

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

The Board of Supervisors of the Verandah East Community Development District held a Regular Meeting on October 13, 2021 at 1:00 p.m., at the offices of the Verandah Community Association, Inc., 11390 Palm Beach Blvd., Fort Myers, Florida 33905.

**Present were:**

David Moore	Chair
Richard Shields, Jr.	Vice Chair
Christina Jaross	Assistant Secretary
Jacqueline Voiles (via telephone)	Assistant Secretary
Michael Lapinski	Assistant Secretary

**Also present were:**

Chuck Adams (via telephone)	District Manager
Cleo Adams	Assistant District Manager
Shane Willis	Operations Manager
Alyssa Willson	District Counsel
Brent Burford (via telephone)	District Engineer
Susan Shields	VCA Manager
Lynn Dietrich	VCA Board Member

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mrs. Adams called the meeting to order at 1:00 p.m. Supervisors Moore, Shields, Jaross and Lapinski were present, in person. Supervisor Voiles was attending via telephone.

**SECOND ORDER OF BUSINESS**

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

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Continued Discussion: CDD Ownership and Maintenance of Property**

**A. Consideration of Agreement Between the Verandah East Community Development District and Verandah Community Association, Inc., for Facility Management, Operation and Maintenance Services**

Ms. Willson reported the following:

- This would be an update item; no action would need to be taken today.
- As the Verandah Community Association, Inc. (VCA) and other groups are transitioning within the community, Staff deemed it responsible to prepare an actual documented agreement so all parties could plan and budget accordingly.
- Per the Board's request, Staff has been coordinating with the District Engineer, the VCA Board and the Developers to prepare better exhibits and close out the project.
- The VCA was reviewing items from their standpoint and recently requested a more detailed list of CDD-owned properties, which was being compiled.
- The District Engineer had questions about ownership of the road inlets and various insurance requirements.
- She has been coordinating with Mr. and Mrs. Adams to obtain better documentation of what, if any, assets need to be added to the CDD's insurance policy to ensure that the CDD is protected in the event of an issue with any of the infrastructure.

Asked if the CDD has property insurance, Mr. Adams stated the CDD has coverage with regard to infrastructure, as part of the general liability policy, and, although there is no inlet language, the property is adequately covered. Asked for a summary, Mrs. Adams stated copies of the insurance policy would be emailed to the Board.

Discussion ensued regarding which entity is responsible for maintenance of a wall that borders the entire community, ownership of the inlets, the roadways and trails that cover the bridges, reserve funds, Bond Indenture terms, paid bond requisitions and landscaping.

**B. Consideration of Conveyance Documents**

- I. Quit Claim Bill of Sale (Perimeter Wall and Landscaping)**
- II. Release of License Agreement**
- III. Special Warranty Deed (Edgewater Trace, Parcel 127 North)**
- IV. Quit Claim Warranty Deed (Edgewater Trace, Parcel 127 North)**

- V. Bill of Sale – Edgewater Trace, Parcel 127 North
- VI. Quit Claim Bill of Sale (Edgewater Trace LK-3)

This Order of Business was tabled to the January meeting.

**FOURTH ORDER OF BUSINESS**

**Discussion: FY2022 Budget – Provision for Repair to Hardscape/Wall for Eventual Recapitalization of the Property**

This item was addressed elsewhere during the meeting.

**FIFTH ORDER OF BUSINESS**

**Discussion: SOLitude Lake Management Contract Regarding Defoliation**

Mr. Moore stated he asked for this agenda item because SOLitude defoliates the perimeter to the preserves by spraying, which keeps vegetation back, including invasives and non-invasives. He noted that there are areas where vegetation on the fences is getting so heavy that it is pulling the fences down. Mrs. Adams stated it is not a part of SOLitude’s contract.

Discussion ensued regarding ownership and maintenance of the fences, mitigation and whether the contract covers spraying weeds on the fence. Ms. Dietrich stated that the VCA is responsible for maintenance of the wall and she is currently obtaining quotes from contractors.

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of August 31, 2021**

Mrs. Adams presented the Unaudited Financial Statements as of August 31, 2021. The financials were accepted.

**SEVENTH ORDER OF BUSINESS**

**Approval of August 11, 2021 Public Hearing and Regular Meeting Minutes**

Mrs. Adams presented the August 11, 2021 Public Hearing and Regular Meeting Minutes. The following changes were made:

- Line 24: Change “Dross” to “Jaross”
- Line 53: Change “Ms. Lapinski” to “Mr. Lapinski”

**On MOTION by Mr. Lapinski and seconded by Ms. Jaross, with all in favor, the August 11, 2021 Public Hearing and Regular Meeting Minutes, as amended, were approved.**

**EIGHTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: *Hopping Green & Sams, P.A.***

Ms. Willson reported the following:

- As of 10:00 a.m., this morning, Hopping Green & Sams, P.A. (HGS) ceased business and her practice group of 11 attorneys have joined the firm Kutak Rock LLP.
- Kutak Rock has offices across the nation and specializes in governmental and public finance work. The former HGS group would be opening the first Kutak Rock office in Florida.
- In accordance with Florida Bar rules, Staff would be issuing a transition letter, including a fee agreement; the rates charged to the CDD would remain the same.
- Staff was coordinating with Management and, to avoid any disruption in service, recommended authorizing execution of the transition letter and fee agreement by Mrs. Adams and the Chair between meetings, with ratification at the January meeting.

**On MOTION by Mr. Moore and seconded by Mr. Lapinski, with all in favor, engagement of Kutak Rock LLP and authorizing Mrs. Adams and the Chair to execute documents transferring District Counsel Services representation from HGS to Kutak Rock LLP, provided that the rates remain unchanged, was approved.**

Asked if Board questions about the Conveyance Documents, from the Third Order of Business, could be delayed to the next meeting, Ms. Willson replied affirmatively.

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

- **Consideration of Rate Increase**

Mr. Burford presented the Rate Schedule that went into effect July 13, 2021.

Discussion ensued regarding the rate increase and the current projects.

**On MOTION by Mr. Moore and seconded by Mr. Shields, with all in favor, the rate increase and Rate Schedule, effective July 13, 2021, was approved.**

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

- **NEXT MEETING DATE: January 12, 2022 at 1:00 P.M.**
  - **QUORUM CHECK**

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

**NINTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Moore commented that the January meeting would likely be longer than 30 minutes, considering the various legal items to consider. Mrs. Adams would advertise the next meeting to last one hour.

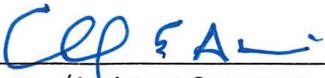
**TENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Moore and seconded by Mr. Shields, with all in favor, the meeting adjourned at 1:49 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE

  
Secretary/Assistant Secretary

  
Chair/Vice Chair