication Letter ..... Page 61
- H. Discussion on Geocaching Liability ..... Page 63
- I. Consideration of Ditch Clean-out and Maintenance Proposals ..... Page 66
- J. Discussion on Clubhouse Events
- K. Consideration of Yellowstone Proposals ..... Page 70
- L. Consideration of Orkin Snake Program Proposal ..... Page 83
- M. Discussion on Revised FY 2026 Proposed Budget ..... Page 93
- N. Discussion on Supervisor Emails
- O. Discussion on Security Officer Incident
- P. Discussion on Street Sign Repairs *(under separate cover)*
- Q. Consideration of Sidewalk Extension Proposals ..... Page 119
- R. Discussion on Pool Hours and Signage
- S. Consideration of Admiral Pool Furniture Repair Proposal ..... Page 133
- T. Consideration of Inframark Maintenance Proposals ..... Page 136

*The next Public Hearing meeting is scheduled for Wednesday, August 20, 2025, at 6:00 p.m.*

**6. Consent Agenda Items**

- A. Consideration of Minutes of June 11, 2025, Regular Meeting ..... Page 140
- B. Consideration of Operation and Maintenance Expenditures May 2025 ..... Page 145
- C. Acceptance of the Financials and Approval of the Check Register for May 2025 ..... Page 212
- D. Ratification of Termination of Spearem for Dog Station Service
- E. Ratification of Aquality Pool Maintenance Interim Service

**7. Supervisors' Requests or Comments**

**8. Audience Comments** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

**9. Adjournment**