

**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, May 10, 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
Dave Robson	District Engineer
Wes Haber	District Counsel
Jamie Jameson	Resident
Rod Schneider	Resident
Ted Priem	Resident
Sam Nixon	Resident
Carol Riley	Resident
Maureen Schneider	Resident
Mike Burkert	Resident

*****DUE TO TECHNICAL DIFFICULTIES, AUDIO 1 OF 2, WAS NOT AVAILABLE –
MINUTES TRANSCRIBED FROM THE MEETING NOTES*****

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:38 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2016, Prepared by Grau & Associates

Mr. Adams stated that the Audited Financial Report for the Fiscal Year Ended September 30, 2016 was an unmodified audit, meaning clean, and there were no findings. He provided a summary overview of key areas of the audit.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2017-6, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2016

Mr. Adams presented Resolution 2017-6.

On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor, Resolution 2017-6, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2016, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2017-7, Approving Proposed Budgets for Fiscal Year 2017/2018 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date

Mr. Adams presented Resolution 2017-7. The proposed Fiscal Year 2018 budget was identical to the Fiscal Year 2017 budget. Assessments would remain the same.

On MOTION by Mr. Baldwin and seconded by Mr. Newman, with all in favor, Resolution 2017-7, Approving Proposed Budgets for Fiscal Year 2017/2018 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 9, 2017 at 1:30 p.m., at this location; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Discussion: Lake F Resident Water Level and Quality Concerns/Staff Findings and Recommendations**

Mr. Robson, Mr. Adams, the Board and attending residents had extensive discussions regarding concerns with Lake F and a proposed solution to the issue. Lake F was extremely low in comparison to the other lakes within the community. Residents complained about the brownish water in Lake F and a foul odor.

*****TRANSCRIPTION FROM AUDIO COMMENCED*****

Mr. Robson explained what the Lake F water elevation contributing factors were and what some possible remedies were; some being very expensive solutions. Lake F was draining too fast, lowering the water level. One possible remedy was to dredge the lake deeper, which would allot an additional 1' of water, as a reserve, for the dry season. Permits, data, drawings, dredging and engineers would be required to implement that remedy. If a new drainage outfall was necessary, it would involve re-routing drainage around the golf course and avoiding lake water entering the wetlands and negatively impacting the wetland hydrology. As a result of the water level, the surrounding lake bank was invaded by weeds, which killed the vegetation. Water samples were taken but additional data would be required before permitting would be granted.

Mr. Adams proposed using bentanite in Lake F, which could help by slowing down water percolation through the sandy lake bottom. In another District, bentantite was effective and the lake had acceptable water levels for the past twelve or thirteen years. It was a far less expensive solution.

Mr. Robson did not recommend raising the lake 1', due to extra permitting requirements nor, installing 6" of additional dirt, due to the cost and difficulties adding to the current berm.

Mr. Adams strongly recommended aggressively adding bentanite to the lake, replanting the pond during the current rainy season and obtaining the equipment required for further data collection, as discussed earlier in the meeting. Data, showing at minimum a couple of annual cycles would be necessary, in order to apply the observed facts to the required modeling.

Mr. Robson would obtain proposals for bentonite and water elevation data collection, prior to the next meeting.

SEVENTH ORDER OF BUSINESS

**Discussion/Consideration: District
Manager’s Revised Operating Procedures**

A. Consideration of Resolution 2017-8, Electing Officers of the District

Mr. Adams presented Resolution 2017-8. Mr. Jeff Pinder, Wrathell, Hunt and Associates, LLC Corporate Controller, would be added to the slate of officers, as Assistant Treasurer. This would enable Mr. Pinder to interact with the bank, on the District’s behalf, whenever Mr. Wrathell was unavailable. The existing slate of officers would remain the same. The slate of officers was as follows:

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

On MOTION by Mr. Baldwin and seconded by Mr. Zampiceni, with all in favor, Resolution 2017-8, Electing Officers of the District, as stated, with the addition of Mr. Pinder, as Assistant Treasurer, was adopted.

B. Consideration of Resolution 2017-9, Designating the Authorized Signatories for the District’s Operating Bank Account(s)

Mr. Adams presented Resolution 2017-9. The Chair, Vice Chair, Treasurer and Assistant Treasurer would be designated as authorized signatories on the District’s operating account; Mr. Wrathell must countersign all checks and warrants.

On MOTION by Mr. Zampiceni and seconded by Mr. Jordan, with all in favor, Resolution 2017-9, Designating the Authorized Signatories for the District’s Operating Account(s), was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2017

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2017. Assessment revenue collections were at 96% and off-roll assessments were at 50%. Cumulatively, expenses were at 51%.

NINTH ORDER OF BUSINESS

Approval of January 11, 2017 Regular Meeting Minutes

Mr. Adams presented the January 11, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following change was made:

Lines 24 and 49: Change "Ted Prien" to "Ted Priem"

On MOTION by Mr. Jordan and seconded by Mr. Baldwin, with all in favor, the January 11, 2017 Regular Meeting Minutes, as amended, were approved.

TENTH 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

i. 787 Registered Voters in District as of April 15, 2017

Mr. Adams stated that there were 787 registered voters residing within the boundaries of the District as of April 15, 2017.

ii. NEXT MEETING: August 9, 2017 at 1:00 P.M.

The next meeting will be held on August 9, 2017 at 1:30 p.m., at this location, rather than at 1:00 p.m.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

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

TWELFTH 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 3:00 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair