

**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, May 9, 2018 at 1:30 p.m., at the Verandah Sales Office, 11571 Verandah Blvd., Ft. Myers, Florida 33905.

Present and constituting a quorum were:

Jeffrey Jordan	Chair
Susie McIntyre <i>(via telephone)</i>	Vice Chair
Gerald Baldwin	Assistant Secretary
Donald Newman	Assistant Secretary
Paul Zampiceni	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Alyssa C. Willson <i>(via telephone)</i>	District Counsel
Mallory Clancy	District Engineer
Tony Grau <i>(via telephone)</i>	Grau & Associates

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:33 p.m. Supervisors Jordan, Baldwin, Newman and Zampiceni were present, in person. Supervisor McIntyre was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2017,
Prepared by Grau & Associates**

Mr. Tony Grau, of Grau & Associates, presented the Audited Financial Report for Fiscal Year Ended September 30, 2017 and described the information that could be found on each page. There were no findings or instances of noncompliance; this was considered a clean audit.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2018-01, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2017

Mr. Adams presented Resolution 2018-01.

On MOTION by Mr. Zampiceni and seconded by Mr. Jordan, with all in favor, Resolution 2018-01, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2017, 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 a control structure and bridge in the Verandah East CDD but the costs would be shared, as the system is operated jointly by both; the costs might also be shared with the HOA. 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 eight or nine years, or longer. Discussion ensued regarding units transitioning from off-roll to on-roll.

On MOTION by Mr. Jordan and seconded by Mr. Baldwin, 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 1:30 p.m., at this location; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Award of Contract for Lake and Wetland Maintenance

Mrs. Adams stated that she contacted several 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. Jordan and seconded by Mr. Baldwin, 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.

SEVENTH 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 2 and 4, currently held by Ms. McIntyre and Mr. Zampiceni, respectively, 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. Jordan and seconded by Mr. Newman, 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.

EIGHTH ORDER OF BUSINESS

Updates: Lake F

Mr. Adams toured the site today and it looked better than it had in years, despite the low water level; the littoral shelf has plenty of aquatic plant vegetation. The cordgrass on the opposite bank, the water clarity and fish population were all very good.

A Board Member asked about the numerous boxes around one of the lakes. Mr. Adams stated that they are beehives. The land is not owned by the CDD.

NINTH 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 91% and expenditures were at 57%. 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.

TENTH ORDER OF BUSINESS

Approval of January 10, 2018 Regular Meeting Minutes

Mr. Adams presented the January 10, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following change was made:

Line 74: Change "Willson" to "Clancy"

On MOTION by Mr. Zampiceni and seconded by Mr. Newman, with all in favor, the January 10, 2018 Regular Meeting Minutes, as amended, were approved.

ELEVENTH 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.

▪ Operations Manager: *Wrathell, Hunt and Associates, LLC*

*****This item was an addition to the agenda.*****

Mrs. Adams stated that a CDD conservation area abuts a home on River Point Drive and the resident sodded, irrigated, etc., into the CDD conservation area; Ms. Clancy would inspect the area and determine what must be done to reclaim the conservation area. Ms. Clancy felt that a survey was necessary to accurately determine the property lines.

Mrs. Adams referred to a home on Wood Haven Circle, where it appeared that a resident or builder was clearing at the back of the lot abutting the lake, which was not accurate; it was due to hurricane damage. Building would commence soon so a Conservation Scientist would be consulted regarding the area. The buyer already asked about trimming the palm trees and cleaning up the area and she advised the builder that nothing could be done in the conservation area; therefore, a sign would be posted.

Mrs. Adams stated that, during the Verandah East CDD meeting, Management was advised that the meeting location must be changed, beginning in November or December, as this location would no longer exist; meetings would likely be moved to the clubhouse.

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

i. 844 Registered Voters in District as of April 15, 2018

Mr. Adams stated that there were 844 registered voters residing within the boundaries of the District as of April 15, 2018.

ii. NEXT MEETING DATE: August 8, 2018 at 1:30 pm.

Mr. Adams stated the next meeting will be held on August 8, 2018 at 1:30 p.m., at this location.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Baldwin stated that a resident asked if the CDD controls which lakes can be fished in. Mr. Adams stated that the CDD does not control fishing in the lakes; information regarding the policy could likely be found in the Covenants, Conditions and Restrictions (CC&Rs), which would put the Association in the position of enforcement. He discussed the difficulties the CDD would encounter trying to enforce a fishing policy, especially since there is no on-site staff. It was determined that fishing is allowed in specified lakes.


THIRTEENTH 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 2:04 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair