

**VERANDAH EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**October 12, 2022**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

**Verandah East Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889**

October 5, 2022

Board of Supervisors  
Verandah East Community Development District

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the Verandah East Community Development District will hold a Regular Meeting on October 12, 2022 at 1:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (3 minutes per person)
3. Consideration of Johnson Engineering, Inc., Fee Modification
4. Consideration of Drainage Easement Agreement with Verandah Development, LLC
  - A. Golf Course Drainage Easements – Parcel 1
  - B. Golf Course Drainage Easements – Parcels 2A & 2B
  - C. Golf Course Drainage Easements – Parcel 4
5. Consideration of Resolution 2023-01, Declaring a Vacancy in Seat 2 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date
6. Acceptance of Unaudited Financial Statements as of August 31, 2022
7. Approval of August 10, 2022 Public Hearings and Regular Meeting Minutes
8. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Johnson Engineering, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: January 11, 2023 at 1:00 P.M.

○ QUORUM CHECK

Richard Denis Shields, Jr.	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Jacqueline Voiles	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Christine Jaross	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
David Moore	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

9. Supervisors' Requests

10. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 989-2939.

Sincerely,



Cleo Adams  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT CODE: 709 724 7992**

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**3**



September 2, 2022

Mr. Chuck Adams, District Manager  
Verandah East CDD  
c/o Wrathell, Hunt & Associates  
9220 Bonita Beach Road, Suite 214  
Bonita Springs, Florida 34135

Delivered via [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)

Re: Johnson Engineering, Inc. - New Rate Schedule

Dear Mr. Adams and Board of Supervisors:

Like many firms, we try to absorb increased expenses on a yearly basis but rising labor, health care, home and fuel costs have exceeded everyone's expectations, especially here in Southwest Florida. Revising our rates has also become necessary for us to retain and attract employees with the level of professional expertise that you have come to expect from us.

Attached is our new rate schedule that went into effect on August 9, 2022. Our master contract allows us to take a fee modification before the Board once a year. We believe our new rates continue to remain competitive with that of other top-tier consulting firms. We would appreciate it if this could be addressed at the next Board Meeting in October for a January 1, 2023, start date. You may want to attach these new rates to your Professional Services Agreement with us for future reference.

After 75 years, our firm's focus remains the same and that is your satisfaction. Your project is important to us and if there is anything we can do better to help you, please let us know.

Very truly yours,

JOHNSON ENGINEERING, INC.

**Andrew D Tilton** Digitally signed by Andrew D Tilton  
Date: 2022.09.02 16:49:03 -04'00'

Andrew D. Tilton  
For the Firm

Attachment  
ADT/mfc  
20066024-010



**PROFESSIONAL SERVICES  
HOURLY RATE SCHEDULE  
August 9, 2022**

**Professional**

9	\$300
8	\$245
7	\$225
6	\$200
5	\$175
4	\$160
3	\$150
2	\$125
1	\$115

**Technician**

6	\$165
5	\$140
4	\$120
3	\$100
2	\$80
1	\$70

**Administrative**

3	\$95
2	\$85
1	\$70

**Field Crew**

4-Person	\$245
3-Person	\$210
2-Person	\$165

**Field Equipment**

*Field Equipment on Separate Schedule*

**Expert Witness** \$400

**Reimbursable Expenses  
and Sub-Consultants** Cost + 10%

**Construction Engineering and Inspection  
(CEI Services)**

CEI Services Manager	\$185
CEI Senior Project Administrator	\$165
CEI Project Administrator	\$150
Contract Support Specialist	\$125
Senior Inspector	\$115
CEI Inspector III	\$105
CEI Inspector II	\$95
CEI Inspector I	\$85
Compliance Specialist	\$95
CEI Inspector's Aide	\$70

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**4**



Consideration: \$10.00  
Documentary Stamps: \$.70

Prepared by and after recording  
return to:

Stephanie M. Cua, Esq.  
MAHONEY LAW GROUP, P.A.  
2240 Belleair Road, Suite 210  
Clearwater, Florida 33764

**DRAINAGE EASEMENT AGREEMENT**  
*(Verandah East CDD)*

THIS DRAINAGE EASEMENT AGREEMENT (“**Agreement**”) is made this \_\_\_\_ day of \_\_\_\_\_, 2022 by **VERANDAH DEVELOPMENT LLC**, a Florida limited liability company (“**Grantor**”), whose address is 105 NE 1st Street, Delray Beach, Florida 33444, in favor of **VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“**CDD**”), whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, with reference to the following facts:

A. Grantor is the owner of certain real property located within a multi-phased residential community in Lee County, Florida, commonly known as “Verandah” (the “**Community**”).

B. The CDD is the community development district for a portion of the Community and owns and operates certain stormwater drainage improvements, facilities and related fixtures for the benefit of the Community (collectively, the “**CDD Improvements**”), some of which are located within Grantor’s property, as depicted and described in Exhibit A attached hereto (collectively, the “**Easement Areas**”).

C. Grantor desires to grant to the CDD certain easements over, across and through the Easement Areas to access, operate and maintain the CDD Improvements, subject to the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the covenants set forth herein, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Grantor grants to the CDD the following rights:

1. Recitals; Exhibit. The above recitals are true and correct and, together with the Exhibit attached hereto, are incorporated herein by this reference.

2. Grant of Easement. Subject to the terms and conditions of this Agreement, Grantor hereby grants to the CDD, its successors and assigns, a perpetual, non-exclusive easement (the “**Drainage Maintenance Easement**”) over, under, across and through the Easement Areas, for purposes of operating, maintaining, repairing, replacing and allowing drainage to flow through the CDD Improvements, together with the associated rights of ingress and egress for the CDD, its employees, agents, and contractors over the Easement Area solely for the purpose of exercising the easement rights granted herein.

3. Maintenance. The CDD shall exercise the easements granted in Section 2 above in a manner which does not unreasonably interfere with Grantor’s use or operation of the Easement Areas, and in compliance with all applicable laws, statutes, ordinances, rules, codes, regulations, permits and approvals (“**Applicable Laws**”). The CDD, at its sole cost and expense, shall maintain, repair and replace the CDD

Improvements in a good, workmanlike and lien-free manner in accordance with Applicable Laws. If the CDD or any of its agents, contractors, guests or invitees, cause any damage whatsoever to the Easement Areas, or any improvements located thereon now or in the future in the exercise of the easement rights granted hereby, then the CDD, at the CDD's sole cost and expense, shall promptly replace or repair the damaged area or improvements to the condition that existed immediately prior to such exercise of the easement rights granted hereby.

4. "As-Is". The Drainage Maintenance Easement is granted to the CDD in "AS IS" condition and without any warranty or representation, express or implied, by Grantor, subject to all easements, restrictions, reservations and other matters of record affecting title to the Easement Areas.

5. Indemnification. The CDD shall exercise its privileges hereunder at the CDD's sole risk and shall, subject to the limitations outlined in section 6, below, indemnify, defend and hold Grantor and Grantor's members, partners, affiliates, employees, contractors, agents, successors and assigns (collectively, the "**Indemnified Parties**") harmless from and against any and all loss, injury, damage, claim, liability, cost and expense (including, without limitation, reasonable attorneys' fees and court costs) which may be sustained by Grantor or the Indemnified Parties, arising in connection with, or in any way related to the use and exercise of, the CDD's easement rights granted hereby.

6. Sovereign Immunity. Nothing in this Agreement shall be deemed as a waiver of immunity or limitation of liability of the CDD to the extent provided by Section 768.28, Florida Statutes, or any other applicable statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

7. Covenants Running With the Land; Binding Effect. The rights and burdens created hereby shall constitute covenants running with the land, burdening the Easement Areas, binding upon Grantor and its successors in title as to the Easement Areas, and binding upon and inuring to the benefit of the CDD, its successors and assigns.

8. Amendment; Waiver. This Agreement may only be amended, modified or terminated by an instrument executed by Grantor and the CDD, or their respective successors and assigns. No waiver of any provision hereof shall be effective unless done so in writing signed by the party entitled to enforce such matter, nor shall any single waiver constitute a waiver of any subsequent obligation.

9. Attorneys' Fees. In the event of any dispute arising under this Agreement, the prevailing party in such action shall be entitled, in addition to all other relief granted or awarded by the court, to a judgment for its reasonable attorneys' and paralegals' fees and costs incurred by reason of such action and all costs of mediation, arbitration, suit at both the trial and appellate levels, and any bankruptcy action. This provision shall survive termination of this Agreement.

10. Governing Law; Venue. This Agreement shall be governed in accordance with Florida law. Venue for any dispute arising under this Agreement shall lie exclusively in the courts located in Lee County, Florida. This provision shall survive termination of this Agreement.

11. No Third Party Beneficiaries. No person or entity shall be deemed a beneficiary of the terms of this Agreement, unless specifically provided for herein.

*[Signatures on following pages.]*

*[Grantor's Signature Page to Drainage Easement Agreement]*

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the date set forth below.

Signed, sealed and delivered  
in the presence of:

GRANTOR:

**VERANDAH DEVELOPMENT LLC,**  
a Florida limited liability company

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of /\_\_\_/ physical presence or /\_\_\_/ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of VERANDAH DEVELOPMENT LLC, a Florida limited liability company, on behalf of the company, /\_\_\_/who is personally known to me or /\_\_\_/who has produced a \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida

\_\_\_\_\_  
Print or Stamp Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

NOTARY SEAL:

*[Signatures continued on following page.]*

**ACCEPTED BY CDD:**

Signed, sealed and delivered  
in the presence of:

**VERANDAH EAST COMMUNITY DEVELOPMENT  
DISTRICT**, a local unit of special purpose government,  
organized and existing under Chapter 190, Florida Statutes

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of /\_\_\_/ physical presence or /\_\_\_/  
online notarization this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as  
\_\_\_\_\_ of VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit  
of special purpose government, organized and existing under Chapter 190, Florida Statutes, [CHECK ONE]  
/\_\_\_/ who is personally known to me or /\_\_\_/who has produced a \_\_\_\_\_  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida

\_\_\_\_\_  
Print or Stamp Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

*NOTARY SEAL:*

**EXHIBIT A**  
**Easement Areas**

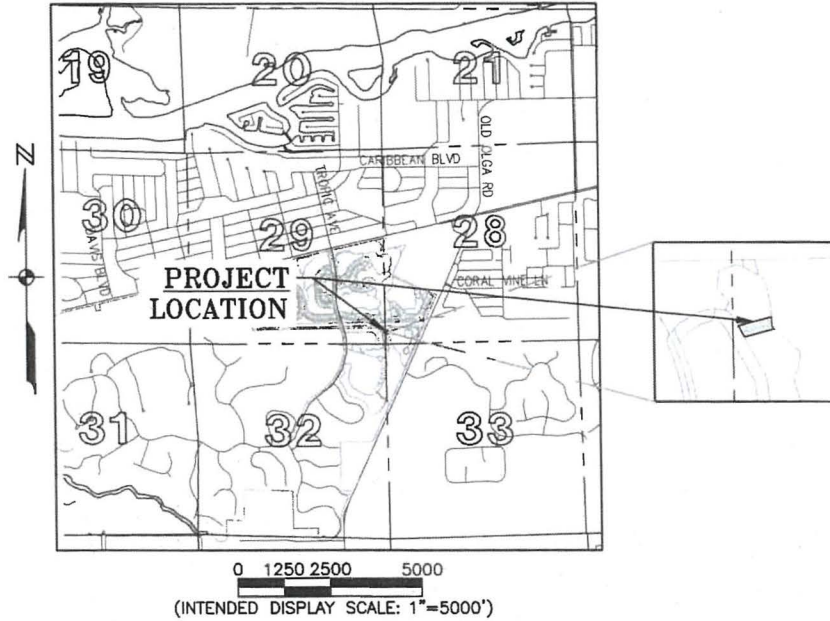
*[Attached on the following pages.]*

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**4A**

**SKETCH AND DESCRIPTION**  
**VERANDAH EAST CDD**  
**GOLF COURSE DRAINAGE EASEMENT GC1**  
 SECTION 28, TOWNSHIP 43 SOUTH, RANGE 26 EAST  
 LEE COUNTY, FLORIDA

VICINITY MAP  
 1"=2000'



Mark D. Haines  
 PSM LS5312  
 State of Florida

Digitally signed by Mark D.  
 Haines PSM LS5312 State of  
 Florida  
 Date: 2022.06.03 15:46:15  
 -04'00'

**THIS IS NOT A SURVEY.**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED SKETCH WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

MARK D. HAINES (FOR THE FIRM L.B. 642)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5312

DATE SIGNED: 6/3/22

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. COORDINATES AND HORIZONTAL DATA SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY LINE OF THE PLAT OF WILLOW BEND, PARCEL 128A, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2017000144756, PUBLIC RECORDS OF LEE COUNTY, FLORIDA WHEREIN SAID NORTH BOUNDARY LINE BEARS N.89°02'25"E.
4. DESCRIBED PARCEL CONTAINS 1,039 SQUARE FEET, MORE OR LESS.
5. P.O.C. = POINT OF COMMENCEMENT
6. P.O.B. = POINT OF BEGINNING
7. ORI = OFFICIAL RECORDS INSTRUMENT
8. ● = COURSE CHANGE
9. NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.

**JOHNSON**  
**ENGINEERING**

JOHNSON ENGINEERING, INC.  
 2122 JOHNSON STREET  
 P.O. BOX 1550  
 FORT MYERS, FLORIDA 33902-1550  
 PHONE: (239) 334-0046  
 E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION - VERANDAH EAST CDD  
 GOLF COURSE DRAINAGE EASEMENT GC1  
 SECTION 28, TOWNSHIP 43 SOUTH, RANGE 26 EAST  
 LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
05/26/22	20066024-010	28-43-26	AS SHOWN	1 OF 3

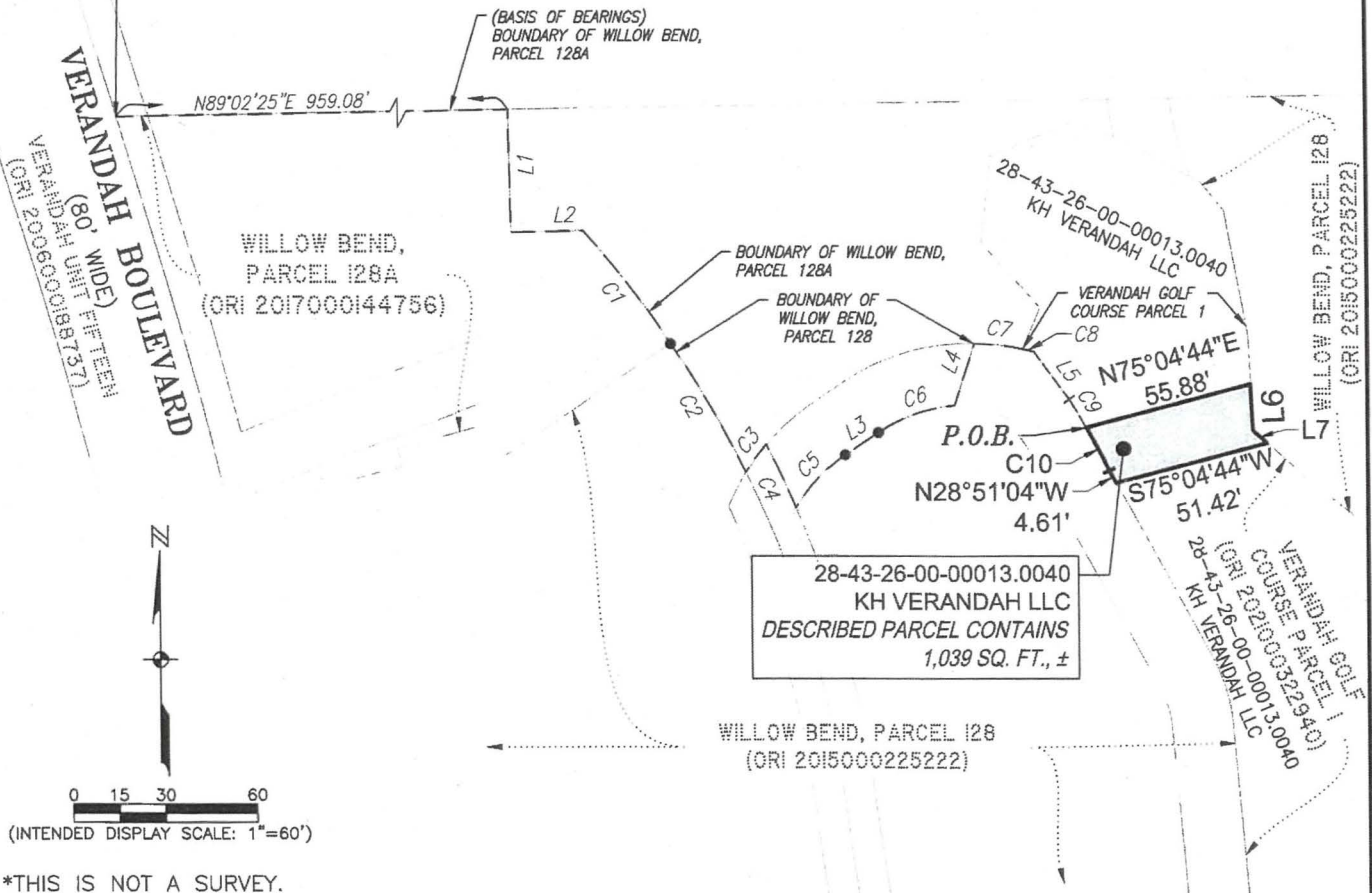
C:\2006\20066024-010\Surveying\Sketches\Verandah East CDD\_Golf Course Drainage Easements.dwg (Parcel 1-1) mlb Jun 03, 2022 - 2:42pm

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°57'35"E	40.00'
L2	N89°02'25"E	23.59'
L3	N56°07'55"E	13.13'
L4	N17°57'10"E	21.29'
L5	S36°01'51"E	19.16'
L6	S02°51'19"E	15.26'
L7	S47°58'07"E	6.06'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	345.00'	7°44'27"	S37°47'42"E	46.58'	46.61'
C2	345.00'	8°03'06"	S29°53'55"E	48.44'	48.48'
C3	75.00'	8°36'20"	N36°23'43"E	11.25'	11.26'
C4	355.00'	3°41'28"	S24°52'21"E	22.87'	22.87'
C5	54.56'	25°20'05"	N43°27'52"E	23.93'	24.12'
C6	54.01'	28°12'33"	N70°14'11"E	26.32'	26.59'
C7	74.12'	12°06'01"	S83°00'09"E	15.62'	15.65'
C8	74.12'	2°56'52"	S75°28'42"E	3.81'	3.81'
C9	196.53'	3°06'18"	S31°24'13"E	10.65'	10.65'
C10	196.53'	4°38'21"	N27°31'56"W	15.91'	15.91'

**P.O.C.**  
 INTERSECTION OF THE NORTHERLY BOUNDARY  
 OF WILLOW BEND, PARCEL 128A  
 (ORI 2017000144756)  
 AND EASTERLY BOUNDARY OF VERANDAH BLVD,  
 VERANDAH UNIT FIFTEEN (ORI 2006000188737)  
 PUBLIC RECORDS OF LEE COUNTY, FLORIDA

c:\2006\20066024-010\Surveying\Sketches\Verandah East CDD\_Golf Course Drainage Easements.dwg (Parcel 1-2) mib Jun 03, 2022 - 2:43pm



\*THIS IS NOT A SURVEY.  
 \*NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.



JOHNSON ENGINEERING, INC.  
 2122 JOHNSON STREET  
 P.O. BOX 1550  
 FORT MYERS, FLORIDA 33902-1550  
 PHONE: (239) 334-0046  
 E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION - VERANDAH EAST CDD  
 GOLF COURSE DRAINAGE EASEMENT GC1  
 SECTION 28, TOWNSHIP 43 SOUTH, RANGE 26 EAST  
 LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
05/26/22	20066024-010	28-43-26	1"=60'	2 OF 3



**LEGAL DESCRIPTION**

VERANDAH EAST CDD  
GOLF COURSE DRAINAGE EASEMENT GC1  
SECTION 28, TOWNSHIP 43 SOUTH, RANGE 26 EAST  
LEE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING A PART OF VERANDAH GOLF COURSE PARCEL 1 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2021000322940 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF THE PLAT OF WILLOW BEND, PARCEL 128A AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2017000144756 OF THE AFOREMENTIONED PUBLIC RECORDS, AND THE EASTERLY BOUNDARY OF VERANDAH BOULEVARD (80 FEET WIDE) ACCORDING TO THE PLAT OF VERANDAH UNIT FIFTEEN AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2006000188737 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE, ALONG THE BOUNDARY OF SAID PLAT OF WILLOW BEND, PARCEL 128A FOR THE FOLLOWING FOUR (4) COURSES:

1. N.89°02'25"E., 959.08 FEET;
2. S.00°57'35"E., 40.00 FEET;
3. N.89°02'25"E., 23.59 FEET;
4. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING FOR ITS ELEMENTS A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 07°44'27", A CHORD OF 46.58 FEET, A CHORD BEARING OF S.37°47'42"E., AN ARC OF 46.61 FEET

TO A POINT LYING ON THE BOUNDARY OF THE PLAT OF WILLOW BEND, PARCEL 128 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2015000225222 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE ALONG SAID BOUNDARY OF THE PLAT OF WILLOW BEND, PARCEL 128 FOR THE FOLLOWING EIGHT (8) COURSES:

1. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING FOR ITS ELEMENTS A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 08°03'06", A CHORD OF 48.44 FEET, A CHORD BEARING OF S.29°53'55"E., AN ARC OF 48.48 FEET;
2. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING FOR ITS ELEMENTS A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 08°36'20", A CHORD OF 11.25 FEET, A CHORD BEARING OF N.36°23'43"E., AN ARC OF 11.26 FEET;
3. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING FOR ITS ELEMENTS A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 03°41'28", A CHORD OF 22.87 FEET, A CHORD BEARING OF S.24°52'21"E., AN ARC OF 22.87 FEET;
4. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING FOR ITS ELEMENTS A RADIUS OF 54.56 FEET, A CENTRAL ANGLE OF 25°20'05", A CHORD OF 23.93 FEET, A CHORD BEARING OF N.43°27'52"E., AN ARC OF 24.12 FEET;
5. N.56°07'55"E., 13.13 FEET;
6. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING FOR ITS ELEMENTS A RADIUS OF 54.01 FEET, A CENTRAL ANGLE OF 28°12'33", A CHORD OF 26.32 FEET, A CHORD BEARING OF N.70°14'11"E., AN ARC OF 26.59 FEET;
7. N.17°57'10"E., 21.29 FEET;
8. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING FOR ITS ELEMENTS A RADIUS OF 74.12 FEET, A CENTRAL ANGLE OF 12°06'01", A CHORD OF 15.62 FEET, A CHORD BEARING OF S.83°00'09"E., AN ARC OF 15.65 FEET

TO A POINT LYING ON THE BOUNDARY OF VERANDAH GOLF COURSE PARCEL 1 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2021000322940 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE ALONG SAID BOUNDARY OF VERANDAH GOLF COURSE PARCEL 1 FOR THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING FOR ITS ELEMENTS A RADIUS OF 74.12 FEET, A CENTRAL ANGLE OF 02°56'52", A CHORD OF 3.81 FEET, A CHORD BEARING OF S.75°28'42"E., AN ARC OF 3.81 FEET
2. S.36°01'51"E., 19.16 FEET;
3. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING FOR ITS ELEMENTS A RADIUS OF 196.53 FEET, A CENTRAL ANGLE OF 03°06'18", A CHORD OF 10.65 FEET, A CHORD BEARING OF S.31°24'15"E., AN ARC OF 10.65 FEET

TO THE **POINT OF BEGINNING**; THENCE N.75°04'44"E., 55.88 FEET TO A POINT LYING ON THE AFOREMENTIONED BOUNDARY OF VERANDAH GOLF COURSE PARCEL 1; THENCE, ALONG SAID BOUNDARY OF VERANDAH GOLF COURSE PARCEL 1 FOR THE FOLLOWING TWO (2) COURSES:

1. S.02°51'19"E., 15.26 FEET;
2. S.47°58'07"E., 6.06 FEET;

THENCE S.75°04'44"W., 51.42 FEET TO A POINT LYING ON THE AFOREMENTIONED BOUNDARY OF VERANDAH GOLF COURSE PARCEL 1; THENCE, ALONG SAID BOUNDARY OF VERANDAH GOLF COURSE PARCEL 1 FOR THE FOLLOWING TWO (2) COURSES:

1. N.28°51'04"W., 4.61 FEET;
2. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING FOR ITS ELEMENTS A RADIUS OF 196.53 FEET, A CENTRAL ANGLE OF 04°38'21", A CHORD OF 15.91 FEET, A CHORD BEARING OF N.27°31'56"W., AN ARC OF 15.91 FEET

TO THE **POINT OF BEGINNING**.


DESCRIBED PARCEL CONTAINS 1,039 SQUARE FEET, MORE OR LESS.

BEARINGS DESCRIBED HEREON ARE BASED ON THE FLORIDA STATE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT AND THE NORTH BOUNDARY LINE OF THE PLAT OF WILLOW BEND, PARCEL 128A, WHEREIN SAID NORTH LINE BEARS N.89°02'25"E.

\*THIS IS NOT A SURVEY.

\*NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.

O:\2006\20066024-010\Surveying\Sketches\Verandah East CDD\_Golf Course Drainage Easements.dwg (Parcel 1-3) mib Jun 03, 2022 - 2:45pm

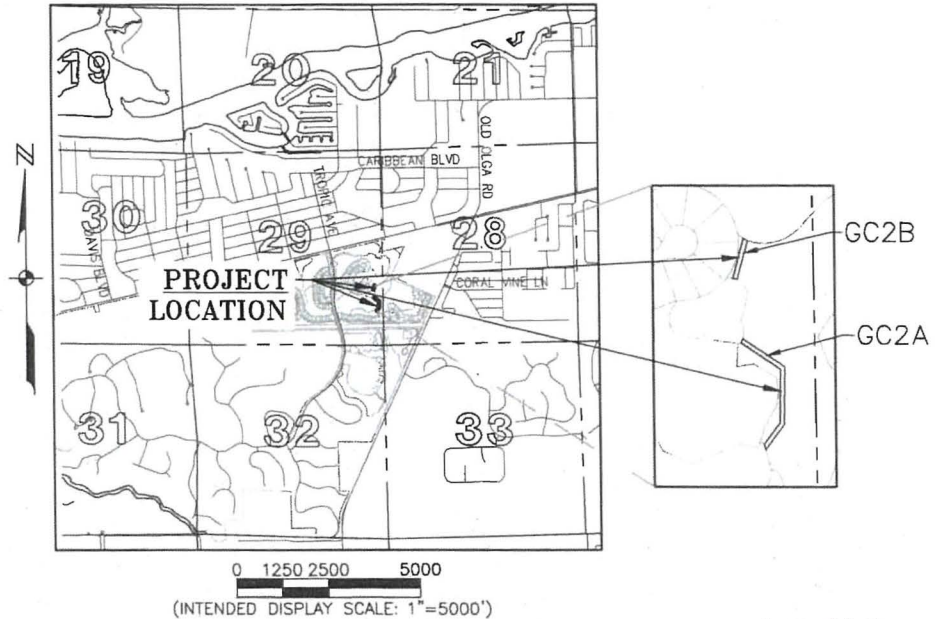
	JOHNSON ENGINEERING, INC. 2122 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE: (239) 334-0046 E.B. #642 & L.B. #642		SKETCH AND DESCRIPTION - VERANDAH EAST CDD GOLF COURSE DRAINAGE EASEMENT GC1 SECTION 28, TOWNSHIP 43 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA			
	DATE	PROJECT NO.	FILE NO.	SCALE	SHEET	
05/26/22	20066024-010	28-43-26	N/A	3 OF 3		

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**4B**

**SKETCH AND DESCRIPTION**  
**VERANDAH EAST CDD**  
**GOLF COURSE DRAINAGE EASEMENTS GC2A & GC2B**  
 SECTION 29, TOWNSHIP 43 SOUTH, RANGE 26 EAST  
 LEE COUNTY, FLORIDA

VICINITY MAP  
 1"=5000'



Mark D. Haines  
 PSM LS5312  
 State of Florida

Digitally signed by Mark D.  
 Haines PSM LS5312 State of  
 Florida  
 Date: 2022.06.03 15:46:49  
 -04'00'

**THIS IS NOT A SURVEY.**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED SKETCH WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

*Mark D. Haines*  
 MARK D. HAINES (FOR THE FIRM L.B. 642)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5312

DATE SIGNED: 6/3/22

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. COORDINATES AND HORIZONTAL DATA SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY OF PALM BEACH BOULEVARD, WHEREIN SAID SOUTHERLY RIGHT-OF-WAY BEARS N.77°10'13"E.
4. DESCRIBED PARCELS CONTAIN 8,591 SQUARE FEET, MORE OR LESS.
5. P.O.C. = POINT OF COMMENCEMENT
6. P.O.B. = POINT OF BEGINNING
7. ORI = OFFICIAL RECORDS INSTRUMENT
8. ● = COURSE CHANGE
9. SQ. FT. = SQUARE FEET
10. NOT VALID WITHOUT SHEETS 1 THROUGH 5 OF 5.



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SKETCH AND DESCRIPTION - VERANDAH EAST CDD  
 GOLF COURSE DRAINAGE EASEMENTS GC2A & GC2B  
 SECTION 29, TOWNSHIP 43 SOUTH, RANGE 26 EAST  
 LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
05/26/22	20066024-010	29-43-26	AS SHOWN	1 OF 5

\\FMS01\Drawings\2006\20066024-010\Surveying\Sketches\Verandah East CDD\_Golf Course Drainage Easements.dwg (Parcel 2A-1) MDH Jun 03, 2022 - 3:34pm



**PALM BEACH BOULEVARD**  
S.R. 80 (150' WIDE)

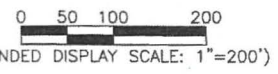
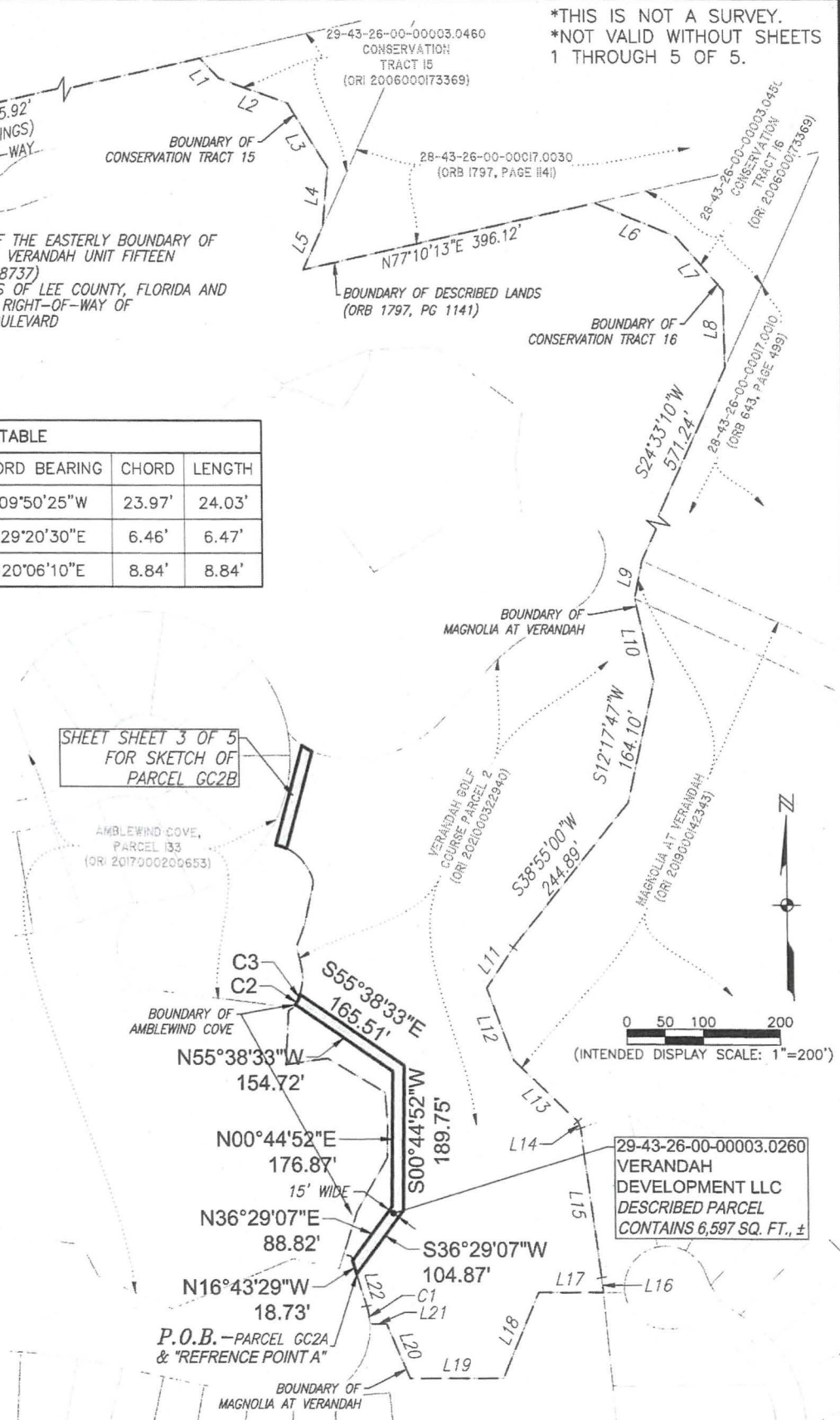
N77°10'13"E 1215.92'  
(BASIS OF BEARINGS)  
S'LY RIGHT-OF-WAY

**P.O.C.**  
INTERSECTION OF THE EASTERLY BOUNDARY OF VERANDAH BLVD, VERANDAH UNIT FIFTEEN (ORI 2006000188737) PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY OF PALM BEACH BOULEVARD

\*THIS IS NOT A SURVEY.  
\*NOT VALID WITHOUT SHEETS 1 THROUGH 5 OF 5.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	100.00'	13°46'09"	N09°50'25"W	23.97'	24.03'
C2	31.78'	11°40'13"	N29°20'30"E	6.46'	6.47'
C3	74.41'	6°48'26"	N20°06'10"E	8.84'	8.84'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43°16'52"E	35.62'
L2	S69°55'14"E	96.04'
L3	S31°42'45"E	99.05'
L4	S05°21'35"W	77.59'
L5	S24°33'10"W	62.18'
L6	S67°09'20"E	114.49'
L7	S40°55'17"E	92.65'
L8	S00°56'54"E	100.85'
L9	S10°59'10"W	51.43'
L10	S12°34'31"E	109.92'
L11	S33°31'26"W	65.11'
L12	S20°36'10"E	100.15'
L13	S46°37'20"E	116.25'
L14	S23°07'18"E	10.00'
L15	S07°33'32"E	197.48'
L16	S05°21'38"E	19.93'
L17	N90°00'00"W	85.73'
L18	S22°30'00"W	124.09'
L19	N90°00'00"W	123.35'
L20	N22°30'00"W	78.82'
L21	N90°00'00"W	21.87'
L22	N16°43'29"W	43.88'



\\FTMS01\Drawings\2006\20066024-010\Surveying\Sketches\Verandah East CDD\_Golf Course Drainage Easements.dwg (Parcel 2A-2) MDH Jun 03, 2022 - 3:34pm



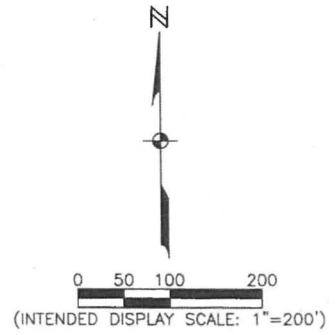
JOHNSON ENGINEERING, INC.  
2122 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE: (239) 334-0046  
E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION - VERANDAH EAST CDD  
GOLF COURSE DRAINAGE EASEMENTS GC2A & GC2B  
SECTION 29, TOWNSHIP 43 SOUTH, RANGE 26 EAST  
LEE COUNTY, FLORIDA

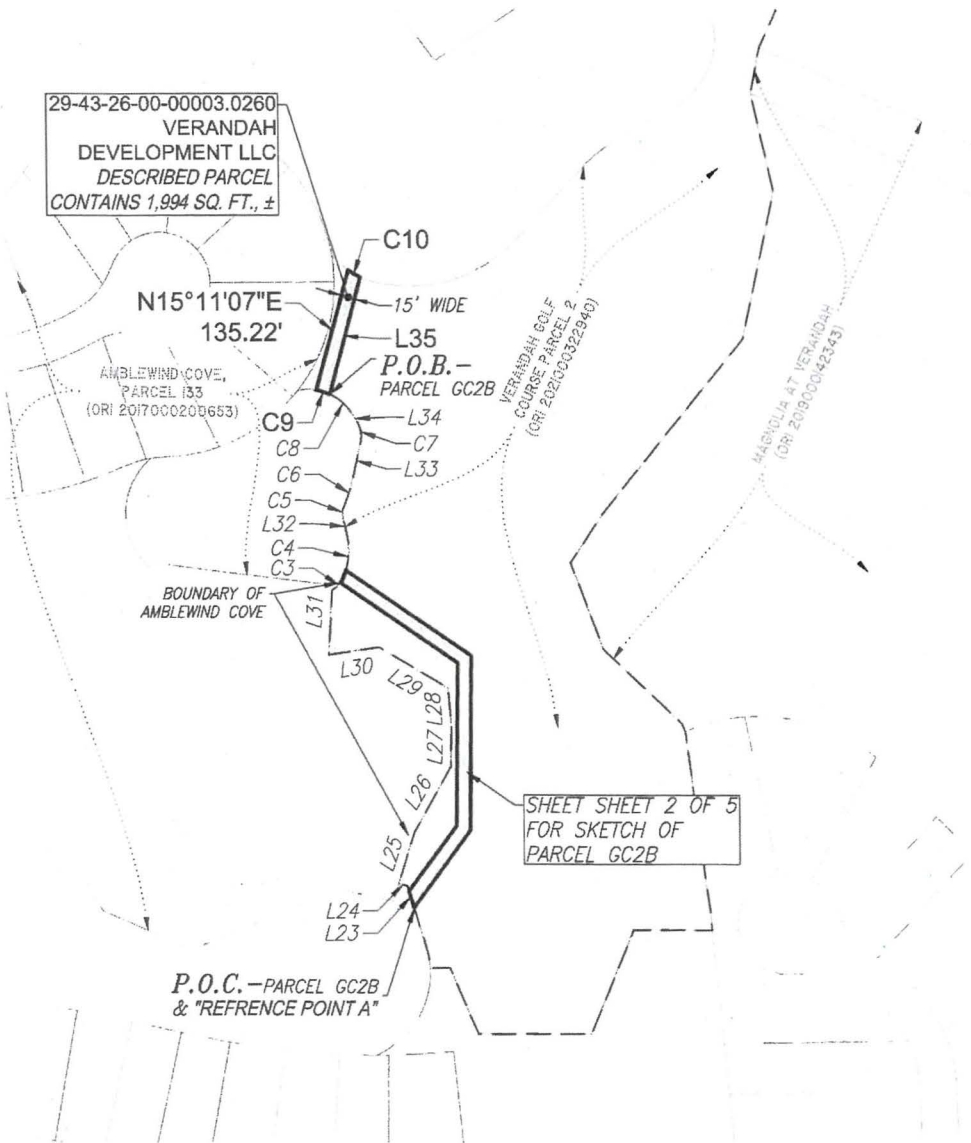
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
05/26/22	20066024-010	29-43-26	1"=200'	2 OF 5

\\FTMS01\Drawings\2006\20066024-010\Surveying\Sketches\Verandah East CDD\_Golf Course Drainage Easements.dwg (Parcel 2B-3) MDH Jun 03, 2022 - 3:34pm

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C3	31.78'	34°33'20"	N40°47'03"E	18.88'	19.17'
C4	74.41'	36°16'30"	N05°22'08"E	46.33'	47.11'
C5	17.14'	40°07'32"	N04°15'31"E	11.76'	12.00'
C6	161.03'	11°32'20"	N18°33'07"E	32.38'	32.43'
C7	31.31'	40°01'41"	N09°21'05"W	21.43'	21.87'
C8	55.00'	36°07'56"	N47°25'54"W	34.11'	34.68'
C9	55.00'	15°40'49"	N73°20'16"W	15.00'	15.05'
C10	95.00'	9°21'28"	S60°14'26"E	15.50'	15.52'



LINE TABLE		
LINE	BEARING	DISTANCE
L23	N16°43'29"W	25.58'
L24	N77°59'43"W	9.82'
L25	N17°47'14"E	57.04'
L26	N29°26'38"E	82.98'
L27	N01°10'40"E	42.91'
L28	N04°20'59"W	42.60'
L29	N59°31'56"W	87.32'
L30	S81°40'15"W	55.59'
L31	N03°25'12"E	70.26'
L32	N12°46'07"W	19.61'
L33	N12°46'57"E	41.55'
L34	N29°21'56"W	9.40'
L35	S15°11'07"W	131.71'



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 \*NOT VALID WITHOUT SHEETS 1 THROUGH 5 OF 5.



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SKETCH AND DESCRIPTION - VERANDAH EAST CDD  
 GOLF COURSE DRAINAGE EASEMENTS GC2A & GC2B  
 SECTION 29, TOWNSHIP 43 SOUTH, RANGE 26 EAST  
 LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
05/26/22	20066024-010	29-43-26	1"=200'	3 OF 5



**LEGAL DESCRIPTION**

VERANDAH EAST CDD  
GOLF COURSE DRAINAGE EASEMENTS GC2A & GC2B  
SECTION 29, TOWNSHIP 43 SOUTH, RANGE 26 EAST

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING A PART OF VERANDAH GOLF COURSE PARCEL 2 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2021000322940 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**EASEMENT GC2A**

**COMMENCE** AT THE INTERSECTION OF THE EASTERLY BOUNDARY OF VERANDAH BOULEVARD (120 FEET WIDE) ACCORDING TO THE PLAT OF VERANDAH UNIT FIFTEEN AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2006000188737 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY OF PALM BEACH BOULEVARD (STATE ROAD 80 - 150 FEET WIDE); THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF PALM BEACH BOULEVARD, N.77°10'13"E., 1,215.92 FEET TO A POINT LYING ON THE BOUNDARY OF CONSERVATION TRACT 15 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2006000173369 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE, ALONG SAID BOUNDARY OF CONSERVATION TRACT 15 FOR THE FOLLOWING FOUR (4) COURSES:

1. S.43°16'52"E., 35.62 FEET;
2. S.69°55'14"E., 96.04 FEET;
3. S.31°42'45"E., 99.05 FEET;
4. S.05°21'35"W., 77.59 FEET

TO A POINT LYING ON THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1797, PAGE 1141 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE, ALONG THE BOUNDARY OF SAID LANDS FOR THE FOLLOWING TWO (2) COURSES:

1. S.24°33'10"W., 62.18 FEET;
2. N.77°10'13"E., 396.12 FEET

TO A POINT LYING ON THE BOUNDARY OF CONSERVATION TRACT 16 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2006000173369 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE, ALONG SAID BOUNDARY OF CONSERVATION TRACT 16 FOR THE FOLLOWING THREE (3) COURSES:

1. S.67°09'20"E., 114.49 FEET;
2. S.40°55'17"E., 92.65 FEET;
3. S.00°56'54"E., 100.85 FEET

TO A POINT LYING ON THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 643, PAGE 499 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE, ALONG THE BOUNDARY OF SAID LANDS, S.24°33'10"W., 571.24 FEET TO A POINT LYING ON THE BOUNDARY OF THE PLAT OF MAGNOLIA AT VERANDAH AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2019000142343 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE, ALONG SAID BOUNDARY OF THE PLAT OF MAGNOLIA AT VERANDAH FOR THE FOLLOWING SEVENTEEN (17) COURSES:

1. S.10°59'10"W., 51.43 FEET;
2. S.12°34'31"E., 109.92 FEET;
3. S.12°17'47"W., 164.10 FEET;
4. S.38°55'00"W., 244.89 FEET;
5. S.33°31'26"W., 65.11 FEET;
6. S.20°36'10"E., 100.15 FEET;
7. S.46°37'20"E., 116.25 FEET;
8. S.23°07'18"E., 10.00 FEET;
9. S.07°33'32"E., 197.48 FEET;
10. S.05°21'38"E., 19.93 FEET;
11. N.90°00'00"W., 85.73 FEET;
12. S.22°30'00"W., 124.09 FEET;
13. N.90°00'00"W., 123.35 FEET;
14. N.22°30'00"W., 78.82 FEET;
15. N.90°00'00"W., 21.87 FEET;
16. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST HAVING FOR ITS ELEMENTS A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 13°46'09", A CHORD OF 23.97 FEET, A CHORD BEARING OF N.09°50'25"W., AN ARC OF 24.03 FEET;
17. N.16°43'29"W., 43.88

TO A POINT HEREIN REFERRED TO AS "**REFERENCE POINT A**" AND THE **POINT OF BEGINNING** OF SAID EASEMENT GC2A; THENCE, CONTINUE, ALONG SAID BOUNDARY OF THE PLAT OF MAGNOLIA AT VERANDAH, N.16°43'29"W., 18.73 FEET; THENCE, LEAVING SAID BOUNDARY OF THE PLAT OF MAGNOLIA AT VERANDAH, N.36°29'07"E., 88.82 FEET; THENCE N.00°44'52"E., 176.87 FEET; THENCE N.55°38'33"W., 154.72 FEET TO A POINT LYING ON THE BOUNDARY OF THE PLAT OF AMBLEWIND COVE, PARCEL 133 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2017000200653 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE, ALONG SAID BOUNDARY OF THE PLAT OF AMBLEWIND COVE, PARCEL 133 FOR THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING FOR ITS ELEMENTS A RADIUS OF 31.78 FEET, A CENTRAL ANGLE OF 11°40'13", A CHORD OF 6.46 FEET, A CHORD BEARING OF N.29°20'30"E., AN ARC OF 6.47 FEET TO A POINT OF COMPOUND CURVATURE;
2. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE WEST HAVING FOR ITS ELEMENTS A RADIUS OF 74.41 FEET, A CENTRAL ANGLE OF 06°48'26", A CHORD OF 8.84 FEET, A CHORD BEARING OF N.20°06'10"E., AN ARC OF 8.84 FEET;

THENCE, ALONG A LINE NON-TANGENT TO SAID CURVE, S.55°38'33"E., 165.51 FEET; THENCE S.00°44'52"W., 189.75 FEET; THENCE S.36°29'07"W., 104.87 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH: (DESCRIPTION CONTINUED ON SHEET 5 OF 5)

\\FTMS01\Drawings\2006\20066024-010\Surveying\Sketches\Verandah East CDD\_Golf Course Drainage Easements.dwg (Parcel 2A 2B DESC-4) MDH Jun 03, 2022 - 3:54pm



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SKETCH AND DESCRIPTION - VERANDAH EAST CDD  
GOLF COURSE DRAINAGE EASEMENTS GC2A & GC2B  
SECTION 29, TOWNSHIP 43 SOUTH, RANGE 26 EAST  
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
05/26/22	20066024-010	29-43-26	N/A	4 OF 5

(DESCRIPTION CONTINUED FROM SHEET 4 OF 5)

**EASEMENT GC2B**

**COMMENCE** AT THE AFOREMENTIONED "REFERENCE POINT A"; THENCE, ALONG THE BOUNDARY OF THE PLAT OF MAGNOLIA AT VERANDAH AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2019000142343 OF THE AFOREMENTIONED PUBLIC RECORDS FOR THE FOLLOWING TWO (2) COURSES:

1. N.16°43'29"W., 25.58 FEET;
2. N.77°59'43"W., 9.82 FEET

TO A POINT LYING ON THE BOUNDARY OF THE PLAT OF AMBLEWIND COVE, PARCEL 133 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2017000200653 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE, ALONG SAID BOUNDARY OF THE PLAT OF AMBLEWIND COVE, PARCEL 133 FOR THE FOLLOWING SIXTEEN (16) COURSES:

1. N.17°47'14"E., 57.04 FEET;
2. N.29°26'38"E., 82.98 FEET;
3. N.01°10'40"E., 42.91 FEET;
4. N.04°20'59"W., 42.60 FEET;
5. N.59°31'56"W., 87.32 FEET;
6. S.81°40'15"W., 55.59 FEET;
7. N.03°25'12"E., 70.26 FEET;
8. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING FOR ITS ELEMENTS A RADIUS OF 31.78 FEET, A CENTRAL ANGLE OF 34°33'20", A CHORD OF 18.88 FEET, A CHORD BEARING OF N.40°47'03"E., AN ARC OF 19.17 FEET TO A POINT OF COMPOUND CURVATURE;
9. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE WEST HAVING FOR ITS ELEMENTS A RADIUS OF 74.41 FEET, A CENTRAL ANGLE OF 36°16'30", A CHORD OF 46.33 FEET, A CHORD BEARING OF N.05°22'08"E., AN ARC OF 47.11 FEET;
10. N.12°46'07"W., 19.61 FEET;
11. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST HAVING FOR ITS ELEMENTS A RADIUS OF 17.14 FEET, A CENTRAL ANGLE OF 40°07'32", A CHORD OF 11.76 FEET, A CHORD BEARING OF N.04°15'31"E., AN ARC OF 12.00 FEET TO A POINT OF REVERSE CURVATURE;
12. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE WEST HAVING FOR ITS ELEMENTS A RADIUS OF 161.03 FEET, A CENTRAL ANGLE OF 11°32'20", A CHORD OF 32.38 FEET, A CHORD BEARING OF N.18°33'07"E., AN ARC OF 32.43 FEET;
13. N.12°46'57"E., 41.55 FEET;
14. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST HAVING FOR ITS ELEMENTS A RADIUS OF 31.31 FEET, A CENTRAL ANGLE OF 40°01'41", A CHORD OF 21.43 FEET, A CHORD BEARING OF N.09°21'05"W., AN ARC OF 21.87 FEET;
15. N.29°21'56"W., 9.40 FEET;
16. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING FOR ITS ELEMENTS A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 36°07'56", A CHORD OF 34.11 FEET, A CHORD BEARING OF N.47°25'54"W., AN ARC OF 34.68 FEET

TO THE **POINT OF BEGINNING** OF SAID EASEMENT GC2B; THENCE, CONTINUE, ALONG SAID BOUNDARY OF THE PLAT OF AMBLEWIND COVE, PARCEL 133 AND ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING FOR ITS ELEMENTS A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 15°40'49", A CHORD DISTANCE OF 15.00 FEET, A CHORD BEARING OF N.73°20'16"W., AN ARC OF 15.05 FEET; THENCE LEAVING SAID BOUNDARY OF THE PLAT OF AMBLEWIND COVE, PARCEL 133 AND ALONG A LINE NON-TANGENT TO SAID CURVE, N.15°11'07"E., 135.22 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED BOUNDARY OF THE PLAT OF AMBLEWIND COVE, PARCEL 133; THENCE, ALONG SAID BOUNDARY OF THE PLAT OF AMBLEWIND COVE, PARCEL 133 AND ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING FOR ITS ELEMENTS A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 09°21'28", A CHORD OF 15.50 FEET, A CHORD BEARING OF S.60°14'26"E., AN ARC OF 15.52 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.15°11'07"W., 131.71 FEET TO THE **POINT OF BEGINNING**.

SAID DESCRIBED EASEMENTS CONTAIN A TOTAL OF 8,591 SQUARE FEET, MORE OR LESS.

BEARINGS DESCRIBED HEREON ARE BASED ON THE FLORIDA STATE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT AND THE SOUTHERLY RIGHT-OF-WAY OF PALM BEACH BOULEVARD, WHEREIN SAID SOUTHERLY LINE BEARS N.77°10'13"E.

\*THIS IS NOT A SURVEY.  
\*NOT VALID WITHOUT SHEETS 1 THROUGH 5 OF 5.

\\FTMS01\Drawings\2006\20066024-010\Surveying\Sketches\Verandah East CDD\_Golf Course Drainage Easements.dwg (Parcel 2A 2B DESC-5) MDH Jun 03, 2022 - 3:54pm



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SKETCH AND DESCRIPTION - VERANDAH EAST CDD  
GOLF COURSE DRAINAGE EASEMENTS GC2A & GC2B  
SECTION 29, TOWNSHIP 43 SOUTH, RANGE 26 EAST  
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
05/26/22	20066024-010	29-43-26	N/A	5 OF 5

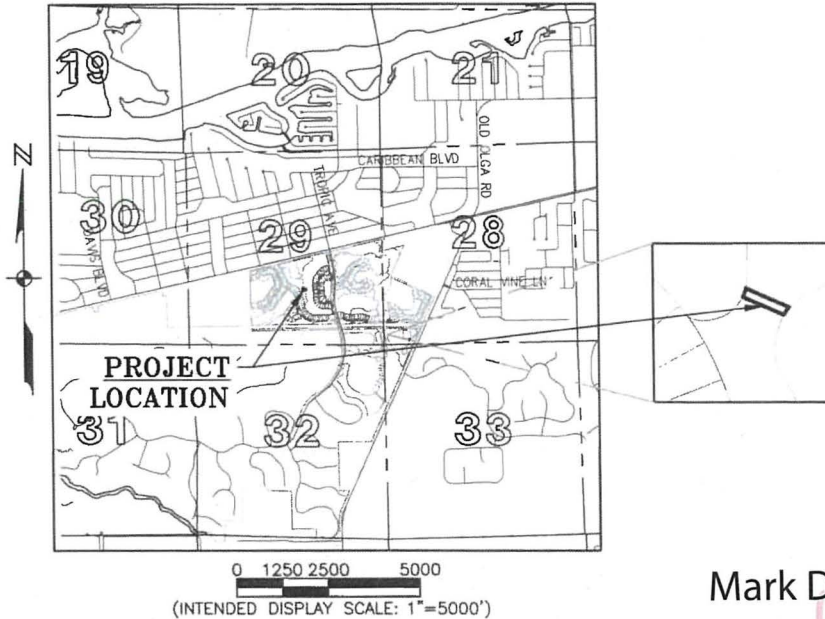
**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**4C**



**SKETCH AND DESCRIPTION  
VERANDAH EAST CDD  
GOLF COURSE DRAINAGE EASEMENT GC4  
SECTION 29, TOWNSHIP 43 SOUTH, RANGE 26 EAST  
LEE COUNTY, FLORIDA**

**VICINITY MAP  
1"=2000'**



**Mark D. Haines  
PSM LS5312  
State of Florida**

Digitally signed by  
Mark D. Haines PSM  
LS5312 State of Florida  
Date: 2022.06.03  
15:47:33 -04'00'

**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. COORDINATES AND HORIZONTAL DATA SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY BOUNDARY LINE OF THE PLAT OF VERANDAH UNIT FIFTEEN, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2006000188737, PUBLIC RECORDS OF LEE COUNTY, FLORIDA WHEREIN SAID WESTERLY BOUNDARY LINE BEARS S.12°50'04"E.
4. DESCRIBED PARCEL CONTAINS 1,112 SQUARE FEET, MORE OR LESS.
5. P.O.C. = POINT OF COMMENCEMENT
6. P.O.B. = POINT OF BEGINNING
7. ORI = OFFICIAL RECORDS INSTRUMENT
8. ● = COURSE CHANGE
9. R = RADIUS
10. Δ = DELTA
11. CB = CHORD BEARING
12. C = CHORD LENGTH
13. L = ARC LENGTH
14. S.R. = STATE ROAD
15. SQ. FT. = SQUARE FEET
16. NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.

**THIS IS NOT A SURVEY.**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED SKETCH WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

*Mark D. Haines*  
MARK D. HAINES (FOR THE FIRM L.B. 642)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5312

DATE SIGNED: 6/3/22

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

o:\2006\20066024-010\Surveying\Sketches\Verandah East CDD\_Golf Course Drainage Easements.dwg (Parcel 4-1) mib Jun 03, 2022 - 2:37pm



JOHNSON ENGINEERING, INC.  
2122 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE: (239) 334-0046  
E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION - VERANDAH EAST CDD  
GOLF COURSE DRAINAGE EASEMENT GC4  
SECTION 29, TOWNSHIP 43 SOUTH, RANGE 26 EAST  
LEE COUNTY, FLORIDA

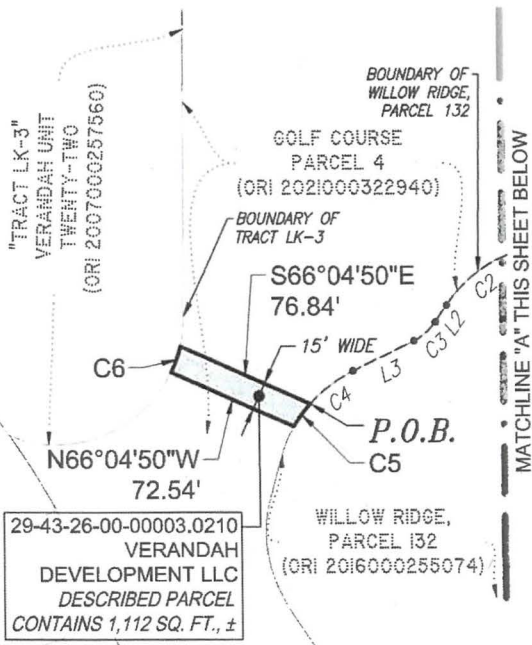
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
05/26/22	20066024-010	29-43-26	AS SHOWN	1 OF 3

\*THIS IS NOT A SURVEY.  
 \*NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.

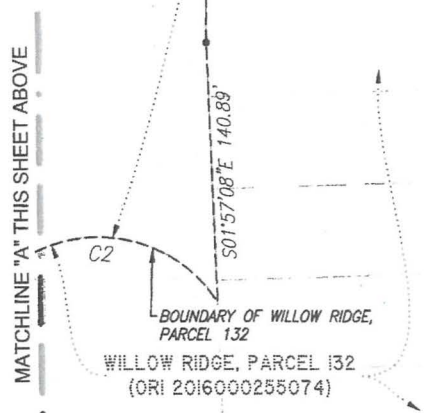
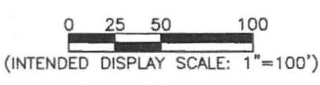
**PALM BEACH BOULEVARD**  
 S.R. 80 (150' WIDE)

**P.O.C.**  
 INTERSECTION OF THE WESTERLY BOUNDARY  
 OF VERANDAH BOULEVARD, VERANDAH UNIT FIFTEEN  
 (ORI 2006000188737)  
 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA  
 AND SOUTHERLY RIGHT-OF-WAY OF PALM BEACH BLVD

**VERANDAH BOULEVARD**  
 (120' WIDE)  
 VERANDAH UNIT FIFTEEN  
 (ORI 2006000188737)  
 L1062-140105215



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43°38'43"W	55.64'
L2	S34°11'51"W	11.11'
L3	S63°54'33"W	36.93'



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2440.00'	2°20'08"	S11°40'00"E	99.46'	99.46'
C2	75.00'	113°55'25"	N88°50'26"W	125.75'	149.13'
C3	30.00'	29°42'43"	S49°03'12"W	15.38'	15.56'
C4	75.00'	22°08'16"	S52°50'26"W	28.80'	28.98'
C5	75.00'	11°44'06"	S35°54'15"W	15.33'	15.36'
C6	70.00'	12°20'07"	N19°39'52"E	15.04'	15.07'

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JOHNSON ENGINEERING, INC.  
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 E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION - VERANDAH EAST CDD  
 GOLF COURSE DRAINAGE EASEMENT GC4  
 SECTION 29, TOWNSHIP 43 SOUTH, RANGE 26 EAST  
 LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
05/26/22	20066024-010	29-43-26	1"=100'	2 OF 3



**LEGAL DESCRIPTION**

VERANDAH EAST CDD  
GOLF COURSE DRAINAGE EASEMENT GC4  
SECTION 29, TOWNSHIP 43 SOUTH, RANGE 26 EAST  
LEE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING A PART OF VERANDAH GOLF COURSE PARCEL 4 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2021000322940 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF VERANDAH BOULEVARD (120 FEET WIDE) ACCORDING TO THE PLAT OF VERANDAH UNIT FIFTEEN AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2006000188737 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY OF PALM BEACH BOULEVARD (STATE ROAD 80 - 150 FEET WIDE); THENCE, ALONG SAID WESTERLY BOUNDARY OF VERANDAH BOULEVARD FOR THE FOLLOWING TWO (2) COURSES:

1. S.12°50'04"E., 290.71 FEET;
2. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE WEST HAVING FOR ITS ELEMENTS A RADIUS OF 2,440.00 FEET, A CENTRAL ANGLE OF 02°20'08", A CHORD OF 99.46 FEET, A CHORD BEARING OF S.11°40'00"E., AN ARC OF 99.46 FEET

TO A POINT LYING ON THE BOUNDARY OF THE PLAT OF WILLOW RIDGE, PARCEL 132 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2016000225074 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE, ALONG SAID BOUNDARY OF THE PLAT OF WILLOW RIDGE, PARCEL 132 FOR THE FOLLOWING TEN (10) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING FOR ITS ELEMENTS A RADIUS OF 238.12 FEET, A CENTRAL ANGLE OF 65°49'56", A CHORD OF 258.79 FEET, A CHORD BEARING OF S.76°33'41"W., AN ARC OF 273.59 FEET;
2. S.43°38'43"W., 55.64 FEET;
3. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING FOR ITS ELEMENTS A RADIUS OF 1,036.37 FEET, A CENTRAL ANGLE OF 11°26'22", A CHORD OF 206.57 FEET, A CHORD BEARING OF S.37°55'32"W., AN ARC OF 206.92 FEET;
4. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE EAST HAVING FOR ITS ELEMENTS A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 34°09'30", A CHORD OF 164.47 FEET, A CHORD BEARING OF S.15°07'36"W., AN ARC OF 166.93 FEET;
5. S.01°57'08"E., 140.89 FEET TO A POINT OF CUSP;
6. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING FOR ITS ELEMENTS A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 113°55'25", A CHORD OF 125.75 FEET, A CHORD BEARING OF N.88°50'26"W., AN ARC OF 149.13 FEET;
7. S.34°11'51"W., 11.11 FEET;
8. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING FOR ITS ELEMENTS A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 29°42'43", A CHORD OF 15.38 FEET, A CHORD BEARING OF S.49°03'12"W., AN ARC OF 15.56 FEET;
9. S.63°54'33"W., 36.93 FEET;
10. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING FOR ITS ELEMENTS A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 22°08'16", A CHORD OF 28.80 FEET, A CHORD BEARING OF S.52°50'26"W., AN ARC OF 28.98 FEET


TO THE **POINT OF BEGINNING**; THENCE, CONTINUE, ALONG SAID BOUNDARY OF THE PLAT OF WILLOW RIDGE, PARCEL 132 AND ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING FOR ITS ELEMENTS A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 11°44'06", A CHORD DISTANCE OF 15.33 FEET, A CHORD BEARING OF S.35°54'15"W., AN ARC OF 15.36 FEET; THENCE, ALONG A LINE NON-TANGENT TO SAID CURVE, N.66°04'50"W., 72.54 FEET TO A POINT LYING ON THE BOUNDARY OF TRACT LK-3 PROPOSED VERANDAH UNIT TWENTY-TWO AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2007000257560 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE, ALONG SAID BOUNDARY OF TRACT LK-3 PROPOSED VERANDAH UNIT TWENTY-TWO, AND ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST HAVING FOR ITS ELEMENTS A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 12°20'07", A CHORD OF 15.04 FEET, A CHORD BEARING OF N.19°39'52"E., AN ARC OF 15.07 FEET; THENCE, ALONG A LINE NON-TANGENT TO SAID CURVE, S.66°04'50"E., 76.84 FEET TO THE **POINT OF BEGINNING**.

DESCRIBED PARCEL CONTAINS 1,112 SQUARE FEET, MORE OR LESS.

BEARINGS DESCRIBED HEREON ARE BASED ON THE FLORIDA STATE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT AND THE WESTERLY BOUNDARY LINE OF VERANDAH UNIT FIFTEEN, WHEREIN SAID WESTERLY LINE BEARS S.12°50'04"E.

\*THIS IS NOT A SURVEY.  
\*NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.

o:\2006\20066024-010\Surveying\Sketches\Verandah East CDD\_Golf Course Drainage Easements.dwg (Parcel 4-3) mib Jun 03, 2022 - 2:39pm

	JOHNSON ENGINEERING, INC. 2122 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE: (239) 334-0046 E.B. #642 & L.B. #642		SKETCH AND DESCRIPTION - VERANDAH EAST CDD GOLF COURSE DRAINAGE EASEMENT GC4 SECTION 29, TOWNSHIP 43 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA		
	DATE 05/26/22	PROJECT NO. 20066024-010	FILE NO. 29-43-26	SCALE N/A	SHEET 3 OF 3

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2023-01**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 2 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Verandah East Community Development District (“**District**”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, on November 8, 2022, two (2) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

**WHEREAS**, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

**WHEREAS**, at the close of the qualifying period, one (1) Qualified Elector qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

**WHEREAS**, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seat 2 vacant, effective the second Tuesday following the general election; and

**WHEREAS**, a Qualified Elector is to be appointed to the vacant seat within 90 days thereafter; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The following seat is declared vacant effective as of November 22, 2022:

Seat #2 (currently held by Michael Lapinski)

**SECTION 2.** Until such time as the District Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor of that respective seat shall remain in office.

**SECTION 3.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of October, 2022.

ATTEST:

**VERANDAH EAST COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
AUGUST 31, 2022**



**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service Series 2016	Capital Projects Series 2016	
<b>ASSETS</b>				
Cash (SunTrust)	\$ 37,777	\$ -	\$ -	\$ 37,777
Investments				
Revenue account	-	485,365	-	485,365
Reserve account	-	375,000	-	375,000
Prepayment account	-	14,007	-	14,007
Construction account	-	-	3	3
Due from other governments	6,298	-	-	6,298
Deposits	45	-	-	45
Total assets	<u>\$ 44,120</u>	<u>\$ 874,372</u>	<u>\$ 3</u>	<u>\$ 918,495</u>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>Liabilities:</b>				
Due to other governments	5,862	-	-	5,862
Total liabilities	<u>5,862</u>	<u>-</u>	<u>-</u>	<u>5,862</u>
<b>Fund balances:</b>				
Restricted for:				
Debt service	-	874,372	-	874,372
Capital projects	-	-	3	3
Unassigned	38,258	-	-	38,258
Total fund balances	<u>38,258</u>	<u>874,372</u>	<u>3</u>	<u>912,633</u>
Total liabilities and fund balances	<u>\$ 44,120</u>	<u>\$ 874,372</u>	<u>\$ 3</u>	<u>\$ 918,495</u>

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD ENDED AUGUST 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUE</b>				
Special assessment: on-roll	\$ -	\$ 170,781	\$ 169,353	101%
Interest & miscellaneous	-	18	263	7%
Total revenue	<u>-</u>	<u>170,799</u>	<u>169,616</u>	101%
<b>EXPENDITURE</b>				
<b>Professional and administrative</b>				
Supervisors	1,350	4,422	3,064	144%
Management and accounting	4,558	50,140	54,698	92%
Audit	-	6,522	6,522	100%
Legal	1,097	6,126	4,377	140%
Engineering	4,945	15,477	2,189	707%
Engineering - stormwater reporting	-	6,955	-	N/A
Trustee	-	2,372	4,377	54%
Dissemination agent	302	3,322	3,624	92%
Arbitrage	-	438	1,313	33%
Assessment roll preparation	-	10,591	10,505	101%
Telephone	28	311	339	92%
Postage	4	494	219	226%
Insurance	-	6,018	5,822	103%
Printing & binding	59	647	706	92%
Legal advertising	410	911	657	139%
Office expenses and supplies	-	156	109	143%
Website	-	-	617	0%
Contingencies	51	612	657	93%
ADA website compliance	92	92	175	53%
Annual district filing fee	-	77	153	50%
Total professional & admin expenses	<u>12,896</u>	<u>115,683</u>	<u>100,123</u>	116%
<b>Water management</b>				
Field management	772	8,492	9,264	92%
Contractual services	4,235	44,523	50,338	88%
Aquascaping	-	351	2,189	16%
Utilities	-	287	1,313	22%
Contingencies	-	689	2,189	31%
Total water management	<u>5,007</u>	<u>54,342</u>	<u>65,293</u>	83%

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD ENDED AUGUST 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Other fees and charges</b>				
Property appraiser	-	720	802	90%
Tax collector	-	1,090	2,646	41%
Total other fees & charges	-	1,810	3,448	52%
Total expenditures	<u>17,903</u>	<u>171,835</u>	<u>168,864</u>	102%
 Excess/(deficiency) of revenues over/(under) expenditures	 (17,903)	 (1,036)	 752	
 Fund balances - beginning	 56,161	 39,294	 32,928	
Fund balances - ending	<u>\$ 38,258</u>	<u>\$ 38,258</u>	<u>\$ 33,680</u>	

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND 201 - SERIES 2016  
FOR THE PERIOD ENDED AUGUST 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ -	\$ 1,449,497	\$ 1,446,901	100%
Prepaid assessments	14,003	14,003	14,003	N/A
Interest	790	1,507	-	N/A
Total revenues	<u>14,793</u>	<u>1,465,007</u>	<u>1,460,904</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	785,000	785,000	100%
Interest	-	684,844	684,844	100%
Total expenditures	<u>-</u>	<u>1,469,844</u>	<u>1,469,844</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	14,793	(4,837)	(8,940)	
Fund balances - beginning	859,579	879,209	875,975	
Fund balances - ending	<u>\$ 874,372</u>	<u>\$ 874,372</u>	<u>\$ 867,035</u>	

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND 302 - SERIES 2016  
FOR THE PERIOD ENDED AUGUST 31, 2022**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ -	\$ 1
Total revenues	-	1
 <b>EXPENDITURES</b>		
Total expenditures	-	-
 Excess/(deficiency) of revenues over/(under) expenditures	-	1
 Fund balances - beginning	3	2
Fund balances - ending	\$ 3	\$ 3

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

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

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The Board of Supervisors of the Verandah East Community Development District held Multiple Public Hearings and a Regular Meeting on August 10, 2022 at 1:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

**Present were:**

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

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Brent Burford	District Engineer
David Caplivski	Grau & Associates
Susan Shields	Resident/VCA Board Member
June Thomas	Resident
Karl Vandegriff	Resident
John Sample	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mrs. Adams called the meeting to order at 1:01 p.m.

Supervisors Moore, Jaross, Lapinski and Shields were present, in person. Supervisor Voiles was attending via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments (3 minutes per person)**

39 Mrs. Adams stated several residents wished to comment on the budget. All residents  
40 agreed to address the issue during the Public Hearing.

41

42 **THIRD ORDER OF BUSINESS** **Presentation of Audited Financial Report**  
43 **for the Fiscal Year Ended September 30,**  
44 **2021, Prepared by Grau & Associates**

45

46 Mr. Caplivski presented the Audited Annual Financial Report for the Fiscal Year Ended  
47 September 30, 2021 and noted the pertinent information. There were no findings, irregularities  
48 recommendations, deficiencies on internal control or instances of noncompliance; it was an  
49 unmodified opinion, otherwise known as a clean audit.

50

51 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2022-06,**  
52 **Hereby Accepting the Audited Financial**  
53 **Report for the Fiscal Year Ended**  
54 **September 30, 2021**

55

56 Mrs. Adams presented Resolution 2022-06. The following change was made:

57 Page 1, WHEREAS clause: Change “2019” to “2021”

58

59 **On MOTION by Mr. Moore and seconded by Mr. Shields, with all in favor,**  
60 **Resolution 2022-06, as amended, Hereby Accepting the Audited Financial**  
61 **Report for the Fiscal Year Ended September 30, 2021, was adopted.**

62

63

64 **FIFTH ORDER OF BUSINESS** **Public Hearing on Adoption of Fiscal Year**  
65 **2022/2023 Budget**

66

67 **A. Proof/Affidavit of Publication**

68 The affidavit of publication was included for informational purposes.

69 **B. Consideration of Resolution 2022-37, Relating to the Annual Appropriations and**  
70 **Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending**  
71 **September 30, 2023; Authorizing Budget Amendments; and Providing an Effective**  
72 **Date**

73 Mrs. Adams presented Resolution 2022-37.



74 Mr. Moore stated he was asked to give a statement. He apologized for the confusion  
75 and noted that the residents took responsibility for the VCA late last year and, in that process,  
76 they have been doing a tremendous amount of work to understand what was turned over,  
77 identify those things that were missing and codify all the community. Some misunderstandings  
78 were found, one being that it was not understood that the CDD owns some but not all the walls  
79 and fences that surround the east portion of the CDD. When those properties were sold to the  
80 Verandah East CDD (VECDD), a Maintenance contract was created and executed by both the  
81 VCA and the VECDD, which were both run by Kolter Homes at that time. The document that  
82 they executed is relatively robust and the Board is working with the VCA to fix some items but,  
83 because it was not turned over by Kolter and it was not immediately in the CDD's general  
84 possession, it became an issue. He noted the importance of ensuring that all details are  
85 addressed. The document was found during the summer but not before the Statutory deadline  
86 for creation of the proposed Fiscal Year 2023 budget, which included budgeting for walls and  
87 fences. Since the Maintenance Agreement was located, the VCA has agreed it is a legal  
88 document and now the VECDD does not need to include some of those funds in its Fiscal Year  
89 2023 budget. Some unknowns will be addressed with the VCA, as some will be included in this  
90 year's CDD budget and some expenses are the VCA's, as the CDD does not own all the walls and  
91 fences.

92 Mr. Shields noted that this situation is confusing. He encouraged questions and stated,  
93 for the sake of simplicity, a transfer of property happened in 2016. Kolter was the Developer at  
94 the time and, for various reasons and by all accounts and legal reasons, Kolter needed to give  
95 the wall and certain portions of the fences to VECDD. It was easy to do that, at the time, as  
96 Kolter controlled the VCA and VECDD. Mr. Shields stated that he is not going to criticize or pass  
97 judgment but noted that the Board was surprised that the VECDD owned part of the wall. He  
98 believed the VCA was surprised that it only owned part of the wall. The VECDD had to plan for  
99 wall repairs and long-term replacement, which is reflected in the Operation & Maintenance  
100 (O&M) assessment of approximately \$200 described in the Mailed Notices to property owners.  
101 The assessment will be discussed and adjusted today.

102 Resident June Thomas asked if it will be a single-year assessment increase or if  
103 assessments will increase \$200 every year. Mr. Moore stated the annual assessment includes  
104 repayment of the bond debt and the O&M expenses; the large portion of the assessment is  
105 related to the bond debt payment. The Board's goal is to keep the O&M portion of the  
106 assessment as low as possible. In the new contract phase, some costs are rising and those will  
107 be discussed today.

108 Mr. Adams reviewed the proposed Fiscal Year 2023 budget, highlighting any line item  
109 increases, decreases and adjustments and explained the reasons for any adjustments. He stated  
110 as a result of resolving the issues with the VCA, the \$100,000 "Perimeter fence/wall repairs Cap  
111 Rpl (not shared)" line item will be removed. The ongoing item for clearing the perimeter wall  
112 will remain and the "Perimeter Fence /Wall ongoing RM (not shared)" \$20,000 line item will be  
113 reduced to \$2,500.

114 The following changes were made to the proposed Fiscal Year 2023 budget:

115 Page 5, "Perimeter fence/wall repairs Cap Rpl (not shared)": Delete line item

116 Page 5, "Perimeter Fence/Wall ongoing RM (not shared)": Change \$20,000 to \$2,500

117 Mr. Shields stated that will be an ongoing expense; the CDD will maintain the preserves  
118 on the outside of the fence. A 3' perimeter will be cleared to help prevent foliage from falling  
119 on the fence or growing through the fence.

120 Mr. Adams noted that the \$25,000 increase to fund balance will provide the necessary  
121 three-months working capital required to cover the CDD's expenses from October through  
122 December, before the assessment revenues are received.

123

124 **On MOTION by Mr. Lapinski and seconded by Mr. Shields, with all in favor, the**  
125 **Public Hearing was opened.**

126

127

128 Ms. Thomas stated the Board answered all her questions regarding interactions  
129 between the VCA and the CDD. In her opinion, the VCA is doing a wonderful job, given the  
130 communication challenges between the parties.

131 Resident Karl Vandegriff asked why ownership of some items is not known.

132 Mr. Lapinski stated Engineering funds were directed toward resolving the ownership  
133 issues. He felt that Ms. Susan Shields has done a fabulous job going through the plats to  
134 determine ownership. He noted that Kolter separating the assets from the property created a  
135 great deal of confusion; the CDD owns assets, such as walls and fences, that sit on someone  
136 else's property. In the past, when Kolter controlled both the VCA and the VECDD, they  
137 maintained the walls and fences but did not turn that contract over to the VCA, which is why it  
138 was not in the VCA's documents and it raised a question. He noted that an Engineering Survey  
139 was completed.

140 Mrs. Adams stated that the information will be available in the GIS mapping.

141 Mr. Lapinski felt that the VECDD and the VCA are working as a team to resolve the issue.

142 Mr. Vandegriff asked if previous budgets set reserves for maintenance of the walls. Mr.  
143 Adams stated CDDs generally do not collect reserves because doing so would mean collecting  
144 assessments from current residents for future projects. The CDD has the opportunity to do tax-  
145 exempt financing and assess on a go-forward basis. Given that property owners are paying into  
146 the CDD's original infrastructure installation, that would essentially be double taxing. The CDD's  
147 method is to assess for expenses at the time of need, based upon real cost.

148 Mr. Vandegriff asked why the Verandah West CDD (VWCDD) is not part of the  
149 Agreement. Mr. Lapinski stated the VWCDD was primarily completed in 2016 but the VECDD  
150 was not.

151 Mr. Vandegriff asked why the wall in Otter Bend has been open for two to three  
152 months. He noted a section of the fence is missing in Citrus Creek, possibly due to an auto  
153 accident, and a temporary fence was installed in that area.

154 Mrs. Adams stated the VCA is handling that and has been waiting on reimbursement  
155 from the insurance company; a check was received yesterday but it was made out to the CDD  
156 so it will be sent back for reissuance to the VCA.

157 Mr. Lapinski stated his understanding that the VCA entered into a contract to fix them  
158 but the lead time is three months. Ms. Shields concurred and stated that there is only one  
159 provider.

160 Resident John Sample voiced his opinion that, when the transaction occurred in 2016,  
161 the management company should have made sure it was documented and, if the CDD was  
162 incurring expenses for engineering, the CDD should seek reimbursement of those amounts  
163 from the management company, with respect to activities that should have been done in those  
164 years. He stated he does not mind paying for certain minor maintenance, such as wall  
165 expenses, but he thinks there is an inequity because VECDD bears a higher incremental cost  
166 and, while it is a small amount, he believes it is a cost that VWCDD does not bear. In his  
167 opinion, a revised budget should have been included in the agenda. He expressed appreciation  
168 for the Board but took issue with the management company and stated he believes they should  
169 be accountable for additional expenses incurred.

170 Ms. Thomas asked for clarification of the costs not paid by the VWCDD.

171 Mr. Adams stated, with regard to the \$2,500 for cleaning vegetation off walls and  
172 fences, VWCDD does not own any walls or fences. The VCA owns and maintains those and has  
173 been reserving funds for them from the very beginning. VECDD owns some walls, as indicated  
174 in the agreement that was misfiled and, now that it was located, both parties agree that it is a  
175 legally binding agreement. VECDD would have a \$2,500 expenditure that cannot be shared with  
176 VWCDD.

177 Mr. Sample asked what the new SOLitude contract includes. Mrs. Adams stated the  
178 proposal includes clearing vegetation off the walls twice each year. The VWCDD will execute its  
179 own separate agreement.

180 Mr. Lapinski stated that a 3' perimeter trim will be performed around the preserve areas  
181 only; the CDD is required to maintain those areas as preserves and approval for a 3' perimeter  
182 trim was received. Mrs. Adams stated the VWCDD will consider a similar matter at its Public  
183 Hearing later today.

184

185 **On MOTION by Mr. Wolf and seconded by Ms. Jaross, with all in favor, the**  
186 **Public Hearing was closed.**

187

188

189 Ms. Voiles asked about the impact of the budge, from an assessment perspective. Mr.  
190 Shields stated the assessment will increase \$40 compared to the previous year.

191

**On MOTION by Mr. Moore and seconded by Mr. Lapinski, with all in favor, Resolution 2022-37, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

197

198

199 **SIXTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law**

200

201

202

203

204

205 **A. Proof/ Affidavit of Publication**

206 **B. Mailed Notice(s) to Property Owners**

207 These items were included for informational purposes.

208 **C. Consideration of Resolution 2022-08, Making a Determination of Benefit and Imposing**  
209 **Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and**  
210 **Enforcement of Special Assessments, Including but Not Limited to Penalties and**  
211 **Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the**  
212 **Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

213 Mrs. Adams presented Resolution 2022-08.

214

**On MOTION by Mr. Shields and seconded by Mr. Moore, with all in favor, the Public Hearing was opened.**

215

216

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218

219 Mr. Sample asked if the Fiscal Year 2023 budget was adopted. Mr. Adams replied  
220 affirmatively.

221 Mr. Sample argued that a revised Fiscal Year 2023 budget was not presented. Mr.  
222 Adams stated the revisions were discussed and approved during the meeting.

223 Discussion ensued regarding the budget amendment and approval process, given  
224 Sunshine Law requirements.

225 Mr. Lapinski stated only two line items changed from the version included in the  
226 agenda.

227 Discussion ensued regarding removal of the \$100,000 maintenance line item and  
228 changing the \$20,000 expenditure for perimeter fence/ wall routine maintenance to \$2,500,  
229 both of which were explained and discussed during the Fifth Order of Business.

230 The O&M portion of the assessments increased from \$233.04 in Fiscal Year 2022 to  
231 \$273.23 for Fiscal Year 2023.

232

**On MOTION by Mr. Moore and seconded by Mr. Shields, with all in favor, the Public Hearing was closed.**

233

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236

**On MOTION by Mr. Lapinski and seconded by Ms. Jaross, 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.**

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Award of Contract – Lake and Wetland**

246

247

248

249

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

250

251

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

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257

258 **EIGHTH ORDER OF BUSINESS** **Consideration of SOLitude Lake**  
 259 **Management Services Contract for**  
 260 **Vegetation Trim Back from Fence/Wall**  
 261 **Areas Adjacent to Conservations**  
 262

263 Mrs. Adams presented the SOLitude Lake Management Services Contract.  
 264

265 **On MOTION by Mr. Moore and seconded by Mr. Shields, with all in favor, the**  
 266 **Lake Management Services Contract for Vegetation Trim Back from Fence/Wall**  
 267 **Areas Adjacent to Conservations, in the amount of \$2,250, was approved.**

268  
 269  
 270 **NINTH ORDER OF BUSINESS** **Discussion/Consideration: CDD Fixed**  
 271 **Structure Report**  
 272

273 Mrs. Adams presented the CDD Fixed Structure Report for informational purposes.  
 274

275 **TENTH ORDER OF BUSINESS** **Consideration of Quit Claim Bill of Sale**  
 276 **(Perimeter Wall and Landscaping)**  
 277

278 Ms. Willson stated this Quit Claim Bill of Sale has been on several previous agendas. She  
 279 noted that the CDD is under no obligation to accept this and recalled that the CDD was waiting  
 280 to have further discussions with the VCA. Her recommendation was not to accept further  
 281 hardscape that the CDD could potentially then be responsible for maintaining.  
 282

283 **On MOTION by Mr. Moore and seconded by Mr. Lapinski, with all in favor, the**  
 284 **Quit Claim Bill of Sale was not approved.**

285  
 286  
 287 **ELEVENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
 288 **Statements as of June 30, 2022**  
 289

290 Mrs. Adams presented the Unaudited Financial Statements as of June 30, 2022 and  
 291 called attention to the Financial Highlights Report handout. The financials were accepted.  
 292

293 **TWELFTH ORDER OF BUSINESS** **Approval of Minutes**  
 294

295 Mrs. Adams presented the following:

296 **A. May 11, 2022 Regular Meeting**

297 Mr. Shields stated that he has suggestions regarding transcription of the minutes. Mrs.  
298 Adams stated she would speak with him following the meeting.

299

300 **On MOTION by Mr. Lapinski and seconded by Mr. Moore, with all in favor, the**  
301 **May 11, 2022 Regular Meeting Minutes, as presented, were approved.**

302

303

304 **B. June 1, 2022 Special Meeting**

305

306 **On MOTION by Mr. Shields and seconded by Mr. Moore, with all in favor, the**  
307 **June 1, 2022 Special Meeting Minutes, as presented, were approved.**

308

309

310 **C. July 14, 2022 Workshop**

311 The following changes were made:

312 Line 27: Change "Resident" to "VCA Vice President"

313 Line 28: Change "Resident" to "VCA President"

314

315 **On MOTION by Mr. Moore and seconded by Mr. Lapinski, with all in favor, the**  
316 **July 14, 2022 Workshop Minutes, as amended, were approved.**

317

318

319 **THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

320

321 **A. District Counsel: *Kutak Rock LLP***

322 There was no report.

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

324 There was no report.

325 Mr. Lapinski stated the map showing ownership of the walls and fences is now on the  
326 GIS mapping. Mr. Willis noted that areas of fence damage were also included.

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



328 • **NEXT MEETING DATE: October 12, 2022 at 1:00 P.M.**

329 ○ **QUORUM CHECK**

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

331

332 **FOURTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

333

334 Mr. Lapinski stated the insurance check for the damaged wall was returned to the  
335 originator because the CDD does not own the wall. Mrs. Adams stated the check should have  
336 been payable to the VCA.

337

338 **FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

339

340

341 **On MOTION by Mr. Moore and seconded by Ms. Jaross, with all in favor, the**  
342 **meeting adjourned at 2:17 p.m.**

343

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347

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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352

353 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_ Chair/Vice Chair

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

*11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 12, 2022</b>	<b>Regular Meeting</b>	<b>1:00 P.M.</b>
<b>January 11, 2023</b>	<b>Regular Meeting</b>	<b>1:00 P.M.</b>
<b>May 10, 2023</b>	<b>Regular Meeting</b>	<b>1:00 P.M.</b>
<b>August 9, 2023</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>1:00 P.M.</b>