

Ventana Community Development District

January 14, 2026

Agenda Package

ZOOM MEETING INFORMATION

Meeting ID: 826 038 5621 Passcode: dS3D6Q

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



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

Heather Jackson, District Manager
Whitney Sousa, District Counsel
Robert Dvorack, District Engineer
Nathaniel Montagna, Field Manager
Jonathan Sciortino, Accountant
Catalina Martinez, District Admin Assistant

REGULAR MEETING AGENDA

Wednesday, January 14, 2026, at 6:00 p.m.

Zoom Meeting Information

Meeting ID: 826 038 5621
Passcode: dS3D6Q

- 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 per speaker*)
- 4. Business Administration Items**
 - A. Consideration of Minutes of December 3, 2025, Special Meeting and December 10, 2025, Regular Meeting.....Page 3
 - B. Ratification of Yellowstone Proposal for Mainline Break #641250Page 9
 - C. Ratification of November 12, 2025, Regular Meeting MinutesPage 10
- 5. Staff Report**
 - A. Advanced Aquatics Waterway/Ponds Inspection ReportPage 15
 - i. Shoreline Repair Proposal for Ponds #4Page 24
 - B. Irrigation Report
 - C. District Engineer
 - D. District Counsel
 - E. District Manager
 - i. Discussion of BDI New Labor Rates for FY 2026Page 26
 - F. Onsite Manager
- 6. Business Items**
 - A. Consideration of Complete IT ProposalsPage 27
- 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**

**MINUTES OF MEETING
VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

The Special Meeting of the Board of Supervisors of Ventana Community Development District was held on Wednesday, December 3, 2025, and called to order at 6:08 p.m. at the Ventana Clubhouse, located at 11101 Ventana Groves Boulevard, Riverview, Florida 33578.

Present and constituting a quorum were:

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

Also present in person, via TEAMS, and/or via conference call:

Mark Vega District Manager, Inframark
Several Residents

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Vega called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Board participated in the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Audience Comment

A resident comment was received.

FOURTH ORDER OF BUSINESS

Business Items

A. Discussion of Budget Items

The Board requested reimbursement of Bank fees of \$531.00 as the Board did not close the bank account

Ms. Garcia requested the pool late fee from August of \$82.00 be credited to the District.

B. Discussion of Financials

Natasha, Inframark accountant, updated the Board on the Truist Transfer on 8/27/2025 of \$541.22

40
41 On MOTION by Mr. Jones, seconded by Ms. Rockovich, with all in favor, to hold
42 all Yellowstone payments was approved. 5-0
43
44 Natasha provided an update to the Board regarding the cash balance of \$212,191.00.
45 Neptune has not picked up their check yet and Mr. Vega announced the next meeting on
46 Wednesday, December 10, 2025, at 6:00 P.M.
47

C. Discussion of Outdoor Clubhouse Fans Switch and Replacement

48 A discussion ensued.
49
50

51 On MOTION by Ms. Garcia, seconded by Ms. Rockovich and Mr. Reyes voting AYE
52 with Mr. Jones and Mr. Creel voting NAY to install outdoor clubhouse fan switch in
53 the pavilion by LRI for \$2,250, was approved. 3-2
54

55 On MOTION by Mr. Reyes, seconded by Ms. Garcia, with all in favor, LRI Proposal
56 was retracted. 5-0
57

FIFTH ORDER OF BUSINESS

Supervisor's Requests or Comments

58 Mr. Jones to set the building lights to the holiday setting.
59
60 Mr. Reyes discussed to the Board about professionalism as a result of the Boards conduct at the
61 last few meetings.
62

SIXTH ORDER OF BUSINESS

Audience Comments

63 There being none, the order of business followed.
64
65

SEVENTH ORDER OF BUSINESS

Adjournment

66 There being no further business,
67
68

69 On MOTION by Mr. Jones, seconded by Mr. Creel, with all in favor, the meeting
70 was adjourned at 7:13 P.M. 5-0
71
72
73

74 District Manager
75

Chairperson

**MINUTES OF MEETING
VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Ventana Community Development District was held on Wednesday, December 10, 2025, at 6:00 p.m. at the Ventana Clubhouse, located at 11101 Ventana Groves Boulevard, Riverview, Florida 33578.

Present and constituting a quorum were:

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

Also present in person, via TEAMS, and/or via conference call:

Heather Jackson District Manager, Inframark
Whitney Sousa District Counsel

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FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Jackson called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Board participated in the Pledge of Allegiance.

THIRD ORDER OF BUSINESS Audience Comment

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS Business Administration

ORDER OF BUSINESS Business Administration

A. Consideration of Minutes of November 12, 2023, Regular Meeting

On MOTION by Mr. Jones, seconded by Ms. Rockovich, with all in favor, tabled the November 12, 2025, minutes and add discussion of new management company, was approved as discussed. 5-0

B. Review of Expenditure Reports for FY 2025

On MOTION by Ms. Garcia, seconded by Mr. Reyes, with all in favor, the Expenditure report for FY 2025 was approved as presented. 5-0

44 **C. Ratification of Yellowstone Proposals for Irrigation Repairs #634741, 634762, 634770,**
45 **634775, 634779, 634785, 364787, 634792**

47 On MOTION by Mr. Jones, seconded by Ms. Rockovich, with all in favor,
48 Yellowstone Proposals for Irrigation Repairs #634741, 634762, 634770, 634775,
49 634779, 634785, 364787, 634792 were ratified as presented. 5-0

50 **FIFTH ORDER OF BUSINESS**

51 **Staff Reports**

52 **A. Advanced Aquatics Waterway/Ponds Inspection Report**

53 i. **Inflow Pipe Repair Proposal for Ponds #3 and #10**

54 An update was provided by Jason to the Board.

55 Pond 4 erosion is getting bad, might need some rock in the future. Jason will provide
56 proposal.

57 **B. Field Inspection Report**

58 i. **Ventana CDD Field Inspection Report**

59 ii. **Enclave at Ventana Field Inspection Report**

60 A discussion ensued.

61 **C. Irrigation Report**

62 There being none, the next item followed.

63 **D. District Engineer**

64 The Board requested District engineering to send the mapping of Cone Grove.

65 **D. District Counsel**

66 A discussion ensued regarding the new management company GMS contract.

67 **F. District Manager**

68 Ms. Jackson informed the Board that Helena T. will be covering the District on December 24th
69 and December 26th.

70 **G. Onsite Manager**

71 A discussion ensued.

72 **SIXTH ORDER OF BUSINESS**

73 **Business Items**

74 **A. Consideration of Clubhouse Doors & Window Tinting**

75 Tabled.

76 On MOTION by Mr. Reyes, seconded by Mr. Jones, with all in favor, tabled the
77 Clubhouse Doors & Window Tinting proposals, was approved as discussed. 5-0

84 **B. Consideration of Wildlife-Proof Trash Bins**
8586 On MOTION by Mr. Creel, seconded by Ms. Rockovich, with all in favor, tabled the
87 Clubhouse the Wildlife-Proof trash bins proposals was approved as discussed. 5-0
8889 **SEVENTH ORDER OF BUSINESS**89 **Supervisors' Requests or Comments**

90 A discussion ensued.

91

- Mr. Reyes requested a weekly update from LRI regarding the Cabanas.
- Mr. Reyes discussed LRI proposal

94 On MOTION by Mr. Reyes, seconded by Mr. Creel, with all in favor, proposal by
95 LRI to swap the doors with not to exceed \$200, was approved as discussed. 5-0
9697

- Mr. Creel requested more transparency to the entire Board, just not the Chairman.

98 Additional items were discussed:

100 On MOTION by Mr. Jones, seconded by Mr. Reyes, with all in favor, proposal
101 #206996 \$982.64 NEWIRE, was ratified. 5-0
102103 On MOTION by Mr. Jones, seconded by Mr. Reyes, with all in favor, proposal
104 #206993 \$517.69 NEWIRE, was ratified. 5-0
105

106 A discussion ensued regarding cleaning proposals.

108 On MOTION by Mr. Jones, seconded by Mr. Reyes, with all in favor, proposal by
109 Nick Knows Cleaning with not to exceed \$1,100 with dog waste stations, was
110 approved as discussed. 5-0
111

112 A discussion ensued regarding redesignation of officers.

114 On MOTION by Mr. Creel, seconded by Mr. Jones for redesignation of officers,
115 Motion FAILED.
116

117 A discussion ensued regarding Yellowstone funds.

119 On MOTION by Mr. Jones, seconded by Mr. Reyes, with all in favor, to release funds
120 to Yellowstone, Brian and Christiaan agreed to the original proposal of the entrances
121 of \$44,000, was approved as discussed. 5-0
122124 **EIGHTH ORDER OF BUSINESS**124 **Audience Comments**125 There being none, the next order of business followed.
126

128 **NINTH ORDER OF BUSINESS**

Adjournment

129 There being no further business,

130

131 On MOTION by Mr. Jones, seconded by Mr. Creel, with all in favor, the meeting
132 was adjourned at 8:14 P.M. 5-0

133

134

135

136

137 District Manager

Chairperson



Proposal #: 641250

Date: 12/15/2025

From: Jason Geary

Landscape Enhancement Proposal for
Ventana CDD

Lisa Castoria
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
lisa.castoria@inframark.com

LOCATION OF PROPERTY

11101 Ventana Groves Boulevard
Riverview, FL 33578

12/2025 Main Line Break/Leak Symes Rd.

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	15	\$75.00	\$1,125.00
Irrigation Parts	1	\$125.00	\$125.00

- Main Line Break/Leak found during the Wet Check along Symes Rd.
- Leak/Break appears to be coming from a Valve Manifold

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

Signed by:
 By 
 JCR _____
 Print Name/Title _____
 Date 12/17/2025

Ventana CDD

Subtotal	\$1,250.00
Sales Tax	\$0.00
Proposal Total	\$1,250.00

THIS IS NOT AN INVOICE

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Present and constituting a quorum were:

Juan Carlos Reyes	Chairperson
Kelly Garcia	Vice Chairperson
James Jones	Assistant Secretary
Gregory Creel	Assistant Secretary
Marth Rockovich	Assistant Secretary (<i>via conference call</i>)

Also present in person, via TEAMS, and/or via conference call:

Jennifer Goldyn	District Manager, Inframark
Heather Jackson	District Manager, Inframark
Whitney Sousa	District Counsel
Robert Dvorack	District Engineer (<i>via conference call</i>)
Nathaniel Montagna	Field Manager, Inframark
Howard Neal	Field Inspector Coordinator (<i>via conference call</i>)
Representative	Yellowstone
Ashley	LRI
Several Residents	

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Goldyn called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Board participated in the Pledge of Allegiance.

Ms. Goldyn presented the Board with Inframark's resignation letter.

The Board requested to add "Consideration of District Management S

The Board requested to add "Consideration of District Management Services" on the agenda.

On MOTION by Mr. Reyes, seconded by Mr. Creel, with all in favor, add business item “Consideration of District Management Services” on the agenda, was amended as discussed. 5-0

46 THIRD ORDER OF BUSINESS**Audience Comment**

47 Ashley, representative of LRI, briefly stated the cabanas that have been delivered today and
48 will be installed soon. She will get back to the Board with a date.

49 FOURTH ORDER OF BUSINESS**Business Administration****A. Consideration of Resolution 2026-04; Adopting FY 2025 Amended Budget**

52 On MOTION, Mr. Reyes, seconded by Ms. Garcia, with all in favor, the Resolution
53 2026-04; Adopting FY 2025 Amended Budget was adopted as presented. 5-0

55 B. Consideration of Minutes of September 17, 2025, Regular Meeting

57 On MOTION by Mr. Reyes, seconded by Ms. Garcia, with all in favor, the regular
58 meeting minute from September 17, 2025, was approved as presented. 5-0

60 C. Consideration of Operation and Maintenance Expenditures August & September 2025

62 On MOTION by Mr. Reyes, seconded by Mr. Jones, with all in favor, the Operation
63 and Maintenance Expenditures August & September 2025, were approved as
64 presented. 5-0

66 FIFTH ORDER OF BUSINESS**Staff Reports****A. Advanced Aquatics Waterway/Ponds Inspection Report**

68 An update was provided to the Board.

69 • Pond 3 shows possible signs of erosion. Advanced Aquatics will provide a proposal.
70 • Pond 10 has minor repairs on the opposite side that was already repaired. Advanced
71 and Finn outdoors to provide proposals.

72 B. Field Inspection Report**i. Ventana CDD Field Inspection Report****ii. Enclave at Ventana Field Inspection Report**

75 Mr. Montagna presented and discussed field reports to the Board.

76 C. Irrigation Report

77 The Yellowstone representative discussed sending maps to the entire Board. A discussion
78 ensued regarding Yellowstone proposals.

80 On MOTION, Mr. Reyes, seconded by Ms. Garcia, with all in favor, the proposal by
81 Yellowstone #497864 for \$35,662.50, #576418 for \$25,600.00, and the Board agreed
82 to take \$18,000 from Cap expenditure to cover over Budget expense, were approved
83 as discussed. 5-0

89 **D. District Engineer**90 **i. Update on Ponds 8**

91 A discussion ensued regarding Pond 8 water is now low enough to proceed with repairs.

93 On MOTION, Mr. Reyes, seconded by Ms. Garcia, with all in favor, the proposal by
94 *Finn Outdoor* proposal #2405 in the amount of \$10,800.00 and District counsel
95 recommend an agreement to be executed, was approved as discussed. 5-097 **E. District Counsel**98 **i. Discussion Regarding Open Carry**

99 A discussion ensued regarding open carry.

100 **F. District Manager**101 Ms. Golydn informed the Board that Kristee Cole with Inframark will be responsible for
102 handling all records requests. She also explained that Mason Leon will be onsite for the next 60
103 days, Monday through Friday, from 10:00 AM to 2:00 PM.104 **G. Onsite Manager**

105 There is currently not an onsite manager.

108 **SIXTH ORDER OF BUSINESS**108 **Business Items**109 **A. Consideration of Resolution 2026-01; Re-designation of Officers**111 On MOTION, Mr. Jones, seconded by Mr. Reyes, with all in favor, the Resolution
112 2026-01; Re-designation of Officers, was adopted as presented. 5-0114 **B. Consideration of Resolution 2026-02; Goals, Objectives, Performance Measures and
115 Standards FY2026**117 On MOTION, Mr. Reyes, seconded by Mr. Jones, with all in favor, the Resolution
118 2026-02; Goals, Objectives, Performance Measures and Standards FY2026, was
119 adopted as presented. 5-0121 **C. Consideration of Security/Pool Attendant Proposals**

122 The District Counsel will prepare contract and send for execution.

124 On MOTION, Mr. Reyes, seconded by Mr. Jones, with all in favor, authorized
125 District Counsel to prepare contract and send for execution, was approved as
126 discussed. 5-0

D. Consideration of Ditch Clean-out Proposals

The Board discussed the cost differences between Advanced Aquatics and Finn Outdoor and approved moving forward with the proposal from Advanced Aquatics.

On MOTION, Mr. Reyes, seconded by Mr. Jones, with all in favor, moving forward with Advanced Aquatics proposal, was approved as discussed. 5-0

E. Consideration of Clubhouse Doors & Window Tinting

Tabled for the next meeting.

F. Consideration of Wildlife-Proof Trash Bins

Tabled for the next meeting.

G. Consideration of Pest Control Proposal

The Board discussed the Orkin Pest Control proposal.

On MOTION, Ms. Garcia, seconded by Mr. Creel, with all in favor, the proposal by Orkin Pest Control, was approved as discussed and District Counsel will prepare the contract for execution. 5-0

H. Ratification of the Goals, Objectives, Performance Measures and Standards FY2025

On MOTION, Ms. Garcia, seconded by Mr. Jones, with all in favor, the Goals, Objectives, Performance Measures and Standards FY2025, was ratified as discussed. 5-0

I. Ratification of LRI Restorations Attic Hole Repair Proposal # 1414

On MOTION, Mr. Jones, seconded by Mr. Creel, with all in favor, the LRI Restorations Attic Hole Repair Proposal # 1414, was ratified as discussed. 5-0

J. Discussion on Fobs and Onboarding with Complete IT

The Board discussed the fobs and onboarding process with Complete I.T.

The Board agreed that only two physical key cards will be permitted per household, with the option of unlimited digital key cards at a cost of \$25.00 each.

On MOTION, Mr. Jones, seconded by Mr. Creel, with all in favor, authorize the Chairperson to set the onboarding date with Complete I.T., was approved as discussed. 5-0

172 **K. Discussion of Hours/Days for New Onsite Manager**

173 A discussion ensued.

174

175 On MOTION, Mr. Jones, seconded by Mr. Creel, with all in favor, agreed that the
176 Onsite Manager will be on site five days a week, from 10:00 AM to 2:00 PM., was
177 approved as discussed. 5-0

178

179 **L. Discussion of Clubhouse Rental Space from Bull Frog Creek CDD**

180 A discussion ensued.

181

182 **SEVENTH ORDER OF BUSINESS**183 **Supervisors' Requests or Comments**

A discussion ensued.

184

- Mr. Reyes discussed and reviewed District Management proposals by Rizetta and GMS.

185

Both Management companies provided their presentations, and the Board agreed to proceed with GMS effective start date of January 12, 2026.

186

187

On MOTION, Mr. Reyes, seconded by Ms. Garcia, with all in favor, agreed to proceed with GMS District management services effective January 12, 2026, which was approved as discussed. 5-0

188

- Mr. Reyes called for Special Meeting requesting to review financials and operations for switching District Management. The meeting is agreed to be held on December 3rd, 2025, at 6:00 pm.
- Ms. Garcia requested financials for GL audit of all coding.

189

190 **EIGHTH ORDER OF BUSINESS**191 **Audience Comments**

192 There being none, the next order of business followed.

193

194 **NINTH ORDER OF BUSINESS**195 **Adjournment**

196

197 There being no further business,

198

199 On MOTION by Mr. Creel, seconded by Mr. Reyes, with all in favor, the meeting
200 was adjourned at 10:08 P.M. 5-0

201

202

203

204

205

206

207

208

209

District Manager

Chairperson



Ventana Community Development District

Waterway Inspection Report



Reason for Inspection:
Quality Assurance

Inspection Date:

12/12/2025

Prepared for:
Ventana
Community Development District

Prepared by:

Jacob Adams, Project Manager and Biologist

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Waterway Inspection Report | Page 1

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Waterway Inspection Report | Page 2

Site Assessments

Pond 1

Comments:

Site Looks Good

Pond 1 has continued to look good while the water level has remained low. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds and Torpedograss were previously targeted for treatment and positive results were observed. A minor amount of trash was observed on the exposed sediment around this pond's perimeter.



Pond 2

Comments:

Site Looks Good

A minimal amount of remaining Slender Spike Rush was previously targeted for treatment. Positive results and a reduction was observed. Any new growth of Slender Spike Rush will be targeted for treatment. No issues were observed with algae, submersed weeds, or shoreline weeds. A very minimal amount of trash was observed around the perimeter.



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Waterway Inspection Report | Page 3

Site Assessments

Pond 3

Comments:

Site Looks Good

The water level on this pond has remained low. No issues were observed with algae, submersed weeds, or shoreline weeds. There was an erosion area observed around the inflow pipe on the southern bank. This can be seen in the pictures. Shoreline weeds were treated on the exposed sediment previously.



Pond 4

Comments:

Site Looks Good

Pond 4 looks good overall. A very minimal amount of PA was observed on the southern bank and was no more than 1-2 inches of a band at most. This minimal amount will be targeted for treatment during the routine maintenance visits. The water level has remained low.



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lakes@advancedaquatic.com

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Waterway Inspection Report | Page 4

Site Assessments

Pond 5

Comments:

Site Looks Good

The water level has remained low. Pond 5 has continued to look good. No issues were observed with algae, submersed weeds, or shoreline weeds. The exposed sediment was previously treated for shoreline weeds and positive results were seen.



Pond 6

Comments:

Normal Growth Observed

A minimal amount of submersed Slender Spike Rush growth was observed in a few areas around the shoreline perimeter. This minimal growth will continue to be targeted for treatment. Overall, pond 6 looks with no other issues observed. The water level has remained at a low level.



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Waterway Inspection Report | Page 5

Site Assessments

Pond 7

Comments:

Site Looks Good

Shoreline weeds were treated previously and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained at a low level.

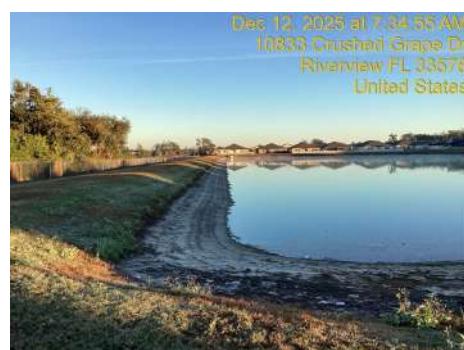


Pond 8

Comments:

Site Looks Good

Pond 8 looks good overall. The open water area is clear of algae and the exposed sediment around the perimeter is clear of invasive shoreline weed growth. A very minimal amount of decaying Slender Spike Rush was observed in the southern corner of the pond. The large erosion area is still present.



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Waterway Inspection Report | Page 6

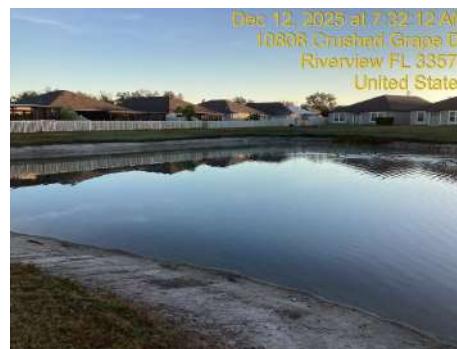
Site Assessments

Pond 9

Comments:

Site Looks Good

Pond 9 looks good. No issues were observed with algae, submersed weeds, or shoreline weeds. Previously submersed weed and shoreline weed growth were targeted for treatment and positive results were observed. The water level remains low.



Pond 10

Comments:

Site Looks Good

Pond 10 looks good. The water level has remained low. The shoreline weeds were previously treated and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. Erosion area is still present. Pictured in the photo on the right.



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lakes@advancedaquatic.com

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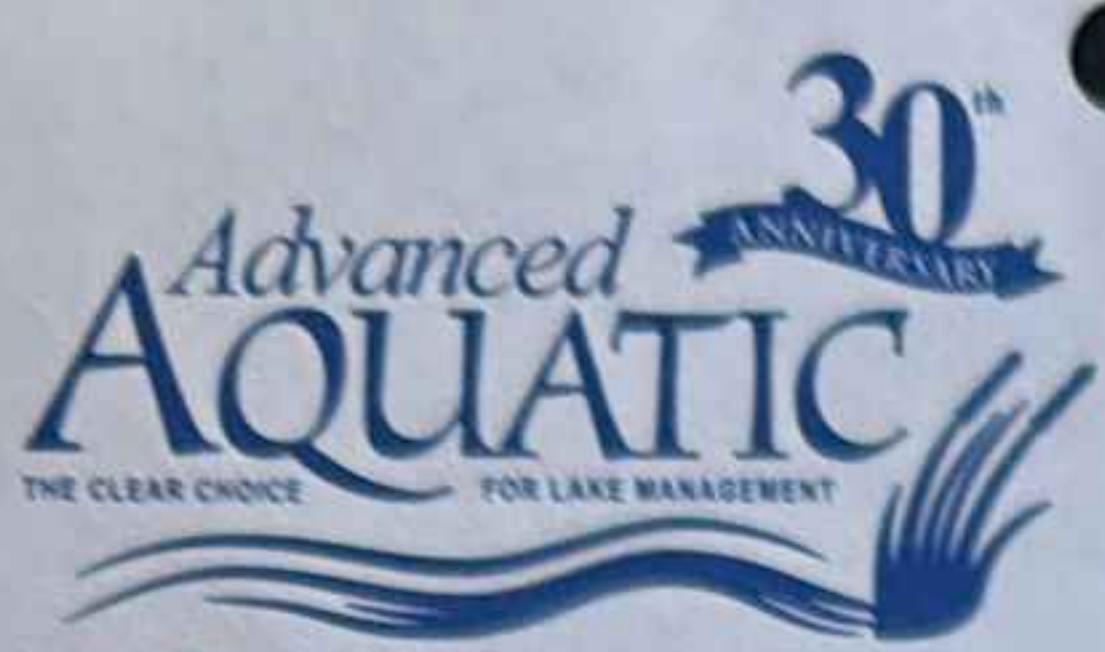
Waterway Inspection Report | Page 7

Map



www.AdvancedAquatic.com
lakes@advancedaquatic.com

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lakes@advancedaquatic.com
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1-800-491-9621

CUSTOMER: Ventana CDD
ACCOUNT #: 971
DATE: 12/19
TECH: B. Marton
WEATHER CONDITIONS: Sunny / Windy
WATER LEVELS: Low 4 ft 6 in

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.
ALGAE TREATMENT
BORDER GRASSES
SUBMERSED AQUATICS
FLOATING AQUATICS

1	2	3	4	5	6	7	8	9	10		
X	X				X		X				
X	X	X	X	X	X	X	X	X	X		
X	X				X		X				

SITE OBSERVATIONS: Overall property looks good. Water levels way below normal. Border weed treatment added, as well as preventative algae treatments.

* Trash pickup in all lakes*

RECOMMENDATIONS:

- Water Quality Analysis Lake (s) # /
- Native Plantings Lake (s) # /

- Native Fish Stocking Lake (s) # /
- Triploid Grass Carp Lake (s) # /

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

Largemouth Bass

Bream

Catfish

BIOLOGICAL CONTROL FISH

Triploid Grass Carp

Mosquitofish

OTHER WILDLIFE:

REMARKS: Ducks

Lake and Pond Management • Fountain and Aeration Systems • Fish Stocking
Native Planting and Monitoring • Water Quality Analysis



ADVANCED AQUATIC SERVICES, Inc.
- SHORELINE REPAIR PROPOSAL- **Pond #4**

January 6, 2026

Ventana CDD
C/o Inframark
2654 Cypress Ridge Blvd Suite 101
Wesley Chapel, FL 33544

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services:

Pond #4: Remove sediment from the pond and use it to fill in the washout areas. Install and stack 6–8 inch riprap to a height of 1–2 feet along an approximately 20-foot section of shoreline. See attached map for reference.

Total \$2,880.00

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Signature: _____ Title: _____

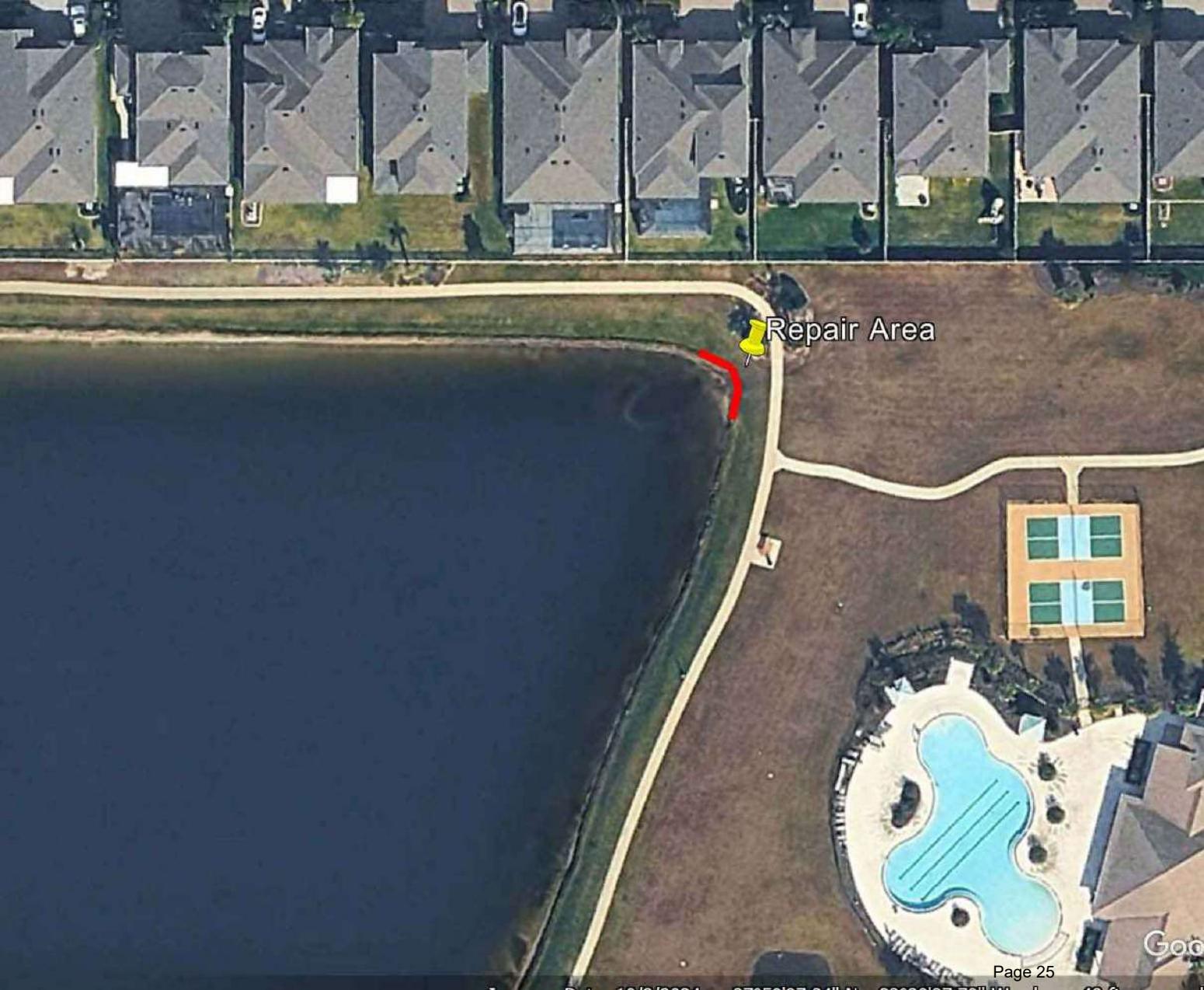
Print Name: _____ Date: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621





CDD Labor Rates

(January 1, 2026 – September 30, 2026)

<u>Classification</u>	<u>Rates</u>
Principal	\$240
Project Manager I	\$210
Project Manager II	\$180
Senior Engineer	\$190
Project Engineer	\$150
Engineer	\$120
Senior Environmental Scientist	\$150
Environmental Scientist	\$110
Senior Designer	\$120
Designer	\$100
Senior Engineering Technician	\$90
Engineering Technician	\$70
Field Manager	\$135
Senior Inspector	\$120
Inspector	\$80
Clerical	\$50

2664 Cypress Ridge Blvd | Suite 103
 Wesley Chapel, FL. 33544
<https://completeit.io>
 (813) 444-4355



Customer Contact Information:

Ventana CDD
 11101 Ventana Groves Boulevard
 Riverview, FL, United States 33578

Estimate #	5861
Estimate Date	01-07-26
Sales Team Member	
Total	\$1,543.98

Item	Description	Unit Cost	Quantity	Line Total
Dell 15 Laptop	CPU - Intel Core i7 13th Gen RAM - 16GB DDR4 Storage - 1TB SSD OS - Win 11 Home Display Size - 15.6" Touch	\$749.99	1.0	\$749.99
	Computer will be wiped and reinstalled and updated with Microsoft Windows installation to remove factory-installed bloatware			
Dell 24" Inch Monitor	Display Size - 23.8" Color - White Resolution - 1920 x 1080 Refresh Rate - 144Hz Stand - Swivel, Height, Pivot, Tilt	\$162.99	1.0	\$162.99
Logitech Keyboard/Mouse Combo	Logitech Keyboard/Mouse Combo w/ USB dongle	\$34.99	1.0	\$34.99
Tech Labor	*Optional* Hourly Labor Service Minimum 2-hours	\$165.00	3.0	\$495.00
	Onsite delivery, installation and basic data transfer from old computer. Includes travel time.			

THIS IS ONLY AN ESTIMATE

Subtotal	\$1,442.97
Tax (if applicable)	\$101.01
Estimate Total	\$1,543.98

Due to ongoing tariff discussions, final pricing may be subject to change. For any questions, please contact us at info@completeit.io.

For Approval Sign Here: _____

Date: _____

Billing Contact:

- **Name:** _____
- **Email :** _____

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Customer Contact Information:

Ventana CDD
11101 Ventana Groves Boulevard
Riverview, FL, United States 33578

Estimate # 5857
Estimate Date 01-07-26
Sales Team Member

Total **\$1,465.89**

Item	Description	Unit Cost	Quantity	Line Total
Dell 24" All-In-One Desktop	CPU - Intel Core i5 13th Gen RAM - 16GB DDR5 Storage - 512GB SSD OS - Win 11 Home Display Size - 24"	\$874.99	1.0	\$874.99
Tech Labor	<p>*Optional* Hourly Labor Service Minimum 2-hours</p> <p>*Computer will be wiped and reinstalled and updated with Microsoft Windows installation to remove factory-installed bloatware*</p> <p>Onsite delivery, installation and basic data transfer from old computer. Includes travel time.</p>	\$165.00	3.0	\$495.00

THIS IS ONLY AN ESTIMATE

Subtotal	\$1,369.99
Tax (if applicable)	\$95.90
Estimate Total	\$1,465.89

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For Approval Sign Here: _____

Date: _____

Billing Contact:

- **Name:** _____
- **Email :** _____

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Customer Contact Information:

Ventana CDD
 11101 Ventana Groves Boulevard
 Riverview, FL, United States 33578

Estimate #	5858
Estimate Date	01-07-26
Sales Team Member	
Total	\$1,680.94

Item	Description	Unit Cost	Quantity	Line Total
Dell Slim Desktop Tower	CPU - Intel Core Ultra 5 RAM - 16GB DDR5 Storage - 512GB SSD NVMe OS - Win 11 Home Display Ports: 1 x HDMI & 1 x DP	\$749.99	1.0	\$749.99
Computer will be wiped and reinstalled and updated with Microsoft Windows installation to remove factory-installed bloatware				
Dell 24" Inch Monitor	Display Size - 23.8" Color - White Resolution - 1920 x 1080 Refresh Rate - 144Hz Stand - Swivel, Height, Pivot, Tilt	\$162.99	2.0	\$325.98
Tech Labor	*Optional* Hourly Labor Service Minimum 2-hours Onsite delivery, installation and basic data transfer from old computer. Includes travel time.	\$165.00	3.0	\$495.00

THIS IS ONLY AN ESTIMATE

Subtotal	\$1,570.97
Tax (if applicable)	\$109.97
Estimate Total	\$1,680.94

Due to ongoing tariff discussions, final pricing may be subject to change. For any questions, please contact us at info@completeit.io.

For Approval Sign Here: _____

Date: _____

Billing Contact:

- **Name:** _____
- **Email :** _____

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Customer Contact Information:

Ventana CDD
 11101 Ventana Groves Boulevard
 Riverview, FL, United States 33578

Estimate #	5860
Estimate Date	01-07-26
Sales Team Member	
Total	\$2,215.94

Item	Description	Unit Cost	Quantity	Line Total
Dell Full Size Tower Desktop	CPU - Intel Core Ultra 7 RAM - 32GB DDR5 Storage - 1TB SSD NVMe OS - Win 11 Pro Display Ports: 1 x HDMI & 1 x DP	\$1,249.99	1.0	\$1,249.99
Computer will be wiped and reinstalled and updated with Microsoft Windows installation to remove factory-installed bloatware				
Dell 24" Inch Monitor	Display Size - 23.8" Color - White Resolution - 1920 x 1080 Refresh Rate - 144Hz Stand - Swivel, Height, Pivot, Tilt	\$162.99	2.0	\$325.98
Tech Labor *Optional* Hourly Labor Service Minimum 2-hours Onsite delivery, installation and basic data transfer from old computer. Includes travel time.				
		\$165.00	3.0	\$495.00

THIS IS ONLY AN ESTIMATE

Subtotal	\$2,070.97
Tax (if applicable)	\$144.97
Estimate Total	\$2,215.94

Due to ongoing tariff discussions, final pricing may be subject to change. For any questions, please contact us at info@completeit.io.

For Approval Sign Here: _____

Date: _____

Billing Contact:

- **Name:** _____
- **Email :** _____