

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

The Board of Supervisors of the Verandah West Community Development District held a Regular Meeting on January 10, 2024 at 2:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

Present were:

Jeffrey Jordan	Chair
Susie McIntyre	Vice Chair
Paul Zampiceni	Assistant Secretary
Gerald Baldwin	Assistant Secretary

Also present:

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
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, McIntyre, Zampiceni and Baldwin were present. Supervisor St. Lawrence was not present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per person)

There were no public comments.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Supervisor
Lorie St. Lawrence [Seat 3]; Term Expires
November 2024**

Mrs. Adams presented Ms. St. Lawrence's resignation letter.

On MOTION by Mr. Zampiceni and seconded by Ms. McIntyre, with all in favor, the resignation of Ms. Lorie St. Lawrence, from Seat 3, was accepted.

FOURTH ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 3

Mrs. Adams distributed a Memorandum related to an interested candidate. She noted that the agenda letter incorrectly identified the vacancy as Seat 4; however, the correct vacancy is Seat 3.

Mr. Zampiceni discussed the qualifications of candidate Edward Faynor.

Mr. Zampiceni nominated Mr. Edward Faynor to fill Seat 3. No other nominations were made.

On MOTION by Mr. Zampiceni and seconded by Mr. Jordan, with all in favor, the appointment of Mr. Edward Faynor to fill Seat 3, was approved.

- **Administration of Oath of Office to Appointed Supervisor**

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Appointing and Removing Officers of the District and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mrs. Adams presented Resolution 2024-02. Candidates must be a citizen of the United States, at least 18 years of age, a legal resident of Florida, reside within the CDD and be a registered voter in Lee County. The candidate qualifying period is noon, June 10, 2024 to noon, June 14, 2024. Seats 1, 3 and 5 will be up for election at the November 2024 General Election.

On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor, Resolution 2024-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Update: License Agreement Regarding C-1 Wetland Repairs with the Club

Ms. Willson stated Staff was contacted by the insurance company just before the end of the year regarding this claim. At a meeting on January 5, 2024, a preliminary review was completed and pictures provided and the representative advised that a response is expected within two weeks. Given that Mrs. Adams has proposals for the repairs, she suggested allowing the two weeks and authorizing execution of an agreement for the repairs at the end of the month, if no response is received.

Mrs. Adams stated the Notice of Code Violation was received on May 3, 2022. She stated The Club has still not paid the year-to-date expenses totaling nearly \$20,000.

Discussion ensued regarding allowing The Club time to respond.

On MOTION by Ms. McIntyre and seconded by Mr. Baldwin, with all in favor, authorizing Staff to execute the Agreement with EarthBalance, in an amount not to exceed \$13,729, if a response is not received within two weeks of January 5, 2024, was approved.

Ms. Willson will make The Club aware of the Board’s direction.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2023

Mrs. Adams presented the Unaudited Financial Statements as of November 30, 2023.
Discussion ensued regarding the Lake Bank Restoration Project.
The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of October 11, 2023 Regular Meeting Minutes

Mrs. Adams presented the October 11, 2023 Regular Meeting Minutes.
The following change was made:
Line 74: Change “Veranda” to “Verandah”

On MOTION by Mr. Jordan and seconded by Mr. Baldwin, with all in favor, the October 11, 2023 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

• Required Ethics Training

Ms. Willson presented a Memorandum explaining the ethics training requirements, the online version of which contains links to free courses provided by the Florida Commission on Ethics (COE). The requirements must be met by December 31, 2024; completion will be reported by checking a box on Form 1 when filing it in 2025.

Mrs. Adams asked if a brief discussion of the LaBelle Ranch Mitigation Area in Hendry County is in order.

Ms. Willson stated Staff is reviewing the underlying requirements, as it appears that there are some mitigation requirements associated with the initial bond financing. Staff is working to determine if that is the case and, if so, exactly what the requirements are.

Mrs. Adams stated that the property sold; however, the CDD has a maintenance easement with the South Florida Water Management District (SFWMD) to ensure that the property, which is in Hendry County, is being maintained as conservation. Mrs. Adams and Mr. Willis will inspect the property, which is not owned by the CDD; it is agricultural property utilized for cattle grazing.

Ms. Willson stated Staff will continue their review and provide an update at the next meeting.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

- **NEXT MEETING DATE: May 8, 2024 at 2:00 PM**
 - **QUORUM CHECK**

All Supervisors confirmed their in-person attendance at the May 8, 2024 meeting.

Mrs. Adams stated that the \$8,800 MRI Inspection, LLC contract for cleaning the line at Lake L-ZR that was approved was executed and the work will be completed in late April or early May, before rainy season.

Mrs. Adams stated, when she receives the recorded copy of the Lake Maintenance Plan executed on October 11, 2023, related to Lake H-12 bank repairs, proposals will be evaluated and the project scheduled.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

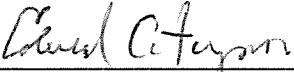
There were no Supervisors' requests.

TWELFTH ORDER OF BUSINESS

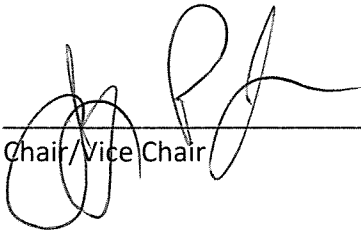
Adjournment

On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor, the meeting adjourned at 2:18 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary//Assistant Secretary



Chair/Vice Chair