

**V-DANA
COMMUNITY DEVELOPMENT DISTRICT**

July 15, 2020 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the V-Dana Community Development District was held on **Tuesday, July 15, 2020 at 1:00 p.m.** via conference call at 1-866-906-9330 with access code 9074748.

1. CALL TO ORDER

Brian Lamb called the Regular Meeting of the Board of Supervisors of the V-Dana Community Development District to order on **Tuesday, July 15, 2020 at 1:05 p.m.**

Board Members Present and Constituting a Quorum:

Joseph Cameratta	Chair
Anthony Cameratta	Vice Chair
Cheryl Smith	Supervisor
Laura Youmans	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Greg Urbancic	District Counsel, Coleman Yovanovich & Koester
Carl Barraco	District Engineer, Barraco & Associates
Steve Sanford	Bond Counsel, Greenberg Traurig

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. STAFF REPORTS

A. District Counsel

Mr. Urbancic went over that the validation was completed on Monday. It is awaiting final judgement and is populating on the Clerk's website.

B. District Engineer

C. District Manager

Mr. Barraco and Mr. Lamb did not have anything additional to report at this time.

47 **4. BUSINESS ITEMS**

48 **A. Consideration of Supplement #1 to the District Engineer’s Report**

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Mr. Barraco went over Supplement #1 to the District Engineer’s Report with the Board. There was a question about mitigation and conservation payments. Mr. Barraco went over that this is defined in the zoning resolution, and it is all within the District and will be payments to Lee County. None of the funds are used for offsite or private mitigation banks.

MOTION TO:	Approve Supplement #1 to the District Engineer’s Report in substantial form.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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Mr. Barraco stated that he will be providing the District Manager a signed and sealed copy of the report for District records.

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B. Consideration of First Supplemental Assessment Methodology Report – AA1 2020 Project

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Mr. Lamb went over the First Supplement Assessment Methodology Report for the AA1 2020 Project with the Board.

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MOTION TO:	Approve the First Supplemental Assessment Methodology Report for the AA1 2020 Project in substantial form.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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C. Consideration of Resolution 2020-35; Delegated Bond Award
i. Bond Purchase Contract
ii. Preliminary Offering Memorandum
iii. Continuing Disclosure Agreement
iv. First Supplemental Trust Indenture

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Mr. Sanford went over Resolution 2020-35 and the accompanying exhibits with the Board. Mr. Urbancic noted that the validation number in the Whereas Recital needs to be corrected and that the final version needs to have Mr. Barraco’s report dated July 10, 2020. Supervisor J. Cameratta

90 asked if they can lower the maximum interest rate in the resolution. He would like for the not-to-
91 exceed rate to be 4.5%. Mr. Sanford confirmed it will be changed to not-to-exceed 4.5%.

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MOTION TO:	Approve Resolution 2020-35 with the change to the actual amount in the Whereas Recital and putting in a not-to-exceed 4.5% yield on the bonds in Section 3.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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D. Consideration of Bond Related Agreements

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i. Agreement Regarding the Acquisition of Certain Work Product, Infrastructure Are Real Property (2020 Project)

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ii. Collateral Assignment and Assumption of Development Rights Relating to Verdana Village (2020 Project)

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iii. Agreement Regarding the Completion of Certain Improvements (2020 Project)

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iv. True-Up Agreement (2020 Project)

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v. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments (2020 Project)

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vi. Lien of Record

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vii. Notice of Assessments

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Mr. Lamb and Mr. Urbancic reviewed the bond related agreements with the Board. Mr. Urbancic noted that he spoke to the Developer's Counsel this morning. While Developer Counsel has looked over the documents, he has not fully reviewed them yet. It would be appropriate to approve the bond related agreements in substantial form, subject to review.

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MOTION TO:	Approve the Bond-Related Agreements i-vii in substantial form, subject to review of the Chair for signature and staff.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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131 **E. Authorize the Acquisition of Completed Offsite Sewer and Water Mains with**
132 **Ability to Transfer Ownership to Lee County**
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134 Mr. Lamb reviewed the acquisition of the completed offsite sewer and water mains with the
135 ability to transfer ownership to Lee County with the Board.
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137 MOTION TO: Authorize the acquisition of completed offsite sewer
138 and water mains with the ability to transfer ownership
139 to Lee County.
140 MADE BY: Supervisor A. Cameratta
141 SECONDED BY: Supervisor J. Cameratta
142 DISCUSSION: None further
143 RESULT: Called to Vote: Motion PASSED
144 4/0 - Motion Passed Unanimously

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146 **F. General Matters of the District**
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148 There were no general matters to discuss at this time.
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151 **5. CONSENT AGENDA**

- 152 **A. Consideration of Minutes of the Special Organizational Meeting March 12, 2020**
- 153 **B. Consideration of Minutes of the Landowners Election May 20, 2020**
- 154 **C. Consideration of Minutes of the Audit Committee, Public Hearings & Regular**
- 155 **Meeting May 20, 2020**
- 156 **D. Consideration of Operations and Maintenance Expenditures May 2020**
- 157 **E. Consideration of Operations and Maintenance Expenditures June 2020**
- 158 **F. Review of Financial Statements for Month Ending June 30, 2020**
- 159 **G. Acceptance of Waiver of Conflict of Interest**

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161 The Board reviewed the Consent Agenda items.
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163 MOTION TO: Approve the Consent Agenda items A-G.
164 MADE BY: Supervisor Smith
165 SECONDED BY: Supervisor A. Cameratta
166 DISCUSSION: None further
167 RESULT: Called to Vote: Motion PASSED
168 4/0 - Motion Passed Unanimously

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6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no Supervisor requests or audience comments.

Mr. Urbancic asked if there is a plan to do a bring-down resolution in the August meeting. Mr. Lamb said yes, they could do one at the August meeting, and he also recommended continuing today's meeting rather than adjourning in case any issues come up before the August meeting.

7. ADJOURNMENT

MOTION TO:	Continue the meeting to Wednesday, July 22, 2020 at 4:00 p.m. with a mandatory adjournment at 5:00 p.m. if there are no business items that need to be brought before the Board.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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

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196 *These minutes were done in summary format.

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198 *Each person who decides to appeal any decision made by the Board with respect to any matter
199 considered at the meeting is advised that person may need to ensure that a verbatim record of
200 the proceedings is made, including the testimony and evidence upon which such appeal is to be
201 based.

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203 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
204 noticed meeting held on 08/19/2020.

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207 Brian Lamb

208 Signature

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210 Brian Lamb

211 Printed Name

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213 Title:

214 Secretary

215 Assistant Secretary

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Recorded by Records Administrator

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Brittany Crutchfield

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Signature

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08/19/2020

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Date

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V-Dana Community Development District

SEAL

Established March 5, 2020
Lee County, Florida

Official District Seal