

**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 12, 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
Christine Jaross	Assistant Secretary
Jacqueline Voiles	Assistant Secretary
Michael Lapinski	Assistant Secretary

Also present were:

Chuck Adams (via telephone)	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Brent Burford	District Engineer
Susan Shields	Resident/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, Voiles Jaross and Shields were present. Supervisor Lapinski was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per person)

Mr. Moore stated he is glad everyone is safe and pleased that the Verandah community was not severely affected by the hurricane.

Supervisor Lapinski joined the meeting at 1:01 p.m.

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Johnson Engineering, Inc.,
Fee Modification**

Mr. Burford presented the Johnson Engineering, Inc., New Rate Schedule.

Discussion ensued regarding the increase of approximately 7%.

Mrs. Adams will review and advise how much was budgeted for the engineering fees.

On MOTION by Mr. Moore and seconded by Mr. Shields, with all in favor, the Johnson Engineering, Inc., New Rate Schedule, was approved.

FOURTH ORDER OF BUSINESS

**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**

Ms. Willson presented the Drainage Easement Agreement related to drainage infrastructure owned by the CDD for the areas listed above, located within the unplatted golf course tract.

Mr. Moore stated he finds the Agreement and documentation acceptable and asked if the CDD will be required to install grass, given the requirement to restore the property to its original condition. Ms. Willson replied affirmatively.

Discussion ensued regarding visual and video inspections.

Mr. Moore requested that a video inspection of the outfall structures be budgeted beginning in Fiscal Year 2024.

Mr. Moore asked if the golf course will be responsible for repairing CDD pipes. Ms. Willson replied affirmatively and stated she will propose the Agreement clarify that the CDD will not assume responsibility for any damage to pipes done by third party contractors not at the direction of the CDD.

On MOTION by Mr. Moore and seconded by Ms. Voiles, with all in favor, the Drainage Easement Agreement, as discussed and subject to e inclusion of the third-party damage language, was approved.

FIFTH ORDER OF BUSINESS

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

Mrs. Adams presented Resolution 2023-01.

Mr. Lapinski stated he was unable to submit the required candidate qualifying documentation to the Supervisor of Elections. The consensus was to allow the Board to consider resumes from all qualified candidates at the January meeting.

On MOTION by Mr. Moore and seconded by Mr. Shields, with all in favor, 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, was adopted.

Discussion ensued regarding sending an e-blast to residents in November.

Mr. Moore will compose the e-blast. Mrs. Adams will contact Lynne Pietrzyk at the appropriate time.

This item will be included on the January agenda.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2022

Mrs. Adams presented the Unaudited Financial Statements as of August 31, 2022 and called attention to the Financial Highlights Report handout. As expenditures are slightly over budget, at the January meeting, the Board will need to approve using Unassigned Fund Balance to cover the expense overages.

Discussion ensued regarding the increase in Engineering expenses, which include updates to the GIS mapping technology.

The financials were accepted.

SEVENTH ORDER OF BUSINESS

Approval of August 10, 2022 Public Hearings and Regular Meeting Minutes

Mrs. Adams presented the August 10, 2022 Public Hearings and Regular Meeting Minutes and responded to questions.

Discussion ensued regarding wall and fence repairs, fund balance, maintenance, hurricane cleanup and the need to maintain a contingency for emergencies.

Ms. Shields reported that, subject to further inspection, the VCA has over 17,000 linear combined feet of wall in the entire community. At first count, only 48 sections of wall were lost; from a survivability standpoint, the VCA did very well. Further inspections will be done but even if the amount of damaged wall doubles, the result is still good.

Mr. Willis noted the benefit of using strong wall material versus vinyl walls. The consensus was that vinyl walls did not withstand the storm.

The following changes were made:

Line 189: Change “budge” to “budget”

Line 185: Change “Wolf” to “Moore”

On MOTION by Ms. Voiles and seconded by Mr. Moore, with all in favor, the August 10, 2022 Public Hearings and Regular Meeting Minutes, as amended, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel: *Kutak Rock LLP***
- B. **District Engineer: *Johnson Engineering, Inc.***

There were no reports from District Counsel or the District Engineer.

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

- **NEXT MEETING DATE: January 11, 2023 at 1:00 P.M.**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the January 11, 2023 meeting.

Mrs. Adams stated fence clearing will be completed by the end of October.

NINTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Lapinski stated repairs to the Otter Bend were completed by the VCA. He opined that the repairs were done well because the walls that were repaired are the only ones still standing; the wall on either side did not withstand the storm.

Mr. Lapinski suggested the Board recoup the cost for storm-related repairs from the Federal Emergency Management Agency (FEMA).

Ms. Willson discussed the process of documenting in order to file a claim with FEMA and stated several additional Board meetings might be necessary to document procurement processes.

Discussion ensued regarding the damage sustained to CDD property, the FEMA claims process, expenses associated with pursuing a FEMA claim and the likelihood of receiving reimbursement.

Mr. Lapinski stated he will research whether the CDD should entertain pursuing a FEMA claim. In the meantime, the CDD must declare itself an applicant for FEMA reimbursement.

Ms. Willson stated the deadline for such declaration is October 29, 2022.

Mrs. Adams stated Staff will pursue the matter with FEMA.

Mr. Willis stated he will request second and third proposals.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Moore and seconded by Ms. Voiles, with all in favor, the meeting adjourned at 1:55 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair