

**V-DANA
COMMUNITY DEVELOPMENT DISTRICT**

May 20, 2020 Minutes of Public Hearings, Audit Committee, and Regular Meeting

Minutes of the Public Hearings, Audit Committee, and Regular Meeting

The Public Hearings, Audit Committee, and Regular Meeting of the Board of Supervisors for the V-Dana Community Development District was held on **Tuesday, May 20, 2020 at 4:00 p.m.** via conference call at 1-866-906-9330 with access code 9074748.

1. CALL TO ORDER

Brian Lamb called the Public Hearings, Audit Committee, and Regular Meeting of the Board of Supervisors of the V-Dana Community Development District to order on **Tuesday, May 20, 2020 at 1:04 p.m.**

Board Members Present and Constituting a Quorum:

Anthony Cameratta	Supervisor
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

There were no members of the general public in attendance.

2. OATH OF OFFICE

Mr. Lamb went over that the Board had completed their Oaths of Office.

3. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments.

Mr. Lamb stated that he would like to move up Business Items A and B on the agenda. The Board agreed.

13. BUSINESS ITEMS

A. Consideration of Resolution 2020-31; Canvassing and Certifying the Results of the Landowners Election

Mr. Lamb went over the results of the Landowners Election with the Board. Joseph Cameratta will have Seat 1 with a four-year term. Anthony Cameratta will have Seat 2 with a four-year term. Russell Cameratta will have Seat 3 with a two-year term. Cheryl Smith will have Seat 4

48 with a two-year term. Laura Youmans will have Seat 5 with a two-year term. The Board
49 reviewed the resolution.
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51	MOTION TO:	Approve Resolution 2020-31.
52	MADE BY:	Supervisor A. Cameratta
53	SECONDED BY:	Supervisor Youmans
54	DISCUSSION:	None further
55	RESULT:	Called to Vote: Motion PASSED
56		3/0 - Motion Passed Unanimously

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58 **B. Consideration of Resolution 2020-32; Declaring Officers**
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60 Mr. Urbancic said the Board could go ahead and appoint officers. Supervisor J. Cameratta will
61 be Chair. Supervisor A. Cameratta will be Vice Chair. Supervisors R. Cameratta, Smith, and
62 Youmans will be Assistant Secretaries. Mr. Lamb will be Secretary. Eric Davidson with Meritus
63 will be Treasurer.
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65	MOTION TO:	Approve Resolution 2020-32 as stated.
66	MADE BY:	Supervisor A. Cameratta
67	SECONDED BY:	Supervisor Smith
68	DISCUSSION:	None further
69	RESULT:	Called to Vote: Motion PASSED
70		3/0 - Motion Passed Unanimously

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73 **4. RECESS TO PUBLIC HEARINGS**
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75 Mr. Lamb directed the Board to recess to the Public Hearings.
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78 **5. PUBLIC HEARING ON ADOPTING UNIFORM METHOD OF COLLECTIONS**
79 **A. Open the Public Hearing on Adopting Uniform Method of Collection**
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81	MOTION TO:	Open the public hearing.
82	MADE BY:	Supervisor Smith
83	SECONDED BY:	Supervisor A. Cameratta
84	DISCUSSION:	None further
85	RESULT:	Called to Vote: Motion PASSED
86		3/0 - Motion Passed Unanimously

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89 **B. Staff Presentation**

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91 Mr. Lamb went over the uniform method of collections with the Board.

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93 **C. Public Comment**

94
95 There were no public comments.

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97 **D. Close the Public Hearing on Adopting Uniform Method of Collection**

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99 The public hearing was closed.

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101 **E. Consideration of Resolution 2020-26; Adopting Uniform Method of Collection**

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103 The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2020-26.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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6. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE

A. Open the Public Hearing on Adopting Uniform Rules of Procedure

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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B. Staff Presentation

Mr. Lamb went over the uniform rules of procedure.

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C. Public Comment

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129 There were no public comments.

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132 **D. Close the Public Hearing on Adopting Uniform Rules of Procedure**

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134 The public hearing was closed.

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136 **E. Consideration of Resolution 2020-27; Adopting Uniform Rules of Procedure**

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138 The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2020-27.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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148 **7. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2020 BUDGET**

149 **A. Open the Public Hearing on Adopting Fiscal Year 2020 Budget**

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MOTION TO:	Open the public hearing.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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158 **B. Staff Presentation**

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160 Mr. Lamb went over the budget with the Board.

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162 **C. Public Comment**

163
164 There were no public comments.

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166 **D. Close the Public Hearing on Adopting Fiscal Year 2020 Budget**

167
168 The public hearing was closed.

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170 **E. Consideration of Resolution 2020-28; Adopting Fiscal Year 2020 Budget**

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172 The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2020-28.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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182 Mr. Lamb went over that staff and Counsel will work on a Developer Funding Agreement and
183 coordinate with the Chair.

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8. PUBLIC HEARING ON LEVYING DEBT ASSESSMENTS

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A. Open the Public Hearing on Levying Debt Assessments

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MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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B. Staff Presentation

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198 Mr. Lamb and Mr. Urbancic went over the resolutions for levying debt assessments. Resolution
199 202-29 is to correct the title of Resolution 2020-24.

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C. Public Comment

202

203 There were no public comments.

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D. Close the Public Hearing on Levying Debt Assessments

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207 The public hearing was closed.

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E. Consideration of Resolution 2020-29; Amending Resolution 2020-24

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211 The Board reviewed the resolution.

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MOTION TO: Approve Resolution 2020-29.
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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F. Consideration of Resolution 2020-30; Levying Debt Assessments – Series 2020 Bonds

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MOTION TO: Approve Resolution 2020-30.
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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9. RECESS TO AUDIT COMMITTEE MEETING

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The Board recessed to the Audit Committee meeting.

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**10. AUDIT COMMITTEE MEETING
A. Call to Order/Roll Call**

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Audit Committee Members Present:
Anthony Cameratta Supervisor
Cheryl Smith Supervisor
Laura Youmans Supervisor

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Staff Members Present:
Brian Lamb District Manager, Meritus

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The Audit Committee meeting was called to order.

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B. Appoint Chair

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Brian Lamb will be the Chair.

255 **C. Selection of Criteria for Evaluation of Proposals**

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257 Mr. Lamb recommended to utilize the criteria with price and balance it with the other four
258 factors, with each of the five factors as 20%. The Committee agreed with this criteria.
259

260	MOTION TO:	Approve the criteria as stated.
261	MADE BY:	Supervisor A. Cameratta
262	SECONDED BY:	Supervisor Smith
263	DISCUSSION:	None further
264	RESULT:	Called to Vote: Motion PASSED
265		3/0 - Motion Passed Unanimously

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267 **D. Determine Date, Time and Location; RFP required**
268 **E. Consider Sending RFP to Interesting Firms**
269 **F. Determine Date of Next Committee Meeting**

270
271 The Committee will meet in August to review the proposals. They will need to receive the
272 proposals approximately two weeks prior to the August meeting. An advertisement will be run to
273 obtain proposals.

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276 **11. RETURN AND PROCEED TO REGULAR MEETING**

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278 Mr. Lamb directed the Board to return and proceed to the regular meeting.

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281 **12. STAFF REPORTS**
282 **A. District Counsel**

283
284 Mr. Urbancic went over that the validation process is underway. The Hearing is scheduled for
285 July 13, 2020.

286
287 **B. District Engineer**

288
289 Mr. Barraco went over that he is preparing a supplement to the Engineer's Report.

290
291 **C. District Manager**

292
293 Mr. Lamb went over the process and timeline for the bond validation.

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297 **13. BUSINESS ITEMS (cont.)**

298 **C. Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing**

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300 Mr. Lamb went over the proposed budget for fiscal year 2021 with the Board.

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MOTION TO: Approve Resolution 2020-33.

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MADE BY: Supervisor A. Cameratta

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SECONDED BY: Supervisor Youmans

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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3/0 - Motion Passed Unanimously

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309 **D. Consideration of Resolution 2020-34; Adopting Statutory Alternative Investment**

310 **Policies**

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312 Mr. Lamb went over the resolution with the Board.

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MOTION TO: Approve Resolution 2020-34.

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MADE BY: Supervisor A. Cameratta

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SECONDED BY: Supervisor Youmans

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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3/0 - Motion Passed Unanimously

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321 **E. Consideration of RFP for Engineering Services**

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323 The Board reviewed the RFP from Barraco & Associates.

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MOTION TO: Approve the proposal from Barraco & Associates and authorize the services.

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MADE BY: Supervisor A. Cameratta

327

SECONDED BY: Supervisor Youmans

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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5/0 - Motion Passed Unanimously

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333 **F. Discussion on Authorization of Chairman to Execute Verdana Village Flow-Way**

334 **Agreement with Lee County**

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336 Mr. Lamb and Mr. Barraco went over the authorization for the Chair to execute the Verdana

337 Village Flow-Way Agreement with Lee County.

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MOTION TO:	Authorize the Chairman to execute the Verdana Village Flow-Way Agreement with Lee County, subject to review by Counsel and management for ratification at the upcoming meeting.
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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G. General Matters of the District

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Mr. Barraco went over that they should have a water management permit within the next two weeks and a core permit within the next two or three weeks. The DO should be ready by about the third week of June. As soon as he receives them, Mr. Barraco will email it over.

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14. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

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There were no Supervisor requests or audience comments.

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15. ADJOURNMENT

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MOTION TO:	Adjourn.
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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371 *Please note the entire meeting is available on disc.

372

373 *These minutes were done in summary format.

374

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

379

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

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384 Brian Lamb

385 Signature

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387 Brian Lamb

388 Printed Name

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390 Title:

391 Secretary
392 Assistant Secretary

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JMS

Signature

Joseph Cameratta

Printed Name

Title:

Chairman
 Vice Chairman

Recorded by Records Administrator

Brittany Crutchfield

Signature

07-17-2020

Date

V-Dana Community Development District

SEAL

Established March 5, 2020
Lee County, Florida

Official District Seal