

**VERANDAH EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**May 10, 2023**

**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**

May 3, 2023

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 May 10, 2023 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 Award of Contact – Lake and Wetland Maintenance
4. Discussion/Consideration of MRI Inspection, LLC, Proposals
  - A. Estimate #3876 2023 Interconnect Inspection
  - B. Estimate #3890 ROV Control Structure Inspection
5. Consideration of Resolution 2023-04, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date
6. Consideration of Resolution 2023-05, Approving Proposed Budgets for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
7. Consideration of Resolution 2023-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
8. Consideration of Cedar Hammock Plat
9. Acceptance of Unaudited Financial Statements as of March 31, 2023
10. Approval of January 11, 2023 Regular Meeting Minutes

11. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Johnson Engineering, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
  - 917 Registered Voters in District as of April 15, 2023
  - NEXT MEETING DATE: August 9, 2023 at 1:00 PM
  - QUORUM CHECK

SEAT 1	RICHARD DENIS SHIELDS, JR.	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JOHN SAMPLE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JACQUELINE VOILES	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	CHRISTINE JAROSS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	DAVID MOORE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Supervisors' Requests

13. 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**



**MEMORANDUM**

Date: May 10, 2023

To: Verandah East & West Board of Supervisors

From: Cleo Adams – District Manager

Subject: Consideration of Award of Contract – Lake & Wetland Maintenance

Cc: File

Your current lake and wetland contract is set to expire 5/31/23. Staff recently solicited a Request for Proposals (RFP) with three submitting bids, based on the contract specifications provided by the District.

A total of four lake & wetlands maintenance companies were contacted with the three below providing proposals. As is typical with the district’s contracts, this is a one-year contract with a second-year option to renew, at the sole discretion of the districts. The financial tabulation is as follows:

<b>Company:</b>	<b>1<sup>st</sup> Year Price:</b>	<b>2<sup>nd</sup> Year Price:</b>	<b>VE Wall:</b>	<b>Totals:</b>
• Solitude Lake Management	\$120,202.00	\$120,202.00	\$2,000.00	\$122,202.00
• Crosscreek Environmental	\$122,264.00	\$122,264.00	\$1,800.00	\$124,064.00
• Superior Waterways	\$148,831.64		\$7,500.00	\$156,331.64
• Superior Waterways		\$153,307.09	\$7,725.00	\$161,032.09

Solitude Lake Management has been managing the lakes and wetlands since June 2018 at which time they acquired Lake Masters, your previous contractor who had been maintaining the contract for the prior 14 years.

Crosscreek Environmental has been in business for just under two years with an office located in Cape Coral, Fl and provide a wide range of aquatic and wetland services. Their confirmed references include Isles of Collier Preserve, Gateway CDD and Fiddlesticks Country Club. All of which, are satisfied with their services.



**Wrathell, Hunt and Associates, LLC**

Superior Waterway Services, Inc. was founded in 1999 out of Riviera Beach, Fl with a SW Florida office located in North Port and provide a wide range of aquatic and wetlands services. Their confirmed references are Cedar Hammock, Hideaway Beach Club, & Pelican Preserve.

The current contract is \$123,209.00, which does not include the Verandah East Wall Maintenance, and is not a shared cost with Verandah West.

The District's current combined budget is \$123,050.00 for this service in Fiscal Year 2023. Verandah East has budgeted \$5,300.00 specific to the wall maintenance.

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**4A**



# M.R.I. Inspection LLC

5570 Zip Dr.  
Fort Myers Fl. 33905  
239-984-5241 Office  
239-236-1234 Fax



CGC 1507963

## Name

Verandah East & West CDD  
Cleo Adams  
9220 Bonita Beach Road Suite  
#214  
Bonita Springs, FL 34135

# Proposal

## Project

Verandah East & West  
2023 Interconnect  
Inspection

Date

Estimate #

1/27/2023

3876

Description	Total
<p>Total proposed cost to physically inspect specified storm structures. We will utilize a diver to enter each structure to inspect the condition to determine the amount of sand, debris, and blockage within the system. We will provide a detailed inspection report of our findings and a proposal to clean all structures found to contain 25% or more sand, debris, and blockage. This price includes all labor, material, and equipment needed to complete this job.</p> <p>Any work completed outside the scope of this proposal will result in additional charges.</p>	6,000.00

Please know that we cannot hold pricing according to our normal terms, as our vendors are not holding pricing to us. All quotes will need to be reviewed at the time of contract.

**Total \$6,000.00**

M.R.I. Underwater Specialist utilizes the federal E-Verify program in contracts with public employers. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system. Due to sink holes crevasses or breeches etc. in and around wet well. This proposal does not include replacing any landscaping(Grass,trees, shrubs,etc.) all Jobsites will be left clean,

Authorized Signature

*Michael Radford*  
Michael Radford President

Acceptance of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee. This proposal may be withdrawn if not accepted within thirty (30) days.

Signature \_\_\_\_\_

Date of acceptance \_\_\_\_\_

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**4B**



# M.R.I. Inspection LLC

5570 Zip Dr.  
Fort Myers Fl. 33905  
239-984-5241 Office  
239-236-1234 Fax



CGC 1507963

## Name

Verandah East & West CDD  
Cleo Adams  
9220 Bonita Beach Road Suite  
#214  
Bonita Springs, FL 34135

# Proposal

## Project

ROV Control Structure

Date	Estimate #
------	------------

2/2/2023

3890

Description	Total
Total cost to ROV inspect Control Structures, We will give you a copy of the Video inspection, and a detail report on each Control Structure. This price includes all labor and equipment need to complete this job.	5,925.00
Total cost per Control Structure \$175.00	
Veranda West 23 Control Structures @ \$175.00 = \$4,025.00	
Veranda East 11 Control Structures @\$175.00 = \$1,925.00	

Please know that we cannot hold pricing according to our normal terms, as our vendors are not holding pricing to us. All quotes will need to be reviewed at the time of contract.

**Total \$5,925.00**

M.R.I. Underwater Specialist utilizes the federal E-Verify program in contracts with public employers  
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system. Due to sink holes crevases or breeches etc. in and around wet well. This proposal does not include replacing any landscaping(Grass,trees, shrubs,etc.) all Jobsites will be left clean,

Authorized Signature

*Michael Radford*  
Michael Radford President

Acceptance of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee. This proposal may be withdrawn if not accepted within thirty (30) days.

Signature \_\_\_\_\_

Date of acceptance \_\_\_\_\_

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on August 11, 2021, pursuant to Resolution 2021-09, the Board of Supervisors (hereinafter referred to as the “Board”) of the Verandah East Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2021/2022; and

**WHEREAS**, the Board desires to amend the previously adopted Fiscal Year 2021/2022 budget.

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

Section 1. The Fiscal Year 2021/2022 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2023 Financial Statements and Audit Report of the District.

**PASSED AND ADOPTED** this 10th day of May, 2023.

Attest:

**VERANDAH EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
AMENDED BUDGETS  
FISCAL YEAR 2022  
EFFECTIVE NOVEMBER 1, 2022**

**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
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**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED GENERAL FUND BUDGETS  
FISCAL YEAR 2022**

	Fiscal Year 2022				
	Adopted FY 2022 Budget	Actual through 9/30/2022	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended FY 2022 Budget
<b>REVENUES</b>					
Assessment levy: on-roll - net	\$ 367,338	\$ 369,840	\$ (2,502)	\$ 2,502	\$ 369,840
Assessment levy: off-roll	19,154	17,559	1,595	-	19,154
Interest and miscellaneous	600	43	557	(557)	43
Total revenues	<u>387,092</u>	<u>387,442</u>	<u>(350)</u>	<u>1,945</u>	<u>389,037</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	7,000	8,800	(1,800)	1,800	8,800
Management and accounting	124,960	124,960	-	-	124,960
Audit	14,900	14,900	-	-	14,900
Legal	10,000	19,363	(9,363)	9,363	19,363
Field management	21,163	21,163	-	-	21,163
Engineering	5,000	40,126	(35,126)	35,126	40,126
Trustee	10,000	10,303	(303)	303	10,303
Dissemination agent	8,280	8,280	-	-	8,280
Arbitrage rebate calculation	3,000	1,000	2,000	(2,000)	1,000
Assessment roll preparation	24,000	24,000	-	-	24,000
Telephone	775	775	-	-	775
Postage	500	1,380	(880)	880	1,380
Insurance	13,300	20,775	(7,475)	7,475	20,775
Printing & binding	1,614	1,614	-	-	1,614
Legal advertising	1,500	5,562	(4,062)	4,062	5,562
Office expenses & supplies	250	357	(107)	107	357
Website	1,410	705	705	(705)	705
ADA website compliance	400	210	190	(190)	210
Contingencies	1,500	1,256	244	(244)	1,256
Annual district filing fee	350	272	78	(78)	272
Total professional & admin	<u>249,902</u>	<u>305,801</u>	<u>(55,899)</u>	<u>55,899</u>	<u>305,801</u>
<b>Water management</b>					
Contractual services	115,000	118,711	(3,711)	3,711	118,711
Aquascaping/pipe cleanout	5,000	-	5,000	(5,000)	-
Utilities	3,000	-	3,000	(3,000)	-
Contingencies	5,000	1,575	3,425	(3,425)	1,575
Total water management	<u>128,000</u>	<u>120,286</u>	<u>7,714</u>	<u>(7,714)</u>	<u>120,286</u>

**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED GENERAL FUND BUDGETS  
FISCAL YEAR 2022**

	Fiscal Year 2022				
	Adopted FY 2022 Budget	Actual through 9/30/2022	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended FY 2022 Budget
<b>Other fees and charges</b>					
Property appraiser	1,740	1,211	529	(529)	1,211
Tax collector	5,740	2,165	3,575	(3,575)	2,165
Total other fees and charges	<u>7,480</u>	<u>3,376</u>	<u>4,104</u>	<u>(4,104)</u>	<u>3,376</u>
Total expenditures	<u>385,382</u>	<u>429,463</u>	<u>(44,081)</u>	<u>44,081</u>	<u>429,463</u>
Net increase/(decrease) of fund balance	1,710	(42,021)	43,731	(42,136)	(40,426)
Fund balance - beginning (unaudited)	147,319	162,770	(15,451)	15,451	162,770
Fund balance - ending (projected)	<u>\$ 149,029</u>	<u>\$ 120,749</u>	<u>\$ 28,280</u>	<u>\$ (26,685)</u>	<u>\$ 122,344</u>

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2022				Amended FY 2022 Budget
	Adopted FY 2022 Budget	Actual through 9/30/2022	Budget to Actual Variance	Proposed Amendment Increase/	
<b>REVENUES</b>					
Assessment levy: on-roll - net	\$ 169,353	\$ 170,794	\$ (1,441)	\$ 1,441	\$ 170,794
Interest and miscellaneous	263	19	244	(244)	19
Total revenues	<u>169,616</u>	<u>170,813</u>	<u>(1,197)</u>	<u>1,197</u>	<u>170,813</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	3,064	4,421	(1,357)	1,357	4,421
Management and accounting	54,698	54,698	-	-	54,698
Audit	6,522	6,522	-	-	6,522
Legal	4,377	9,313	(4,936)	4,936	9,313
Field management	9,264	9,264	-	-	9,264
Engineering	2,189	15,491	(13,302)	13,302	15,491
Trustee	4,377	4,529	(152)	152	4,529
Dissemination agent	3,624	3,624	-	-	3,624
Arbitrage rebate calculation	1,313	438	875	(875)	438
Assessment roll preparation	10,505	10,591	(86)	86	10,591
Telephone	339	339	-	-	339
Postage	219	598	(379)	379	598
Insurance	5,822	9,185	(3,363)	3,363	9,185
Printing & binding	706	706	-	-	706
Legal advertising	657	2,436	(1,779)	1,779	2,436
Office expenses & supplies	109	156	(47)	47	156
Website	617	309	308	(308)	309
ADA website compliance	175	92	83	(83)	92
Contingencies	657	656	1	(1)	656
Annual district filing fee	153	77	76	(76)	77
Total professional & admin	<u>109,387</u>	<u>133,445</u>	<u>(24,058)</u>	<u>24,058</u>	<u>133,445</u>
<b>Water management</b>					
Engineering stormwater analysis	-	6,955	(6,955)	6,955	6,955
Contractual services	50,338	53,529	(3,191)	3,191	53,529
Aquascaping/Pipe Cleanout	2,189	-	2,189	(2,189)	-
Utilities	1,313	385	928	(928)	385
Contingencies	2,189	689	1,500	12,080	14,269
Total water management	<u>56,029</u>	<u>61,558</u>	<u>(5,529)</u>	<u>19,109</u>	<u>75,138</u>

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2022				Amended FY 2022 Budget
	Adopted FY 2022 Budget	Actual through 9/30/2022	Budget to Actual Variance	Proposed Amendment Increase/	
<b>Other fees and charges</b>					
Property appraiser	802	720	82	(82)	720
Tax collector	2,646	804	1,842	(1,842)	804
Total other fees and charges	<u>3,448</u>	<u>1,524</u>	<u>1,924</u>	<u>(1,924)</u>	<u>1,524</u>
Total expenditures	<u>168,864</u>	<u>196,527</u>	<u>(27,663)</u>	<u>41,243</u>	<u>210,107</u>
 Net increase/(decrease) of fund balance	 752	 (25,714)	 26,466	 (40,046)	 (39,294)
 Fund balance - beginning (unaudited)	 32,928	 39,294	 (6,366)	 6,366	 39,294
Fund balance - ending (projected)	<u>\$ 33,680</u>	<u>\$ 13,580</u>	<u>\$ 20,100</u>	<u>\$ (33,680)</u>	<u>\$ -</u>

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2022				
	Adopted FY 2022 Budget	Actual through 9/30/2022	Budget to Actual Variance	Amendment Increase/ (Decrease)	Amended FY 2022 Budget
<b>REVENUES</b>					
Assessment levy: on-roll - net	\$ 197,985	\$ 199,046	\$ (1,061)	\$ 1,061	\$ 199,046
Assessment levy: off-roll	19,154	17,559	1,595	-	19,154
Interest and miscellaneous	337	24	313	(313)	24
Total revenues	<u>217,476</u>	<u>216,629</u>	<u>847</u>	<u>748</u>	<u>218,224</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	3,936	4,379	(443)	443	4,379
Management and accounting	70,262	70,262	-	-	70,262
Audit	8,378	8,378	-	-	8,378
Legal	5,623	10,050	(4,427)	4,427	10,050
Field management	11,899	11,899	-	-	11,899
Engineering	2,811	24,635	(21,824)	21,824	24,635
Trustee	5,623	5,774	(151)	151	5,774
Dissemination agent	4,656	4,656	-	-	4,656
Arbitrage rebate calculation	1,687	562	1,125	(1,125)	562
Assessment roll preparation	13,495	13,409	86	(86)	13,409
Telephone	436	436	-	-	436
Postage	281	782	(501)	501	782
Insurance	7,478	11,590	(4,112)	4,112	11,590
Printing & binding	908	908	-	-	908
Legal advertising	843	3,126	(2,283)	2,283	3,126
Office expenses & supplies	141	201	(60)	60	201
Website	793	396	397	(397)	396
ADA website compliance	225	118	107	(107)	118
Contingencies	843	600	243	(243)	600
Annual district filing fee	197	195	2	(2)	195
Total professional & admin fees	<u>140,515</u>	<u>172,356</u>	<u>(31,841)</u>	<u>31,841</u>	<u>172,356</u>
<b>Water management</b>					
Engineering stormwater analysis	-	8,819	(8,819)	8,819	8,819
Contractual services	64,662	65,182	(520)	520	65,182
Aquascaping/pipe cleanout	2,811	-	2,811	(2,811)	-
Utilities	1,687	1,489	198	(198)	1,489
Contingencies	2,811	886	1,925	15,359	18,170
Total water management	<u>71,971</u>	<u>76,376</u>	<u>(4,405)</u>	<u>21,689</u>	<u>93,660</u>

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2022				
	Adopted FY 2022 Budget	Actual through 9/30/2022	Budget to Actual Variance	Amendment Increase/ (Decrease)	Amended FY 2022 Budget
<b>Other fees and charges</b>					
Property appraiser	938	491	447	(447)	491
Tax collector	3,094	1,361	1,733	(1,733)	1,361
Total other fees and charges	<u>4,032</u>	<u>1,852</u>	<u>2,180</u>	<u>(2,180)</u>	<u>1,852</u>
Total expenditures	<u>216,518</u>	<u>250,584</u>	<u>(34,066)</u>	<u>51,350</u>	<u>267,868</u>
 Net Increase/(decrease) of fund balance	 958	 (33,955)	 34,913	 (50,602)	 (49,644)
 Fund balance - beginning (unaudited)	 114,391	 123,476	 (9,085)	 9,085	 123,476
Fund balance - ending (projected)	<u><u>\$ 115,349</u></u>	<u><u>\$ 89,521</u></u>	<u><u>\$ 25,828</u></u>	<u><u>\$ (41,517)</u></u>	<u><u>\$ 73,832</u></u>

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2023-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Verandah East Community Development District ("**District**") prior to June 15, 2023, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 9, 2023

HOUR: 1:00 PM

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 10TH DAY OF MAY, 2023.**

ATTEST:

**VERANDAH EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Proposed Budget

**Exhibit A: Fiscal Year 2023/2024 Proposed Budget**

**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
PROPOSED BUDGETS  
FISCAL YEAR 2024**

**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
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**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED GENERAL FUND BUDGETS  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 410,540				\$ 410,543
Allowable discounts (4%)	(16,422)				(16,422)
Assessment levy: on-roll - net	394,118	\$ 381,056	\$ 13,062	\$ 394,118	394,121
Assessment levy: off-roll	19,154	3,166	15,988	19,154	19,123
Interest and miscellaneous	600	22	578	600	600
Total revenues	413,872	384,244	29,628	413,872	413,844
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	7,000	3,600	3,400	7,000	7,000
Management and accounting	124,960	62,480	62,480	124,960	124,960
Audit	14,900	14,900	-	14,900	14,900
Legal	10,000	3,218	6,782	10,000	10,000
Field management	21,163	10,581	10,582	21,163	21,163
Engineering	5,000	15,518	11,500	27,018	10,000
Trustee	10,000	5,375	4,625	10,000	10,000
Dissemination agent	8,280	4,140	4,140	8,280	8,280
Arbitrage rebate calculation	3,000	-	3,000	3,000	3,000
Assessment roll preparation	24,000	24,000	-	24,000	24,000
Telephone	775	388	387	775	775
Postage	500	642	-	642	500
Insurance	15,200	7,236	7,236	14,472	15,200
Printing & binding	1,614	807	807	1,614	1,614
Legal advertising	1,500	402	1,098	1,500	1,500
Office expenses & supplies	250	-	250	250	250
Website	1,410	-	1,410	1,410	1,410
ADA website compliance	400	-	400	400	400
Contingencies	1,500	612	888	1,500	1,500
Annual district filing fee	350	350	-	350	350
Total professional & admin	251,802	154,249	118,985	273,234	256,802
<b>Water management</b>					
Contractual services	123,050	66,634	56,416	123,050	123,000
Aquascaping/pipe cleanout	5,000	-	5,000	5,000	5,000
Perimeter fence /wall ongoing RM <span style="color: red;">not shared</span>	5,300	-	5,300	5,300	1,800
Utilities	1,200	661	539	1,200	1,300
Contingencies	5,000	-	2,500	2,500	5,000
Total water management	139,550	67,295	69,755	137,050	136,100

**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED GENERAL FUND BUDGETS  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
<b>Other fees and charges</b>					
Property appraiser	1,740	1,631	109	1,740	1,740
Tax collector	2,610	2,364	246	2,610	3,202
Total other fees and charges	<u>4,350</u>	<u>3,995</u>	<u>355</u>	<u>4,350</u>	<u>4,942</u>
Total expenditures	<u>395,702</u>	<u>225,539</u>	<u>189,095</u>	<u>414,634</u>	<u>397,844</u>
 Net increase/(decrease) of fund balance	 18,170	 158,705	 (159,467)	 (762)	 16,000
 Fund balance - beginning (unaudited)	 133,103	 103,099	 261,804	 103,099	 102,337
Fund balance - ending (projected)	<u><u>\$ 151,273</u></u>	<u><u>\$ 261,804</u></u>	<u><u>\$ 102,337</u></u>	<u><u>\$ 102,337</u></u>	<u><u>\$ 118,337</u></u>

**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

Supervisors	\$ 7,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates four (4) meetings and all five (5) Board Members receiving fees.	
Management and accounting	124,960
<b>Wrathell, Hunt and Associates, LLC</b> specializes in managing Community Development Districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the Districts, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community.	
Audit Fees	14,900
The Districts are required to complete annual, independent examinations of their accounting records and procedures. These audits are conducted pursuant to Florida law and the rules of the Florida Auditor General.	
Legal	10,000
The District's attorney provides on-going general counsel and legal representation. He handles issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
<b>Field management</b>	21,163
<b>Wrathell, Hunt &amp; Associates, LLC</b> is responsible for day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding services, contract administration, hiring and maintaining qualified personnel, preparing operating schedules and policies, ensuring compliance with operating permits, preparing and implementing field operating budgets, providing District-related information to the public and attending board meetings.	
Engineering	10,000
Johnson Engineering provides an array of engineering and consulting services to the Districts, assisting in developing infrastructure and improvement-related solutions for them in addition to advising the Districts on facility maintenance.	
Trustee	10,000
Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	
Dissemination agent	8,280
The Districts must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Arbitrage rebate calculation	3,000
To ensure the Districts' compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.	
Assessment roll preparation	24,000
The Districts have contracts with AJC Associates, Inc., to prepare the annual assessment rolls.	
Telephone	775
Telephone and fax machine services.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	15,200
The Districts carry public officials liability and general liability insurance. Each District has a general liability insurance limit of \$1,000,000 (\$2,000,000 general aggregate) and a public officials liability limit of \$1,000,000.	

**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

<b>EXPENDITURES (continued)</b>	
Printing & binding	1,614
Letterhead, envelopes, copies, etc.	
Legal advertising	1,500
Required advertisements for monthly meetings, special meetings, public hearings, bidding, etc.	
Office expenses & supplies	250
Administrative and accounting supplies.	
Website	1,410
ADA website compliance	400
Contingencies	1,500
Bank charges and miscellaneous expenses incurred throughout the year.	
Annual district filing fee	350
Annual fee paid to the Department of Economic Opportunity.	
Contractual services	123,000
Contracts entered into by the Districts for water management related professional services.	
Aquascaping/pipe cleanout	5,000
Expenses incurred relating to supplemental lake littoral plantings and lake interconnect pipe cleanout.	
Perimeter fence /wall ongoing RM not shared	1,800
Covers the costs of once a year clearing of vegetation on the Verandah East perimeter wall that runs adjacent to the conservation areas.	
Utilities	1,300
Covers the costs of Electricity for CDD aerators.	
Contingencies	5,000
Miscellaneous water management expenses incurred throughout the year.	
Property appraiser	1,740
The property appraiser's fee is \$1.00 per parcel.	
Annual Fee paid to Wachovia Bank for the service provided as Trustee, Paying Agent and Registrar.	
Tax collector	3,202
The tax collector's fee is \$1.50 of assessments collected.	
Total expenditures	<u><u>\$397,844</u></u>

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 206,835				\$ 206,833
Allowable discounts (4%)	(8,273)				(8,273)
Assessment levy: on-roll - net	198,562	\$ 193,023	\$ 6,531	\$ 199,554	198,560
Interest and miscellaneous	263	11	254	265	263
Total revenues	198,825	193,034	6,785	199,819	198,823
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	3,070	1,580	1,496	3,076	3,070
Management and accounting	54,805	27,402	27,491	54,893	54,805
Audit	6,535	6,556	-	6,556	6,535
Legal	4,386	1,416	2,984	4,400	4,386
Field management	9,282	4,641	4,656	9,297	9,282
Engineering	2,193	6,344	5,060	11,404	4,386
Trustee	4,386	2,365	2,035	4,400	4,386
Dissemination agent	3,631	1,815	1,822	3,637	3,631
Arbitrage rebate calculation	1,316	-	1,320	1,320	1,316
Assessment roll preparation	10,526	10,560	-	10,560	10,526
Telephone	340	170	170	340	340
Postage	219	282	-	282	219
Insurance	6,666	3,167	3,184	6,351	6,666
Printing & binding	708	354	355	709	708
Legal advertising	658	177	483	660	658
Office expenses & supplies	110	-	110	110	110
Website	618	-	620	620	618
ADA website compliance	175	-	176	176	175
Contingencies	658	340	391	731	658
Annual district filing fee	154	154	-	154	154
Total professional & admin	110,436	67,323	52,353	119,676	112,629
<b>Water management</b>					
Contractual services	53,967	29,319	24,823	54,142	53,945
Aquascaping/Pipe Cleanout	2,193	-	2,200	2,200	2,193
Perimeter fence /wall ongoing RM not shared	2,500	-	5,300	5,300	1,800
Utilities	526	291	237	528	570
Contingencies	2,193	-	1,100	1,100	2,193
Total water management	61,379	29,610	33,660	63,270	60,701

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>Other fees and charges</b>					
Property appraiser	804	718	50	768	804
Tax collector	1,206	1,090	113	1,203	1,479
Total other fees and charges	<u>2,010</u>	<u>1,808</u>	<u>163</u>	<u>1,971</u>	<u>2,283</u>
Total expenditures	<u>173,825</u>	<u>98,741</u>	<u>86,176</u>	<u>184,917</u>	<u>175,613</u>
Net increase/(decrease) of fund balance	25,000	94,293	(79,391)	14,902	23,210
Fund balance - beginning (unaudited)	<u>25,907</u>	<u>13,578</u>	<u>107,871</u>	<u>13,578</u>	<u>28,480</u>
Fund balance - ending (projected)	<u>\$ 50,907</u>	<u>\$ 107,871</u>	<u>\$ 28,480</u>	<u>\$ 28,480</u>	<u>\$ 51,690</u>

**Assessment Summary**

Description	Units	FY 2023 Assessment	Proposed Assessment	Total Revenue
On-roll	<u>757.00</u>	<u>\$ 273.23</u>	<u>\$ 273.22</u>	<u>\$ 206,827.54</u>
Total units:	<u>757.00</u>		Total revenue:	<u>\$206,827.54</u>

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 203,704				\$ 203,709
Allowable discounts (4%)	(8,148)				(8,148)
Assessment levy: on-roll - net	195,556	\$ 188,033	\$ 6,531	\$ 194,564	195,561
Assessment levy: off-roll	19,154	3,166	15,988	19,154	19,123
Interest and miscellaneous	337	11	324	335	337
Total revenues	<u>215,047</u>	<u>191,210</u>	<u>22,843</u>	<u>214,053</u>	<u>215,021</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	3,930	2,020	1,904	3,924	3,930
Management and accounting	70,155	35,078	34,989	70,067	70,155
Audit	8,365	8,344	-	8,344	8,365
Legal	5,614	1,802	3,798	5,600	5,614
Field management	11,881	5,940	5,926	11,866	11,881
Engineering	2,807	9,174	6,440	15,614	5,614
Trustee	5,614	3,010	2,590	5,600	5,614
Dissemination agent	4,649	2,325	2,318	4,643	4,649
Arbitrage rebate calculation	1,684	-	1,680	1,680	1,684
Assessment roll preparation	13,474	13,440	-	13,440	13,474
Telephone	435	218	217	435	435
Postage	281	360	-	360	281
Insurance	8,534	4,069	4,052	8,121	8,534
Printing & binding	906	453	452	905	906
Legal advertising	842	225	615	840	842
Office expenses & supplies	140	-	140	140	140
Website	792	-	790	790	792
ADA website compliance	225	-	224	224	225
Contingencies	842	272	497	769	842
Annual district filing fee	196	196	-	196	196
Total professional & admin fees	<u>141,366</u>	<u>86,926</u>	<u>66,632</u>	<u>153,558</u>	<u>144,173</u>
<b>Water management</b>					
Contractual services	69,083	37,315	31,593	68,908	69,055
Aquascaping/Pipe Cleanout	2,807	-	2,800	2,800	2,807
Perimeter fence /wall ongoing RM not shared	2,800	-	-	-	-
Utilities	674	370	302	672	730
Contingencies	2,807	-	1,400	1,400	2,807
Total water management	<u>78,171</u>	<u>37,685</u>	<u>36,095</u>	<u>73,780</u>	<u>75,399</u>

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
<b>Other fees and charges</b>					
Property appraiser	936	913	59	972	936
Tax collector	1,404	1,274	133	1,407	1,723
Total other fees and charges	<u>2,340</u>	<u>2,187</u>	<u>192</u>	<u>2,379</u>	<u>2,659</u>
Total expenditures	<u>221,877</u>	<u>126,798</u>	<u>102,919</u>	<u>229,717</u>	<u>222,231</u>
		-			
Net Increase/(decrease) of fund balance	(6,830)	64,412	(80,076)	(15,664)	(7,210)
Fund balance - beginning (unaudited)	107,196	89,521	153,933	89,521	73,857
Fund balance - ending (projected)	<u>\$ 100,366</u>	<u>\$ 153,933</u>	<u>\$ 73,857</u>	<u>\$ 73,857</u>	<u>\$ 66,647</u>

**Assessment Summary**

Description	Units	FY 2023	Proposed	Total
		Assessment	Assessment	Revenue
On-roll	881.63	\$ 231.06	\$ 231.06	\$ 203,709.43
Off-roll	87.40	219.16	218.80	19,123.12
Total units:	<u>969.03</u>		Total revenue:	<u>\$222,832.55</u>

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND - SERIES 2016 BONDS  
FISCAL YEAR 2024**

	Fiscal Year 2022				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 1,507,189				\$ 1,505,789
Allowable discounts (4%)	(60,288)				(60,232)
Assessment levy: on-roll - net	1,446,901	\$ 1,396,917	\$ 49,984	\$ 1,446,901	1,445,557
Interest	-	14,683	-	14,683	-
Total revenues	1,446,901	1,411,600	49,984	1,461,584	1,445,557
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	815,000	-	815,000	815,000	845,000
Interest	655,406	327,703	327,509	655,212	624,456
Prepayment	-	10,000	-	10,000	-
Total debt service	1,470,406	337,703	1,142,509	1,480,212	1,469,456
Excess/(deficiency) of revenues over/(under) expenditures	(23,505)	1,073,897	(1,092,525)	(18,628)	(23,899)
Beginning fund balance (unaudited)	856,300	875,728	1,949,625	875,728	857,100
Ending fund balance (projected)	\$ 832,795	\$ 1,949,625	\$ 857,100	\$ 857,100	833,201
<b>Use of fund balance</b>					
Debt service reserve account balance (Required)					(375,000)
Interest expense - November 1, 2024					(296,384)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 161,817</u>

**Verandah East**  
Community Development District  
Series 2016  
\$20,615,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+</b>
11/01/2023	-	-	312,228.13	312,228.13
05/01/2024	845,000.00	3.750%	312,228.13	1,157,228.13
11/01/2024	-	-	296,384.38	296,384.38
05/01/2025	875,000.00	3.750%	296,384.38	1,171,384.38
11/01/2025	-	-	279,978.13	279,978.13
05/01/2026	910,000.00	3.750%	279,978.13	1,189,978.13
11/01/2026	-	-	262,915.63	262,915.63
05/01/2027	945,000.00	4.000%	262,915.63	1,207,915.63
11/01/2027	-	-	244,015.63	244,015.63
05/01/2028	985,000.00	4.000%	244,015.63	1,229,015.63
11/01/2028	-	-	224,315.63	224,315.63
05/01/2029	1,025,000.00	4.000%	224,315.63	1,249,315.63
11/01/2029	-	-	203,815.63	203,815.63
05/01/2030	1,065,000.00	4.000%	203,815.63	1,268,815.63
11/01/2030	-	-	182,515.63	182,515.63
05/01/2031	1,105,000.00	4.000%	182,515.63	1,287,515.63
11/01/2031	-	-	160,415.63	160,415.63
05/01/2032	1,155,000.00	4.125%	160,415.63	1,315,415.63
11/01/2032	-	-	136,593.75	136,593.75
05/01/2033	1,200,000.00	4.125%	136,593.75	1,336,593.75
11/1/2033	-	-	111,843.75	111,843.75
5/1/2034	1,250,000.00	4.125%	111,843.75	1,361,843.75
11/1/2034	-	-	86,062.50	86,062.50
5/1/2035	1,305,000.00	4.250%	86,062.50	1,391,062.50
11/1/2035	-	-	58,331.25	58,331.25
5/1/2036	1,355,000.00	4.250%	58,331.25	1,413,331.25
11/1/2036	-	-	29,537.50	29,537.50
5/1/2037	1,390,000.00	4.250%	29,537.50	1,419,537.50
<b>Total</b>	<b>\$15,410,000.00</b>	<b>-</b>	<b>\$5,177,906.34</b>	<b>\$20,587,906.34</b>

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND - SERIES 2013 BONDS**

	Fiscal Year 2022				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 945,391				\$ 943,991
Allowable discounts (4%)	(37,816)				(37,760)
Assessment levy: on-roll - net	907,575	\$ 865,400	\$ 42,175	\$ 907,575	906,231
Assessment levy: off-roll	332,699	68,854	263,845	332,699	332,699
Interest	-	11,166	-	11,166	-
Total revenues	<u>1,240,274</u>	<u>945,420</u>	<u>306,020</u>	<u>1,251,440</u>	<u>1,238,930</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	720,000	-	720,000	720,000	755,000
Interest	507,300	253,650	253,400	507,050	478,000
Prepayment	-	10,000	-	10,000	-
Total expenditures	<u>1,227,300</u>	<u>263,650</u>	<u>973,400</u>	<u>1,237,050</u>	<u>1,233,000</u>
Excess/(deficiency) of revenues over/(under) expenditures	12,974	681,770	(667,380)	14,390	5,930
Fund balance:					
Net increase/(decrease) in fund balance	12,974	681,770	(667,380)	14,390	5,930
Beginning fund balance (unaudited)	719,742	667,704	1,349,474	667,704	682,094
Ending fund balance (projected)	<u>\$ 732,716</u>	<u>\$ 1,349,474</u>	<u>\$ 682,094</u>	<u>\$ 682,094</u>	<u>688,024</u>
<b>Use of fund balance</b>					
Debt service reserve account balance (required)					(448,350)
Interest expense - November 1, 2024					(220,125)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 19,549</u>

## Verandah West

Community Development District

Series 2013

\$15,920,000

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023	-	-	239,000.00	239,000.00
05/01/2024	755,000.00	5.000%	239,000.00	994,000.00
11/01/2024	-	-	220,125.00	220,125.00
05/01/2025	795,000.00	5.000%	220,125.00	1,015,125.00
11/01/2025	-	-	200,250.00	200,250.00
05/01/2026	835,000.00	5.000%	200,250.00	1,035,250.00
11/01/2026	-	-	179,375.00	179,375.00
05/01/2027	880,000.00	5.000%	179,375.00	1,059,375.00
11/01/2027	-	-	157,375.00	157,375.00
05/01/2028	925,000.00	5.000%	157,375.00	1,082,375.00
11/01/2028	-	-	134,250.00	134,250.00
05/01/2029	970,000.00	5.000%	134,250.00	1,104,250.00
11/01/2029	-	-	110,000.00	110,000.00
05/01/2030	1,020,000.00	5.000%	110,000.00	1,130,000.00
11/01/2030	-	-	84,500.00	84,500.00
05/01/2031	1,070,000.00	5.000%	84,500.00	1,154,500.00
11/01/2031	-	-	57,750.00	57,750.00
05/01/2032	1,125,000.00	5.000%	57,750.00	1,182,750.00
11/01/2032	-	-	29,625.00	29,625.00
05/01/2033	1,185,000.00	5.000%	29,625.00	1,214,625.00
<b>Total</b>	<b>\$9,560,000.00</b>	<b>-</b>	<b>\$2,824,500.00</b>	<b>\$12,384,500.00</b>

**Verandah East  
Community Development District  
Projected Assessments  
Fiscal Year 2023-2024  
2016 Series Bonds**

\*\*\*PRELIMINARY\*\*\*

**Lee County  
13 years remaining**

Neighborhoods	Parcel #	# Units	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2023-2024 tax payment			
Arlington Oaks	119	31	SF 100-1	\$ 3,755.00	\$ 273.22	\$ 4,028.22	\$ 36,316.06	38422.97	0.945165	36316.06
Brantley Oaks	117	23	SF 100-2	3,500.00	273.22	3,773.22	33,844.86	35808.4	0.945165	33844.86
Whispering Oaks	118	31	SF-100-2	3,500.00	273.22	3,773.22	33,844.86	35808.4	0.945165	33844.86
Torey Pines	127S	26	SF-85-1	2,963.00	273.22	3,236.22	28,634.37	30295.62	0.945165	28634.37
Cedar Hammock	124	38	SF 85-2	2,600.00	273.22	2,873.22	25,141.89	26600.52	0.945165	25141.89
Edgewater Trace	127N	23	SF 75	2,662.85	273.22	2,936.07	25,733.71	27226.67	0.945165	25733.71
Palmetto Grove	120	34	SF 70-2	2,000.00	273.22	2,273.22	19,326.08	20447.3	0.945165	19326.08
Sabal Point	121	29	SF 70-3	1,400.00	273.22	1,673.22	13,537.95	14323.36	0.945165	13537.95
Otter Bend	123	45	Villa 60-1	1,600.00	273.22	1,873.22	15,471.93	16369.55	0.945165	15471.93
Citrus Creek	122	30	Villa 60-2	1,300.00	273.22	1,573.22	12,570.86	13300.17	0.945165	12570.86
Woodhaven	126	72	Villa 60-3	2,000.00	273.22	2,273.22	19,326.08	20447.3	0.945165	19326.08
Willow Bend	128	26	SF 50	1,616.00	273.22	1,889.22	15,632.30	16539.22	0.945165	15632.3
Amblewind Cove	132	54	SF 50	1,616.00	273.22	1,889.22	15,632.30	16539.22	0.945165	15632.3
Heritage Preserve	131	108	SF 50	1,616.00	273.22	1,889.22	15,632.30	16539.22	0.945165	15632.3
Magnolia Pointe	129/130	51	SF 50	1,616.00	273.22	1,889.22	15,632.30	16539.22	0.945165	15632.3
Willow Ridge	132	43	SF 50	1,616.00	273.22	1,889.22	15,632.30	16539.22	0.945165	15632.3
Fairway Cove	125	93	SF 50	1,616.00	273.22	1,889.22	15,632.30	16539.22	0.945165	15632.3

757

Fiscal Year 2022 - 2023 assessments:						
	SF 100-1	\$ 3,755.00	\$ 273.23	\$ 4,028.23	\$ 38,422.97	
	SF 100-2	3,500.00	273.23	3,773.23	35,808.40	
	SF 85-1	2,963.00	273.23	3,236.23	30,295.62	
	SF 85-2	2,600.00	273.23	2,873.23	26,600.52	
	SF 75	2,662.85	273.23	2,936.08	27,226.67	
	SF 70-2	2,000.00	273.23	2,273.23	20,447.30	
	SF 70-3	1,400.00	273.23	1,673.23	14,323.36	
	Villa 60-1	1,600.00	273.23	1,873.23	16,369.55	
	Villa 60-2	1,300.00	273.23	1,573.23	13,300.17	
	Villa 60-3	2,000.00	273.23	2,273.23	20,447.30	
	SF 50	1,616.00	273.23	1,889.23	16,539.22	

**Verandah West  
Community Development District  
Projected Assessments  
Fiscal Year 2023-2024  
2013 Series**

\*\*\*PRELIMINARY\*\*\*

**Lee County  
9 years remaining**

<b>Neighborhoods</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2023-2024 tax payment</b>			
Hammock Creek	River Village	\$ 2,245.81	\$ 231.06	\$ 2,476.87	\$ 15,267.93	16577.10	0.921025	15267.93
Oak Bend	River Village	2,245.81	231.06	2,476.87	15,267.93	16577.10	0.921025	15267.93
Sanctuary Pointe	Custom SF 100	2,245.81	231.06	2,476.87	15,267.93	16577.10	0.921025	15267.93
Shadetree Pointe	Custom SF 100	2,245.81	231.06	2,476.87	15,267.93	16577.10	0.921025	15267.93
Mossy Oak	Custom SF 100	2,245.81	231.06	2,476.87	15,267.93	16577.10	0.921025	15267.93
Cypress Marsh	Custom SF 85	1,641.22	231.06	1,872.28	11,157.68	12114.42	0.921025	11157.68
River Point	Custom SF 85	1,641.22	231.06	1,872.28	11,157.68	12114.42	0.921025	11157.68
Winding River West	Production 70-1 (NO BUYDOWN)	1,628.14	231.06	1,859.20	11,494.49	12480.10	0.921025	11494.49
Shady Bend	Production 70-2	1,122.91	231.06	1,353.97	7,633.96	8288.55	0.921025	7633.963
Royal Palm (Lots 1-11, 22-25)	Single Family 65	1,042.70	231.06	1,273.76	7,088.68	7696.51	0.921025	7088.679
Royal Palm (Lots 12-21)	Single Family 50	777.43	231.06	1,008.49	5,285.25	5738.44	0.921025	5285.247
Orange Tree Bend	SF 60/Villa 55	950.17	231.06	1,181.23	6,459.60	7013.49	0.921025	6459.6
Bramble Cove	Villa 50	777.43	231.06	1,008.49	5,285.25	5738.44	0.921025	5285.247
Lakeview	Villa 50	777.43	231.06	1,008.49	5,285.25	5738.44	0.921025	5285.247
Preserves Edge	Villa 50	777.43	231.06	1,008.49	5,285.25	5738.44	0.921025	5285.247
Idlewild	Coach Home - L	580.46	231.06	811.52	3,946.17	4284.54	0.921025	3946.169
Pebblebrook	Coach Home - L	580.46	231.06	811.52	3,946.17	4284.54	0.921025	3946.169
Cottonwood Bend	Town Homes	518.32	231.06	749.38	3,523.71	3825.86	0.921025	3523.713

Fiscal year 2021 - 2022 assessments:	River Village	\$ 2,245.81	\$ 231.06	\$ 2,476.87	\$ 16,577.10
	Custom SF 100	2,245.81	231.06	2,476.87	16,577.10
	Custom SF 85	1,641.22	231.06	1,872.28	12,114.42
	Production 70-1	1,628.14	231.06	1,859.20	12,480.10
	Production 70-2	1,122.91	231.06	1,353.97	8,288.55
	Single Family 65	1,042.70	231.06	1,273.76	7,696.51
	Single Family 50	777.43	231.06	1,008.49	5,738.44
	SF 60/Villa 55	950.17	231.06	1,181.23	7,013.49
	Villa 50	777.43	231.06	1,008.49	5,738.44
	Coach Home - L	580.46	231.06	811.52	4,284.54
	Town Homes	518.32	231.06	749.38	3,825.86

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2023-06**

**A RESOLUTION OF THE VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR 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*, being situated entirely within Lee County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 10th day of May, 2023.

Attest:

**VERANDAH EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

Exhibit A

<b>VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 11, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>January 10, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>May 8, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>August 14, 2024</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>1:00 PM</b>

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**8**

PREPARED BY:  
**JOHNSON**  
ENGINEERING  
JOHNSON ENGINEERING, INC.  
2122 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33901

# CEDAR HAMMOCK

A SUBDIVISION IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, A REPLAT OF TRACT GC-1 OF VERANDAH UNIT TWELVE LOT 16, BLOCK "C" AND TRACT "GC 1" REPLAT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2015000169492, AND A REPLAT OF LOT 21, BLOCK D, OF VERANDAH UNIT TWELVE AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2005000156524, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

### DESCRIPTION

TRACT GC-1, ACCORDING TO THE PLAT OF VERANDAH UNIT TWELVE LOT 16, BLOCK "C" AND TRACT "GC 1" REPLAT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2015000169492 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

LOT 21, BLOCK D, ACCORDING TO THE PLAT OF VERANDAH UNIT TWELVE AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2005000156524 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

### APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
BRIAN HAMMAN  
CHAIR

\_\_\_\_\_  
KEVIN C. KARNES  
CLERK OF COURT

\_\_\_\_\_  
DAVID HALVERSON  
ASSISTANT COUNTY ATTORNEY

\_\_\_\_\_  
JESSICA SULZER, P.E.  
DEVELOPMENT SERVICES

\_\_\_\_\_  
DAVID M. LOVELAND, DIRECTOR  
DEPARTMENT OF COMMUNITY DEVELOPMENT

REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART 1.

\_\_\_\_\_  
GARY W. RASHFORD, PSM  
LEE COUNTY DESIGNATED PSM

### NOTICE:

**THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.**

### NOTICE:

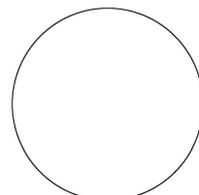
**LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.**

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR HAMMOCK, A SUBDIVISION IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, A REPLAT OF TRACT GC-1 OF VERANDAH UNIT TWELVE LOT 16, BLOCK "C" AND TRACT "GC 1" REPLAT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2015000169492, AND A REPLAT OF LOT 21, BLOCK D, OF VERANDAH UNIT TWELVE AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2005000156524, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

DONE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
MARK D. HAINES (FOR THE FIRM-LB 642)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5312  
JOHNSON ENGINEERING, INC.  
2122 JOHNSON STREET  
FORT MYERS, FLORIDA 33901

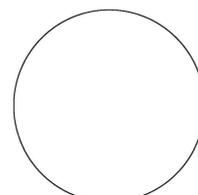


SURVEYOR'S SEAL

### CLERK'S CERTIFICATION

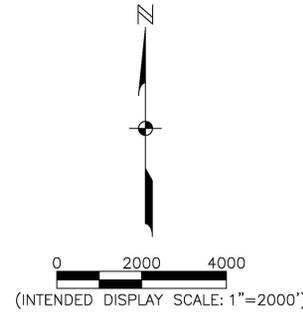
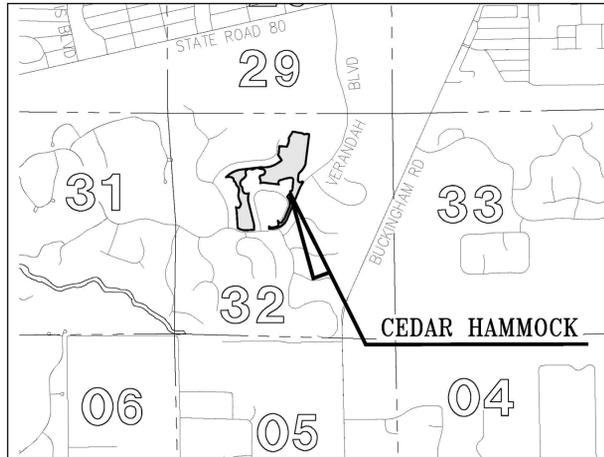
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR HAMMOCK, A SUBDIVISION IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, A REPLAT OF TRACT GC-1 OF VERANDAH UNIT TWELVE LOT 16, BLOCK "C" AND TRACT "GC 1" REPLAT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2015000169492, AND A REPLAT OF LOT 21, BLOCK D, OF VERANDAH UNIT TWELVE AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2005000156524, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AND DULY RECORDED AS INSTRUMENT NUMBER \_\_\_\_\_ IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

\_\_\_\_\_  
KEVIN C. KARNES  
LEE COUNTY CLERK OF COURT



CLERK'S SEAL

### LOCATION MAP



THE VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTS THE DEDICATION AND ACKNOWLEDGES RESPONSIBILITY FOR MAINTENANCE OF THE INFRASTRUCTURE ASSOCIATED WITH THE DEDICATION.

BY: VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT

\_\_\_\_\_  
DAVID MOORE, CHAIR

WITNESSES:

1st WITNESS \_\_\_\_\_ 2nd WITNESS \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

### ACKNOWLEDGMENT 2

STATE OF FLORIDA  
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY DAVID MOORE, CHAIR OF VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT, WHO IS PERSONALLY KNOWN TO ME.

\_\_\_\_\_  
NOTARY PUBLIC - STATE OF FLORIDA  
PRINT NAME: \_\_\_\_\_

\_\_\_\_\_  
COMMISSION # \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



NOTARY'S SEAL

\_\_\_\_\_  
JOHN G. SAMPLE, JR. REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 30, 2021

\_\_\_\_\_  
BY JOHN G. SAMPLE, JR., A SINGLE MAN, INDIVIDUALLY AND AS TRUSTEE

WITNESSES:

1st WITNESS \_\_\_\_\_ 2nd WITNESS \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

### ACKNOWLEDGMENT 3

STATE OF FLORIDA  
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY JOHN G. SAMPLE, JR., A SINGLE MAN, INDIVIDUALLY AND AS TRUSTEE UNDER THE JOHN G. SAMPLE, JR. REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 30, 2021, WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

\_\_\_\_\_  
NOTARY PUBLIC - STATE OF FLORIDA  
PRINT NAME: \_\_\_\_\_

\_\_\_\_\_  
COMMISSION # \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



NOTARY'S SEAL

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT VERANDAH DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND JOHN G. SAMPLE, JR., A SINGLE MAN, INDIVIDUALLY AND AS TRUSTEE UNDER THE JOHN G. SAMPLE, JR. REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 30, 2021, THE OWNERS OF THE HEREIN DESCRIBED LANDS HAVE CAUSED THIS PLAT OF CEDAR HAMMOCK, A SUBDIVISION IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, A REPLAT OF TRACT GC-1 OF VERANDAH UNIT TWELVE LOT 16, BLOCK "C" AND TRACT "GC 1" REPLAT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2015000169492, AND A REPLAT OF LOT 21, BLOCK D, OF VERANDAH UNIT TWELVE AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2005000156524, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO BE MADE AND DO HEREBY:

- RESERVE TO VERANDAH DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS
    - TRACT GC FOR GOLF COURSE PURPOSES.
    - TRACT OS AS OPEN SPACE.
    - AN EASEMENT OVER ALL COMMUNITY ACCESS DRAINAGE EASEMENTS (C.A.D.E.), THE HOME OWNERS ASSOCIATION PRIMARY DRAINAGE EASEMENT (H.O.A.P.D.E.) AND THE COMMUNITY DEVELOPMENT DISTRICT PRIMARY DRAINAGE EASEMENT (C.D.D.P.D.E.) FOR ACCESS PURPOSES.
    - THE GOLF COURSE UTILITY EASEMENT (GCUE) OVER AND ACROSS LOT 21 FOR ACCESS AND MAINTENANCE OF A PRIVATE SANITARY SEWER SERVICE.
    - THE GOLF COURSE ACCESS EASEMENT (GCAE) OVER AND ACROSS TRACT OS FOR ACCESS AND MAINTENANCE OF A GOLF CART PATH.
  - RESERVE TO JOHN G. SAMPLE, JR., A SINGLE MAN, INDIVIDUALLY AND AS TRUSTEE UNDER THE JOHN G. SAMPLE, JR. REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 30, 2021, LOT 21 SUBJECT TO A GOLF COURSE UTILITY EASEMENT (G.C.U.E) AS RESERVED ABOVE.
  - RESERVE TO THE VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT (CDD) AN EASEMENT OVER THE ALL COMMUNITY ASSOCIATION DRAINAGE EASEMENTS (C.A.D.E.) FOR ACCESS TO LAKE TRACTS FOR MAINTENANCE PURPOSES.
  - DEDICATE TO THE VERANDAH COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, TRACT OS FOR OPEN SPACE PURPOSES WITH RESPONSIBILITY FOR MAINTENANCE.
  - DEDICATE TO VERANDAH DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE TECHNOLOGY UTILITY EASEMENT (T.U.E.) AS SHOWN HEREON FOR THE PURPOSES OF CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING AND REPLACING UTILITY SYSTEMS, INCLUDING WITHOUT LIMITATION, GAS, TELEPHONE, TELECOMMUNICATIONS, CABLE TELEVISION, SECURITY AND SIMILAR SYSTEMS. SUCH EASEMENTS BEING RESERVED TO VERANDAH DEVELOPMENT LLC MAY BE GRANTED OR CONVEYED TO THIRD PARTIES AND MAY, BUT NOT NECESSARILY, BE PERPETUAL AND IRREVOCABLE, AT WHICH POINT SUCH TECHNOLOGY UTILITY EASEMENTS OR INTERESTS SHALL BE MORE PARTICULARLY DESCRIBED IN THE INSTRUMENT GRANTING OR CONVEYING SUCH EASEMENTS OR INTERESTS. ALL RIGHTS AND INTERESTS RESERVED OR LATER GRANTED PURSUANT TO THE TECHNOLOGY UTILITY EASEMENTS HEREIN SHALL BE SUPERIOR AND SUBORDINATE TO ANY RIGHT OR INTEREST PURSUANT TO THE EASEMENTS DEDICATED UNDER PARAGRAPH 8 BELOW, ANY USE PURSUANT TO A TECHNOLOGY UTILITY EASEMENT MUST NOT INTERFERE WITH ANY USE PURSUANT TO THE EASEMENTS DEDICATED IN PARAGRAPH 8 BELOW. IF THERE IS A CONFLICT BETWEEN ANY EXISTING OR PROPOSED USE PURSUANT TO A TECHNOLOGY UTILITY EASEMENT THEN ANY FACILITIES, EQUIPMENT OR USE WILL BE MOVED, CHANGED OR TERMINATED AT THE EXPENSE OF THE HOLDER OF THE TECHNOLOGY UTILITY EASEMENT IN ORDER TO REMOVE ANY SUCH CONFLICT.
  - DEDICATE TO THE VERANDAH COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ALL COMMUNITY ASSOCIATION DRAINAGE EASEMENTS (C.A.D.E.) FOR DRAINAGE PURPOSES WITH THE RESPONSIBILITY FOR MAINTENANCE.
  - DEDICATE TO THE VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT (CDD) FOR USE IN PERFORMING AND DISCHARGING ITS OFFICIAL DUTIES AND OBLIGATIONS:
    - ALL COMMUNITY DEVELOPMENT DISTRICT PRIMARY DRAINAGE EASEMENTS (C.D.D.P.D.E.) FOR DRAINAGE PURPOSES WITH RESPONSIBILITY FOR MAINTENANCE OF THE DRAINAGE FACILITIES THEREIN, AND FOR ACCESS TO LAKE TRACTS FOR MAINTENANCE PURPOSES.
    - ALL HOME OWNERS ASSOCIATION PRIMARY DRAINAGE EASEMENTS (H.O.A.P.D.E.) FOR DRAINAGE PURPOSES WITH RESPONSIBILITY FOR MAINTENANCE OF THE DRAINAGE FACILITIES THEREIN.
  - DEDICATE TO LEE COUNTY UTILITIES A NON-EXCLUSIVE UTILITY EASEMENT (L.C.U.E.) AS SHOWN AND/OR NOTED HEREON FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SERVICES.
  - DEDICATE TO FEDERAL, STATE AND LOCAL GOVERNMENTAL AGENCIES AND DEPARTMENTS AND TO ALL PUBLIC UTILITIES AS DEFINED BY FLORIDA LAW, AS MAY BE AMENDED FROM TIME TO TIME, WHETHER PRIVATELY OR GOVERNMENTALLY OWNED, FOR USE IN THE PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES:
    - A PERPETUAL EASEMENT IN ALL PUBLIC UTILITY EASEMENTS (P.U.E.) FOR UTILITY PURPOSES.
    - THE PUBLIC UTILITY EASEMENTS DESCRIBED HEREIN SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. ALL EASEMENTS CROSSING OR COINCIDENT WITH ANY PUBLIC UTILITY EASEMENT SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT.
- IN WITNESS WHEREOF, VERANDAH DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND JOHN G. SAMPLE, JR., A SINGLE MAN, INDIVIDUALLY AND AS TRUSTEE UNDER THE JOHN G. SAMPLE, JR. REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 30, 2021, HAVE CAUSED THIS DEDICATION TO BE MADE AND EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.
- VERANDAH DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY

\_\_\_\_\_  
BY: PAUL MARTIN, AUTHORIZED SIGNATORY

WITNESSES:

1st WITNESS \_\_\_\_\_ 2nd WITNESS \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

### ACKNOWLEDGMENT 1

STATE OF FLORIDA  
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY PAUL MARTIN, AS AUTHORIZED SIGNATORY OF VERANDAH DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME.

\_\_\_\_\_  
NOTARY PUBLIC - STATE OF FLORIDA  
PRINT NAME: \_\_\_\_\_

\_\_\_\_\_  
COMMISSION # \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



NOTARY'S SEAL

# CEDAR HAMMOCK

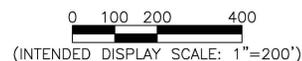
A SUBDIVISION IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA,  
A REPLAT OF TRACT GC-1 OF VERANDAH UNIT TWELVE LOT 16, BLOCK "C" AND TRACT "GC 1" REPLAT AS  
RECORDED IN OFFICIAL RECORDS INSTRUMENT 2015000169492, AND A REPLAT OF LOT 21, BLOCK D,  
OF VERANDAH UNIT TWELVE AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2005000156524,  
ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

### LEGEND

TRACTS	
C	= CONSERVATION
LK	= LAKE
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### KEY MAP



### NOTES

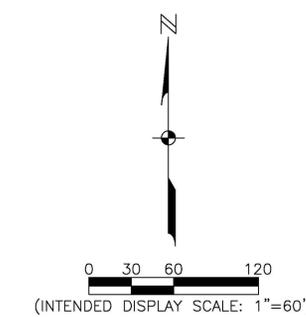
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- BEARINGS SHOWN HEREIN ARE BASED ON THE WESTERLY LINE OF TRACT LS-7, TORREY PINES, PARCEL 127 SOUTH, RECORDED AS INSTRUMENT NUMBER 2015000174442, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEARING S07°14'53"W.
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- EASEMENTS ALONG SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.
- LAKE TRACT LINES SHOWN HEREIN DO NOT REPRESENT THE LAKE CONTROL ELEVATION AS DESIGNED.
- SEE SHEET 5 OF 5 FOR A LIST OF BLANKET EASEMENTS.

# CEDAR HAMMOCK

A SUBDIVISION IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA,  
 A REPLAT OF TRACT GC-1 OF VERANDAH UNIT TWELVE LOT 16, BLOCK "C" AND TRACT "GC 1" REPLAT AS  
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 ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	225.00'	26°54'24"	N09°03'51"E	104.69'	105.66'
C2	225.00'	39°57'07"	N24°21'54"W	153.73'	156.89'
C3	235.00'	111°9'28"	N12°53'56"W	46.37'	46.45'
C4	395.00'	7°24'14"	S26°13'10"W	51.01'	51.04'
C5	385.00'	16°26'58"	S30°44'33"W	110.15'	110.53'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°22'59"E	79.27'
L2	N34°26'13"E	7.73'
L3	N55°33'47"W	10.00'
L4	S08°13'54"E	103.74'
L5	N22°31'03"E	34.31'
L6	S08°13'54"E	110.99'
L7	N67°28'57"W	10.00'
L8	N22°31'03"E	134.08'
L9	S67°28'57"E	40.04'
L10	N22°31'03"E	119.48'
L14	S89°47'08"E	73.70'



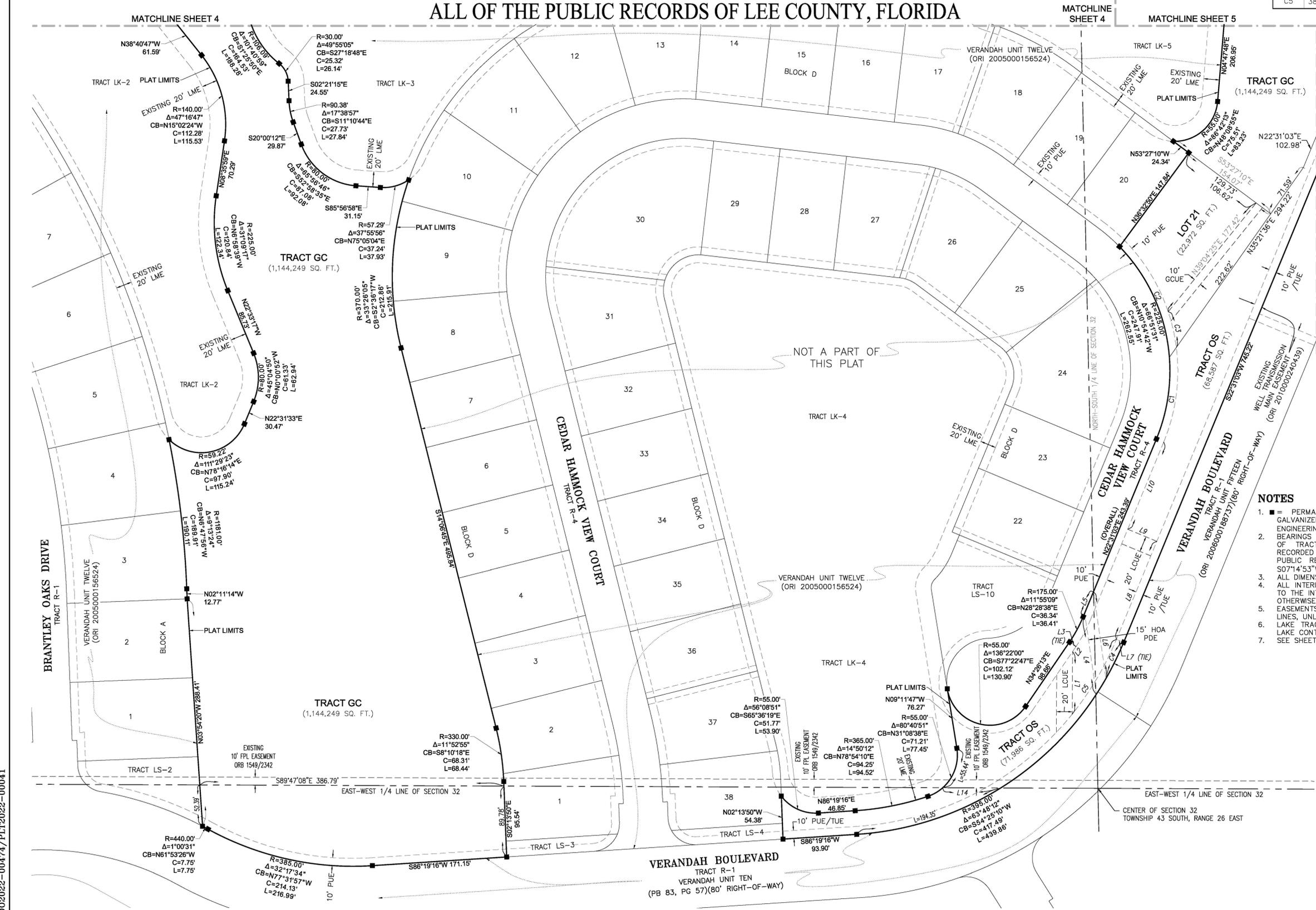
- NOTES**
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  - SEE SHEET 5 OF 5 FOR A LIST OF BLANKET EASEMENTS.

**LEGEND**

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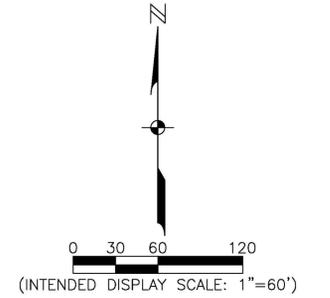


ID02022-00474/PLT2022-00041

# CEDAR HAMMOCK

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LINE TABLE		
LINE	BEARING	DISTANCE
L11	S23°02'17"E	53.18'

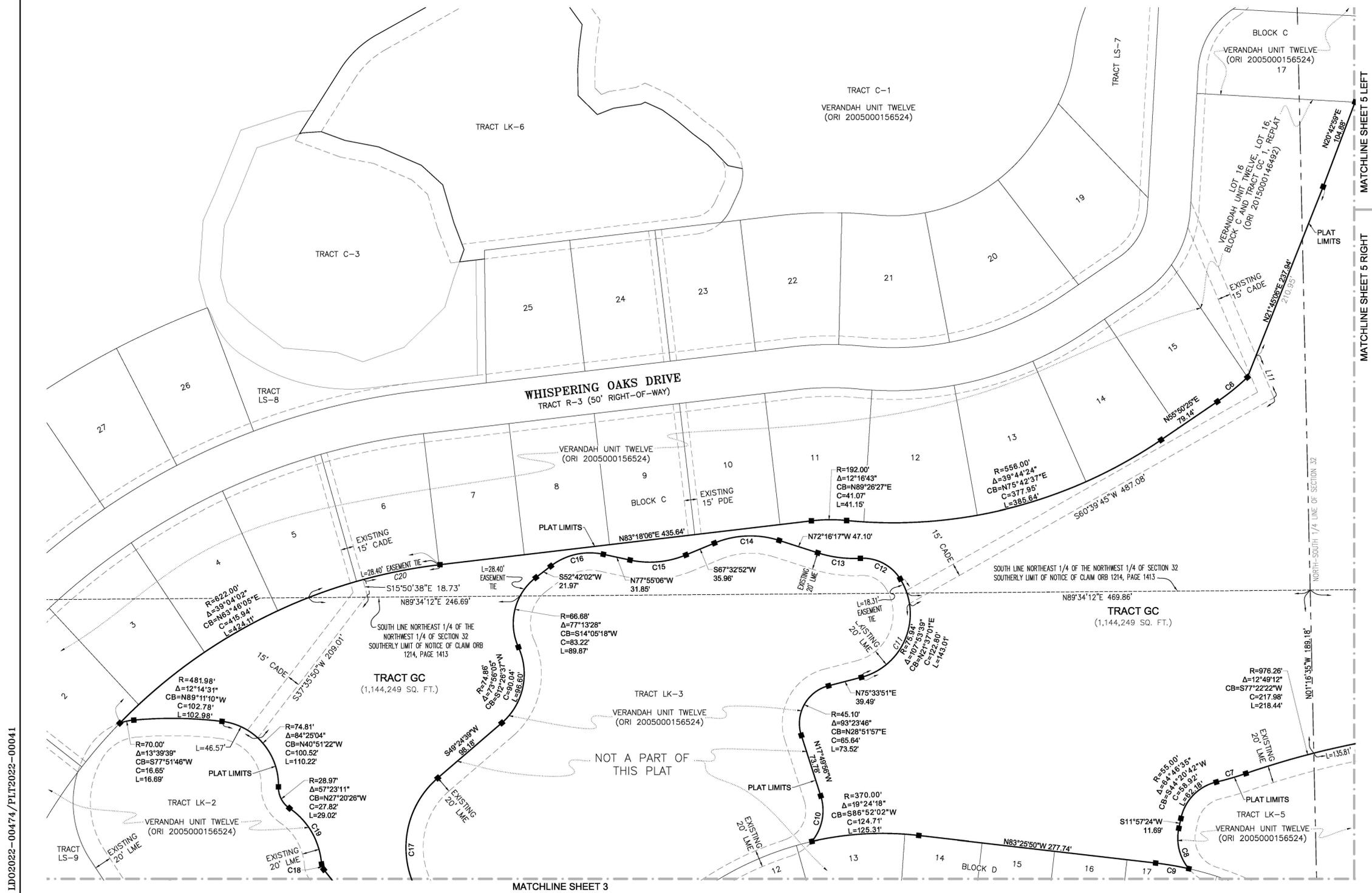


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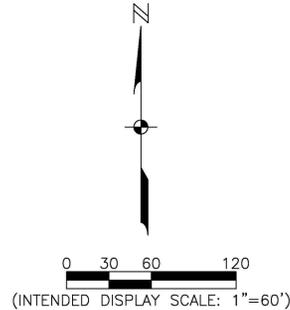
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- SEE SHEET 5 OF 5 FOR A LIST OF BLANKET EASEMENTS.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C6	278.00'	9°19'34"	N51°10'38"E	45.20'	45.25'
C7	356.82'	5°46'13"	S73°50'53"W	35.92'	35.94'
C8	55.00'	51°51'51"	S13°58'31"E	48.10'	49.79'
C9	370.00'	6°04'36"	N80°23'31"W	39.22'	39.24'
C10	55.66'	57°43'17"	N11°01'43"E	53.73'	56.07'
C11	75.94'	84°34'46"	N33°16'28"E	102.20'	112.11'
C12	51.60'	60°49'23"	N62°44'30"W	52.24'	54.78'
C13	138.11'	20°52'55"	N82°42'44"W	50.06'	50.34'
C14	110.00'	40°10'52"	S87°38'17"W	75.57'	77.14'
C15	110.00'	34°32'02"	S84°48'53"W	65.30'	66.30'
C16	75.00'	49°22'52"	S77°23'28"W	62.66'	64.64'
C17	106.09'	101°40'59"	S01°25'50"E	164.53'	188.28'
C18	11.32'	34°31'10"	N21°25'12"W	6.72'	6.82'
C19	85.41'	51°52'24"	N30°05'49"W	74.72'	77.33'
C20	622.00'	8°27'20"	S79°04'26"W	91.71'	91.79'



ID02022-00474/PLT2022-00041

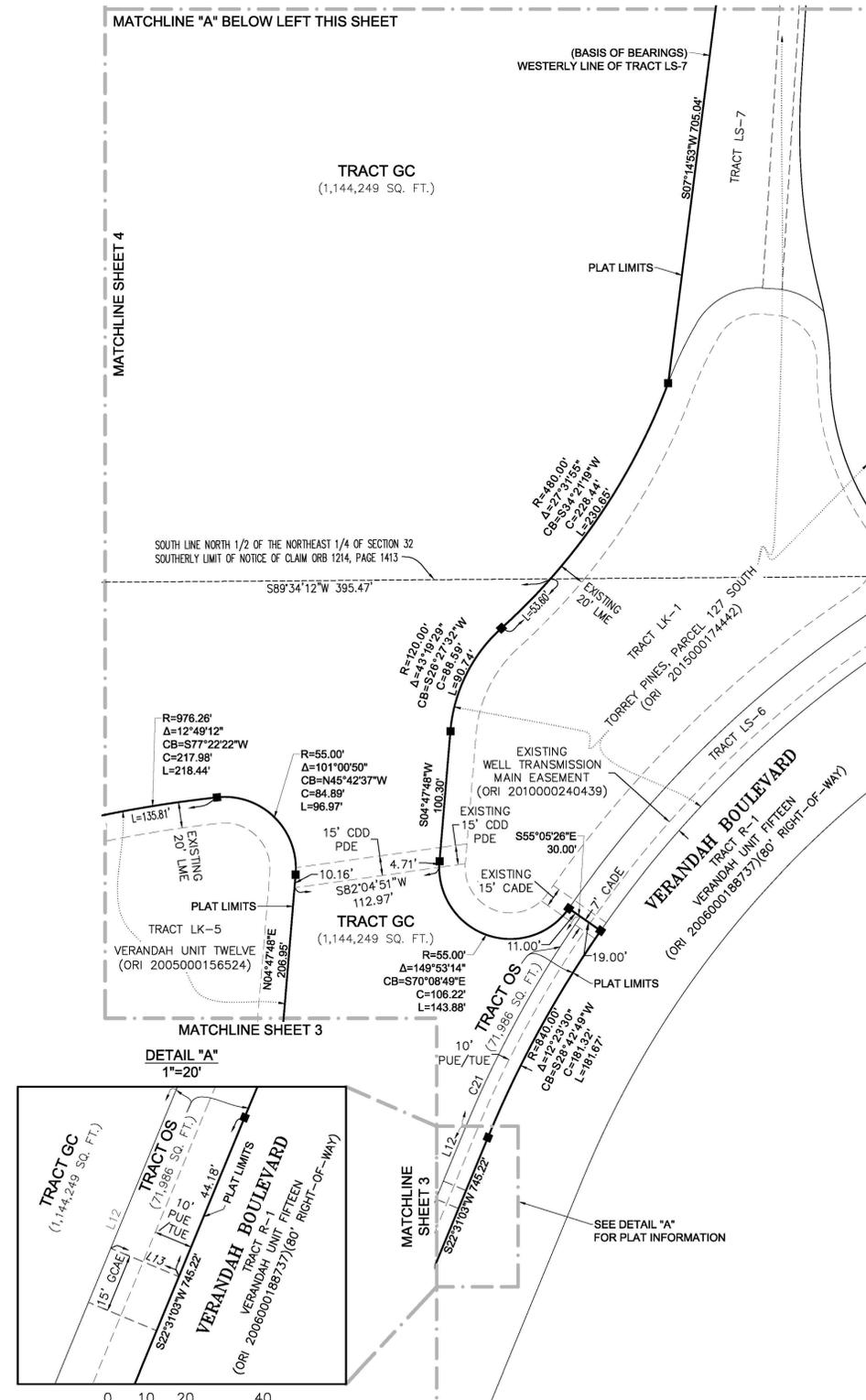
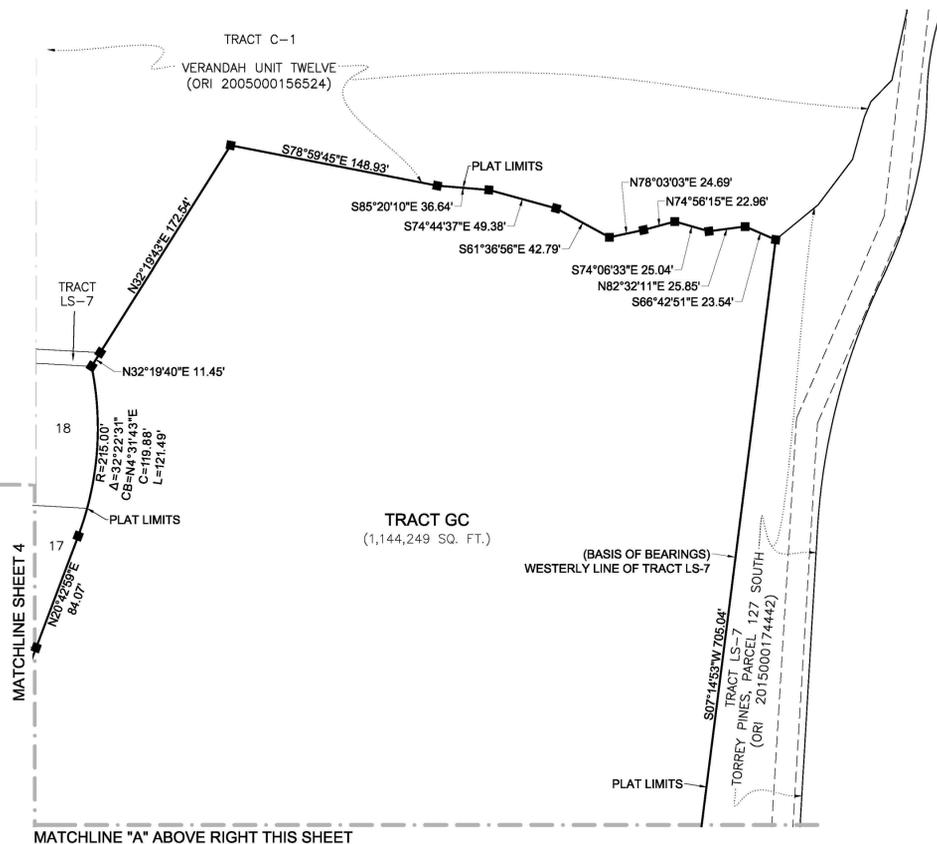
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- SEE SHEET 5 OF 5 FOR A LIST OF BLANKET EASEMENTS.



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	859.00'	12°23'30"	N28°42'49"E	185.42'	185.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L12	N22°31'03"E	102.98'
L13	N67°28'57"W	19.00'

**LIST OF BLANKET EASEMENTS:**

- EASEMENT(S) FOR OIL, GAS AND MINERAL RIGHTS AS SET FORTH IN DEED BY CONSOLIDATED NAVAL STORES COMPANY RECORDED IN DEED BOOK 139, PAGE 441, NOTICE OF INTEREST RECORDED IN MISCELLANEOUS BOOK 23, PAGE 317 AND OFFICIAL RECORDS BOOK 1093, PAGE 485, OFFICIAL RECORDS BOOK 1094, PAGE 2089, AND OFFICIAL RECORDS BOOK 1856, PAGE 144, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER OF THE INTEREST EXCEPTED HEREIN.
- EASEMENT(S) FOR OIL, GAS AND MINERAL RIGHTS AS SET FORTH IN DEED BY RAYMOND H. PARKER AND GLORIA A. PARKER RECORDED APRIL 4, 1951, IN DEED BOOK 208, PAGE 119, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER OF THE INTEREST EXCEPTED HEREIN.
- EASEMENT(S) RIGHTS FOR THAT CERTAIN NOTICE OF OIL, GAS AND MINERAL INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 1158, PAGE 169, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- EASEMENT(S) RIGHTS FOR THAT CERTAIN NOTICE OF OIL, GAS AND MINERAL INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 1214, PAGE 1413, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THE SOUTHERLY LIMIT OF THIS EASEMENT IS SHOWN HEREON.
- RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VERANDAH, RECORDED IN OFFICIAL RECORDS BOOK 3795, PAGE 2515; AS SUPPLEMENTED AND AMENDED BY DOCUMENTS RECORDED IN OFFICIAL RECORDS BOOK 3834, PAGE 644; OFFICIAL RECORDS INSTRUMENT #2005000156525; OFFICIAL RECORDS INSTRUMENT #2006000038252; OFFICIAL RECORDS INSTRUMENT #2006000038253; OFFICIAL RECORDS INSTRUMENT #2006000410487; OFFICIAL RECORDS INSTRUMENT #2007000173830; OFFICIAL RECORDS INSTRUMENT #2007000191969; OFFICIAL RECORDS INSTRUMENT #2009000346612; OFFICIAL RECORDS INSTRUMENT #2010000240418; OFFICIAL RECORDS INSTRUMENT #20110000176217; OFFICIAL RECORDS INSTRUMENT #2011000185032; OFFICIAL RECORDS INSTRUMENT #2011000218563; OFFICIAL RECORDS INSTRUMENT #2015000117096; OFFICIAL RECORDS INSTRUMENT #2015000121268; OFFICIAL RECORDS INSTRUMENT #2015000134581; OFFICIAL RECORDS INSTRUMENT #2016000211502; OFFICIAL RECORDS INSTRUMENT #2021000190078; OFFICIAL RECORDS INSTRUMENT #2021000216724; OFFICIAL RECORDS INSTRUMENT #2021000230295; OFFICIAL RECORDS INSTRUMENT #2021000232227; OFFICIAL RECORDS INSTRUMENT #2021000321238; OFFICIAL RECORDS INSTRUMENT #2021000322943; OFFICIAL RECORDS INSTRUMENT #2013000067492; AS AFFECTED BY ASSIGNMENT OF DECLARANT'S RIGHTS FOR VERANDAH RECORDED IN OFFICIAL RECORDS INSTRUMENT #2012000232171 AND PARTIAL ASSIGNMENT OF DECLARANT'S RIGHTS FOR VERANDAH FOR ARCHITECTURAL REVIEW AND GUIDELINES UNDER SECTIONS 4.2 AND 4.3 OF THE DECLARATION RECORDED IN OFFICIAL RECORDS INSTRUMENT #2021000390711, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED.
- EASEMENT CONTAINED IN THAT CERTAIN VERANDAH COVENANT TO SHARE COSTS RECORDED IN OFFICIAL RECORDS BOOK 3938, PAGE 4351 AND TRANSFER AND ASSIGNMENT OF RESPONSIBILITIES AND AMENDMENTS TO DECLARATION OF EASEMENTS AND COVENANTS TO SHARE COST FOR VERANDAH RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2007000377061, AS AMENDED BY THE DOCUMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201500017095, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- EASEMENTS CONTAINED IN THAT CERTAIN LICENSE AGREEMENT BY VERANDAH DEVELOPMENT LLC IN FAVOR OF VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS INSTRUMENT 2006000296881, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- EASEMENTS SET FORTH IN THE VERANDAH CLUB DECLARATION OF COVENANTS RECORDED JANUARY 24, 2013, IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013000018787; AS SUPPLEMENTED AND AMENDED BY DOCUMENTS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2018000007581; OFFICIAL RECORDS INSTRUMENT NO. 2020000039440; OFFICIAL RECORDS INSTRUMENT NO. 2020000039441; OFFICIAL RECORDS INSTRUMENT NO. 2020000039442; OFFICIAL RECORDS INSTRUMENT NO. 2020000039443; OFFICIAL RECORDS INSTRUMENT NO. 2020000039444; OFFICIAL RECORDS INSTRUMENT NO. 2020000039445; OFFICIAL RECORDS INSTRUMENT NO. 2020000039446; OFFICIAL RECORDS INSTRUMENT NO. 2020000039447; OFFICIAL RECORDS INSTRUMENT NO. 2020000039448; AND OFFICIAL RECORDS INSTRUMENT NO. 2020000039449; ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED.
- EASEMENTS GRANTED TO COMCAST OF COLORADO/FLORIDA/MICHIGAN/NEW MEXICO/PENNSYLVANIA/WASHINGTON, LLC BY GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201500024651, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- EASEMENT GRANTED TO COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC BY GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 202000022045, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2023**

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2016	
<b><u>ASSETS</u></b>			
Cash (SunTrust)	\$107,826	\$ -	\$ 107,826
Investments			
Revenue account	-	1,570,473	1,570,473
Reserve account	-	375,000	375,000
Prepayment account	-	4,125	4,125
Interest account	-	24	24
Redemption	-	3	3
Deposits	45	-	45
Total assets	\$ 107,871	\$ 1,949,625	\$ 2,057,496
<b>LIABILITIES AND FUND BALANCES</b>			
<b>Liabilities:</b>	\$ -	\$ -	\$ -
Total liabilities	-	-	-
<b>Fund balances:</b>			
Restricted for:			
Debt service	-	1,949,625	1,949,625
Unassigned	107,871	-	107,871
Total fund balances	107,871	1,949,625	2,057,496
 Total liabilities and fund balances	\$107,871	\$1,949,625	\$ 2,057,496

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUE</b>				
Special assessment: on-roll	\$ 3,621	\$ 193,023	\$ 198,562	97%
Interest & miscellaneous	1	11	263	4%
Total revenue	<u>3,622</u>	<u>193,034</u>	<u>198,825</u>	97%
<b>EXPENDITURE</b>				
<b>Professional and administrative</b>				
Supervisors	-	1,580	3,070	51%
Management and accounting	4,567	27,402	54,805	50%
Audit	6,556	6,556	6,535	100%
Legal	-	1,416	4,386	32%
Engineering	1,525	6,344	2,193	289%
Trustee	-	2,365	4,386	54%
Dissemination agent	302	1,815	3,631	50%
Arbitrage	-	-	1,316	0%
Assessment roll preparation	-	10,560	10,526	100%
Telephone	28	170	340	50%
Postage	15	282	219	129%
Insurance	-	3,167	6,666	48%
Printing & binding	59	354	708	50%
Legal advertising	-	177	658	27%
Office expenses and supplies	-	-	110	0%
Website	-	-	618	0%
Contingencies	51	340	658	52%
ADA website compliance	-	-	175	0%
Annual district filing fee	-	154	154	100%
Total professional & admin expenses	<u>13,103</u>	<u>62,682</u>	<u>101,154</u>	62%
<b>Water management</b>				
Field management	774	4,641	9,282	50%
Contractual services	4,518	29,319	53,967	54%
Aquascaping - pipe cleanout	-	-	2,193	0%
Perimeter fence - wall ongoing RM not shared	-	-	2,500	0%
Utilities	48	291	526	55%
Contingencies	-	-	2,193	0%
Total water management	<u>5,340</u>	<u>34,251</u>	<u>70,661</u>	48%

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD ENDED MARCH 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Other fees and charges</b>				
Property appraiser	-	718	804	89%
Tax collector	-	1,090	1,206	90%
Total other fees & charges	-	1,808	2,010	90%
Total expenditures	<u>18,443</u>	<u>98,741</u>	<u>173,825</u>	57%
 Excess/(deficiency) of revenues over/(under) expenditures	 (14,821)	 94,293	 25,000	
 Fund balances - beginning	 122,692	 13,578	 25,907	
Fund balances - ending	<u>\$ 107,871</u>	<u>\$ 107,871</u>	<u>\$ 50,907</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 MARCH 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ 26,357	\$ 1,396,917	\$ 1,446,901	97%
Interest	5,268	14,683	-	N/A
Total revenues	<u>31,625</u>	<u>1,411,600</u>	<u>1,446,901</u>	98%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	815,000	0%
Principal prepayments	-	10,000	-	N/A
Interest	-	327,703	655,406	50%
Total expenditures	<u>-</u>	<u>337,703</u>	<u>1,470,406</u>	23%
Excess/(deficiency) of revenues over/(under) expenditures	31,625	1,073,897	(23,505)	
Fund balances - beginning	1,918,000	875,728	856,300	
Fund balances - ending	<u>\$ 1,949,625</u>	<u>\$ 1,949,625</u>	<u>\$ 832,795</u>	

**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 a Regular Meeting on January 11, 2023 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

**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
Stuart Axelrod	Resident
John Sample	Resident
Mike Lapinski	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mrs. Adams called the meeting to order at 1:00 p.m.

Supervisors Moore, Jaross and Shields were present. Supervisor Voiles was not present.

One seat was vacant.

**SECOND ORDER OF BUSINESS**

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

In response to a question, Mrs. Adams stated records and record-keeping will be addressed during the Seventh Order of Business.

39 **THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisor, Richard Denis Shields, Jr [SEAT 1] (*the following will be provided in a separate package*)**

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44 Mrs. Adams stated that, for quorum purposes, the Oath of Office was administered to  
45 Mr. Shields prior to the meeting. She provided and briefly described the following:

46 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

47 **B. Membership, Obligations and Responsibilities**

48 **C. Financial Disclosure Forms**

49 **I. Form 1: Statement of Financial Interests**

50 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

51 **III. Form 1F: Final Statement of Financial Interests**

52 **D. Form 8B: Memorandum of Voting Conflict**

53

54 **FOURTH ORDER OF BUSINESS**

**Consider Appointment of Qualified Elector to Fill Seat 2 Vacancy; *Term Expires November 2026***

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56  
57

58 **A. Candidates**

59 **I. Stuart Axelrod**

60 **II. John Sample**

61 Mr. Moore requested the candidates state their voter registration status and share their  
62 reasons for wanting to serve on the CDD Board.

63 Mr. Axelrod confirmed that he is registered to vote in Lee County. He discussed his  
64 professional background and interest in the CDD and stated, if the Board thinks he has the  
65 experience, wherewithal and motivation to make a valuable contribution, he would like to be  
66 appointed to the Board.

67 Mr. Moore noted that because of the Sunshine Law, Board Members cannot meet or  
68 discuss CDD business with other Board Members outside of a public meeting. He asked if Mr.  
69 Axelrod and Mr. Sample are comfortable with that. Ms. Willson stated that Board Members can

70 ask questions and address issues with Staff but cannot discuss CDD business amongst fellow  
71 Board Members.

72 Mr. Sample confirmed that he is a registered voter. He discussed his professional  
73 background and expressed his reasons for wanting to serve on the CDD Board, including regard  
74 for following CDD rules and regulations and making business decisions in the best interest of  
75 residents.

76 **Mr. Axelrod and Mr. Sample exited the meeting room.**

77 Discussion ensued about which candidate would best fill the vacancy, their resumes,  
78 meeting attendance and future elections.

79 Mr. Shields nominated John Sample to fill Seat 2. No other nominations were made.

80

81 **On MOTION by Mr. Shields and seconded by Ms. Jaross, with all in favor,**  
82 **appointing Mr. John Sample to fill Seat 2, was approved.**

83

84

85 Mr. Sample was informed that the Board appointed him to Seat 2.

86 Mr. Axelrod was informed that there will be opportunities to serve on the CDD and  
87 Verandah Community Association (VCA) Boards over the next few months and he can run for a  
88 Seat at the 2024 General Election. He was urged to qualify as a candidate during the candidate  
89 qualifying period.

90 **▪ Administration of Oath of Office to Newly Appointed Supervisor, John Sample [SEAT 2]**

91 **This item was an addition to the agenda.**

92 Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath  
93 of Office to Mr. Sample. She provided and explained the contents of the new Supervisor packet.

94

95 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02,  
Designating Certain Officers of the District,  
and Providing for an Effective Date**

96

97

98

99 Mrs. Adams presented Resolution 2023-02. Mr. Moore nominated the following slate:

100 David Moore Chair

101 Richard (Denny) Shields, Jr. Vice Chair

- 102 Chuck Adams Secretary
- 103 Christine Jaross Assistant Secretary
- 104 John Sample Assistant Secretary
- 105 Jacqueline Voiles Assistant Secretary
- 106 Craig Wrathell Assistant Secretary
- 107 Cleo Adams Assistant Secretary

108 No other nominations were made. Prior appointments by the Board for Treasurer and  
 109 Assistant Treasurer remain unaffected by this Resolution.

110

111 **On MOTION by Mr. Moore and seconded by Mr. Shields, with all in favor,**  
 112 **Resolution 2023-02, Designating Certain Officers of the District, as nominated,**  
 113 **and Providing for an Effective Date, was adopted.**

114

115

116 **SIXTH ORDER OF BUSINESS**

**Consideration of M.R.I. Inspection LLC  
 Proposal/Estimate #3674, Inspect & ROV  
 Six Structures with Regard to the Drainage  
 Easement Agreement with Development,  
 LLC**

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122 Mrs. Adams presented MRI Inspection LLC Proposal/Estimate #3674. In response to Mr.  
 123 Moore’s question, Mrs. Adams stated, when Mr. Burford provides an updated map showing the  
 124 outfall structures, Staff will obtain pricing and discuss with the Board to include it in the Fiscal  
 125 Year 2024 budget.

126 Discussion ensued regarding drainage line inspections, the budget, outfall/control  
 127 structures, lakes, wetland management, previous hurricanes, flooding, inter-connecting pipes  
 128 with Verandah West CDD, ongoing preventive maintenance plan and costs.

129 Mr. Moore requested a list of all interconnecting pipes and outfalls owned by the  
 130 Veranda East and West CDDs and their maintenance schedules. He wants Staff to devise a  
 131 phased inspection and maintenance plan and ask the Verandah West CDD Board to request a  
 132 similar list.

133 Mr. Burford will prepare a simplified map, showing the outfall structures.

134 This item will be on the next agenda for continued discussion.

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**On MOTION by Mr. Moore and seconded by Mr. Shields, with all in favor, M.R.I. Inspection LLC Proposal/Estimate #3674, in the amount of \$1,500, to Inspect and ROV six structures for blockage, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Discussion: Memorandum Regarding Public Records Retention**

**A. Consideration of Resolution 2023-03, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; Determining the Electronic Record to be the Official Record; and Providing for Severability and an Effective Date**

Ms. Willson stated it is advisable to keep the records updated to reflect any nuances that come out of any case law. She discussed the following:

- It is appropriate to delete transitory messages, such as meeting invites, that have no value. The Resolution will allow for the deletion of such messages.
  - Since the electronic record is the official record, redundant copies to be destroyed.
  - Staff is aligning the CDD’s records retention policy to reflect those items with specificity.
- Asked who will maintain and manage the CDD’s records, Mrs. Adams stated Wrathell, Hunt and Associates, LLC. Asked if that is sufficient, Ms. Willson replied affirmatively.
- Discussion ensued regarding Staff’s difficulty locating a document from 2016.

**On MOTION by Mr. Moore and seconded by Ms. Jaross, with all in favor, Resolution 2023-03, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; Determining the Electronic Record to be the Official Record; and Providing for Severability and an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2022**

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

170 **NINTH ORDER OF BUSINESS**

**Approval of October 12, 2022 Regular Meeting Minutes**

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Mrs. Adams presented the October 12, 2022 Regular Meeting Minutes.

**On MOTION by Mr. Shields and seconded by Mr. Moore, with all in favor, the October 12, 2022 Regular Meeting Minutes, as presented, were approved.**

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179 **TENTH ORDER OF BUSINESS**

**Staff Reports**

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

182 Ms. Willson stated she followed up with Developer’s Counsel regarding execution and  
183 finalizing of the Drainage Easement, with the comment that the CDD is not responsible for any  
184 third-party contractors previously engaged by the Developer.

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

186 There was no report.

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

- 188 • **NEXT MEETING DATE: May 10, 2023 at 1:00 PM**

- 189 ○ **QUORUM CHECK**

190 Mrs. Adams noted possible quorum issues for the May meeting.

191 Mr. Adams stated the Federal Emergency Management Agency (FEMA) would not  
192 reimburse the CDD for the costs to replace sections of the wall and fence damaged during  
193 Hurricane Ian.

194 Mrs. Adams stated the lake and wetland contract expires at the end of August and it is  
195 necessary to go through the Request for Proposals (RFP) process. Staff will publicize the RFP  
196 and include it in the May agenda.

197

198 **ELEVENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

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Mr. Moore asked if the list of outflow structures can be distributed to the Board before  
the next meeting.

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203 TWELFTH ORDER OF BUSINESS

Adjournment

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On MOTION by Mr. Shields and seconded by Ms. Jaross, with all in favor, the meeting adjourned at 2:05 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

# WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W  
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2023

<b>NAME OF COMMUNITY DEVELOPMENT DISTRICT</b>	<b>NUMBER OF REGISTERED VOTERS AS OF 04/15/2023</b>
Babcock Ranch	0
Bay Creek	790
Bayside Improvement	3,043
Beach Road Golf Estates	1,302
Brooks I of Bonita Springs	2,240
Brooks II of Bonita Springs	1,516
Coral Bay	0
East Bonita Beach	485
Mediterra	451
Parklands Lee	565
Parklands West	599
River Hall	2,433
River Ridge	1,482
Savanna Lakes	0
Stonewater	76
Stoneybrook	1,776
University Square	0
University Village	0
Verandah East	917
Verandah West	977
Waterford Landing	1,529
WildBlue	721

Send to: Daphne Gillyard [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329  
Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)

**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>