

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

The Board of Supervisors of the Verandah West Community Development District held a Public Hearing and Regular Meeting on August 10, 2022 at 2:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

Present were:

Jeffrey Jordan	Chair
Paul Zampiceni	Assistant Secretary
Gerald Baldwin	Assistant Secretary
Lorie St. Lawrence (via telephone)	Assistant Secretary

Also present were:

Cleo Adams	District Manager
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Brent Burford	District Engineer
David Caplivski	Grau & Associates
Brittany Perez	Verandah Community Association Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 2:10 p.m. Supervisors Jordan, Zampiceni and Baldwin were present. Supervisor St. Lawrence attended via telephone. Supervisor McIntyre was not present.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Grau & Associates

Mr. Caplivski presented the Audited Financial Report for the Fiscal Year Ended September 30, 2021 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021

Mrs. Adams presented Resolution 2022-06.

On MOTION by Mr. Zampiceni and seconded by Mr. Jordan, with all in favor, Resolution 2022-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2022/2023 Budget

A. Proof/Affidavit of Publication

The proof of publication was included for informational purposes.

B. Consideration of Resolution 2022-07, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Mrs. Adams reviewed the proposed Fiscal Year 2023 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2022 budget, and explained the reasons for any changes. Mr. Adams explained Staff's efforts to keep assessments flat, year-over-year, as directed.

Ms. St. Lawrence asked about the "Perimeter fence/wall repairs Cap Rpl (not shared)" and "Perimeter Fence /Wall ongoing RM (not shared)" line items, for \$100,000 and \$20,000,

respectively, on Page 4. Mrs. Adams stated those items are specific to Verandah East, the focus should instead be on Page 7, which is specific to Verandah West.

On MOTION by Mr. Baldwin and seconded by Mr. Jordan, with all in favor, the Public Hearing was opened.

Ms. Brittany Perez, Counsel for the VCA, asked about the Eighth Order of Business. Mrs. Adams stated it will be addressed later in the meeting.

On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor, the Public Hearing was closed.

Mrs. Adams presented Resolution 2022-07 and read the title.

On MOTION by Mr. Baldwin and seconded by Mr. Zampiceni, with all in favor, Resolution 2022-07, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause' and Providing an Effective Date

Mrs. Adams presented Resolution 2022-08 and read the title.

On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor, Resolution 2022-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause' and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of SOLitude Lake Management Services Contract for Vegetation Trim Back from Fence/Wall Areas Adjacent to Conservations

Mrs. Adams presented the \$2,780 SOLitude Lake Management Services Contract.

On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor, the SOLitude Lake Management Services Contract for Vegetation Trim Back from Fence/Wall Areas Adjacent to Conservations, in the amount of \$2,780, was approved.

EIGHTH ORDER OF BUSINESS

Continued Discussion: CDD Ownership and Maintenance of Property

A. Discussion/Update: Agreement Between the Verandah West Community Development District and Verandah Community Association, Inc., for Facility Management, Operation and Maintenance Services

Ms. Willson reported the following:

- There is a maintenance agreement between the Verandah East CDD (VECDD) and the VCA for perimeter wall maintenance for VECDD. Staff is drafting a better agreement that addresses additional details, such as maintenance of the adjacent areas.
- This would allow the VCA to better maintain the wall for an overall cost savings for both sides; there is nothing further on this item.
- There were related items pertaining to a few lakes and conservation areas that are incorrect on the Lee County Property Appraiser’s GIS map, such as being identified as being

located in VECDD and owned by the Verandah West CDD (VWCDD). The areas are owned by the VECDD, as they should be.

➤ Staff asked the Lee County Property Appraiser to update the GIS map on its website. It will be amended on the CDD website, as well.

Ms. Perez recalled discussion at prior meetings about a written agreement. She asked if there has been an agreement with respect to the VCA and VWCDD. Ms. Willson stated there is a written agreement for VECDD but there is no current agreement with VWCDD. Mrs. Adams confirmed that the agreement is between VECDD and the HOA, not VWCDD and the HOA.

Asked if VWCDD will have a similar agreement with the HOA, Ms. Willson stated not at this time. Asked who owns the sidewalks around the retention ponds or conservation areas, Ms. Willson stated that the sidewalks are owned by the VCA or other associations, with respect to the hardscaping.

NINTH ORDER OF BUSINESS

Discussion/Consideration: Award of Contract – Lake and Wetland

Mr. Willis discussed the bids received from Crosscreek Environmental, SOLitude Lake Management and Superior Waterways and noted that all three companies are well-qualified.

Discussion ensued regarding the companies, bids, pond treatments, depth of the ponds, aeration systems and which entity controls fishing in the ponds.

On MOTION by Mr. Zampiceni and seconded by Mr. Jordan, with all in favor, awarding the Lake and Wetland Maintenance contract to SOLitude Lake Management, in the amount of \$123,209 for the first year, with a second-year option, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2022

Mrs. Adams presented the Unaudited Financial Statements as of June 30, 2022. The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of May 11, 2022 Regular Meeting Minutes

Mrs. Adams presented the May 11, 2022 Regular Meeting Minutes.

On MOTION by Mr. Jordan and seconded by Mr. Baldwin, with all in favor, the May 11, 2022 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

There was no report.

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

There was no report.

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

Mrs. Adams reported the following:

➤ Regarding the conservation area adjacent to Orange Hole #9, the Verandah Club removed half an acre of vegetation and the CDD must conduct a five-year monitoring event due to the size.

➤ Johnson Engineering is working on the restoration plan; the drawings are being updated and they will be submitting for the LDO shortly.

➤ The current cost is \$19,000, excluding restoration.

➤ She sent a letter to the The Club on May 10, 2022 regarding this matter and is hopeful that The Club will be able to do the replanting.

➤ Repair work on Lake H-12/Sanctuary Point is scheduled for completion in October. The \$11,480 cost will come from fund balance in the Fiscal Year 2023 budget.

➤ Lake H-8A on Cypress Marsh Drive will be a Fiscal Year 2024 project.

Asked if the homeowners are aware that the CDD is addressing the situation, Mr. Willis stated Sanctuary Point residents were notified but not the residents near Cypress Marsh Drive. Mr. Willis will call and visit the residents to alert them once the project is scheduled and ready to commence.

- **NEXT MEETING DATE: October 12, 2022 at 2:00 P.M.**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the October 12, 2022 meeting.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

FOURTEENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor, the meeting adjourned at 2:39 p.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair