

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

The Board of Supervisors of the Verandah West Community Development District held a Regular Meeting on May 14, 2025 at 2:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

Present:

Jeffrey Jordan
Susie McIntyre
Norman Toback
Gerald Baldwin
Edward Faynor

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

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

District Manager
District Manager
Operations Manager
District Counsel
District Engineer
VCA Board Member
Property Infrastructure Group
Resident/VCA Board Member

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 2:10 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per person)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-03, 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 2025-03. She reviewed the proposed Fiscal Year 2026 budget, noting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. The off-roll assessment is specific to the Golf Club.

Mrs. Adams discussed moving \$5,000 from “Lake bank restoration” to “Engineering” to fund the shared \$10,000 expense with the Verandah East CDD (VECDD), for annual monitoring and initial review related to the conservation area due to issues with the Golf Club. Lake bank restoration should begin within the next few weeks. Mr. Willis will email project related information to the VCA for distribution to homeowners.

Mrs. Adams suggested assessments remain flat and not be reduced so unassigned fund balance can be built up for pipe cleanout and lake bank restoration. The \$5,000 Engineering expenditure will remain budgeted for at least five years, which is the duration of monitoring required by Lee County. The Fiscal Year 2026 assessments are currently proposed to remain flat at \$431.37 for on-roll and \$411.10 for off-roll.

On MOTION by Mr. Jordan and seconded by Mr. Toback, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 13, 2025 at 2:00 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.

▪ **Consideration of Johnson Engineering Proposal**

This item was an addition to the agenda.

Mrs. Adams distributed and presented the Johnson Engineering proposal.

On MOTION by Mr. Jordan and seconded by Ms. McIntyre, with all in favor, the Johnson Engineering Proposal for Annual Monitoring and Initial Review related to Conservation Area C-1, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, 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

On MOTION by Mr. Jordan and seconded by Mr. Baldwin, with all in favor, Resolution 2025-04, 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.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date

Ms. Willson presented Resolution 2025-05. She 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. The VECDD tabled this; she suggested doing the same.

On MOTION by Ms. McIntyre and seconded by Mr. Faynor, with all in favor, tabling consideration of Resolution 2025-05 and the Florida Statewide Mutual Aid Agreement, was approved.

SIXTH ORDER OF BUSINESS

Discussion: Memorandum Regarding Maintenance of Conservation Areas

Mrs. Adams presented the Memorandum regarding maintenance of Conservation Areas that advises residents/property owners of the prohibition against any activities in the conservation areas. Trespassing warning signs are already present.

SEVENTH ORDER OF BUSINESS

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

Mr. Willis stated that Crosscreek Environmental, which has been very responsive and performed well, is willing to hold its contract price for two more years.

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

EIGHTH ORDER OF BUSINESS

Discussion: Memorandum Regarding Boardwalks and Trails

Ms. Willson presented the Memorandum regarding the Boardwalks and Trails built on CDD property by Verandah Development, LLC, in accordance with a 2023 Easement.

Discussion ensued regarding the boardwalks and trails; map of Boardwalks 1, 2 and 3; and apparent benefit of the CDD formally disclaiming interest in the property to clarify that the CDD is not the owner or responsible for maintaining the infrastructure, to limit liability.

The consensus was that the golf course needs and should be responsible for maintaining Boardwalk 1. Mrs. Adams noted that, in comparable communities, the golf clubs and Associations budget and maintain all such infrastructure; the CDDs do not.

It was noted that the infrastructure was never explicitly transferred to the Association and that the Developer controlled the VCA until recently.

The Board directed Ms. Willson to draft a Disclaimer of Interest for all infrastructure constructed pursuant to the Easement, to note that the CDD is agreeable to discussion regarding how to facilitate future maintenance by another entity.

This item will be included on the next agenda.

NINTH ORDER OF BUSINESS

Discussion/ Consideration: VCA Request to Move Tree into Lake Maintenance Easement

Mrs. Adams presented the VCA's request.

A. Consideration of License Agreement Regarding Tree Relocation and Maintenance [Bench Site Trees Between Oak Bend Drive and River Village Way]

On MOTION by Mr. Toback and seconded by Mr. Baldwin, with all in favor, the License Agreement Regarding Tree Relocation and Maintenance of Bench Site Trees Between Oak Bend Drive and River Village Way, was approved.

TENTH 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.

ELEVENTH ORDER OF BUSINESS

Approval of January 8, 2025 Regular Meeting Minutes

On MOTION by Mr. Jordan and seconded by Mr. Baldwin, with all in favor, the January 8, 2025 Regular Meeting Minutes, as presented, were approved.

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

Ms. Willson stated updates of legislative actions affecting CDDs will be provided.

B. District Engineer: Johnson Engineering, Inc.**C. District Manager: Wrathell, Hunt & Associates, LLC**

- **District Manager's Report**

There were no District Manager or District Engineer reports.

- **Operations Report**

Mr. Willis stated Crosscreek confirmed that lake bank restoration for Lake H-12, off Sanctuary Point, will begin on June 10, 2025. Mr. Willis and Mr. Zordan will prepare a project e-blast to residents about what to expect. The entirety of the lake will be treated; the CDD will only use easement accesses by residences. Ms. McIntyre noted that, where VCA sprinklers are on private property, the CDD documents require the homeowner to maintain and irrigate to the lake's edge. The CDD has no control over the sprinkler heads. Mr. Willis stated the VCA will distribute the email advising homeowners that sprinkler heads should be marked by them or their landscaper to avoid damaging them when material is brought into the area. A resident will be a community coordinator to disseminate information.

- **NEXT MEETING DATE: August 13, 2025 at 2:00 PM**

- **QUORUM CHECK**

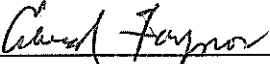
All Supervisors confirmed their attendance at the August 13, 2025 meeting.

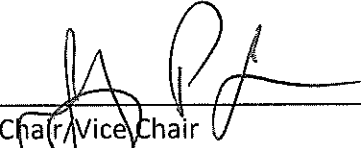
THIRTEENTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' requests.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Baldwin and seconded by Ms. McIntyre, with all in favor, the meeting adjourned at 2:41 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair