

**MINUTES OF MEETING  
VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Verandah West Community Development District's Board of Supervisors was held on **Wednesday, January 11, 2017 at 1:30 p.m.**, at the **Verandah Sales Office, 11571 Verandah Blvd., Ft. Myers, Florida 33905.**

**Present and constituting a quorum were:**

Jeffrey Jordan	Chair
Susie McIntyre	Vice Chair
Donald Newman	Assistant Secretary
Paul Zampiceni	Assistant Secretary
Gerald Baldwin	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Andrew Tilton	District Engineer
Alyssa C. Willson ( <i>via telephone</i> )	District Counsel
Rod Schneider	Resident
Ted Priem	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:30 p.m., and noted, for the record, that all Supervisors were present, in person.

**SECOND ORDER OF BUSINESS**

**Public Comments [3 minutes per person]**

Mr. Rod Schneider, a resident, stated that the lake in front of his property went from vibrant, lush with vegetation and attractive to exotic birds and other wildlife to dry and desolate, due to decreased water levels. By 2013, the pond was mainly dry. Regarding what could be done to revive the pond, Mr. Schneider was told that all ponds turned brown and/or degraded, over time. He and his neighbors purchased their million dollar homes because the pond was so attractive and they did not want to give up on the pond. As an engineer, business owner and national problem solver, Mr. Schneider contemplated solutions and prepared a proposal to present, at a future meeting. Mr. Adams stated that the proposal should be forwarded to District

Staff so it could be properly vetted and distributed to the Board, prior to presentation. Mr. Adams explained why the lake degraded. Mr. Schneider stated that, unlike other lakes in the area, the pond was not inter-connected, so, when the water evaporated, it did not replenish and the pond suffered. In response to Mr. Schneider’s question regarding whether the proposal would be modified, Mr. Adams would include Mr. Schneider when the proposal and other related documents were emailed to District Staff and the Board, in advance of the May 10 meeting.

Mr. Ted Priem, a resident, stated that he and his neighbors were very concerned about the condition of the pond.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2017-1, Declaring Vacancies in Seats 1 and 3 (currently held by Supervisors Jeffrey Jordan and Donald Newman, respectively)**

Mr. Adams presented Resolution 2017-1 for the Board’s consideration. Mr. Adams recalled that the qualifying period for Seats 1 and 3 were advertised but the seats remained vacant because no one qualified for the General Election.

**On MOTION by Mr. Baldwin and seconded by Ms. McIntyre, with all in favor, Declaring Vacancies in Seats 1 and 3 (currently held by Supervisors Jeffrey Jordan and Donald Newman, respectively), was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-2, Appointing Qualified Electors to Fill the Vacancies in Seats 1 and 3, Pursuant to Section 190.006(3)(b) Florida Statutes; Terms Expire November, 2020**

Mr. Adams presented Resolution 2017-2 for the Board’s consideration. The incumbents, Mr. Jordan and Mr. Newman, were interested in continuing to serve in Seats 1 and 3, respectively.

**On MOTION by Mr. Zampiceni and seconded by Ms. McIntyre, with all in favor, Resolution 2017-2, Appointing Qualified Electors, Mr. Jeffrey Jordan and Mr. Donald Newman, to Fill the Vacancies in Seats 1 and 3, respectively, Pursuant to Section 190.006(3)(b) Florida Statutes; Terms Expire November, 2020, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Appointed Supervisors [Seats 1 & 3] and Newly Elected Supervisor, Gerald Baldwin [Seat5] (the following to be provided in a separate package)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of office to Mr. Jordan, Mr. Newman and Mr. Baldwin. Mr. Adams provided and briefly explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
  - i. Form 1: Statement of Financial Interests**
  - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - iii. Form 1F: Final Statement of Financial Interests**
- D. Form 8B – Memorandum of Voting Conflict**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-3, Electing Officers of the District**

Mr. Adams presented Resolution 2017-3 for the Board’s consideration. The existing slate of officers would remain the same, as follows:

Chair	Jeffrey Jordan
Vice Chair	Susie McIntyre
Secretary	Chuck Adams
Treasurer	Craig Wrathell
Assistant Secretary	Donald Newman
Assistant Secretary	Paul Zampiceni

Assistant Secretary  
Assistant Secretary

Gerald Baldwin  
Craig Wrathell

**On MOTION by Mr. Jordan and seconded by Mr. Newman, with all in favor, Resolution 2017-3, Electing Officers of the District, as stated, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-4, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2017-7 for the Board’s consideration. Ms. Willson stated Resolution 2017-4 established appropriate procedures for payment of invoices to ensure compliance with the statutory Prompt Payment Act.

**On MOTION by Mr. Jordan and seconded by Mr. Newman, with all in favor, Resolution 2017-4, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of LakeMasters Aquatic Weed Control Inc., Maintenance of Water Management Areas Aquatic and Wetland Management Contract Second Year Option**

Mr. Adams stated that District contracts were usually awarded for a first year contract period, with a second year option. The LakeMasters Aquatic Weed Control Inc., (LakeMasters) contract price of \$115,164, would remain the same for the second year.

**On MOTION by Mr. Zampiceni and seconded by Ms. McIntyre, with all in favor, the LakeMasters Aquatic Weed Control Inc., Maintenance of Water Management Areas Aquatic and Wetland Management Contract Second Year Option, was approved.**

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-5, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2015 and Ending September 30, 2016; and Providing for an Effective Date**

Mr. Adams presented Resolution 2017-9 for the Board's consideration. The Amendment was necessary because expenditures exceeded budget and to avoid a finding in the Audit. An additional \$5,000 was expended and an extra \$5,000 was included, in case some adjustments in the final journal entries were necessary; the total amended amount was \$10,000. In response to a question, Mr. Adams stated that additional funds were spent in legal and engineering that were not anticipated, due to the settlement. The settlement funds would be paid in Fiscal Year 2017, for an expenditure in Fiscal Year 2016.

**On MOTION by Mr. Baldwin and seconded by Mr. Jordan, with all in favor, Resolution 2017-5, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2015 and Ending September 30, 2016; and Providing for an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2016**

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2016. The on-roll assessment revenue collections were at 23% and off-roll assessments were on target, at 21%.

**ELEVENTH ORDER OF BUSINESS**

**Approval of October 12, 2016 Regular Meeting Minutes**

Mr. Adams presented the October 12, 2016 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Lines 55 and 57: Change "Weiman Stokes" to "Wyman Stokes"

Line 66: Change "Steve Benson" to "JR Congdon"

**On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor, the October 12, 2016 Public Hearing and Regular Meeting Minutes, as amended, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being no report, the next item followed.

**B. District Engineer**

Mr. Tilton would confer with his colleagues regarding the pond item and conduct an investigation, prior to the next meeting.

**C. District Manager**

- **NEXT MEETING: May 10, 2017 at 1:00 P.M.**

Mr. Adams stated that the agreement with the South Florida Water Management District (SFWMD) was finalized and recorded, and Wyman Stokes was provided a copy.

The next meeting will be held on May 10, 2017 at 1:00 p.m., at this location.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There being no Supervisors' requests, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**


**Adjournment**

There being no further business to discuss, the meeting adjourned.

**On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor, the meeting adjourned at 2:05 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair