

**VERANDAH WEST
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

October 11, 2017

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

October 2, 2017

Board of Supervisors
Verandah West Community Development District

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

Dear Board Members:

A Regular Meeting of the Verandah West Community Development District's Board of Supervisors will be held on Wednesday, October 11, 2017 at 1:30 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. Updates: Lake F
5. Acceptance of Unaudited Financial Statements as of August 31, 2017
6. Approval of August 9, 2017 Public Hearing and Regular Meeting Minutes
7. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. NEXT MEETING DATE: January 10, 2018 at 1:30 P.M.
8. Supervisors' Requests
9. 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 WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2017**

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

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2013	
ASSETS			
Cash (SunTrust)	\$101,361	\$ -	\$ 101,361
Investments			
Revenue account	-	327,241	327,241
Reserve account	-	448,350	448,350
Undeposited funds	1,525	-	1,525
Due from other governments	3,932	-	3,932
Total assets	<u>\$106,818</u>	<u>\$ 775,591</u>	<u>\$ 882,409</u>
LIABILITIES			
Liabilities:			
Due to other governments	5,814	-	5,814
Total liabilities	<u>5,814</u>	<u>-</u>	<u>5,814</u>
Fund balances:			
Restricted for:			
Debt service	-	775,591	775,591
Unassigned	101,004	-	101,004
Total fund balances	<u>101,004</u>	<u>775,591</u>	<u>876,595</u>
Total liabilities and fund balances	<u>\$106,818</u>	<u>\$ 775,591</u>	<u>\$ 882,409</u>

**VERANDAH WEST
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
REVENUE				
Special assessment: on-roll	\$ -	\$ 162,874	\$ 161,193	101%
Special assessment: off-roll	3,007	33,511	36,084	93%
Interest & miscellaneous	4	5,558	317	1753%
Total revenue	<u>3,011</u>	<u>201,943</u>	<u>197,594</u>	102%
EXPENDITURE				
Professional & administrative				
Supervisor fees	739	2,744	2,638	104%
Management and accounting	5,494	60,430	65,924	92%
Audit	-	7,017	7,544	93%
Legal	536	4,875	5,276	92%
Field management	930	10,235	11,165	92%
Engineering	377	6,085	2,638	231%
Trustee	-	2,363	5,276	45%
Dissemination agent	364	4,004	4,368	92%
Arbitrage	791	791	1,583	50%
Assessment roll preparation	-	12,662	12,661	100%
Telephone	34	375	409	92%
Postage	5	230	264	87%
Insurance	-	6,376	6,874	93%
Printing & binding	71	780	851	92%
Legal advertising	-	1,346	791	170%
Office expenses and supplies	-	-	132	0%
Website	-	324	633	51%
Contingencies	53	583	791	74%
Annual district filing fee	-	185	185	100%
Total professional & admin	<u>9,394</u>	<u>121,405</u>	<u>130,003</u>	93%
Water management				
Contractual services	10,173	50,864	60,669	84%
Aquascaping	-	-	2,638	0%
Contingencies	33	299	528	57%
Total water management	<u>10,206</u>	<u>51,163</u>	<u>63,835</u>	80%

**VERANDAH WEST
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>
Other fees and charges				
Property appraiser	-	598	1,238	48%
Tax collector	-	915	2,518	36%
Total other fees & charges	<u>-</u>	<u>1,513</u>	<u>3,756</u>	40%
Total expenditures	<u>19,600</u>	<u>174,081</u>	<u>197,594</u>	88%
 Excess/(deficiency) of revenues over/(under) expenditures	 (16,589)	 27,862	 -	
 Fund balances - beginning	 <u>117,593</u>	 <u>73,142</u>	 <u>71,064</u>	
Fund balances - ending	<u>\$ 101,004</u>	<u>\$ 101,004</u>	<u>\$ 71,064</u>	

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 202 - SERIES 2013
FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ -	\$ 818,169	\$ 815,309	100%
Special assessment: off-roll	-	435,192	435,262	100%
Interest income	380	1,968	-	N/A
Total revenues	<u>380</u>	<u>1,255,329</u>	<u>1,250,571</u>	100%
EXPENDITURES				
Debt service				
Principal	-	580,000	580,000	100%
Interest	-	667,700	673,250	99%
Total debt service	<u>-</u>	<u>1,247,700</u>	<u>1,253,250</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	380	7,629	(2,679)	
Fund balances - beginning	775,211	767,962	764,228	
Fund balances - ending	<u>\$ 775,591</u>	<u>\$ 775,591</u>	<u>\$ 761,549</u>	

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

5 A Public Hearing and Regular Meeting of the Verandah West Community Development
6 District's Board of Supervisors was held on **Wednesday, August 9, 2017 at 1:30 p.m.**, at the
7 **Verandah Sales Office, 11571 Verandah Blvd., Ft. Myers, Florida 33905.**
8

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

10
11 Jeffrey Jordan Chair
12 Susie McIntyre Vice Chair
13 Donald Newman Assistant Secretary
14 Paul Zampiceni Assistant Secretary
15 Gerald Baldwin Assistant Secretary
16

17 **Also present were:**

18
19 Chuck Adams District Manager
20 Cleo Adams Assistant Regional Manager
21 Jonathan Johnson (*via telephone*) District Counsel
22 Dave Robson District Engineer
23 Mallory Clancy Johnson Engineering, Inc.
24 Rod Schneider Resident
25 Jamie Jameson Resident
26
27

28 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

29
30 Mr. Adams called the meeting to order at 1:37 p.m. All Supervisors were present, in
31 person.
32

33 **SECOND ORDER OF BUSINESS**

Public Comments [3 minutes per person]

34
35 Mr. Adams requested that Mr. Rod Schnieder, a resident, hold his comments until the
36 discussion regarding Lake F.
37

38 **THIRD ORDER OF BUSINESS**

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

43 **A. Proof of Publication**

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

46 **B. Consideration of Resolution 2017-10, Relating to the Annual Appropriations and**
47 **Adopting the Budget for the Fiscal Year Beginning October 1, 2017, and Ending**
48 **September 30, 2018**

49 Mr. Adams presented Resolution 2017-10. The budget had not changed, since the last
50 version was presented, and program and assessment levels would remain the same, year-over-
51 year.

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

53 No members of the public spoke.

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

55

56 **On MOTION by Mr. Jordan and seconded by Mr. Zampiceni,**
57 **with all in favor, Resolution 2017-10, Relating to the Annual**
58 **Appropriations and Adopting the Budget for the Fiscal Year**
59 **Beginning October 1, 2017, and Ending September 30, 2018,**
60 **was adopted.**

61

62

63 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2017-11,
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

72

73 Mr. Adams presented Resolution 2017-11. A revised version was distributed; Section 3
74 was modified to provide more clarity and specificity, particularly with Item B, regarding direct-
75 billed assessments and how they were handled, imposed and collected. This Resolution was the
76 final step in the budget and the assessment levying process, taking into consideration the budget
77 that was just adopted, the appropriations and assessment levels anticipated in the budget and
78 authorized the preparation of a lien roll to be transmitted to the Tax Collector’s Office for

79 placement of the assessments on the property tax bills and for the direct collection of the off-roll
80 assessments, which were primarily the units held by the Developer.

81

On MOTION by Mr. Newman and seconded by Mr. Jordan, with all in favor, Resolution 2017-11, 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 , was adopted.

82

83

84

85

86

87

88

89

90

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2017-12, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018

91

92

93

94

95

Mr. Adams presented Resolution 2017-12. As in recent years, meetings would be held on the second Wednesday of October, January, May and August at 1:30 p.m., at this location.

96

97

On MOTION by Mr. Zampiceni and seconded by Mr. Jordan, with all in favor, Resolution 2017-12, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018, was adopted.

98

99

100

101

102

SIXTH ORDER OF BUSINESS

Continued Discussion and Consideration: Water Level Data Collection Proposal from Johnson Engineering, Inc., for Lake F

103

104

105

106

Mr. Rod Schneider, a resident living on Lake F, read his letter into the record:

107

August 9, 2017

108

109

TO: BOARD OF SUPERVISORS

110

111

RE: Corrective Actions to Lake F1 Problems

112

113

The Board was notified of Lake F1 ecological failure on 2/13/2017. Several solutions were considered by the Board and rejected for various reasons. The Lake is presently starting to exhibit a brown tinge. This has been occurring earlier each year and results in the dark brown road "ditch look" that we have come to expect in February. The lake seems to be getting worse each year. While Verandah has over 50 lakes in its community, Lake F1 is the only lake in Verandah that turns brown each year.

114

115

116

117

118

119

120

121

I am asking for the following actions.

122

- 123 1. *The berm between Lake F1 and the wetlands be repaired so that it is at its*
124 *designed height. Dave Robson, Johnson Engineering, brought this to our*
125 *attention at the January, 2017, Board Meeting.*
126
- 127 2. *The exit level of Lake F1 be raised .5 ft. or possibly more after the berm is*
128 *repaired. Dave Robson at the CDD Meeting of January, 2017, "thought"*
129 *this could be done. This adds a very significant amount of water to the*
130 *lake.*
131
- 132 3. *A feasibility study to be performed regarding the implementation of*
133 *Method 2, page 7 and page 10, report of 2/13/17 Restoring Lake F1 to*
134 *ecological balance. Feasibility study regarding Method 3, page 10, has*
135 *been performed and was thought to be too costly to implement. However,*
136 *Method 3 is four times longer (pipe length) than Method 2 and had to be*
137 *tunneled under a street. Method 2 would result in Lake F1 being*
138 *connected to the rest of Verandah's lake system. Currently it is the only*
139 *lake in Verandah that is totally independent of the larger deeper lakes.*
140

141 *Rod Schneider*

142
143 *(Enclosure of a map entitled, "Restoring Lake F (Hammock CreekWay) to*
144 *Ecological Balance")*

145 Mr. Robson stated that he did not bring a copy of the February examination of feasibility
146 and differences in cure methods. Raising Lake F was feasible but must be explored, as it was
147 dependent on which season the water table was in and whether there was any ability to revise the
148 wet season water table. To clarify, feasibility depended upon correcting the wet season water
149 table and part of the water level data collection was to address that. Mr. Robson discussed the
150 connecting Lake F1 to the east, running above the tennis courts and connecting to a roadway
151 inlet so it did not require tunneling underneath the roadway; an inlet that went to Lake F1 was
152 connected to an inlet connecting Lake F. A tunneling option was explored for connective
153 tunneling under E1, on the other side of the wetland but that would be problematic, since it must
154 go through wetlands. It was possible, prior to having a Conservation Easement, as part of the
155 process for the other pipes but, once the Conservation Easement was put in place, it became
156 more difficult. Obtaining that capability was not explored and nothing was offered regarding
157 corrective actions for changing the control elevations. In Methods 1, 2 and 3, changes did not
158 occur, with the exception of Method 1, wherein it connected to E1, making it correct at a 4'5"
159 level; however, it would make it higher than the wet season water table, which was why it was
160 feasible. At a much lower cost, if the monitoring would demonstrate the wet season water table
161 was different than the 3'5" section of the lake, then an adjustment could be made. The water

162 management permitting process does not want a control elevation lower than the wet season. If
163 the control elevation was lower, it would constantly bleed water out and, essentially, pull water
164 from the wetland to the lake, through its control structure, to the river. In essence, the wetland
165 water table would be short circuited to the river, which was why the water management district
166 does not normally permit any control elevation lower than a wet season water table.

167 A Board Member stated that Mr. Schneider was proposing raising the water level. Mr.
168 Robson stated that the problem with raising the water level was that the berm must then be
169 raised, all the way around. Generally, for this lake, a 25-year, 3-day storm event would result in
170 approximately get a raise of 2'11", in 3 days; therefore, there must be a berm to keep the water
171 from leaving the basin. If there was a 4'5" control elevation and a 2' stage rise, due to a rain
172 event, there would have to be a 6'5" level, all around the neighborhood. Based on the survey
173 information, it was a real problem for the houses on the other side of the street, so those houses
174 had to be included, due to the pipes going from the road and connecting to the lake; the water
175 level in the lake would get to the road and to houses.

176 Mr. Adams stated that, essentially, water would come back up the pipe and out of the
177 inlets affecting all of the homes in the area. Mr. Robson concurred. The roads were lower than
178 the berm.

179 A Board Member stated that Mr. Robson's verbal advice was acceptable but he expected
180 a written response; he would then analyze Mr. Robson's report, exactly, as to why this proposal
181 was not feasible.

182 According to another Board Member's recollection, from previous meetings, Johnson
183 Engineering's position of raising the water level was not the best solution, no matter how it was
184 accomplished and the berm would have to be built all around the remainder of the neighborhood
185 too. According to the Board Member's memory, Mr. Robson thought that the problem was that
186 the water went out underground to the river and to the wetland. Mr. Robson stated that, during
187 dry season, the surrounding water dropped to the level of the adjacent water table. The Board
188 Member stated that Mr. Robson's suggestion was to add bentonite to the bottom. Mr. Robson
189 stated that no contractors performed bentonite applications, any longer in South Florida. The
190 South Florida Water Management District (SFWMD) was consulted to determine permitting
191 problems, if any, for installing a liner, which was supposed to accomplish the same thing;
192 bentonite was not considered to be as effective as a liner. The problem was that an acceptable
193 liner project would require excavating 1/2' out of the bottom, installing sand, the liner and then

194 more sand This type of construction project was not feasible in a closed, constructed
195 neighborhood, as the lake could not be accessed from the wetland side; it would have to be
196 accessed from the housing side and getting the equipment in would be difficult. That was why
197 he went back to the option of connecting inlets from the road going to River Village, to the road
198 along the lake, and making the physical connection there, which was a way to complete the
199 construction work without impacting homes.

200 Mr. Adams asked if there would still be recharge considerations, wherein the acreage
201 from Lake F would be found somewhere else? Mr. Robson stated that Lake F1 was the same
202 control elevation; therefore, lakes that were the same would be connected to the one to the east.
203 Mr. Adams inquired if lining it took away the ability to recharge the water table, out of that
204 acreage. Mr. Robson replied that SFWMD did not appear to have a problem.

205 A Board Member asked if measuring the water table would take 12 to 18 months. Mr.
206 Robson replied affirmatively but the proposal must be authorized, first. Mr. Adams stated that
207 monitoring must be completed, prior to approving. A few years of data was required before
208 applying for a modification.

209 Discussion ensued regarding the Johnson Engineering proposal, water elevation, wet
210 season water tables and the berm. The SFWMD required proof and data of what changed the
211 lake, up or down, and how it would affect the wetland; nothing could be done without approval
212 from SFWMD. This would be the first step in trying to establish a control elevation to the pond
213 in that area and a monitoring period would be required.

214 Discussion ensued regarding the wetland and the locations of Lakes F1, F and E1. A
215 newer map of the lakes was available and it would be included in his written response.

216 A Board Member stated that, no matter how the SFWMD labeled it, there was still more
217 water in the dry season than in his lake. Mr. Robson stated that it could be due to the geology of
218 the lake bottom. The Board Member stated that the wetland was being fed more water than his
219 lake and asked why more water could not be added to his lake. Another Board Member stated
220 that Mr. Robson did not say that; the SFWMD wanted proof that it would not affect the wetland.
221 The lake was bleeding down, as it approached the dry part of the season, and the Board
222 Member's lake was doing the same thing as the wetland. The concern was in the wet season
223 water table, not the dry season water table. SFWMD does not want, if the lake level was raised,
224 for the water to be stored higher in the pond and push it up further. The Board Member stated
225 that Mr. Robson was now changing his statement, since he just said "the concern was not the dry

226 season.” Mr. Robson stated, “...that when you monitor the dry season, it was not a concern.”;
227 the Board Member was incorrect, as it would be monitored all year. The Board Member stated
228 that he knew what happened in the wet season, since the level was 3’5”, he water exited out and
229 that was the height of it. Mr. Adams stated that it was actually higher than that and, as of now, a
230 couple of inches were exited out. The Board Member disagreed with Mr. Adams. Mr. Adams
231 replied that he just visited the site and took a picture of the water flowing over the weir and the
232 control center. Discussion ensued concerning the bleeder.

233 A Board Member stated that discussion of this began talking about the two-year
234 measurement, several months ago and, if the measurements had started the process would be six
235 or seven months along; it seemed that the measurement process must begin so it could get
236 completed. Another Board Member stated that was what the Board was supposed to vote on,
237 today, and it was brought up at the last meeting, too. Mr. Adams stated that the question was
238 whether to spend \$23,000, plus, to go through the exercise to try and prove that the original
239 modeling was deficient.

240 A Board Member asked what the fix would be, if something erroneous was occurring.
241 Mr. Robson stated that, if it was found that the impact of raising the level did not affect the
242 wetland, then the water level would be raised but the berm would still have to be adjusted. The
243 Board Member stated that was why he asked that the berm be repaired and brought up to a
244 proper level. Mr. Robson stated that, if a big storm hits, water was allowed to be released
245 everywhere; it was all the way around, a perimeter berm is what it was called. It did not come
246 into play unless there was a really big storm and had no impact on the fluctuations and control
247 elevation; it was just a berm and 5” would not impact that.

248 Discussion ensued regarding the top of the box going over the berm, water levels and
249 saving the wetland from dryness versus flooding in the neighborhood. A study must be
250 conducted, which could take years for completion.

251

**On MOTION by Mr. Baldwin and seconded by Mr. Jordan,
with all in favor, the Johnson Engineering, Inc., Professional
Services Agreement, for Lake F water level data collection, in a
not-to-exceed amount of \$23,374.00, was approved.**

252

253

254

255

256

257

258 SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of June 30, 2017

259

260 Mr. Adams presented the Unaudited Financial Statements as of June 30, 2017.
261 Assessment revenue collections were at 99% and expenditures were at 74%.

262

263 **EIGHTH ORDER OF BUSINESS**

Approval of May 10, 2017 Regular Meeting Minutes

264

265

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

268

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

269

270

271

272

273

274 **NINTH ORDER OF BUSINESS**

Staff Reports

275

276 **A. District Counsel**

277 There being no report, the next item followed.

278 **B. District Engineer**

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

283 **C. District Manager**

284 A Board Member inquired where the \$23,000, plus, would be applied in the bidet. Mr.
285 Adams stated that the funds would come from the surplus fund balance. It would be specific to
286 Verandah West CDD and not considered a shared expense with Verandah East CDD, since it
287 was not a water quality issue; it was a potential capital improvement. This could, eventually, be
288 considered as a special assessment for a capital improvement. The Board could take that position
289 since it was an aesthetic improvement, versus a stormwater or water quality control.

290 Mrs. Adams reported that the plantings were installed, last Friday, and a few needed to be
291 replanted. Removal of dead Bay Trees was required in Tract C-4 in Bramble Cove, since they
292 had been infected with beetle fungus. Only the trees presenting a potential liability would be
293 removed such as, trees that could fall on houses. The cost would be approximately \$350.

294

295 **TENTH ORDER OF BUSINESS** **Supervisors' Requests**

296

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

298

299 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

300

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

302

303 **On MOTION by Mr. Jordan and seconded by Mr. Newman,**
304 **with all in favor, the meeting adjourned at 2:20 p.m.**

305

306

307

308

309

310

311

312

313

314

315

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

DRAFT

316
317
318
319
320
321
322
323
324
325
326
327

Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT