

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

A Regular Meeting of the Verandah East Community Development District's Board of Supervisors was held on Wednesday, May 9, 2018 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
David Langhout	Vice Chair
Nikolai Kerpchar	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Alyssa Willson ( <i>via telephone</i> )	District Counsel
Mallory Clancy	District Engineer
TJ Sunman	
Joyce Sumnan	
Susan Shields	
Camille Delsavio	
Robert Delsavio	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:00 p.m. Supervisors Martin, Kerpchar and Langhout were present, in person. Supervisors Benson and Moore were 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**

**Acceptance of Resignation of Supervisor  
Steven Benson [Seat 4], *Term Expires  
November 2020***

Mr. Adams presented Mr. Steve Benson's resignation.

<p><b>On MOTION by Mr. Martin and seconded by Mr. Langhout, with all in favor, the resignation of Mr. Steven Benson, was accepted.</b></p>
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**Consideration of Appointment to Fill  
Unexpired Term of Seat 4**

Mr. Langhout nominated Mr. David Truxton to fill Seat 4. No other nominations were made.

**On MOTION by Mr. Langhout and seconded by Mr. Martin, with all in favor, appointment of Mr. David Truxton to fill Seat 4; term expires November 2020, was approved.**

- A. Administration of Oath of Office to Newly Appointed Supervisor (the following will be provided in a separate package)**
  - i. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
  - ii. Membership, Obligations and Responsibilities**
  - iii. Financial Disclosure Forms**
    - a. Form 1: Statement of Financial Interests**
    - b. Form 1X: Amendment to Form 1, Statement of Financial Interests**
    - c. Form 1F: Final Statement of Financial Interests**
  - iv. Form 8B – Memorandum of Voting Conflict**

The Oath of Office would be administered prior to or at the next meeting.

**B. Consideration of Resolution 2018-01, Electing Officers of the District and Providing for an Effective Date**

Mr. Adams presented Resolution 2018-01. Mr. Martin nominated the existing slate of officers, as follows, with the addition of Mr. Truxton as an Assistant Secretary:

Chair	<u>Paul Martin</u>
Vice Chair	<u>David Langhout</u>
Secretary	<u>Chuck Adams</u>
Treasurer	<u>Craig Wrathell</u>
Assistant Treasurer	<u>Jeff Pinder</u>
Assistant Secretary	<u>David Moore</u>
Assistant Secretary	<u>Nikolai Kerpchar</u>
Assistant Secretary	<u>David Truxton</u>
Assistant Secretary	<u>Craig Wrathell</u>

**On MOTION by Mr. Martin and seconded by Mr. Langhout, with all in favor, Resolution 2018-01, Electing Officers of the District and Providing for an Effective Date, as nominated, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-02, Approving Proposed Budgets for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date**

Mr. Adams presented Resolution 2018-02. He reviewed the proposed Fiscal Year 2019 budget noting that the budget was essentially the same as the Fiscal Year 2018 budget, with only minor increases, with the exception of a larger increase in “Contingencies”, under “Water management”, which was necessary to rebuild fund balance by offsetting the unexpected and unbudgeted costs related to hurricane cleanup in Fiscal Year 2018. Discussion ensued regarding necessary soil erosion repairs around the bridge pilings, which might be a shared cost with the HOA. A Board Member asked if the construction funds could be used for the work. Mr. Adams replied no. As proposed, assessments would increase approximately \$16; a Mailed Notice must be sent to property owners, due to the increase. Mr. Adams noted that assessments had not increased for seven or eight years.

In response to Mr. Kerpchar’s question regarding again budgeting \$15,000 for “Contractual services” and the Lake and Wetland Maintenance contract bids, Mr. Adams stated that Management spoke to the current contractor and the contractor was willing to work within the budgeted amount.

**On MOTION by Mr. Kerpchar and seconded by Mr. Martin, with all in favor, Resolution 2018-02, Approving Proposed Budgets for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 8, 2018 at 1:00 p.m., at this location; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-03, Implementing Section 190.006(3)(A)(2)(c), Florida Statutes, and Instructing the Lee County Supervisor of Elections to Conduct the District’s General Election**

Mr. Adams presented Resolution 2018-03. Seats 1 and 2 would transition to General Election in November. The candidate pre-qualifying period begins June 4, 2018 and the qualifying period is Noon, June 18 through Noon, June 22, 2018. Candidates must be a resident of Florida and a registered voter residing within the boundaries of the District. Candidates must submit forms and payment at the Supervisor of Elections Office. This will be the first time that the District is participating in the General Election process. Mr. Adams explained the election process and the process if there are no qualified candidates and discussion ensued.

**On MOTION by Mr. Martin and seconded by Mr. Langhout, with all in favor, Resolution 2018-03, Implementing Section 190.006(3)(A)(2)(c), Florida Statutes, and Instructing the Lee County Supervisor of Elections to Conduct the District’s General Election, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Award of Contract for Lake and Wetland Maintenance**

Mrs. Adams stated that she contacted five contractors and received three bids. The lowest bidder, Crosscreek Environmental, has no local presence. SOLitude Lake Management (SOLitude), the District’s current contractor, bid \$121,260 but was willing to hold their price to the current contract amount of \$115,000 for the first and second year.

**On MOTION by Mr. Langhout and seconded by Mr. Kerpchar, with all in favor, awarding the Lake and Wetland Maintenance Contract to SOLitude Lake Management, in a not-to-exceed cost of \$115, 000 for the first and second years, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2018**

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2018. Overall, assessment revenue collections were 78% and expenditures were at 55%. Several one-time annual expenses were booked, such as the audit, assessment roll preparation and insurance, along with the unbudgeted hurricane cleanup; expenditures should be within budget by the end of the fiscal year.

Discussion ensued regarding units shifting from off-roll to on-roll and updating the assessment roll figures.

Mr. Adams presented the January 10, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Kerpchar and seconded by Mr. Martin, with all in favor, the January 10, 2018 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Hopping Green & Sams, P.A.***

There being no report, the next item followed.

**B. District Engineer: *Johnson Engineering, Inc.***

There being no report, the next item followed.

**C. District Manager: *Wrathell, Hunt & Associates, LLC***

**i. 525 Registered Voters in District as of April 15, 2018**

Mr. Adams stated that there were 525 registered voters residing within the boundaries of the District as of April 15, 2018.

**ii. NEXT MEETING DATE: August 8, 2018 at 1:00 P.M.**

Mr. Adams stated that the next meeting will be held on August 8, 2018 at 1:00 p.m., at this location.

Discussion ensued regarding the need for a new meeting location beginning in November or December and forward, as the current space will no longer exist.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

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

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

**On MOTION by Mr. Langhout and seconded by Mr. Martin, with all in favor, the meeting adjourned at 1:19 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair