

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

A Regular Meeting of the Verandah East Community Development District's Board of Supervisors was held on **Wednesday, February 22, 2017 at 2:00 p.m.**, at the **Verandah Sales Office, 11571 Verandah Blvd., Ft. Myers, Florida 33905.**

Present and constituting a quorum were:

Paul Martin	Chair
Steve Benson	Assistant Secretary
David Langhout	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Alyssa Willson (<i>via telephone</i>)	Hopping Green & Sams
Dave Robson	District Engineer
Nikolai Kerpchar	Resident
David Moore	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:03 p.m., and noted, for the record, that Supervisors Martin, Benson, and Langhout were present, in person. Supervisors Harvey and Congdon were not present.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2017-3,
Canvassing and Certifying the Results of
the November 9, 2016 Landowners'
Election, Seat 4**

Mr. Adams presented Resolution 2017-3 for the Board’s consideration. During the Landowners’ Election, Mr. Harvey Congdon received 202 votes and would serve a four-year term in Seat 4.

On MOTION by Mr. Benson and seconded by Mr. Martin, with all in favor, Resolution 2017-3, Canvassing and Certifying the Results of the November 9, 2016 Landowners’ Election, Seat 4, was adopted.

FOURTH ORDER OF BUSINESS

Acceptance of Resignation of Supervisor Harvey (JR) Congdon, Jr., Seat 4; Term Expires November, 2020

Mr. Adams stated that Mr. Congdon resigned from Seat 4.

On MOTION by Mr. Langhout and seconded by Mr. Benson, with all in favor, the resignation of Mr. Harvey (JR) Congdon, Jr., was accepted.

• ***Discussion/Consideration of Candidate to Fill Vacancy***

Mr. Adams asked for nominations to fill the Seat 4 vacancy. Discussion ensued regarding seat assignments and term expirations. Mr. Benson would shift from Seat 3 to Seat 4.

On MOTION by Mr. Martin and seconded by Mr. Langhout, with all in favor, appointment of Mr. Benson to Seat 4, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2017-4, Declaring Vacancies in Seats 3 and 5 (currently held by Supervisors Stephen Benson and James P. Harvey, respectively)

Mr. Adams presented Resolution 2017-4 for the Board’s consideration. With Mr. Benson’s appointment to Seat 4, Seats 3 and 5, were vacant.

On MOTION by Mr. Langhout and seconded by Mr. Martin, Resolution 2017-4, Declaring Vacancies in Seats 3 and 5 (currently held by Supervisors Stephen Benson and James P. Harvey, respectively), was adopted.

- *Discussion/Consideration of Qualified Elector Candidates for Vacancies*
 - A. **Nikolai Kerpchar**
 - B. **David Moore**
 - C. **John G. Sample, Jr.**

Mr. Adams stated that two out of three candidates, who submitted letters of interest and resumes, were present. Both Mr. David Moore and Mr. Nikolai Kerpchar were residents and qualified electors, who wished to serve on the Board.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2017-5, Appointing Qualified Electors to Fill the Vacancies in Seats 3 and 5, Pursuant to Section 190.006(3)(b) Florida Statutes

Mr. Adams presented Resolution 2017-5 for the Board’s consideration. Mr. Langhout nominated Mr. Kerpchar to fill Seat 3 and Mr. Moore to fill Seat 5.

On MOTION by Mr. Langhout and seconded by Mr. Martin, with all in favor, Resolution 2017-5, Appointing Qualified Electors, Mr. Nikolai Kerpchar and Mr. David Moore, to Fill the Vacancies in Seats 3 and 5, respectively, Pursuant to Section 190.006(3)(b) Florida Statutes, was adopted.

SEVENTH ORDER OF BUSINESS

Administration of Oath of Office to Newly Appointed Supervisors *(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. Moore and Mr. Kerpchar. 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

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2017-6,
Electing Officers of the District**

Mr. Adams presented Resolution 2016-5 for the Board’s consideration. It is customary for the Board to reconsider its slate of officers following an election or appointment. Prior to the Landowners’ Election and appointment, Mr. Martin served as Chair and Mr. Harvey served as Vice Chair. The following slate of officers was nominated:

Chair	Paul Martin
Vice Chair	David Langhout
Secretary	Chuck Adams
Treasurer	Craig Wrathell
Assistant Secretary	Steve Benson
Assistant Secretary	David Moore
Assistant Secretary	Nikolai Kerpchar
Assistant Secretary	Craig Wrathell

On MOTION by Mr. Martin and seconded by Mr. Langhout, with all in favor, Resolution 2017-6, Electing Officers of the District, as nominated, was adopted.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2017-7,
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 2017-7 would help the District follow the required statutory guidelines with regard to maintenance contracts.

On MOTION by Mr. Martin and seconded by Mr. Benson, with all in favor, Resolution 2017-7, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2017-8, Ratifying, Confirming, and Approving the Sale of The Verandah East Community Development District Special Assessment Revenue Refunding and Improvement Bonds, Series 2016; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Verandah East Community Development District Special Assessment Revenue Refunding and Improvement Bonds, Series 2016; and Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2017-8 for the Board's consideration. Ms. Willson recalled that, at the previous meeting, the Board authorized District Staff to proceed with refunding and refinancing bonds. Mr. Adams stated that the Resolution ratified all of the actions previously taken, in closing the refinancing of the bonds.

On MOTION by Mr. Martin and seconded by Mr. Benson, with all in favor, Resolution 2017-8, Ratifying, Confirming, and Approving the Sale of The Verandah East Community Development District Special Assessment Revenue Refunding and Improvement Bonds, Series 2016; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Verandah East Community Development District Special Assessment Revenue Refunding and Improvement Bonds, Series 2016; and Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Amended and Restated Disclosure of Public Financing

Mr. Adams stated that, with the bond refinancing and the Engineer’s Report, additional Capital Improvements were identified. There was an increase in the principal amount of assessments on benefitting properties, requiring the District to file a restated assessment notice. The notice would facilitate title searches and property sales. In response to a question, Mr. Adams stated that notices were filed with the County.

On MOTION by Mr. Benson and seconded by Mr. Martin, with all in favor, the Amended and Restated Disclosure of Public Financing, was approved.

TWELFTH ORDER OF BUSINESS

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

Mrs. Adams stated that the LakeMasters Aquatic Weed Control Inc., (LakeMasters) contract would expire in May. The contract’s second year option would remain the same, at \$115,164. In response to a question, Mrs. Adams stated that LakeMasters was the lowest bidder, last year.

On MOTION by Mr. Martin and seconded by Mr. Moore, 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.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2017-9, 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 there was a \$1,900 overrun of the budget to actual and to avoid a finding in the Audit.

On MOTION by Mr. Langhout and seconded by Mr. Benson, with all in favor, Resolution 2017-9, 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.

FOURTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2017

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2017. On-roll assessment revenue collections were at 108%.

FIFTEENTH ORDER OF BUSINESS

Approval of Minutes

A. October 19, 2016 Public Hearing and Regular Meeting

Mr. Adams presented the October 19, 2016 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Martin and seconded by Mr. Kerpchar, with all in favor, the October 19, 2016 Public Hearing and Regular Meeting Minutes, as presented, were approved.

B. November 9, 2016 Landowners' Meeting

Mr. Adams presented the November 9, 2016 Landowners' Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Martin and seconded by Mr. Benson, with all in favor, the November 9, 2016 Landowners' Meeting Minutes, as presented, were approved.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

There being no report, the next item followed.

C. District Manager

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

The next meeting will be held on May 10, 2017 at 1:00 p.m., at this location. For quorum purposes, Board Members should contact Mr. Adams with any conflicts.

Mr. Adams stated that the Geographic Information System (GIS) mapping program was now web-based and the link could be found on the CDD website.

SEVENTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Robson stated that the area from the lake bank on the common area side, through to where new houses were being constructed, was being landscaped. In response to a comment that Lake L-U5 was not working properly, Mr. Robson stated that several connections were underway with respect to the lakes. In response to a question, Mr. Robson stated that Lake L-U5 was connected to Lake L-U3. Discussion ensued regarding the status of the lakes, ponds and the golf course.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

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

**On MOTION by Mr. Martin and seconded by Mr. Benson,
with all in favor, the meeting adjourned at 2:32 p.m..**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair