

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

A Public Hearing and Regular Meeting of the Verandah East Community Development District's Board of Supervisors was held on **Wednesday, August 9, 2017 at 1:00 p.m.**, at the **Verandah Sales Office, 11571 Verandah Blvd., Ft. Myers, Florida 33905.**

Present and constituting a quorum were:

Paul Martin	Chair
Nikolai Kerpchar	Assistant Secretary
Steve Benson	Assistant Secretary
David Moore	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Jonathan Johnson (<i>via telephone</i>)	District Counsel
Dave Robson	District Engineer
Mallory Clancy	Johnson Engineering, Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:05 p.m. Supervisors Martin, Kerpchar, Benson and Moore were present, in person. Supervisor Langhout was 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

**Public Hearing to Hear Comments and
Objections on Adoption of Fiscal Year
2017/2018 Budget**

A. Proof of Publication

Mr. Adams presented the proof of publication for today's Public Hearing and Regular Meeting.

A. Consideration of Resolution 2017-14, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year Beginning October 1, 2017, and Ending September 30, 2018

Mr. Adams presented Resolution 2017-14. The budget had not changed since presented and assessments would remain flat, year-over-year. The Verandah East and Verandah West CDDs shared the operating budget. Mr. Moore inquired about delinquencies. Mr. Adams was not aware of any delinquencies.

*****Mr. Adams opened the Public Hearing.*****

No members of the public spoke.

*****Mr. Adams closed the Public Hearing.*****

On MOTION by Mr. Moore and seconded by Mr. Kerpchar, with all in favor, Resolution 2017-14, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year Beginning October 1, 2017, and Ending September 30, 2018, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2017-15, Making a Determination of Benefit; Imposing Special Assessments; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll

Mr. Adams presented Resolution 2017-15. A revised version was distributed; Section 3 was modified to provide more clarity and specificity, particularly with Item B, regarding direct-billed assessments and how they were handled, imposed and collected. This Resolution, recognized the appropriation and assessment levels set forth in the adopted budget and preparation and transmittal of a lien roll to the Tax Collector, for purposes of collecting the on-roll assessments, and directing the District Manager to collect the off-roll and direct-billed assessments.

In response to a question, Mr. Adams stated that the typical Tax Collector fee was approximately \$1.50, per parcel, and the Property Appraiser fee was \$1, per parcel. For

budgeting purposes a 4% early pay discount was budgeted. Additional revenue would be realized, if property owners did not take advantage of the early pay discount option.

On MOTION by Mr. Benson and seconded by Mr. Kerpchar, with all in favor, Resolution 2017-15, Making a Determination of Benefit; Imposing Special Assessments; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll, as amended, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2017-16, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018

Mr. Adams presented Resolution 2017-16. As in recent years, meetings would be held on the second Wednesday of October, January, May and August.

On MOTION by Mr. Martin and seconded by Mr. Kerpchar, with all in favor, Resolution 2017-16, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018, was adopted.

SIXTH ORDER OF BUSINESS

Discussion: Alligator/Snake Warning Signs at Verandah East CDD Ponds

Mr. Adams stated that item was requested by Mr. Kerpchar, via email. Mr. Kerpchar stated that, at the Verandah Community Association Board Meeting, he learned that the Traffic and Safety Committee was looking into posting “Alligators/Snakes in the Area – Warning” signs. As the CDDs control the ponds, he wanted to know if there was liability exposure. Mr. Kerpchar discussed his concerns regarding alligators, signage, human interaction with alligators, etc. Mr. Adams stated that the District had conversations concerning that subject and, after the unfortunate Disney incident, there was a heightened level of sensitivity. According to the District’s insurance carrier there were no requirements for the District to post “Alligator Warning” signage, around the lakes, to ensure there was coverage. In some cases, posting signs in some areas but not in others, could potentially create liability. If there was a desire to post

signs, the insurance carrier's recommendation was to post the signs in high profile areas, such as at the gate house, wherein, everyone entering could view the sign, and the bag drop at the golf course, prior to people going out onto the golf course. The insurance carrier did not recommend signage at every pond since, if the District did not post signs in certain areas, it could create additional liability. Liability coverage is in place and nothing has changed, in Florida, regarding alligators and snake habits around ponds.

A Board Member stated that, if the District posted at the gates, it would become an HOA issue. Mr. Adams replied that if it fell under the Homeowner's Association, then the District could not post signage there or at the golf course.

A Board Member wanted a legal opinion about the liability of posting signage versus not posting. His opinion was that signage could not be posted at every home.

Mr. Adams stated that none of his other Districts chose to post any signage about alligators or snakes.

Discussion ensued regarding removal of nuisance alligators, the HOA sending information regarding alligators, possibility of providing renters with information about snakes and alligators and residents advising guests not to swim in the lakes. An HOA representative would be contacted concerning this matter and the Board would wait to make a decision.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2017

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2017. Assessment revenue collections were at 92% cumulatively, and expenditures were at 76%.

EIGHTH ORDER OF BUSINESS

Approval of May 10, 2017 Regular Meeting Minutes

Mr. Adams presented the May 10, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Kerpchar and seconded by Mr. Moore, with all in favor, the May 10, 2017 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

Mr. Robson introduced Ms. Mallory Clancy, a University of Florida graduate and new member of Mr. Robson’s staff. Mr. Robson announced his retirement in six months and stated that Ms. Clancy would be attending District meetings, tending to bond processes, the stormwater systems, etc.

C. District Manager

Mrs. Adams stated that, in Tract C-4 of Bramble Cove, some dead Bay Trees need to be cut down, due to beetle fungus. The Bay Tree appeared to be the only target for this fungus. There were about one dozen Bay Trees in that neighborhood.

A Board Member stated that, in some of the preserve areas, trees were growing up to the sidewalks. Mrs. Adams stated that they could be cut back and homeowners could do the same, if the trees were growing over the encroachment area, which was over their fences.

Mr. Adams recommended obtaining a survey, prior to cutting anything back, to determine the property lines for the landscapers. Mr. Robson suggested reviewing the plat map and to determine the lines, in lieu of spending money for a survey, as the plat map would result in a pretty close estimate of determining the property lines. Discussion ensued.

TENTH ORDER OF BUSINESS

Supervisors’ Requests

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

ELEVENTH ORDER OF BUSINESS

Adjournment

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

**On MOTION by Mr. Kerpchar and seconded by Mr. Martin,
with all in favor, the meeting adjourned at 1:32 p.m.**


Secretary/Assistant Secretary


Chair/Vice Chair