

Ventana Community Development District

Board of Supervisors

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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
Nathaniel Montagna, Field Manager

Public Hearing & Regular Meeting Agenda

Wednesday, August 20, 2025, at 6:00 p.m.

TEAMS Meeting Information

Meeting ID: 245 047 586 402 7

Passcode: BF23dR66

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. **Public Hearing to Adopt Fiscal Year 2026 Budget**
 - A. Open Public Hearing
 - B. Staff Presentation
 - C. Public Comments
 - D. Consideration of Resolution 2025-09; Adopting Final Budget for FY 2025-2026 Page 5
 - E. Consideration of Resolution 2025-10; Levying O&M Assessment for FY 2025-2026
..... Page34
 - F. Close Public Hearing
5. **Staff Report**
 - A. Advanced Aquatics Waterway/Ponds Inspection Report Page 40
 - B. Field Inspection Report Page 50
 - 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 ManagerPage 65
 - i. Project Status Report – On-site Project Tracker
6. **Business Items**
 - A. Consideration of Holiday Lighting Proposals Page 72
 - B. Consideration of Resolution 2025-11; Setting Fiscal Year 2026 Meeting Schedule Page 98
 - C. Consideration of Pool ORP Controller Proposal Page 101
 - D. Consideration of Roof Repair Proposals *(under separate cover)*
 - E. Consideration of Well Pump 1 Replacement Proposal Page 103
 - F. Consideration of Ditch Clean-out and Maintenance Proposals Page 105
 - G. Consideration of Commercial Door Proposals Page 109
 - H. Consideration of Morales Fence NTE Post Storm Repairs Page 113
 - I. Consideration of Inframark Proposal..... Page 115
 - J. Consideration of Amenity Maintenance Policy Revisions Page 117
 - K. Consideration of Surveillance Camera Proposal Page 134

The next meeting is scheduled for Wednesday, September 17, 2025, at 6:00 p.m.

- L. Acceptance of Fiscal Year 2025 Grau Audit Engagement Letter..... Page 188
- M. Consideration of Yellowstone Playground Mulch Proposal..... Page 194
- N. Discussion on Resident Suspension..... Page 197
- O. Discussion on Email List Opt-in Form Page 199
- P. Discussion on Garbage Can at Mail Kiosk
- Q. Discussion on Pool Status Report (*under separate cover*)
- 7. Consent Agenda Items**
 - A. Consideration of Minutes of July 16, 2025, Regular Meeting..... Page
 - B. Consideration of Operation and Maintenance Expenditures June 2025 Page 203
 - C. Review of the 2nd Quarter Website Audit Page 289
 - D. Ratification of Irrigation Repairs Page 302
- 8. Supervisors' Requests or Comments**
- 9. Audience Comments** (*Each individual has the opportunity to comment and is limited to three (3) minutes for such comment*)
- 10. Adjournment**