

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

The Board of Supervisors of the Verandah West Community Development District held a Regular Meeting on October 12, 2022 at 2:00 p.m., at 11390 Palm Beach Boulevard, First Floor, Fort Myers, Florida 33905.

Present were:

Jeffrey Jordan	Chair
Susie McIntyre (via telephone)	Vice Chair
Paul Zampiceni	Assistant Secretary
Gerald Baldwin	Assistant Secretary

Also present were:

Cleo Adams	District Manager
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Brent Burford	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 2:00 p.m.

Supervisors Jordan, Zampiceni and Baldwin were present. Supervisor McIntyre attended via telephone. Supervisor St. Lawrence was not present.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

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.

Mrs. Adams noted that rates increased approximately 7%; engineering services are utilized on an as-needed basis.

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

FOURTH 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. She noted a slight adjustment to expenditures for “Supervisor fees” will be processed to account for additional meetings held by Verandah East CDD (VECDD), legal fees and engineering fees.

The financials were accepted.

FIFTH ORDER OF BUSINESS

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

Mrs. Adams presented the August 10, 2022 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor, the August 10, 2022 Public Hearing and Regular Meeting Minutes, as presented, were approved.

SIXTH 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:

- The previously-approved debris clearing along the fence line was completed in September at a cost of \$2,780. Those areas will be cleared twice each year in conjunction with treatments, as specified in the Lake and Wetland Contract Agreement.
- Regarding the conservation area adjacent to old Orange Hole #9, the Verandah Club removed half an acre of vegetation; the five-year monitoring event restoration plan was

received by the ecologist on August 30, 2022. Restoration is on hold pending approval by the South Florida Water Management District (SFWMD). Fees are currently estimated at \$19,000 but might increase slightly. If The Club can do all the restoration, it might save a lot of money.

➤ Repair work on Lake H-12/Sanctuary Point will be scheduled in November. Letters will be sent to residents as the date approaches.

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

Asked if storm debris will be removed from the preserves, Mrs. Adams stated it will not.

➤ During the VECDD meeting it was determined that the HOA is moving forward with fence repair work. The VECDD will attempt to obtain reimbursement from the Federal Emergency Management Agency (FEMA) for portions of fence owned by the VECDD. All perimeter fence in VWCDD is owned by the VCA.

Asked when fence repairs will occur, Mrs. Adams stated proposals were requested but it when the perimeter fence repairs will be done is unknown.

Discussion ensued regarding the limited availability of contractors for small fence repairs.

- **NEXT MEETING DATE: January 11, 2023 at 2:00 P.M.**

- **QUORUM CHECK**

Supervisors Jordan, McIntyre, Zampiceni and Baldwin confirmed their attendance at the January 11, 2023 meeting.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Jordan and seconded by Mr. Baldwin, with all in favor, the meeting adjourned at 2:09 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair