

**V-DANA  
COMMUNITY DEVELOPMENT DISTRICT**

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**March 12, 2020 Minutes of Special Organizational Meeting**

**Minutes of the Special Organizational Meeting**

The Special Organizational Meeting of the Board of Supervisors for the V-Dana Community Development District was held on **Tuesday, March 12, 2020 at 4:00 p.m.** at the Offices of Cameratta located at The Place at Corkscrew, 4954 Royal Gulf Circle, Fort Myers, FL 33966.

**1. CALL TO ORDER**

Brian Lamb called the Special Organizational Meeting of the Board of Supervisors of the V-Dana Community Development District to order on **Tuesday, March 12, 2020 at 4:00 p.m.**

**Board Members Present and Constituting a Quorum:**

Joseph Cameratta	Supervisor
Anthony Cameratta	Supervisor
Cheryl Smith	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Meritus
Eric Davidson	District Manager, Meritus
Greg Urbancic	District Counsel, Coleman Yovanovich & Koester
Carl Barraco	District Engineer, Barraco & Associates
Amber Gavin	District Engineer, Barraco & Associates
Steve Sanford	Bond Counsel, Greenberg Traurig, PA
Dominic Cameratta	Cameratta Companies

There were no members of the general public in attendance.

**2. PUBLIC COMMENT PERIOD**

There were no public comments.

**3. ADMINISTER OATHS OF OFFICE TO BOARD ASSIGNED IN PETITION**

Mr. Lamb stated that the three Board members present had been sworn in and that their Oaths of Office are on record.

43 **4. SEAT NEW BOARD MEMBERS**

44 **A. Overview of Forms, Sunshine Amendment, Code of Ethics, Supervisor**  
45 **Responsibilities**

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47 Mr. Lamb went over that the Board members are all well-versed in Sunshine Laws, the Code of  
48 Ethics, and supervisor responsibilities. If they have any questions, they will reach out to District  
49 Counsel.

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52 **5. APPOINTMENT OF OFFICERS – Resolution 2020-01**

- 53 **A. Chairman**
- 54 **B. Vice Chairman**
- 55 **C. Secretary**
- 56 **D. Treasurer**
- 57 **E. Assistant Secretaries**

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59 The Board discussed the officer positions. Supervisor J. Cameratta will be the Chair, and  
60 Supervisor A. Cameratta will be the Vice Chair. Brian Lamb with Meritus will be the Secretary,  
61 and Eric Davidson from Meritus will be the Treasurer. The rest of the Board will be Assistant  
62 Secretaries, and Brian Howell with Meritus will be an additional Assistant Secretary.

MOTION TO:	Approve Resolution 2020-01 as stated.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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72 **6. APPOINTMENT OF CONSULTANTS**

73 **A. Consider Appointment of District Manager/Assessment Consultant– Resolution**  
74 **2020-02**

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76 Meritus will be the District Manager/Assessment Consultant.

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78 **B. Designation of Registered Agent/Office – Resolution 2020-03**

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80 Brian Lamb/Meritus will be the Registered Agent/Office.

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82 **C. Consider Appointment of District General Counsel – Resolution 2020-04**

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84 Coleman, Yovanovich & Koester will be District Counsel.

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87 **D. Consider Appointment of Interim District Engineer – By Motion**  
88 **i. Authorize RFQ for District Engineer**

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90 Barraco & Associates will be the Interim Engineer. The Board authorized an RFQ for District  
91 Engineer.

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93 **E. Consider Appointment of Bond Counsel – Akerman, LLP**

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95 Greenberg Traurig will be Bond Counsel.

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97 **F. Consider Appointment of Investment Banker – FMS Bonds**

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99 FMS Bonds will be the Investment Banker.

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101 **G. Consider Appointment of Trustee – US Bank**

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103 US Bank will be the Trustee.

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105 MOTION TO: Approve the appointment of consultants as stated,  
106 subject to review of the Chair.  
107 MADE BY: Supervisor J. Cameratta  
108 SECONDED BY: Supervisor A. Cameratta  
109 DISCUSSION: None further  
110 RESULT: Called to Vote: Motion PASSED  
111 3/0 - Motion Passed Unanimously

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114 **7. BUSINESS MATTERS**

- 115 **A. Consider Authorizing Notice of Establishment – Resolution 2020-05**
- 116 **B. Consider Policy of Compensation for Board Members – Resolution 2020-06**
- 117 **C. Consider Policy of Reimbursement of District Travel Expenses – Resolution**  
118 **2020-07**
- 119 **D. Consider Designation of Primary Administrative Officer and Local Records**  
120 **Office – Resolution 2020-08**
- 121 **E. Consider District Records Retention Schedule – Resolution 2020-09**
- 122 **F. Consider Fiscal Year 2020 Regular Meeting Schedule and Location – Resolution**  
123 **2020-10**
- 124 **G. Consider Landowners’ Meeting Date, Time, and Location – Resolution 2020-11**
- 125 **H. Consider Proposed FY 2020 Annual Budget & Set Public Hearing – Resolution**  
126 **2020-12**
- 127 **I. Set Public Hearing for Uniform Method of Collections – Resolution 2020-13**
- 128 **J. Consider Rules of Procedure & Setting Public Hearing – Resolution 2020-14**
- 129 **K. Consider Policy Re: Support & Legal Defense for Board & Staff – Resolution**  
130 **2020-15**

- 131 **L. Authorization to Obtain General Liability and Public Officers Insurance – By**
- 132 **Motion**
- 133 **M. Consider Designation of a Qualified Public Depository – Resolution 2020-16**
- 134 **N. Authorization of Signatories – Resolution 2020-17**
- 135 **O. Authorization to Disburse Funds for Expenses – Resolution 2020-18**
- 136 **P. Consideration Adoption of Investment Policy – Resolution 2020-19**
- 137 **Q. Consider Approval of Florida Statewide Mutual Aid Agreement – Resolution**
- 138 **2020-20**
- 139 **R. Consider Provisions for Public Comments – Resolution 2020-21**
- 140 **S. Consider Authorization of RFP for Auditing Services**
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142 Mr. Lamb went over all of the Business Items with the Board. The Landowners election and  
 143 public hearings will be held on May 20, 2020 at 1:00 p.m. at the Offices of Cameratta  
 144 Companies. The Board authorized obtaining general liability and public officers insurance. The  
 145 Board appointed the Board as the Audit Committee and authorized the RFP for auditing services.  
 146 Supervisor A. Cameratta noticed that the name at the bottom of Resolution 2020-14 needs to be  
 147 corrected. The Board mentioned they would like use Synovus Bank instead of SunTrust in  
 148 Resolution 2020-16.

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MOTION TO:	Approve Business Matters A-S as stated with the correction to Resolution 2020-14 and change to Resolution 2020-16.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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160 **8. PRELIMINARY REPORT PRESENTATION – ASSESSMENT BONDS**  
 161 **A. Consider Report of District Engineer**

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Mr. Barraco reviewed the District Engineer’s Report with the Board. The Board discussed the commercial parcel and wanted to know if there is a way to make sure they also pay into the community for beautification and maintenance. It was recommended to do it through a covenant through the HOA. The commercial parcel will pay for their own infrastructure. Mr. Barraco also went over that Supplemental Reports of the District Engineer will be completed at later dates.

169 *The full discussion is available on audio recording.*  
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MOTION TO:	Approve the Report of the District Engineer in substantial form.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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**B. Consider Master Assessment Methodology Report**

Mr. Lamb reviewed the Master Assessment Methodology Report with the Board.

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MOTION TO:	Approve the Master Assessment Methodology Report in substantial form in substantial form, subject to continued review and comments by the various professionals.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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**C. Authorizing Issuance of Bonds/Filing of Validation Complaint – Resolution 2020-22**

- i. Master Trust Indenture**
- ii. First Supplemental Indenture**

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Mr. Sanford went over the resolution with the Board and mentioned that the amount needs to be amended to \$146,285,000.

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MOTION TO:	Approve Resolution 2020-22 in substantial form with a change of the amount to \$146,285,000.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor J. Cameratta
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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**D. Consider Declaring Special Assessments – Resolution 2020-23**

Mr. Urbancic went over the resolution with the Board.

MOTION TO:	Approve Resolution 2020-23 in substantial form subject to changes from Counsel.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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**E. Consider Setting Public Hearing for Special Assessments – Resolution 2020-24**

Mr. Lamb went over the resolution with the Board. The public hearing will be held on May 20, 2020 at 1:00 p.m. at the new office location of the Offices of Cameratta Companies.

MOTION TO:	Approve Resolution 2020-24 with the change to the new office location.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor J. Cameratta
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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**F. Consider Authorization of Chairman to Accept or Execute Certain Documents – Resolution 2020-25**

Mr. Lamb reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2020-25.
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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**G. Other Matters Related to Financing**

252 **9. ADMINISTRATIVE MATTERS**

253 **A. Authorization of the Chair to Execute Veranda Village Flow-way Agreement**  
254 **with Lee County**

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256 Mr. Lamb and the Board discussed authorizing the Chair to execute the Veranda Village Flow-  
257 way Agreement with Lee County.  
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259	MOTION TO:	Authorize the Chair to execute the Veranda Village
260		Flow-way Agreement with Lee County.
261	MADE BY:	Supervisor Smith
262	SECONDED BY:	Supervisor A. Cameratta
263	DISCUSSION:	None further
264	RESULT:	Called to Vote: Motion PASSED
265		3/0 - Motion Passed Unanimously

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267 **B. Consideration of ADA Website Compliance**

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269 Mr. Lamb reviewed the ADA website compliance proposals with the Board.  
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271	MOTION TO:	Accept the ADA Site Compliance contract.
272	MADE BY:	Supervisor J. Cameratta
273	SECONDED BY:	Supervisor A. Cameratta
274	DISCUSSION:	None further
275	RESULT:	Called to Vote: Motion PASSED
276		3/0 - Motion Passed Unanimously

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278 **C. Request for Working Capital – By Motion**

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280 Staff will work with Dominic Cameratta to fund the initial bank account for the District.  
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283 **10. STAFF REPORTS**

284 **A. District Counsel**

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286 Mr. Urbancic briefly reviewed some legislative updates with the Board.  
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288 **B. District Engineer**

289 **C. District Manager**

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291 There were no further reports from the Engineer or District Manager at this time.  
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295 **11. BOARD MEMBERS' COMMENTS**

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297 Supervisor J. Cameratta asked Counsel a question about bonds. Mr. Urbancic answered.  
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300 **12. PUBLIC COMMENTS**

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302 There were no public comments.  
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305 **13. ADJOURNMENT**

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

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315 \*Please note the entire meeting is available on disc.

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317 \*These minutes were done in summary format.

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

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324 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
325 noticed meeting held on 07-15-2020.

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*Brian Lamb*

*JMA*

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Signature

Signature

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Brian Lamb

Joseph Cameratta

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Printed Name

Printed Name

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334 Title:

Title:

335  Secretary

Chairman

336  Assistant Secretary

Vice Chairman

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*Recorded by Records Administrator*

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Brittany Crutchfield

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*Signature*

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07-16-2020

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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