

**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, October 11, 2017 at 1:30 p.m., at the Verandah Sales Office, 11571 Verandah Blvd., Ft. Myers, Florida 33905.

Present and constituting a quorum were:

Gerald Baldwin	Assistant Secretary
Donald Newman	Assistant Secretary
Paul Zampiceni	Assistant Secretary
Jeffrey Jordan	Chair

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Robert Rebey	Wrathell, Hunt and Associates, LLC
Alyssa C. Willson (<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 1:30 p.m. Supervisors Baldwin, Newman and Zampiceni were present, in person. Supervisor Jordan was not present at roll call. Supervisor McIntyre 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

Discussion: Hurricane Irma Recovery

Mr. Adams stated that the District suffered minor damage from the storm, such as a few downed trees in the Preserve, which caused small debris to collect in the catch basins and control structures. The contractor was on site several times to check these structures and remove any

debris that could obstruct the flow. There was no damage to the control structures and the drainage system operated as expected.

Regarding whether the District or the homeowner was responsible for repairs to property damaged during any high wind or named storm event, Mr. Adams stated that the District's position was consistent with the opinions of District Counsel, Florida Law and case law. If a tree located on CDD property fell onto private property, it would be the property owner's responsibility to remove the tree and repair damages up to the property line, unless prior to the storm, the CDD was notified of the defective tree and its potential to cause damage. Similarly, if a tree located on the homeowner's property fell onto CDD property, it would be The District's responsibility to remove the tree and debris and repair damages to the shared property line. The District's position was explained to property owners impacted by the storm and most were understanding.

****** Mr. Jordan arrived at the meeting at 1:32 p.m. ******

In response to a question of whether downed trees go back into the preserve and were not being removed, Mrs. Adams clarified the District's position; if a tree was down on a resident's property, it would be the resident's responsibility to have it removed. Residents are not allowed to place the tree debris in the Preserve; however, if a downed tree is on CDD property, it would be dropped in the Preserve.

A question was raised regarding whether the District was responsible to repair an opened storm sewer manhole, resting half off its concrete pipe, on the South end of the Boardwalk, between Lakeview and Pebblebrook, possibly in the Preserve. In response to a question of whose responsibility it was to remove downed trees from a lake, Mr. Adams replied that the District was responsible and would cut it at the water's edge and pull the tree out of the water.

Mrs. Adams stated the opened storm sewer manhole was not located on District property. Mr. and Mrs. Adams would visit the other sites and confirm whether they were on District property.

FOURTH ORDER OF BUSINESS

Updates: Lake F

Mr. Robson distributed and presented his October 4, 2017 Memorandum, which answered the letter that Mr. Rod Schneider, a resident, read at the August meeting and requested a formal response. Mr. Schneider requested repairs to the berm abutting his property along Lake F.

1. Request to repair berm back to its designed height.

Response to Item 1: Mr. Robson stated water levels did not rise from the recent storm and showed no impact to the structural integrity of the berm. At this time, no repairs were necessary. If, in the future, examining the performance of the lake over time or permit changes were proposed, that would be the time to consider berm repairs.

2. Request to raise exit levels in Lake F after the berm is repaired.

Response to Item 2: To clarify Mr. Schneider's discussions about raising the exit levels in Lake F, Mr. Robson stated that, without performing the monitoring and acquiring data to determine what to do, there is nothing to do at this time.

3. Request to perform a feasibility study regarding implementation of Method 2 (page 7 and page 10), report of 2/13/17 "Restoring Lake F to Ecological Balance" by Rod Schneider.

Response to Item 3: Method 2 would result in Lake F being connected to all of Verandah's lake system. Mr. Schneider's request to perform a feasibility study also showed that sections of the April 6, 2017 Memorandum were mixed between Methods 2 and 3. Mr. Schneider's point, requesting the Board to consider connecting Lake F to the other lakes, was understood; however, Mr. Robson's process differed from Mr. Schneider's. Mr. Robson stated that the April 6, 2017 Memorandum had a simpler way to connect that lake. The process would not require nearly the amount of study; however, it would require a permit change for any change. It would not be an easy task; expected costs could exceed \$200,000, with approximately \$190,000 for construction and \$15,000 to \$20,000 for permitting costs.

Mr. Robson stated that this was his professional opinion of what was done and what should be done.

Discussion ensued regarding the potential effects to the lake in the wet and dry seasons, if the lake was raised 6". Mr. Robson recalled that the monitoring process was already approved; however, the contract was not yet initiated, which gives the Board the opportunity to reconsider. Monitoring data may or may not lead to anything, as factors could influence the outcome. Mr. Robson expected the data to show the lake would not rise to the top but it might dip back into the model, with the rise and fall of rain events, evaporation and other factors. It could be changed to where the water quality component is reduced, as well as the overflow continuation slot, which would cause the lake, in the wet season, to stay up longer without rising or lowering, and then make that slot smaller by changing it from 8" to 3" round, which would slow the drawdown of the lake.

It was noted that, if the study did not produce a solution, the benefit would be that it would confirm, to those residents affected, that nothing could be done. Questions pertaining to the cost to monitor the lake and if it would be money well-spent were asked. Mr. Robson stated the cost was approximately \$23,000, which was included in the agenda. It was suggested that the District send a letter to Mr. Schneider including the District Engineer’s proposal to conduct the study. Mr. Adams suggested that the letter ask whether any of his nine neighbors had any interest in continuing the study and if they would be willing to split the monitoring cost.

Mr. Robson voiced his opinion that, even if the data supported the change to the control structure and a permit was approved, the potential of having an extended, slightly worse than normal dry season, the situation could potentially remain the same; he could not promise the issue would go away. Mr. Adams requested a motion to authorize transmittal of the District Engineer’s response and proposal, as well as a cover letter asking if the residents still desired to continue with the data monitoring project discussed and, if so, the District requests that those residents fund it.

On MOTION by Mr. Zampiceni and seconded by Mr. Jordan, with all in favor, authorizing transmittal of the District Engineer’s Response and Proposal, including a cover letter requesting Mr. Schneider’s group fund the project, if they were interested to continue with the previously discussed monitoring, was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2017

Mr. Adams presented the Unaudited Financial Statements as of August 31, 2017. Assessment revenue collections were at 102% and expenditures were at 88%.

SIXTH ORDER OF BUSINESS

Approval of August 9, 2017 Public Hearing and Regular Meeting Minutes

Mr. Adams presented the August 9, 2017 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

- Line 179: Change “A Board Member” to “Mr. Schneider”
- Line 167: Change “A Board Member” to “Mr. Baldwin”

On MOTION by Mr. Newman and seconded by Mr. Jordan, with all in favor, the August 9, 2017 Public Hearing and Regular Meeting Minutes, as amended, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

There being nothing further to report, the next item followed.

C. District Manager

i. NEXT MEETING DATE: January 10, 2018 at 1:30 pm.

Mr. Adams stated the next meeting will be held on January 10, 2018 at 1:30 p.m., at this location.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

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

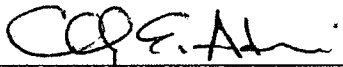
NINTH ORDER OF BUSINESS


Adjournment

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

On MOTION by Mr. Baldwin and seconded by Mr. Newman, with all in favor, the meeting adjourned at 1:50 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair