

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

The Board of Supervisors of the Verandah East Community Development District held a Regular Meeting on January 8, 2025 at 1:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

Present:

David Moore
Richard (Denny) Shields, Jr.
John Sample
Jacqueline Voiles

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Cleo Adams
Chuck Adams (via telephone)
Shane Willis
Alyssa Willson (via telephone)
Mark Zordan (via telephone)
Susan Shields
Residents

District Manager
District Manager
Operations Manager
District Counsel
District Engineer
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. Supervisors Shields, Sample, Voiles and Moore were present. One seat is vacant, as no one qualified to run for Seat 4 in the November 2024 General Election.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per person)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors [Jacqueline Voiles - Seat 3 and

David Moore - Seat 5] (the following will be provided in a separate package)

Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Jacqueline Voiles and David Moore. Mrs. Adams and Ms. Willson reviewed the following and explained how to handle public records requests and keeping personal and CDD related documents and communications separate from each other:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Declaring a Vacancy in Seat 4 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date

Mrs. Adams presented Resolution 2025-01. As no one qualified to run for Seat 4 in the November 2024 General Election, it is necessary to declare Seat 4 vacant, which will then enable the Board to appoint someone to fill Seat 4.

On MOTION by Mr. Moore and seconded by Mr. Sample, with all in favor, Resolution 2025-01, Declaring a Vacancy in Seat 4 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Appointment of Qualified Elector to Fill Vacant Seat 4; Term Expires November 2028

Mr. Moore recalled that, the last time a seat needed to be filled, the CDD sought interested candidates and suggested doing the same this time.

Discussion ensued regarding sending an e-blast notification of the vacancy and the due date for interested individuals to submit their resume.

Mrs. Adams will have the e-blast sent.

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing an Effective Date

Mrs. Adams presented Resolution 2025-02. Mr. Sample nominated the following:

David L. Moore	Chair
Richard Denny Shields, Jr.	Vice Chair
John G. Sample, Jr.	Assistant Secretary
Jacqueline Voiles	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Christine Jaross	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

Chuck Adams	Secretary
Craig Wrathell	Assistant Secretary
Cleo Adams	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Sample and seconded by Mr. Schields, with all in favor, Resolution 2025-02, Electing, as nominated and Removing Officers of the District and Providing an Effective Date, was adopted.
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NINTH ORDER OF BUSINESS**Update/Discussion: General Littoral Plant Growth and Current ERP (Environmental Resource Permit)**

Mr. Sheilds discussed resident concerns about the height and width of littoral plants. He toured the area with Staff and noted that he found out that littoral plants serve a purpose as they help purify water that drains into the lakes and help with lake bank stabilization. The resident concern was that weeds and the littoral plants in Lake R1A are taking over the water, particularly on the east side.

Mr. Sheilds asked Mr. Zordan if the resident concern about the plants taking over the water in Lake R1A is unfounded. Mr. Zordan replied affirmatively. Mr. Moore asked if the lake management vendor knows the limits and actively manages the lakes to that limit. It was noted that the Water Management District sets the limits.

The information in Mr. Zordan's email communication about the littoral plants will be relayed to the concerned resident(s). Mrs. Adams will have the information posted on the website.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of November 30, 2024**

Mrs. Adams stated that she prepared a Financial Highlights Report, which she will email to the Board. She presented the Unaudited Financial Statements as of November 30, 2024, discussing the status of the revenues, expenditures and projects.

Discussion ensued regarding whether pipe inspections should be done and, if so, how frequently; budgeting for inspections; and potential cost of inspections.

The financials were accepted.

NINTH ORDER OF BUSINESS**Approval of August 14, 2024 Public Hearings and Regular Meeting Minutes**

Mrs. Adams presented the August 14, 2024 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Sample and seconded by Ms. Voiles, with all in favor, the August 14, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Johnson Engineering, Inc.

There were no District Counsel or District Engineer reports.

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

- **District Manager's Report**
- **NEXT MEETING DATE: May 14, 2025 at 1:00 PM**
 - **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS**Supervisors' Requests**

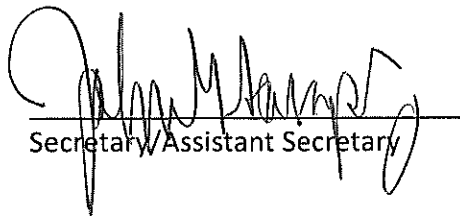
Mr. Moore asked for the status of the concrete trucks that were reported to be dumping in Willow Bend. Mr. Willis stated that, when he inspected the area, he did not find any signs of active dumping. He will meet with the concerned resident. If there was dumping, the only thing the CDD can do is remove it.

Mr. Willis reported about plant deterioration at a lake off Amblewind. Mr. Zordan provided a schematic to restore the lake and littoral plants; a proposal will be obtained. Mrs. Adams noted some plantings that were installed by the HOA. She stated that budget funds are available to proceed with the plant restoration in the specified area during the rainy season.

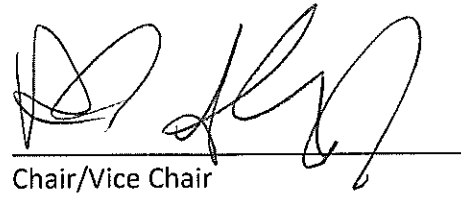
TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Moore and seconded by Mr. Sample, with all in favor, the meeting adjourned at 1:34 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair