

**VERANDAH EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**REGULAR MEETING  
AGENDA**

**January 10, 2018**

**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

January 3, 2018

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

Board of Supervisors  
Verandah East Community Development District

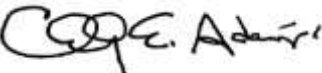
Dear Board Members:

A Regular Meeting of the Verandah East Community Development District's Board of Supervisors will be held on Wednesday, January 10, 2018 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. Acceptance of Unaudited Financial Statements as of November 30, 2017
4. Approval of October 11, 2017 Regular Meeting Minutes
5. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. NEXT MEETING DATE: May 9, 2018 at 1:00 P.M.
      - Acceptance of Audited Financial Report for Fiscal Year 2017
      - Approval of Proposed Budget for Fiscal Year 2018/2019
6. Supervisors' Requests
7. 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  
NOVEMBER 30, 2017**

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
NOVEMBER 30, 2017**

	Major Funds			Total Governmental Funds
	General	Debt Service Series 2016	Capital Projects Series 2016	
<b>ASSETS</b>				
Cash (SunTrust)	\$285,249	\$ -	\$ -	\$ 285,249
Investments				
Revenue account	-	215,194	-	215,194
Reserve account	-	375,388	-	375,388
Construction account	-	-	1,724,148	1,724,148
Redemption	-	985	-	985
Interest	-	5,782	-	5,782
Undeposited fund	5,543	-	-	5,543
Due from general fund	-	245,517	-	245,517
Due from other	5,465	-	-	5,465
Total assets	<u>\$296,257</u>	<u>\$ 842,866</u>	<u>\$1,724,148</u>	<u>\$ 2,863,271</u>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>Liabilities:</b>				
Accounts payable	\$ 9,886	\$ -	\$ -	\$ 9,886
Due to debt service fund	245,517	-	-	245,517
Due to other governments	4,107	-	-	4,107
Total liabilities	<u>259,510</u>	<u>-</u>	<u>-</u>	<u>259,510</u>
<b>Fund balances:</b>				
Restricted for:				
Debt service	-	842,866	-	842,866
Capital projects	-	-	1,724,148	1,724,148
Unassigned	36,747	-	-	36,747
Total fund balances	<u>36,747</u>	<u>842,866</u>	<u>1,724,148</u>	<u>2,603,761</u>
Total liabilities and fund balances	<u>\$296,257</u>	<u>\$ 842,866</u>	<u>\$1,724,148</u>	<u>\$ 2,863,271</u>

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD ENDED NOVEMBER 30, 2017**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUE</b>				
Special assessment: on-roll	\$ 24,868	\$ 24,868	\$ 65,393	38%
Special assessment: off-roll	5,760	12,387	109,432	11%
Interest & miscellaneous	4	7	283	2%
Total revenue	<u>30,632</u>	<u>37,262</u>	<u>175,108</u>	21%
<b>EXPENDITURE</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	567	2,362	24%
Management and accounting	4,920	9,839	59,036	17%
Audit	354	354	6,756	5%
Legal	-	-	4,724	0%
Field management	833	1,666	9,998	17%
Engineering	864	864	2,362	37%
Trustee	2,539	2,539	4,724	54%
Dissemination agent	326	652	3,912	17%
Arbitrage	-	-	1,417	0%
Assessment roll preparation	-	-	11,339	0%
Telephone	30	61	366	17%
Postage	68	68	236	29%
Insurance	-	5,708	6,156	93%
Printing & binding	63	127	763	17%
Legal advertising	225	225	709	32%
Office expenses and supplies	-	-	118	0%
Website	-	291	567	51%
Contingencies	63	123	709	17%
Annual district filing fee	-	165	165	100%
Total professional & admin expenses	<u>10,285</u>	<u>23,249</u>	<u>116,419</u>	20%
<b>Water management</b>				
Contractual services	4,889	4,889	54,331	9%
Aquascaping	-	-	2,362	0%
Contingencies	409	409	472	87%
Total water management	<u>5,298</u>	<u>5,298</u>	<u>57,165</u>	9%

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD ENDED NOVEMBER 30, 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	-	-	502	0%
Tax collector	<u>261</u>	<u>261</u>	<u>1,022</u>	26%
Total other fees & charges	<u>261</u>	<u>261</u>	<u>1,524</u>	17%
Total expenditures	<u>15,844</u>	<u>28,808</u>	<u>175,108</u>	16%
Excess/(deficiency) of revenues over/(under) expenditures	14,788	8,454	-	
Fund balances - beginning	<u>21,959</u>	<u>28,293</u>	<u>27,803</u>	
Fund balances - ending	<u>\$ 36,747</u>	<u>\$ 36,747</u>	<u>\$ 27,803</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 NOVEMBER 30, 2017**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ 245,305	\$ 245,305	\$ 891,672	28%
Special assessment: off-roll	-	142,580	565,569	25%
Interest	448	874	-	N/A
Total revenues	<u>245,753</u>	<u>388,759</u>	<u>1,457,241</u>	N/A
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	695,000	0%
Interest	391,997	391,997	783,994	50%
Total debt service	<u>391,997</u>	<u>391,997</u>	<u>1,478,994</u>	N/A
Total expenditures	<u>391,997</u>	<u>391,997</u>	<u>1,478,994</u>	N/A
Net change in fund balances	(146,244)	(3,238)	(21,753)	
Fund balances - beginning	989,110	846,104	1,040,407	
Fund balances - ending	<u>\$ 842,866</u>	<u>\$ 842,866</u>	<u>\$ 1,018,654</u>	

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND 302 - SERIES 2016  
FOR THE PERIOD ENDED NOVEMBER 30, 2017**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 985	\$ 1,972
Total revenues	985	1,972
<b>EXPENDITURES</b>		
Capital outlay	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	985	1,972
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond Proceeds	-	-
Total other financing sources	-	-
Net change in fund balances	985	1,972
Fund balances - beginning	1,723,163	1,722,176
Fund balances - ending	\$ 1,724,148	\$ 1,724,148



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

5 A Regular Meeting of the Verandah East Community Development District’s Board of  
6 Supervisors was held on Wednesday, October 11, 2017 at 1:00 p.m., at the Verandah Sales  
7 Office, 11571 Verandah Blvd., Ft. Myers, Florida 33905.  
8

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

10  
11 Paul Martin Chair  
12 Nikolai Kerpchar Assistant Secretary  
13 Steve Benson Assistant Secretary  
14 David Moore Assistant Secretary  
15

16 **Also present were:**

17  
18 Chuck Adams District Manager  
19 Cleo Adams Assistant Regional Manager  
20 Robert Rebey Wrathell, Hunt and Associates, LLC  
21 Alyssa Willson (*via telephone*) District Counsel  
22 Dave Robson District Engineer  
23 Mallory Clancy Johnson Engineering, Inc.  
24  
25

26 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

27  
28 Mr. Adams called the meeting to order at 1:03 p.m. Supervisors Martin, Kerpchar,  
29 Benson and Moore were present, in person. Supervisor Langhout was not present.  
30

31 **SECOND ORDER OF BUSINESS**

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

32  
33 There being no public comments, the next item followed.  
34

35 **THIRD ORDER OF BUSINESS**

**Discussion: Hurricane Irma Recovery**

36  
37 Mr. Adams stated the drainage system performed as designed and there were no major  
38 issues reported. This was due to the District having the contractor come on site to complete  
39 work on a few structures where lakes were higher than anticipated to ensure they were clear of  
40 debris that could potentially clog the system, causing flooding in homes. Mrs. Adams received

41 emails from residents about trees that fell on their property. She let them know it was their  
 42 responsibility to remove them up to the wetland area. Mr. Adams stated the District’s position,  
 43 obtained from case law, and the opinion of District Counsel was, if a tree located on CDD  
 44 property fell onto private property, it would be the property owner’s responsibility to remove and  
 45 repair damages up to the property line, unless prior to the storm, the CDD was notified of the  
 46 defective tree and its potential to cause any damage. Similarly, if a tree located on the  
 47 homeowner’s property fell onto CDD property, it would be The District’s responsibility to cut  
 48 and remove the debris to the shared line.

49 Mr. Adams stated, as part of the Wetland Maintenance Program, the contractor monitors  
 50 the area regularly. In some instances, the District was notified by the contractor or by residents  
 51 of a dead pine tree and, instead of removing it, the tree was dropped into the wetland.

52 Discussion ensued regarding South Florida Water Management District (SFWMD) not  
 53 giving more advance opportunity to lower the lakes, approval received after contractors  
 54 evacuated, etc.

55 In response to the question of whether there were any opportunities for improvement, Mr.  
 56 Adams stated that some of the cleanup efforts were the control structures, a few of which are  
 57 located in the middle of the preserve. Because of their placement and the fact that they collect  
 58 small debris, this would always be an ongoing issue. A Board Member asked how much was  
 59 spent. Mrs. Adams received a \$600 invoice from the contractor.

61 **FOURTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
 Statements as of August 31, 2017**

62  
 63  
 64 Mr. Adams presented the Unaudited Financial Statements as of August 31, 2017.  
 65 Assessment revenue collections were at 100% and expenditures were at 89%; the District was  
 66 expected to be under budget for Fiscal Year 2017. The 2017 Fiscal Year close out date is  
 67 September 30, 2017.

69 **FIFTH ORDER OF BUSINESS**

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

70  
 71  
 72 Mr. Adams presented the August 9, 2017 Public Hearing and Regular Meeting Minutes  
 73 and asked for any additions, deletions or corrections. The following changes were made:

74 Line 109: Change “they controlled” to “Verandah East CDD and Verandah West CDD  
75 control”

76 Line 107: Change “Veranda” to “Verandah”  
77

78 **On MOTION by Mr. Moore and seconded by Mr. Kerpchar,**  
79 **with all in favor, the August 9, 2017 Public Hearing and**  
80 **Regular Meeting Minutes, as amended, were approved.**

81  
82

83 **SIXTH ORDER OF BUSINESS**

**Staff Reports**

84

85 **A. District Counsel**

86 There being no report, the next item followed.

87 **B. District Engineer**

88 Mr. Robson was processing a requisition.

89 **C. District Manager**

90 **i. NEXT MEETING DATE: January 10, 2018 at 1:00 P.M.**

91 Mr. Adams stated that the next meeting will be held on January 10, 2018 at 1:00 p.m., at  
92 this location.

94 **SEVENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

95  
96 There being no Supervisors’ requests, the next item followed.  
97

98 **EIGHTH ORDER OF BUSINESS**

**Adjournment**

99  
100 There being no further business to discuss, the meeting adjourned.  
101

102 **On MOTION by Mr. Martin and seconded by Mr. Kerpchar,**  
103 **with all in favor, the meeting adjourned at 1:15 p.m.**

104  
105  
106  
107  
108  
109  
110

111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

DRAFT