

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

The Board of Supervisors of the Verandah East Community Development District held a Regular Meeting on May 14, 2025 at 1:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

Present:

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

Also present:

Cleo Adams	District Manager
Chuck Adams (via telephone)	District Manager
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Mark Zordan (via telephone)	District Engineer
Ben Steets	Grau & Associates
Stu Axelrod	Resident
Robert Intruss	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.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per person)

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2024, Prepared by Grau & Associates**

Mr. Steets presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

In response to a question about the statement in the Audit “The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.”, Mr. Steets stated that although it can be confusing, this statement is a good one, as it means the District is not in a financial emergency.

Mr. Sample referred to “Capital Assets” on Page 15 and stated his belief that the only capital assets the CDD has are fences.

In response to a question about “DEFERRED OUTFLOWS OF RESOURCES” on Page 7 and elsewhere, Mr. Steets stated that it is related to expenses for the bond refunding, similar to a prepaid expense.

Discussion ensued regarding the CDD’s funds being invested in a mutual fund with the Trustee and whether the CDD can invest its funds at other banks or investment accounts that yield a higher return.

Mr. Adams explained that the CDD is limited as to where it can invest the funds as it is written into the Trust Indenture for the bonds. Typically, CDD funds cannot be invested in a higher yield, riskier investment vehicle because they are public funds. He will discuss this with the Trustee to see if there are any options. Ms. Willson added that there are statutory requirements with regard to where the CDD funds can be invested, as it is a governmental entity, and the Trust Indenture has further limitations.

The following change was made:

Page 15 “Capital Assets”, Line 1: Delete “roads, sidewalks”

A. Consideration of Resolution 2025-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

<p>On MOTION by Mr. Moore and seconded by Mr. Sample, with all in favor, Resolution 2025-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, as amended, was adopted.</p>
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FOURTH ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Seat 4 Vacancy; Term Expires November 2028

A. Candidates

- I. Stu Axelrod**
- II. Robert Intruss**

It was noted that Mr. Intress was not in attendance.

Mr. Axelrod stepped out of the meeting.

The Board Members agreed that both candidates are qualified.

Mr. Moore nominated Stuart “Stu” Axelrod to fill Seat 4.

No other nominations were made.

On MOTION by Mr. Moore and seconded by Ms. Voiles, with all in favor, the appointment of Stuart “Stu” Axelrod to fill Seat 4, was approved.

Mr. Axelrod returned to the meeting.

B. Administration of Oath of Office to Appointed Supervisor (the following will be provided under separate cover)

Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Stuart “Stu” Axelrod. She reviewed the following and explained the Sunshine Law, avoiding discussion/communication with other Board Members about any matters before or that might come before the Board, how to handle public records requests and keeping personal and CDD related documents and communications separate from each other:

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

Mr. Axelrod opted to accept the allowable Supervisor compensation.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04,
Electing and Removing Officers of the
District and Providing an Effective Date**

Mrs. Adams presented Resolution 2025-04. 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
Stuart "Stu" Axelrod	Assistant Secretary

No other nominations were made.

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 Ms. Voiles, with all in favor, Resolution 2025-04, Electing, as nominated, and Removing Officers of the District and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mrs. Adams presented Resolution 2025-05. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

In response to a question about the sovereign immunity limits, Ms. Willson stated that an increase did not pass during the recent legislative session.

Mr. Adams stated that the Fiscal Year 2026 assessments are proposed to remain the same as in Fiscal Year 2025.

On MOTION by Mr. Sample and seconded by Mr. Shields, with all in favor, Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2025/2026

and Setting a Public Hearing Thereon Pursuant to Florida Law for August 13, 2025, at 1:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an effective Date

Mrs. Adams presented Resolution 2025-06.

On MOTION by Ms. Voiles and seconded by Mr. Sample, with all in favor, Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date

Ms. Willson presented Resolution 2025-07. Ms. Willson discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

As to whether this is required, Ms. Willson stated that the CDD is not obligated to participate in this.

Some Board Members expressed concerns about CDD liability if it participates.

Mr. Axelrod asked if any liabilities incurred with participating in the Agreement would be covered by the CDD's liability insurance.

On MOTION by Mr. Moore and seconded by Mr. Sample, with Mr. Moore, Mr. Sample, Ms. Voiles and Mr. Shields in favor of rejecting the Resolution 2025-07 and the Florida Statewide Mutual Aid Agreement and Mr. Axelrod dissenting,

not adopting Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was approved. [Motion passed 4-1]

NINTH ORDER OF BUSINESS

**Discussion: Memorandum Regarding
Maintenance of Conservation Areas**

This Memorandum is to remind residents/property owners that they are prohibited from doing anything in the conservation areas.

Mr. Moore wants the Memorandum to be emailed to residents/property owners. A Board Member voiced their opinion that the builders also need to be reminded to remind their crews not to throw anything into the conservation areas and to clean up after themselves.

TENTH ORDER OF BUSINESS

**Discussion/Consideration: Renewal of
Crosscreek Environmental Inc, Lake &
Wetland Maintenance Contract**

On MOTION by Mr. Moore and seconded by Mr. Sample, with all in favor, renewal of the Crosscreek Environmental Inc, Lake & Wetland Maintenance Contract, was approved.

ELEVENTH ORDER OF BUSINESS

**Memorandum Regarding Boardwalks and
Trails (for informational purposes)**

This item was included for informational purposes.

TWELFTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of March 31, 2025**

Mrs. Adams presented the Unaudited Financial Statements as of March 31, 2025,
The financials were accepted.

THIRTEENTH ORDER OF BUSINESS

**Approval of January 8, 2025 Regular
Meeting Minutes**

This item was not addressed.

FOURTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

District Counsel will monitor the legislative session and provide updates.

B. District Engineer: Johnson Engineering, Inc.

Regarding prior discussion of a preserve fence, Mr. Zordan stated that, in his research he could not find approval of any fence on the conservation area property line. He does not know who installed the fence. Mrs. Adams stated that it was not the CDD; she thinks it was residents or a Developer. The location is 3100/3120 Preserve Edge.

Mrs. Adams stated that the CDD does not own the fence so the CDD will not maintain it. If the fence is on the CDD's property, the CDD can remove it. Mr. Zordan stated the fence appears to be on the property line; the only way to know for sure is to have a survey.

The CDD will take no action on this at this time.

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

- **District Manager's Report**
- **Operations Report**

A question was raised about a stormwater pipe in the Heritage community that does not appear on the GIS map. Mr. Willis stated that the map is not done; once he has all the pipe locations confirmed, they will be added to the GIS map.

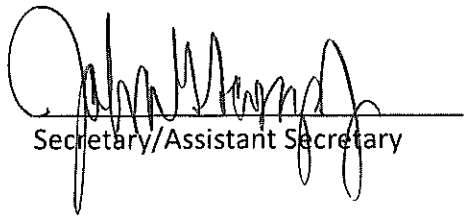
- **NEXT MEETING DATE: August 13, 2025 at 1:00 PM [Adoption of FY2026 Budget]**
 - **QUORUM CHECK**

FIFTEENTH ORDER OF BUSINESS**Supervisors' Requests**

Ms. Voiles asked for the agenda packages to be received sooner.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

The meeting adjourned at 2:05 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair