

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

The Board of Supervisors of the Verandah East Community Development District held a Regular Meeting on May 8, 2019 at 1:00 p.m., at the Verandah Sales Office, 11571 Verandah Blvd., Ft. Myers, Florida 33905.

**Present and constituting a quorum were:**

David Moore	Chair
Nikolai Kerpchar	Vice Chair
Mark Santasiero	Assistant Secretary
Richard Shields, Jr. (via telephone)	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Jason Olson	Assistant Regional Manager
Alyssa Willson (via telephone)	District Counsel
Brent Burford	District Engineer
Tony Grau (via telephone)	Grau & Associates

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mrs. Adams called the meeting to order at 1:02 p.m. Supervisors Moore, Kerpchar and Santasiero were present, in person. Supervisor Shields was attending via telephone. Supervisor Truxton 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**

**Administration of Oath of Office to Newly Elected Supervisors, Richard Denis Shields, Jr. [SEAT 1] and Mark Henry Santasiero [SEAT 2] (*the following to be provided in a separate package*)**

Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Santasiero. Mrs. Adams provided and briefly explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- B. Membership, Obligations and Responsibilities
- C. Financial Disclosure Forms
  - i. Form 1: Statement of Financial Interests
  - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests
  - iii. Form 1F: Final Statement of Financial Interests
- D. Form 8B – Memorandum of Voting Conflict

Ms. Willson reviewed the Sunshine Law.

Mr. Adams stated that Mr. Shields would be sworn in at the next meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-01, Electing the Officers of the Verandah East Community Development District, Lee County, Florida; and Providing for an Effective Date**

Mrs. Adams presented Resolution 2019-01. The following slate of officers was nominated:

Chair	David Moore
Vice Chair	Nikolai Kerpchar
Secretary	Chuck Adams
Assistant Secretary	Mark Santasiero
Assistant Secretary	Richard Shields
Assistant Secretary	David Truxton
Assistant Secretary	Craig Wrathell
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

**On MOTION by Mr. Moore and seconded by Mr. Kerpchar, with all in favor, Resolution 2019-01, Electing the Officers of the Verandah East Community Development District, Lee County, Florida, as nominated; and Providing for an Effective Date, was adopted.**

**VERANDAH EAST CDD  
FIFTH ORDER OF BUSINESS**

**May 8, 2019**

**Presentation of Audited Financial Report  
for the Fiscal Year Ended September 30,  
2018, Prepared by Grau & Associates**

Mr. Grau presented the Audited Financial Report for Fiscal Year Ending September 30, 2018 and described the information that could be found on each page. The audit was consistent with past audits. This was a clean, unqualified audit; there were no findings or instances of noncompliance.

Mr. Moore asked about funds invested in government bonds and if they were long or short-term bonds. Mr. Grau stated these are very short-term, with 26 days' average maturity.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-02,  
Hereby Accepting the Audited Financial  
Report for the Fiscal Year Ended  
September 30, 2018**

Mr. Adams presented Resolution 2019-02.

**On MOTION by Mr. Kerpchar and seconded by Mr. Moore, with all in favor,  
Resolution 2019-02, Accepting the Audited Financial Report for the Fiscal Year  
Ended September 30, 2018, was adopted.**

Mr. Moore inquired whether the District could consider bonds with a longer maturity and asked what rules govern the CDD. Mr. Adams advised that there is no flexibility, as the Trust Indenture mandates more focus on asset preservation than on return.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-03,  
Approving Proposed Budgets for Fiscal  
Year 2019/2020 and Setting a Public  
hearing Thereon Pursuant to Florida Law;  
Addressing Transmittal, Posting and  
Publication Requirements; Addressing  
Severability; and Providing an Effective  
Date**

Mr. Adams presented Resolution 2019-03. He reviewed the proposed Fiscal Year 2020 budget, including line item increases, decreases and adjustments compared to the Fiscal Year 2019 budget and explained the reasons for any changes. Expenses would remain relatively flat

primarily because the Lake Management company, the District’s biggest service provider, held its fees flat. The District shares expenses with the Verandah West CDD and the goal is to keep the assessments in both Districts the same, year-over-year, on the operating side.

Mr. Moore recalled that the number of parcels was rebalanced approximately two years ago and inquired about other neighborhoods possibly rebalancing parcels. Mr. Adams stated it would be tracked through the platting process and be monitored closely.

**On MOTION by Mr. Kerpchar and seconded by Mr. Moore, with all in favor, Resolution 2019-03, Approving Proposed Budgets for Fiscal Year 2019/2020 and Setting a Public hearing Thereon Pursuant to Florida Law for August 14, 2019 at 1:00 p.m., at the Verandah Sales Office, 11571 Verandah Blvd., Ft. Myers, Florida 33905; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of SOLitude Lake Management, LLC, Second Year Contract for Lake and Wetland Maintenance Services**

Mrs. Adams presented the SOLitude Lake Management, LLC, Second Year Contract for Lake and Wetland Maintenance Services.

**On MOTION by Mr. Moore and seconded by Mr. Kerpchar, with all in favor, the SOLitude Lake Management, LLC, Second Year Contract for Lake and Wetland Maintenance Services, was approved.**

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2019**

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2019.

Mr. Moore asked whether the District already paid for the assets for Amblerwind Cove Way. Mr. Adams stated that he would look into it.

**TENTH ORDER OF BUSINESS**

**Approval of August 8, 2018 Public Hearings and Regular Meeting Minutes**

Mrs. Adams presented the August 8, 2018 Public Hearings and Regular Meeting Minutes. Discussion ensued regarding the benefits of sovereign immunity for a governmental entity, which generally limits the amount of the District’s liability. An HOA would have greater liability. Mr. Moore asked whether the District’s insurance covers potential liability. Mr. Adams replied affirmatively. Ms. Willson stated that the coverage amounts are \$200,000 for any claim or judgment or \$300,000 for the same incident or occurrence.

**On MOTION by Mr. Moore and seconded by Mr. Kerpchar, with Mr. Moore, Mr. Kerpchar and Mr. Santasiero in favor and Mr. Shields dissenting, the August 8, 2018 Public Hearings and Regular Meeting Minutes, as presented, 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.

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

**i. 599 Registered Voters in District as of April 15, 2019**

There were 599 registered voters residing within the District as of April 15, 2019.

**ii. NEXT MEETING DATE: August 14, 2019 at 1:00 P.M.**

Mrs. Adams stated that the next meeting will be held on August 14, 2019 at 1:00 p.m.

**TWELFTH ORDER OF BUSINESS**

**Supervisors’ Requests**

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

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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

**On MOTION by Mr. Kerpchar and seconded by Mr. Moore, with all in favor, the meeting adjourned at 1:32 p.m.**



Secretary/Assistant Secretary



Chair/Vice Chair