

**VERANDAH EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**REGULAR MEETING  
AGENDA**

**October 11, 2017**

**Verandah East Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431  
Phone: (561) 571-0010•Fax: (561) 561-571-0013•Toll-free: (877) 276-0889

October 2, 2017

**ATTENDEES:**  
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors  
Verandah East Community Development District

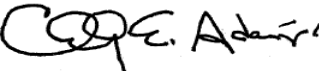
Dear Board Members:

A Regular Meeting of the Verandah East Community Development District's Board of Supervisors will be held on Wednesday, October 11, 2017 at 1:00 p.m., at the Verandah Sales Office, 11571 Verandah Blvd., Ft. Myers, Florida 33905. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Discussion: Hurricane Irma Recovery
4. Acceptance of Unaudited Financial Statements as of August 31, 2017
5. Approval of August 9, 2017 Public Hearing and Regular Meeting Minutes
6. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. NEXT MEETING DATE: January 10, 2018 at 1:00 P.M.
7. Supervisors' Requests
8. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL IN NUMBER: 1-888-354-0094**

**CONFERENCE ID: 8593810**

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
AUGUST 31, 2017**

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2017**

	Major Funds					Total Governmental Funds
	General	Debt Service Series 2006	Debt Service Series 2016	Capital Projects Series 2006	Capital Projects Series 2016	
<b>ASSETS</b>						
Cash (SunTrust)	\$ 32,106	\$ -	\$ -	\$ -	\$ -	\$ 32,106
Investments						
Revenue account	-	-	474,355	-	-	474,355
Reserve account	-	-	375,652	-	-	375,652
Construction account	-	-	-	1,958,661	-	1,958,661
Redemption	-	-	138	-	-	138
Interest	-	-	5,773	-	-	5,773
Undeposited fund	8,030	-	-	-	-	8,030
Due from other	5,814	-	-	-	-	5,814
Total assets	<u>\$ 45,950</u>	<u>\$ -</u>	<u>\$ 855,918</u>	<u>\$ -</u>	<u>\$ 1,958,661</u>	<u>\$ 2,860,529</u>
<b>LIABILITIES AND FUND BALANCES</b>						
<b>Liabilities:</b>						
Accounts payable	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Due to other governments	3,932	-	-	-	-	3,932
Total liabilities	<u>5,432</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,432</u>
<b>Fund balances:</b>						
Restricted for:						
Debt service	-	-	855,918	-	-	855,918
Capital projects	-	-	-	1,958,661	-	1,958,661
Unassigned	40,518	-	-	-	-	40,518
Total fund balances	<u>40,518</u>	<u>-</u>	<u>855,918</u>	<u>-</u>	<u>1,958,661</u>	<u>2,855,097</u>
Total liabilities and fund balances	<u>\$ 45,950</u>	<u>\$ -</u>	<u>\$ 855,918</u>	<u>\$ -</u>	<u>\$ 1,958,661</u>	<u>\$ 2,860,529</u>

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUE</b>				
Special assessment: on-roll	\$ -	\$ 77,475	\$ 65,393	118%
Special assessment: off-roll	8,247	93,407	109,432	85%
Interest & miscellaneous	1	4,918	283	1738%
Total revenue	<u>8,248</u>	<u>175,800</u>	<u>175,108</u>	100%
<b>EXPENDITURE</b>				
<b>Professional &amp; administrative</b>				
Supervisors	661	2,456	2,362	104%
Management and accounting	4,920	54,116	59,036	92%
Audit	709	6,992	6,756	103%
Legal	480	4,365	4,724	92%
Field management	833	9,165	9,998	92%
Engineering	338	6,149	2,362	260%
Trustee	-	2,116	4,724	45%
Dissemination agent	326	3,586	3,912	92%
Arbitrage	-	-	1,417	0%
Assessment roll preparation	-	11,338	11,339	100%
Telephone	31	336	366	92%
Postage	4	205	236	87%
Insurance	-	5,708	6,156	93%
Printing & binding	64	699	763	92%
Legal advertising	-	1,205	709	170%
Office expenses and supplies	-	-	118	0%
Website	-	290	567	51%
Contingencies	58	667	709	94%
Annual district filing fee	-	165	165	100%
Total professional & admin expenses	<u>8,424</u>	<u>109,558</u>	<u>116,419</u>	94%
<b>Water management</b>				
Contractual services	9,021	45,106	54,331	83%
Aquascaping	-	-	2,362	0%
Contingencies	29	268	472	57%
Total water management	<u>9,050</u>	<u>45,374</u>	<u>57,165</u>	79%

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD ENDED AUGUST 31, 2017**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Other fees and charges</b>				
Property appraiser	-	535	502	107%
Tax collector	-	672	1,022	66%
Total other fees & charges	-	1,207	1,524	79%
Total expenditures	<u>17,474</u>	<u>156,139</u>	<u>175,108</u>	89%
 Excess/(deficiency) of revenues over/(under) expenditures	 (9,226)	 19,661	 -	
 Fund balances - beginning	 49,744	 20,857	 29,933	
Fund balances - ending	<u>\$ 40,518</u>	<u>\$ 40,518</u>	<u>\$ 29,933</u>	

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND 201 - SERIES 2006  
FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ -	\$ -	\$ 642,241	0%
Special assessment: off-roll	-	247,357	838,659	29%
Interest	-	19	-	N/A
Total revenues	<u>-</u>	<u>247,376</u>	<u>1,480,900</u>	17%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	490,000	0%
Interest	-	-	990,900	0%
Total debt service	<u>-</u>	<u>-</u>	<u>1,480,900</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	-	247,376	-	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	-	98	-	N/A
Transfers out	-	(2,126,166)	-	N/A
Total other financing sources	<u>-</u>	<u>(2,126,068)</u>	<u>-</u>	N/A
Net change in fund balances	-	(1,878,692)	-	
Fund balances - beginning	-	1,878,692	1,878,331	
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,878,331</u>	

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND 201 - SERIES 2016  
FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ -	\$ 758,765	\$ -	N/A
Special assessment: off-roll	10,461	541,069	-	N/A
Interest	416	2,113	-	N/A
Total revenues	<u>10,877</u>	<u>1,301,947</u>	<u>-</u>	N/A
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	660,000	-	N/A
Interest	-	414,333	-	N/A
Total debt service	<u>-</u>	<u>1,074,333</u>	<u>-</u>	N/A
<b>Other fees &amp; charges</b>				
Cost of Issuance	-	690,373	-	N/A
Trustee Fees	-	6,750	-	N/A
Total other fees & charges	<u>-</u>	<u>697,123</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>1,771,456</u>	<u>-</u>	N/A
Excess/(deficiency) of revenues over/(under) expenditures	10,877	(469,509)	-	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	-	2,126,155	-	N/A
Transfers out	-	-	-	N/A
Bond Proceeds	-	18,110,782	-	N/A
Pmt to refunded bond escrow agt	-	(18,911,510)	-	N/A
Total other financing sources	<u>-</u>	<u>1,325,427</u>	<u>-</u>	N/A
Net change in fund balances	10,877	855,918	-	
Fund balances - beginning	845,041	-	-	
Fund balances - ending	<u>\$ 855,918</u>	<u>\$ 855,918</u>	<u>\$ -</u>	



**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND 301 - SERIES 2006  
FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ -	\$ 2
Total revenues	-	2
 <b>EXPENDITURES</b>		
Capital outlay	-	171,670
Total expenditures	-	171,670
 Excess/(deficiency) of revenues over/(under) expenditures		
	-	(171,668)
 <b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	-	11
Transfers (out)	-	(98)
Total other financing sources	-	(87)
Net change in fund balances	-	(171,755)
Fund balances - beginning	-	171,755
Fund balances - ending	\$ -	\$ -

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND 302 - SERIES 2016  
FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 977	\$ 4,125
Total revenues	977	4,125
<b>EXPENDITURES</b>		
Capital outlay	-	545,766
Total expenditures	-	545,766
Excess/(deficiency) of revenues over/(under) expenditures	977	(541,641)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond Proceeds	-	2,504,218
Total other financing sources	-	2,504,218
Net change in fund balances	977	1,962,577
Fund balances - beginning	1,957,684	(3,916)
Fund balances - ending	\$ 1,958,661	\$ 1,958,661

1 **MINUTES OF MEETING**  
2 **VERANDAH EAST**  
3 **COMMUNITY DEVELOPMENT DISTRICT**  
4

5 A Public Hearing and Regular Meeting of the Verandah East Community Development  
6 District's Board of Supervisors was held on **Wednesday, August 9, 2017 at 1:00 p.m.**, at the  
7 **Verandah Sales Office, 11571 Verandah Blvd., Ft. Myers, Florida 33905.**  
8

9 **Present and constituting a quorum were:**

10 Paul Martin Chair  
11 Nikolai Kerpchar Assistant Secretary  
12 Steve Benson Assistant Secretary  
13 David Moore Assistant Secretary  
14

15 **Also present were:**

16 Chuck Adams District Manager  
17 Cleo Adams Assistant Regional Manager  
18 Jonathan Johnson (*via telephone*) District Counsel  
19 Dave Robson District Engineer  
20 Mallory Clancy Johnson Engineering, Inc.  
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25 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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27 Mr. Adams called the meeting to order at 1:05 p.m. Supervisors Martin, Kerpchar,  
28 Benson and Moore were present, in person. Supervisor Langhout was not present.  
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30 **SECOND ORDER OF BUSINESS**

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

31 There being no public comments, the next item followed.  
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34 **THIRD ORDER OF BUSINESS**

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

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38 **A. Proof of Publication**

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

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

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

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

49 No members of the public spoke.

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

51

**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.**

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59 **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**

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

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

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

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**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.**

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**FIFTH ORDER OF BUSINESS**

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

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

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**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.**

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**SIXTH ORDER OF BUSINESS**

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

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Mr. Adams stated that item was requested by Mr. Kerpchar, via email. Mr. Kerpchar stated that, at the Veranda Community Association Board Meeting, he learned that the Traffic and Safety Committee was looking into posting “Alligators/Snakes in the Area – Warning” signs. As they controlled 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

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

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

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

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

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

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134 **SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of June 30, 2017**

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

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140 **EIGHTH ORDER OF BUSINESS**

**Approval of May 10, 2017 Regular  
Meeting Minutes**

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

145  
146 **On MOTION by Mr. Kerpchar and seconded by Mr. Moore,**  
147 **with all in favor, the May 10, 2017 Regular Meeting Minutes,**  
148 **as presented, were approved.**  
149

150 **NINTH ORDER OF BUSINESS** **Staff Reports**

151  
152 **A. District Counsel**

153 There being no report, the next item followed.

154 **B. District Engineer**

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

159 **C. District Manager**

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

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

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

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171 **TENTH ORDER OF BUSINESS** **Supervisors’ Requests**

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

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175 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

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

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

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Secretary/Assistant Secretary

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Chair/Vice Chair

DRAFT