

VERANDAH WEST

COMMUNITY DEVELOPMENT

DISTRICT

October 11, 2023

BOARD OF SUPERVISORS

REGULAR

MEETING AGENDA

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

October 4, 2023

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

Board of Supervisors
Verandah West Community Development District

Dear Board Members:

The Board of Supervisors of the Verandah West Community Development District will hold a Regular Meeting on October 11, 2023 at 2:00 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. Discussion: MRI Inspection, LLC Estimate #4277 for Cleaning A-2 Line
 - Map
 - Report
4. Continued Discussion/Consideration of Johnson Engineering, Inc. Revised Lake Maintenance Plan
5. Continued Discussion/Update: Notice of Violation – The Verandah Club Reimbursement Request Conservation C-1
 - Consideration of License Agreement Regarding Wetland Repairs with the Club
6. Acceptance of Unaudited Financial Statements as of August 31, 2023
7. Approval of August 9, 2023 Public Hearing and Regular Meeting Minutes
8. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: January 10, 2024 at 2:00 PM

○ QUORUM CHECK

SEAT 1	JEFFREY JORDAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	SUSIE MCINTYRE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	LORIE ST. LAWRENCE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	PAUL ZAMPICENI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	GERALD BALDWIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

9. Supervisors' Requests

10. Adjournment

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

Sincerely,



Cleo Adams
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

PARTICIPANT CODE: 709 724 7992

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

3



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 CDD
C/o Wrathell, Hunt, & Associates,
LLC
9220 Bonita Beach Road Suite
#214
Bonita Springs, FL 34135

Proposal

Project

Cleaning A-2 Line

Date Estimate

8/10/2023

4277

Description	Total
<p>This proposal is to utilize the diversand Vac Truck Services to clean and remove sand and debris from structure # A-2. As per our inspection report. This price includes all labor and equipment and dive services needed to complete this job. Any work completed outside the scope of this proposal may result in additional charges.</p>	8,800.00

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 \$8,800.00

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

We Utilize E-Verify for all workers

Arreptaurr 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

A1
A2
A3
A4

Did Not Exist
Not a Storm DRAIN

C2
No water

Control Structures	
CS-A3A	WEST
CS-A3B	WEST
CS-A8	WEST
CS-B	WEST
CS-E1	WEST
CS-E2	WEST
CS-F	WEST
CS-F1	WEST
CS-G1	WEST
CS-G2	WEST
CS-H1	WEST
CS-H14	WEST
CS-H8	WEST
CS-K	WEST
CS-L	WEST
CS-L2	WEST
CS-M	WEST
CS-O	WEST
CS-P1	WEST
CS-P4	WEST
CS-P5	WEST
CS-Q1A	WEST
CS-T	WEST
CS-AA	EAST
CS-BB	EAST
CS-R1	EAST
CS-R2	EAST
CS-S2	EAST
CS-S3	EAST
CS-U	EAST
CS-W	EAST
CS-X	EAST
CS-Y	EAST
CS-Z	EAST

AND WEST CDD

FILE NO:	WHAVERANDAH
DRAWN BY:	F.L.
DESIGN BY:	F.L.
SCALE:	AS SHOWN
DATE:	JANUARY 2023
REVISION:	-



M.R.I. Underwater Specialists, Inc.



5570 Zip Dr.

Fort Myers, Fl. 33905

239-984-5241 Office | 239-707-5034 Cell | 239-236-1234 fax

Certified General Contractors- CGC 1507963

REPORT

Re: Veranda East

May 17, 2023

LU3 - LU5

MRI conducted an ROV inspection on Storm drains at Verandah. ROV was launched from Head wall in lake LU3 (Line A-1) Heritage Preserve ROV entered pipe, and began inspecting walls, seams, and floor. ✓

The pipe was in good condition. This is a 24' Pipe. Pipe has 40% of debris and sand.

L24 to L22C

MRI conducted an ROV inspection on Storm drains at Verandah. ROV was launched from Head wall in lake LZ4 (Line A-2) Amble wood Cove ROV entered pipe, and began inspecting walls, seams, and floor.

The pipe was in good condition. This is a 24' Pipe. Pipe has 75% of debris and sand.

L22C to L22B

MRI conducted an ROV inspection on Storm drains at Verandah. ROV was launched from Head wall in lake LZ20 (Line A-3) Magnolia Point ROV entered pipe, and began inspecting walls, seams, and floor. The pipe was in good condition. This is a 24' Pipe. Pipe has 30% debris and sand. Please know that the structure that are on the golf course is not a regular concrete box it is a 12" Piece of green plastic pipe We ROVED from the lake ends to the structure

*Golf course pipe
Connected to Dist
Pipe*

MRI conducted an ROV inspection on Storm drains at Verandah. ROV was launched from Head wall in lake LZ2B (Line A-4) Magnolia Point ROV entered pipe, and began inspecting walls, seams, and floor. The pipe was in good condition. This is a 24' Pipe. Pipe has 40% debris and sand. Please know that the structure that are on the golf course is not a regular concrete box it is a 12" Piece of green plastic pipe We ROVED from the Lake End to the structure.

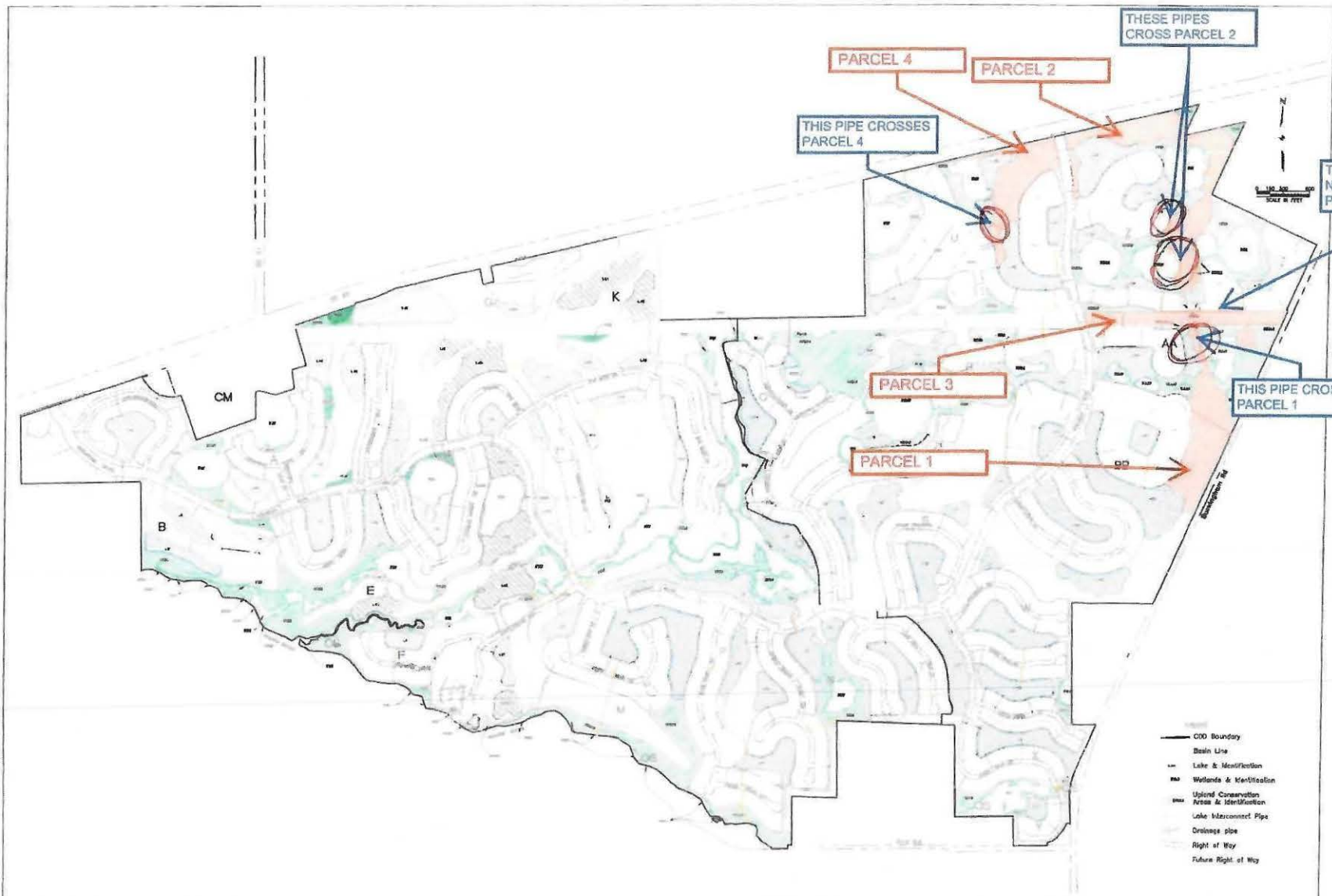
Located the structures on L-A-A2 and CE-4 this is not any type of Storm drain it is a pipe that is like a gutter drain the pipe that has holes in it allowing water to seep into the ground Please See Proposal To clean, If you have any questions please give us a call

*Has been
Removed from
GIS
Map*

Thank you

MRI Inspection





DATE	DESCRIPTION

Veranda CDD
Lee County, Florida

JOHNSON
ENGINEERING

LAKES INTERCONNECT MAP	

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

4

THIS INSTRUMENT PREPARED BY:

Johnson Engineering, Inc.
2122 Johnson Street
Fort Myers, FL 33901

**Lake Maintenance Plan
For
Verandah West Community Development District**

This Lake Maintenance Plan, hereinafter referred to as the “Plan”, is created this ___ day of _____, 2023 by Verandah West Community Development District (hereafter referred to as “CDD”), a Florida Statute Chapter 190 government entity, whose address is c/o Chuck Adams, Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431. The CDD intends this Plan to provide guidelines and direction to the property owners, maintenance contractors and other persons conducting work on or in the lake bank slopes as follows:

Introduction

1. The County has duly adopted its Land Development Code (LDC), which, in Section 10-329, establishes the need to develop a Lake Maintenance Plan which will provide for the long term maintenance of the lake and lake-shoreline areas and provide for the public’s health and safety, preservation of property and enhancement of water quality.
2. The CDD is the grantee of a Lake Maintenance Easement and is responsible for lake maintenance on the property commonly described as Verandah West, which is more specifically described as Verandah Unit One according to the plat thereof, recorded in Plat Book 74, pages 31-50, of the Public Records of Lee County, Florida, hereinafter referred to as the “Property”; and
3. The CDD has applied for a local Development Order #LDO-2022-00589 pertaining to the above-described Property to obtain approval for lake bank restoration on the Property; and
4. Pursuant to Lee County Land Development Code Chapter 10-329, the County has agreed to approve the CDD’s development order request with the condition that the CDD develops a Lake Maintenance Plan so as to achieve reasonable continuing compliance with the County regulations pertaining to lake slopes and littoral planting requirements.

VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT
LAKE BANK MAINTENANCE PLAN
LEE COUNTY DEVELOPMENT ORDER NO.: LDO-2022-00589
SFWMD PERMIT #36-04314-P
_____, 2023

This Lake Maintenance Plan has been created to comply with the Lee County Land Development Code Sec. 10-329(d)(5) on behalf of Verandah West Community Development District, hereinafter referred to as "CDD". The purpose of the plan is to assure that noxious and exotic vegetation around the lake be controlled, that the lake bank slopes be maintained with desired littoral and upland vegetation to preserve the lake bank configuration in accordance with the Land Development Code.

- A. The CDD is the owner of the lake tract parcels within Verandah West, as shown in Verandah West Subdivision Plat PB 74 PG 31-50. The CDD is the responsible entity for the maintenance of the stormwater management system including the lake bank slopes as part of SFWMD Permit #36-04314-P. The lake maintenance is the responsibility of the CDD.
- B. The CDD employs various contract service providers for the purpose of maintaining the lake tracts free of nuisance and exotic vegetation. Methods employed include the lawful use of herbicides, and physical removal of nuisance and exotic vegetation by a qualified contractor.
- C. The CDD reviews the condition of the littoral vegetation and coordinates any needed corrective measures with lake maintenance contract service providers which are provided performance standards to ensure that the trimming and mowing of littoral plants does not occur. The use of herbicides is restricted to exotic and nuisance plants.
- D. The CDD development has been certified by Lee County and South Florida Water Management District. Surface water runoff is adequately controlled by the existing site grading and stormwater conveyance infrastructure as demonstrated by the lack of erosion on the uplands surrounding the lake. Some areas may use roof gutter systems with subsurface pipes to direct runoff into the stormwater lakes for additional upland and lake bank protection.
- E. Educational material to inform residents of all the functions and assessments required to maintain the stormwater facilities within the property are available to the residents on the CDD website. Residents are not responsible for the maintenance of the lake tracts as that is done by contract service providers through the CDD.

1. In consideration of the County's approval of the Verandah West aforementioned development order and in further consideration of the benefits contained in the recitals in the foregoing Introduction, incorporated as part of this Plan by reference thereto, the sufficiency of which is acknowledged, Verandah West Community Development District, hereby agrees to maintain the

lake(s) subject to the Lee County Development Order, No.: LDO 2022-00589 to the specific standards of that variance and as augmented herein.

2. This Lake Maintenance Plan is binding on Verandah West Community Development District and is intended to run with the land and as such, will be recorded in the Public Records of Lee County, Florida.

IN WITNESS WHEREOF, this Lake Maintenance Plan is executed this ____ day of _____, 2023.

Signed, Sealed and Delivered in the presence of both Witnesses:

VERANDAH WEST CDD

1st Witness Signature

By: _____
Chairman of the Board

1st Witness – Print Name

Jeffrey Jordan _____
Print Officers Name

2nd Witness Signature

2nd Witness – Print Name

State of Florida
County of Lee

BEFORE me this ____ day of _____, 2023, appeared Jeffery Jordan, as Chairman of the Board of Supervisors, who is personally known to me.

Notary Public State of Florida

Print, Typed or Stamped Name

My Commission Expires: _____

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2023**

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2013	
ASSETS			
Cash (SunTrust)	\$108,435	\$ -	\$ 108,435
Investments			
Revenue account	-	511,409	511,409
Reserve account	-	448,350	448,350
Prepayment	-	4,823	4,823
Due from Verandah East	1,557	-	1,557
Due from other	19,140	-	19,140
Deposits	57	-	57
Total assets	<u>\$ 129,189</u>	<u>\$ 964,582</u>	<u>\$ 1,093,771</u>
LIABILITIES			
Due to developer	\$ -	\$ 263,845	\$ 263,845
Total liabilities	<u>-</u>	<u>263,845</u>	<u>263,845</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	19,140	-	19,140
Total deferred inflows of resources	<u>19,140</u>	<u>-</u>	<u>19,140</u>
Fund balances:			
Restricted for:			
Debt service	-	700,737	700,737
Unassigned	110,049	-	110,049
Total fund balances	<u>110,049</u>	<u>700,737</u>	<u>810,786</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$129,189</u>	<u>\$ 964,582</u>	<u>\$ 1,093,771</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on-roll	\$ -	\$ 197,359	\$ 195,556	101%
Special assessment: off-roll	-	12,666	19,154	66%
Interest & miscellaneous	1	17	337	5%
Total revenue	<u>1</u>	<u>210,042</u>	<u>215,047</u>	98%
EXPENDITURE				
Professional & administrative				
Supervisor fees	1,120	4,148	3,930	106%
Management and accounting	5,846	64,309	70,155	92%
Audit	-	8,344	8,365	100%
Legal	-	4,201	5,614	75%
Field management	990	10,891	11,881	92%
Engineering	333	14,506	2,807	517%
Trustee	-	5,770	5,614	103%
Dissemination agent	387	4,263	4,649	92%
Arbitrage	-	560	1,684	33%
Assessment roll preparation	-	13,440	13,474	100%
Telephone	36	399	435	92%
Postage	159	717	281	255%
Insurance	-	4,069	8,534	48%
Printing & binding	76	830	906	92%
Legal advertising	532	757	842	90%
Office expenses and supplies	-	-	140	0%
Website	-	-	792	0%
Contingencies	45	498	842	59%
ADA website compliance	-	118	225	52%
Annual district filing fee	-	196	196	100%
Total professional & admin	<u>9,524</u>	<u>138,016</u>	<u>141,366</u>	98%
Water management				
Contractual services	-	47,258	69,083	68%
Aquascaping	1,389	1,389	2,807	49%
Utilities	48	664	674	99%
Contingencies	-	-	2,807	0%
Total water management	<u>1,437</u>	<u>49,311</u>	<u>75,371</u>	65%

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees and charges				
Property appraiser	-	913	936	98%
Tax collector	-	1,274	1,404	91%
Total other fees & charges	-	2,187	2,340	93%
Total expenditures	<u>10,961</u>	<u>189,514</u>	<u>219,077</u>	87%
 Excess/(deficiency) of revenues over/(under) expenditures	 (10,960)	 20,528	 (4,030)	
 Fund balances - beginning	 <u>121,009</u>	 <u>89,521</u>	 <u>107,196</u>	
Fund balances - ending	<u>\$ 110,049</u>	<u>\$ 110,049</u>	<u>\$ 103,166</u>	

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 202 - SERIES 2013
FOR THE PERIOD AUGUST 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ -	\$ 908,616	\$ 907,575	100%
Special assessment: off-roll	-	332,699	332,699	100%
Interest income	2,764	28,767	-	N/A
Total revenues	<u>2,764</u>	<u>1,270,082</u>	<u>1,240,274</u>	102%
EXPENDITURES				
Debt service				
Principal	-	720,000	720,000	100%
Prepayment	-	10,000	-	N/A
Interest	-	507,049	507,300	100%
Total debt service	<u>-</u>	<u>1,237,049</u>	<u>1,227,300</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	2,764	33,033	12,974	
Fund balances - beginning	697,973	667,704	719,742	
Fund balances - ending	<u>\$ 700,737</u>	<u>\$ 700,737</u>	<u>\$ 732,716</u>	

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

The Board of Supervisors of the Verandah West Community Development District held a Public Hearing and Regular Meeting on August 9, 2023 at 2:00 p.m., at 11390 Palm Beach Blvd., 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
Lorie St. Lawrence (via telephone)	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 (via telephone)	District Engineer
Raquel McIntosh (via telephone)	Grau & Associates
Susan Shields	Resident/VCA Board Member

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. Supervisors McIntyre and St. Lawrence attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per person)

Ms. Shields reserved her comments for later in the meeting.

39 **THIRD ORDER OF BUSINESS** **Presentation of Audited Financial Report**
 40 **for the Fiscal Year Ended September 30,**
 41 **2022, Prepared by Grau & Associates**
 42

43 Ms. McIntosh presented the Audited Annual Financial Report for the Fiscal Year Ended
 44 September 30, 2022. There were no findings, recommendations, irregularities or instances of
 45 noncompliance; it was an unmodified opinion, otherwise known as a clean audit.

46 Discussion ensued regarding a lawsuit.

47 Mr. Adams stated a fall occurred on a sidewalk on an easement held by the Golf Course.
 48 He noted that mediation in the case is scheduled to occur in January.

49

50 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2023-06,**
 51 **Hereby Accepting the Audited Financial**
 52 **Report for the Fiscal Year Ended**
 53 **September 30, 2022**
 54

55 Mrs. Adams presented Resolution 2023-06.

56

57 **On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor,**
 58 **Resolution 2023-06, Hereby Accepting the Audited Financial Report for the**
 59 **Fiscal Year Ended September 30, 2022, was adopted.**

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62 **FIFTH ORDER OF BUSINESS** **Public Hearing on Adoption of Fiscal Year**
 63 **2023/2024 Budget**
 64

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

66 The affidavit of publication was included for informational purposes.

67 **B. Consideration of Resolution 2023-07, Relating to the Annual Appropriations and**
 68 **Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending**
 69 **September 30, 2024; Authorizing Budget Amendments; and Providing an Effective**
 70 **Date**

71 Mrs. Adams presented Resolution 2023-07. She reviewed the proposed Fiscal Year 2024
 72 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal
 73 Year 2023 budget, and explained the reasons for any changes. She presented the Unaudited

74 Financials and discussed the effects on projected fund balance with three months remaining in
 75 Fiscal Year 2023. She recalled the Board’s desire to keep assessments flat year-over-year, with
 76 the expectation that assessments will increase in Fiscal Year 2025 to pay for interconnecting
 77 pipe inspections and cleanings, an expense shared by both CDDs; remaining funds will be used
 78 to build up fund balance.

79 **The Public Hearing was opened.**

80 No members of the public spoke.

81 **The Public Hearing was closed.**

82

83 **On MOTION by Mr. Baldwin and seconded by Mr. Jordan, with all in favor,**
 84 **Resolution 2023-07, Relating to the Annual Appropriations and Adopting the**
 85 **Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September**
 86 **30, 2024; Authorizing Budget Amendments; and Providing an Effective Date,**
 87 **was adopted.**

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90 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-08,
 Making a Determination of Benefit and
 Imposing Special Assessments for Fiscal
 Year 2023/2024; Providing for the
 Collection and Enforcement of Special
 Assessments, Including but Not Limited to
 Penalties and Interest Thereon; Certifying
 an Assessment Roll; Providing for
 Amendments to the Assessment Roll;
 Providing a Severability Clause; and
 Providing an Effective Date**

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Mrs. Adams presented Resolution 2023-08. This is the Assessment Levying Resolution that takes into consideration the budget that was just adopted and the assessment levels contained therein which outlines the amount of benefit that each product type will receive, directs Staff to prepare a lien roll and transmit the on-roll lien roll to the Tax Collector for placement of the assessments on the property tax bill and sets forth a direct bill schedule for off-roll assessments.

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On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor, Resolution 2023-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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SEVENTH ORDER OF BUSINESS

Continued Discussion/Update: Notice of Violation – The Verandah Club Reimbursement Request Conservation C-

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Mrs. Adams stated a Second Notice was sent to The Club in May regarding the \$19,000 reimbursement owed to the CDD to replace items erroneously removed from conservation areas. She emailed again last week and received word that The Club has a new manager.

A Board Member shared that control of The Club was turned over to Kolter Hospitality.

Mrs. Adams noted that the Second Notice and the backup documentation was sent to The Club on May 10, 2023.

128

EIGHTH ORDER OF BUSINESS

Discussion: MRI ROV Inspection Report and Proposal

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Mrs. Adams presented the Verandah East CDD (VECDD) MRI ROV Inspection Report and Proposal for interconnecting pipes related to an easement agreement with the Golf Club. The ROV showed that no pipes are broken; however, some lines require cleaning. She was asked to request a proposal for Line A-2, which is a 24” pipe that has 75% blockage.

136

NINTH ORDER OF BUSINESS

Consideration of Amendment No. 01 to the District Management Services Agreement for Lien Roll Services

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Mrs. Adams stated Ms. Alice Carlson, of AJC Associates, who currently prepares the lien roll, is retiring. District Management has a staff of about 12 who prepare Assessment Methodologies and Lien Rolls and perform related services; Management proposes to seamlessly assume performing the same services at the same fee. She presented a revised

145 version of the Agreement, which mirrors the current Agreement with AJC Associates; the
146 correct contract amount is \$13,495.

147

**On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor,
148 the First Amendment to the District Management Services Agreement for Lien
149 Roll Services, as amended, was approved.
150**

151

152

153 Mr. Adams stated, with regard to the need for Estoppel letters, a link will be provided
154 on the CDD website and District Management’s Treasury Department will be quick to provide
155 information and assistance.

156

TENTH ORDER OF BUSINESS

Consideration of Bill of Sale

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159 Ms. Willson stated, with regard to an inquiry at the last meeting, Staff reviewed this
160 tract that was still showing in the Developer’s name on the Property Appraiser’s website. It was
161 determined that the conservation and stormwater tract was meant to be conveyed to the CDD
162 but, due to an oversight, the tract that has been maintained by the CDD was not conveyed at
163 the appropriate time.

164 Ms. Shields thanked Ms. Willson for addressing this. She noted that, because it was in
165 the Developer’s name, there was a Deed of Conservation Easement from 2006 and it was her
166 hope that it was being properly maintained.

167

**On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor,
168 the Bill of Sale for the Tract “C-1” Verandah Unit 9 plat, was approved.
169**

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ELEVENTH ORDER OF BUSINESS

**Consideration of Special Warranty Deed
[Verandah Unit 9]**

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175 Ms. Willson presented the Fee Simple Special Warranty Deed.

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On MOTION by Mr. Zampiceni and seconded by Mr. Jordan, with all in favor, the Special Warranty Deed, was approved.

TWELFTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2023**

This item was discussed in conjunction with the Fifth Order of Business.

Mrs. Adams stated that she will research the “Insurance” line item, which was at 48% of budget.

The financials were accepted.

THIRTEENTH ORDER OF BUSINESS **Approval of May 10, 2023 Regular Meeting Minutes**

Mrs. Adams presented the May 10, 2023 Regular Meeting Minutes.

On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor, the May 10, 2023 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH 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 & Associates, LLC

- **NEXT MEETING DATE: October 11, 2023 at 1:00 PM**
- **QUORUM CHECK**

Supervisors Jordan, St. Lawrence, Zampiceni and Baldwin confirmed their in-person attendance at the October 11, 2023 meeting.

FIFTEENTH ORDER OF BUSINESS **Supervisors’ Requests**

212 Mr. Zampiceni stated a VECDD resident recently posted that CDD approval is needed to
213 remove alligators from the lakes; he asked if that is true. Mrs. Adams stated that is not true.

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215 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

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218 **On MOTION by Mr. Baldwin and seconded by Mr. Zampiceni, with all in favor,**
219 **the meeting adjourned at 2:30 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023	Regular Meeting	2:00 PM
January 10, 2024	Regular Meeting	2:00 PM
May 8, 2024	Regular Meeting	2:00 PM
August 14, 2024	Public Hearing & Regular Meeting	2:00 PM