

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
Nathaniel Montagna, Field Manager

REGULAR MEETING AGENDA

Wednesday, September 17, 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. Motion to Approve the Agenda

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

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 Manager

Business Items

A. Consideration of Ditch Clean-out and Maintenance Proposals Page

B. Consideration of Yellowstone Playground Mulch Proposal..... Page

C. Discussion on Zoning Hearing Notice Page

D. Consideration of JCS Investigations Service Proposal Page

E. Review of Clubhouse Rental Revenue

7. Consent Agenda Items

A. Consideration of Minutes of August 20, 2025, Public Hearing & Regular Meeting..... Page

B. Consideration of Operation and Maintenance Expenditures June 2025 Page

C. Ratification of Fence Adjustment Page

D. Ratification of Neptune Dog Stations Cleaning (2 times a week)

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

The next meeting is scheduled for Wednesday, October 8, 2025, at 6:00 p.m.