

**V-DANA
COMMUNITY DEVELOPMENT DISTRICT**

March 25, 2021 Minutes of Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors for the V-Dana Community Development District was held on **Tuesday, March 25, 2021 at 9:00 a.m.** at the Offices of Cameratta Companies located at 21101 Design Parc Ln., Suite #103, Estero, FL 33928.

1. CALL TO ORDER

Brian Lamb called the Special Meeting of the Board of Supervisors of the V-Dana Community Development District to order on **Tuesday, March 25, 2021 at 9:35 a.m.**

Board Members Present and Constituting a Quorum:

Joseph Cameratta	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
Dominic Cameratta	Cameratta Companies

There were no other members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. VENDOR AND STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There was nothing additional to report from staff at this time.

4. BUSINESS ITEMS

A. Consideration of Supplemental Engineer's Report

Mr. Barraco stated for the record that he had a signed and sealed copy of Supplemental #2 and noted some minor changes that were made. The final report is dated March 25, 2021. On page 3, the number of platted lots existing was corrected to 153. On page 5 in section 3.1, there was an

49 update to the second paragraph to show it is 2021 with 581 residential units and 24% of the
50 overall total. The contingency in Table 3 was also changed to 20%.

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52 Mr. Barraco then summarized the Supplemental Engineer's Report for the Board.
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54	MOTION TO:	Approve the Supplemental Engineer's Report in
55		standard form with the changes and additions as
56		indicated by the District Engineer.
57	MADE BY:	Supervisor Smith
58	SECONDED BY:	Supervisor Youmans
59	DISCUSSION:	None further
60	RESULT:	Called to Vote: Motion PASSED
61		3/0 - Motion Passed Unanimously

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63 **B. Consideration of Second Supplemental Assessment Methodology Report**
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65 Mr. Lamb went over the Second Supplemental Assessment Methodology Report with the Board.
66 It was noted that the legal description needs to be confirmed regarding the acreage size being
67 466.87 vs. 467.33. The date of the report will also need to be updated to today's date as well.
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69	MOTION TO:	Approve the Second Supplemental Assessment
70		Methodology Report in substantial form.
71	MADE BY:	Supervisor Youmans
72	SECONDED BY:	Supervisor Smith
73	DISCUSSION:	None further
74	RESULT:	Called to Vote: Motion PASSED
75		3/0 - Motion Passed Unanimously

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77 **C. Consideration of Resolution 2021-31; Delegated Award Resolution**

- 78 **i. Bond Purchase Contract**
- 79 **ii. Preliminary Limited Offering Memorandum**
- 80 **iii. Continuing Disclosure Agreement**
- 81 **iv. Second Supplemental Trust Indenture**

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83 Mr. Sanford reviewed the delegation resolution and associated documents with the Board. Mr.
84 Lamb said he has the updated version with the date of the Engineer's Report. It was also noted
85 that the cap will be \$20 million. Supervisor J. Cameratta asked to revise the percent to no more
86 than 4% rather than 4.5%. After discussion with Mr. Sanford, Supervisor J. Cameratta said they
87 could leave it at as-is at the 4.5% in the document.
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MOTION TO:	Approve Resolution 2021-31 changing the \$18 million cap to \$20 million and subject to any other changes that are required.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

- D. Consideration of Ancillary Documents**
 - i. Acquisition Agreement**
 - ii. Completion Agreement**
 - iii. True-Up Agreement**
 - iv. Collateral Assignment**
 - v. Declaration of Consent**
 - vi. Lien of Record**
 - vii. Notice of Assessments**

Mr. Urbancic reviewed the Ancillary Documents with the Board. He noted that they would be adopted in substantial form and subject to updates. Supervisor J. Cameratta asked some questions about bond proceeds for Phase II and the revolver. Mr. Sanford answered.

MOTION TO:	Approve a form of the documents i-vii as described by Counsel.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

E. Consideration of Resolution 2021-32; Acceptance of Ownership – Verdana Village Phase 1B

Mr. Urbancic reviewed the resolution with the Board.

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MOTION TO:	Approve Resolution 2021-32.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

F. Acceptance of Financial Report for the Period from Inception to Sep. 30, 2020

Mr. Lamb reviewed the Financial Report with the Board. It is a clean audit.

MOTION TO:	Approve the Financial Report for the Period from Inception to September 30, 2020, subject to final review of developer staff.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

G. General Matters of the District

There were no general matters to discuss at this time.

5. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting October 21, 2020**
- B. Consideration of Operations and Maintenance Expenditures October 2020**
- C. Consideration of Operations and Maintenance Expenditures November 2020**
- D. Consideration of Operations and Maintenance Expenditures December 2020**
- E. Consideration of Operations and Maintenance Expenditures January 2021**
- F. Consideration of Operations and Maintenance Expenditures February 2021**
- D. Review of Financial Statements for Month Ending September 30, 2020**

The Board reviewed the Consent Agenda items.

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MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

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7. ADJOURNMENT

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MOTION TO:	Adjourn.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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

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188 *These minutes were done in summary format.

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

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195 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
196 noticed meeting held on 04/21/2021.

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Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
noticed meeting held on 04/21/2021.

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairman
- Vice Chairman

Recorded by Records Administrator

Signature

Date

V-Dana Community Development District

SEAL

Established March 5, 2020
Lee County, Florida

Official District Seal