

VERANDAH EAST

COMMUNITY DEVELOPMENT

DISTRICT

October 8, 2025

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Verandah East 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
<https://verandahcdds.net/>

October 1, 2025

Board of Supervisors
Verandah East Community Development District

ATTENDEES:

Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Verandah East Community Development District will hold a Regular Meeting on October 8, 2025 at 1:00 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. Update/Discussion: Letter to Crosscreek Environmental, Inc. Regarding Notice of Funds Request for Lake and Wall Maintenance
4. Consideration of Award of Contract for Lake and Wetland Maintenance
5. Acceptance of Unaudited Financial Statements as of August 31, 2025
 - Discussion/Update: Trustee/Bank Mutual Fund Alternative Sources
 - Financial Highlights Report
6. Approval of August 13, 2025 Public Hearing and Regular Meeting Minutes
7. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Operations Report
 - NEXT MEETING DATE: January 14, 2026 at 1:00 PM

○ QUORUM CHECK

SEAT 1	RICHARD DENIS SHIELDS, JR.	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JOHN SAMPLE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JACQUELINE VOILES	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	STU AXELROD	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	DAVID MOORE	☐ IN PERSON	☐ PHONE	☐ NO

8. Supervisors' Requests

9. 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 EAST
COMMUNITY DEVELOPMENT DISTRICT**

3

Brendha Silva

From: Cleo Adams
Sent: Monday, September 29, 2025 10:24 AM
To: Daphne Gillyard
Cc: Ruta Viola; Gianna Denofrio; shane willis; Madison Tappa; Alyssa Willson; dmoore@verandahcdds.net; 'jeff.jordan@kw.com'
Subject: Verandah East and Verandah West October Agenda
Attachments: CrossCreek Funds Request Revised. 9.26.25.doc

Hi Daphne,
Happy Monday! Please include the attached letter as well as the below email to the agenda for both VE and VW consideration/discussion.

SW Florida Strong –

Cleo Adams
District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Matt <matt@crosscreekenv.com>
Sent: Monday, September 29, 2025 9:33 AM
To: Cleo Adams <crismond@whhassociates.com>
Subject: RE: Verandah East and Verandah West Withholding of Fees w CrossCreek

Good morning,

I am hopeful that the board will be agreeable to our offer of \$20,377.34, which reflects two months of withheld services. I believe this is a fair resolution and would like to move forward from here without any further payment being made.

From what I've gathered, the technician who went out to "clean" these areas noted that very little work was actually required, as our treatments had already been effective. The results took a little more time to show since they were selective applications around beneficial vegetation, which is why the improvements weren't immediately visible.

Please share this with the board for consideration and let me know if this is acceptable so we can put this behind us and continue moving forward in a positive way.

Thank you for your time and understanding.

Respectfully,

Matt Jones

Crosscreek Environmental Inc.

Cell # (863) 279-8711

matt@crosscreekenv.com

From: Cleo Adams <crismond@whhassociates.com>

Sent: Friday, September 26, 2025 12:58 PM

To: Gail Allums <gail@crosscreekenv.com>

Cc: George Bowling <george@crosscreekenv.com>; shane willis
<willis@whhassociates.com>

Subject: Verandah East and Verandah West Withholding of Fees w CrossCreek

Good Afternoon Gail, Please see attached. SW Florida Strong – Cleo Adams District
Manager Wrathell, Hunt & Associates, LLC 9220 Bonita Beach Road Suite
#214

Good Afternoon Gail,
Please see attached.

SW Florida Strong –

Cleo Adams
District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE
INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

**VERANDAH EAST AND VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
FROM THE OFFICE
OF THE DISTRICT MANAGER
9220 BONITA BEACH ROAD, SUITE 214, BONITA SPRINGS, FL 34135
(239) 498-9020**

September 26, 2025

Via Email and Fed-Ex

Crosscreek Environmental, Inc.
Attn: George Bowling
111 61st Street E
Palmetto, FL 34221
george@crosscreekenv.com

Re: VERANDAH EAST AND WEST CDDS – Notice of Funds Request - Lake & Wetland Maintenance And Verandah East CDD Wall Maintenance

Dear Mr. Bowling & Ms. Allums:

As a follow up from our September 22, 2025 phone conversation surrounding the Termination Notice with cause; as a result of the failure of Crosscreek to timely and correctly perform its obligations and work under the contract, and due to Crosscreek's uncorrected defective work, Verandah East and Verandah West CDD's were required to retain the services of another qualified vendor to perform services and correct the defective work of Crosscreek. As a result of Crosscreek's failure to comply with the contract requirements by letter dated July 20, 2025, Verandah East and Verandah West CDD's exercised its right to cancel the contract effective on August 15, 2025.

The Verandah East and Verandah West Community Development District's incurred expenses totaling \$23,550.00 for the required Lake and Wetland Maintenance. The District withheld April and July Payments totaling \$20,377.34; leaving an outstanding amount due to the District's in the amount of \$3,172.66 as follows:

- \$16,000.00 (initial cleanup)
- \$ 7,550.00 (C/O for the Removal of Cattail – Lake P-4)
\$23,550.00 Verandah East & Verandah West CDD's
\$20,377.34 (Funds held for Invoice 22182 and 21070 from CrossCreek)
\$ 3,172.66

**VERANDAH EAST AND VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
FROM THE OFFICE
OF THE DISTRICT MANAGER
9220 BONITA BEACH ROAD, SUITE 214, BONITA SPRINGS, FL 34135
(239) 498-9020**

The Verandah East Community Development District incurred expenses totaling \$1,800.00 for the required Monthly trim back of Vegetation adjacent to the perimeter wall and conservation areas. The District withheld the July Payment totaling \$150.00; leaving an outstanding amount due to the District the amount of \$1,650.00 as follows:

- \$2,800.00 Verandah East Wall Maintenance adjacent to Conservation areas
- \$1,000.00 (C/O Reduction specific to Verandah East Wall Maintenance)
\$1,800.00
\$ 150.00 (Funds held for Invoice 22181 from CrossCreek).
\$1,650.00 Balance Due to Verandah East Community Development District.

The Districts are requesting reimbursement from Crosscreek Environmental for the cost incurred to bring the property into compliance and based on the specifications of the contract.

As we have discussed, the District has numerous photo documentation of the lakes out of compliance. The District has pictures of the Verandah East CDD lack of vegetation maintenance adjacent to the perimeter fencing/walls. Should you wish to discuss, please contact me (239) 989-2939.

Sincerely,

Verandah East and West Community Development Districts

Cleo Adams
District Manager

Enclosures

Cc: Alyssa Willson – District Counsel
Chuck Adams - District Manager

File
Mailed: Via Email & Fed-Ex

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

4



Wrathell, Hunt and Associates, LLC

MEMORANDUM

Date: October 8, 2025

To: Verandah East & Verandah West Board of Supervisors

From: Shane Willis – Operations Manager

Subject: Consideration of Award of Contract – Lake & Wetland Maintenance

Cc: File

Crosscreek Environmental was terminated on August 5th due to non-compliance with the District's executed contract agreement. District Staff retained Superior Waterway Services to provide the initial lake cleanup and placed on a month-to-month basis for on-going contract services specific to lake maintenance. Staff recently solicited a Request for Proposals (RFP) based on the contract specifications provided by the District.

A total of five lake & wetland maintenance companies were contacted with two providing proposals (one declined to participate & one was nonresponsive). As is typical with the Districts contracts, this is a one-year contract with a second-year option of renewal and at the sole discretion of the Districts. The financial tabulation is as follows:

<u>Company:</u>	<u>1st Year Price:</u>	<u>2nd Year Price:</u>
• Premier Lakes	\$144,000.00	\$150,000.00
I. VE Wall Maintenance	\$1,800.00	\$1,800.00
• Superior Waterways	\$159,610	\$165,060.28
I. VE Wall Maintenance	\$1,800.00	\$1,800.00

Premier Lakes have the capability of maintaining the contract and have decades of experience in Lakes and Wetlands management providing a wide range of aquatic and wetland services. Their confirmed references are Fiddler's Creek CDD #1, Harbour Isles CDD, Tern Bay CDD as well as The Brooks Of Bonita Springs CDD I and II.

Superior Waterway Services, Inc. was founded in 1999 out of Riviera Beach, FL with a SW Florida office in North Port and provide a wide range of aquatic and wetlands services. Their confirmed references are Mediterra CDD, BRGE CDD (Bonita National), & Bayside Improvement District & Bay Creek CDD (The Colony and Pelican Landing).



Wrathell, Hunt and Associates, LLC

The contract with CrossCreek Environmental, Inc was \$122,264.00, which did not include the Verandah East Wall Maintenance of \$1,800.00, and was not a shared cost with Verandah West.

The District's current combined budget is \$123,000.00 for this service in Fiscal Year 2025/26.

Verandah East has budgeted \$1,800.00 specific to the wall vegetation maintenance adjacent to the conservation areas.

Premier Lakes submittal is \$21K over the budgeted amount for contract services, while Superior Waterway Services is \$37,346.00.

The District will have to utilize unassigned fund balance in order to cover these expenses. As a reminder, the Districts are funding aquascaping/pipe cleanout annually of \$96,300.00 with a schedule of inspecting and cleaning every three years. Next schedule for this service is Fiscal Year 2028.

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2025**

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2016	
<u>ASSETS</u>			
Cash (SunTrust)	\$ 107,227	\$ -	\$ 107,227
Investments			
Revenue account	-	585,750	585,750
Reserve account	-	375,000	375,000
Prepayment account	-	19	19
Principal account	-	1	1
Deposits	45	-	45
Total assets	<u>\$ 107,272</u>	<u>\$ 960,770</u>	<u>\$ 1,068,042</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Due to Verandah West	\$ 125	\$ -	\$ 125
Total liabilities	<u>125</u>	<u>-</u>	<u>125</u>
Fund balances:			
Restricted for:			
Debt service	-	960,770	960,770
Unassigned	107,147	-	107,147
Total fund balances	<u>107,147</u>	<u>960,770</u>	<u>1,067,917</u>
Total liabilities and fund balances	<u>\$ 107,272</u>	<u>\$ 960,770</u>	<u>\$ 1,068,042</u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on-roll	\$ -	\$ 241,526	\$ 239,286	101%
Interest & miscellaneous	1	25	263	10%
Total revenue	1	241,551	239,549	101%
EXPENDITURE				
Professional and administrative				
Supervisors	792	2,464	3,158	78%
Management and accounting	4,567	50,238	54,805	92%
Audit	-	6,556	6,535	100%
Legal	-	5,530	4,386	126%
Field management	773	8,509	9,282	92%
Engineering	522	12,302	4,386	280%
Trustee	-	4,533	4,386	103%
Dissemination agent	302	3,328	3,631	92%
Arbitrage	-	440	1,316	33%
Assessment roll preparation	877	9,649	10,526	92%
Telephone	28	312	340	92%
Postage	-	886	219	405%
Insurance	-	6,888	7,262	95%
Printing & binding	60	649	708	92%
Legal advertising	-	25	658	4%
Office expenses and supplies	-	-	110	0%
Website	-	310	618	50%
Contingencies	97	949	658	144%
ADA website compliance	-	-	175	0%
Annual district filing fee	-	154	154	100%
Total professional & admin expenses	8,018	113,722	113,313	100%
Water management				
Contractual services	-	40,347	53,945	75%
Aquascaping - pipe cleanout	-	39,967	42,235	95%
Perimeter fence - wall ongoing RM not shared	-	1,350	1,800	75%
Utilities	-	441	570	77%
Contingencies	-	-	2,193	0%
Total water management	-	82,105	100,743	81%

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Other fees and charges				
Property appraiser	-	718	804	89%
Tax collector	-	1,384	1,479	94%
Total other fees & charges	-	2,102	2,283	92%
Total expenditures	8,018	197,929	216,339	91%
 Excess/(deficiency) of revenues over/(under) expenditures	 (8,017)	 43,622	 23,210	
 Fund balances - beginning	 115,164	 63,525	 62,304	
Fund balances - ending	<u>\$ 107,147</u>	<u>\$ 107,147</u>	<u>\$ 85,514</u>	

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 202 - SERIES 2016
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ -	\$ 1,450,820	\$ 1,445,557	100%
Interest	3,146	45,702	-	N/A
Total revenues	<u>3,146</u>	<u>1,496,522</u>	<u>1,445,557</u>	104%
EXPENDITURES				
Debt service				
Principal	-	875,000	875,000	100%
Interest	-	592,769	592,769	100%
Total expenditures	<u>-</u>	<u>1,467,769</u>	<u>1,467,769</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	3,146	28,753	(22,212)	
Fund balances - beginning	957,624	932,017	887,578	
Fund balances - ending	<u>\$ 960,770</u>	<u>\$ 960,770</u>	<u>\$ 865,366</u>	

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

The Board of Supervisors of the Verandah East Community Development District held a Public Hearing and Regular Meeting on August 13, 2025 at 1:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

Present:

Richard (Denny) Shields, Jr.	Vice Chair
John Sample	Assistant Secretary
Jacqueline Voiles (via telephone)	Assistant Secretary
Stu Axelrod	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	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m.

Supervisors Shields, Sample, and Axelrod were present. Supervisor Voiles attended via telephone. Supervisor Moore was absent.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per person)

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

A. Affidavit of Publication

B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mrs. Adams reviewed the proposed Fiscal Year 2026 budget, noting increases, decreases, adjustments, and shared and unshared costs with the Veranda West CDD, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. As presented, assessments are anticipated to remain flat, year-over-year.

Mr. Axelrod asked how the cost share split percentages were derived. Mrs. Adams stated they are based on the Methodology Report from years ago.

The Public Hearing was opened.

No affected property owners or members of the public spoke.

The Public Hearing was closed.

Mrs. Adams presented Resolution 2025-08 and read the title.

On MOTION by Mr. Sample and seconded by Mr. Shields, with all in favor, Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Providing for Funding for the FY 2026 Adopted Budget(s); 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

Mrs. Adams presented Resolution 2025-09. Mr. Shields asked if this is the same assessment amount as last year. Mrs. Adams replied affirmatively. This Resolution enables the CDD to finalize the assessment roll and have the assessments placed on the tax bills.

On MOTION by Mr. Sample and seconded by Mr. Axelrod, with all in favor, Resolution 2025-09, Providing for Funding for the FY 2026 Adopted Budget(s); 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.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-10, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing for an Effective Date

Mrs. Adams presented Resolution 2025-10. This is necessary because the Fiscal Year 2024 total expenses exceeded budget. This will help avoid a finding in the audit.

Mr. Axelrod voiced his opinion that this amounts to “back dating” the budget and he is not comfortable with that. Mr. Adams stated that the Board Members can vote against amending the budget but it will create a finding in the Fiscal Year 2024 Audit. Two Board Members voiced their opinions that there should be a finding in the audit then. Mr. Adams explained that, if a finding can be avoided by amending the budget, which is essentially a roll up of surplus fund balance to offset the appropriations that exceeded budget, Management strongly recommends amending the budget to avoid a finding in the audit. This is a simple, administrative procedure to avoid the finding.

Ms. Willson stated that this is a fairly common practice. She noted that audit findings are reported to the State. The CDD’s budget adoption resolutions have all provided for the ability to amend the budget, when necessary. Ms. Willson noted that the Fiscal Year 2024 audit was presented and asked if this is just a final wrap up.

Discussion ensued regarding the figures in the Fiscal Year 2024 audit, what is reflected in the amended budget, and if this is to address a finding in the audit, whether to adopt this Resolution since the audit was already completed and submitted, whether to defer it.

Ms. Willson stated this process is fairly standard; many districts do it almost every year.

On MOTION by Mr. Sample and seconded by Mr. Shields, with Mr. Sample, Mr. Shields and Ms. Voiles in favor and Mr. Axelrod dissenting, Resolution 2025-10, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing for an Effective Date, was adopted. [Motion passed 3-1]

SIXTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Willson presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She recalled the requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. These are the same as for Fiscal Year 2025.

It is also necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Shields and seconded by Mr. Sample, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2025**

Mrs. Adams presented the Unaudited Financial Statements as of June 30, 2025.

The financials were accepted.

- **Discussion/Update: Trustee/Bank Mutual Fund Alternative Sources**

Mr. Adams stated he is still working with the Controller on this. Options will be presented at the October meeting.

- **Financial Highlights Report**

This item was included for informational purposes.

142

143 **EIGHTH ORDER OF BUSINESS****Approval of Minutes**

144

145 **A. January 8, 2025 Regular Meeting**

146 **On MOTION by Mr. Shields and seconded by Mr. Sample, with all in favor, the**
147 **January 8, 2025 Regular Meeting Minutes, as presented, were approved.**

148

149

150 **B. May 14, 2025 Regular Meeting**

151 **On MOTION by Mr. Sample and seconded by Mr. Axelrod, with all in favor, the**
152 **May 14, 2025 Regular Meeting Minutes, as presented, were approved.**

153

154

155 **NINTH ORDER OF BUSINESS****Staff Reports**

156

157 **A. District Counsel: Kutak Rock LLP**

158 Ms. Willson stated that work with Mrs. Adams and others on various items is underway.

159 **B. District Engineer: Johnson Engineering, Inc.**

160 There was no report.

161 **C. District Manager: Wrathell, Hunt & Associates, LLC**162

- **District Manager's Report**

163 The District Manager's Report was included for informational purposes.

164

- **Operations Report**

165

- **1,032 Registered Voters as of April 15, 2025**

166

- **NEXT MEETING DATE: October 8, 2025 at 1:00 PM**

167

- **QUORUM CHECK**

168

- **Crosscreek Environmental, Inc.**

169 **This item was an addition to the agenda.**

170 Mr. Willis stated that a Notice of Non-Compliance was received from the South Florida

171 Water Management District (SFWMD) related to the Verandah West CDD. While inspecting the

172 area, he also inspected the Verandah East CCD conservation areas and lakes and discovered

173 several that are out of compliance. He sent a Defective Work Notice to Crosscreek

174 Environmental, Inc. (Crosscreek) notifying them of the areas and lakes that were out of

compliance and gave them seven days to provide a plan to address the deficiencies and bring the lakes back into compliance. Crosscreek treated and there is improvement; however, he recently discovered more lakes that are out of compliance. In his opinion, Crosscreek is not meeting the standards of the Agreement. He and Mrs. Adams conferred and asked another vendor to provide month-to-month services. With Board approval, Mrs. Adams stated she would like to terminate Crosscreek, with cause, as soon as the proposal from the new vendor is received. Mr. Willis believes the non-compliance items were things that Crosscreek should have noted and addressed during their routine maintenance procedures and they should have notified Staff. He and Mrs. Adams noted personnel issues with Crosscreek.

Discussion ensued regarding ensuring that the new vendor complies with the standards of the contract, termination provisions of the current contract with Crosscreek, funding the work if it is more expensive than Crosscreek's contract, etc.

Mrs. Adams stated that, with Board approval, Staff will seek a new vendor and enter into a contract and Ms. Willson will research terminating the Crosscreek contract. The Board agreed to Staff proceeding as specified.

This will be an item on the next agenda.

On MOTION by Mr. Shields and seconded by Mr. Sample, with all in favor, authorizing Staff to review and terminate the existing contract with Crosscreek in accordance with the contract requirements and authorizing Staff to select and engage a vendor for month-to-month services until proposals are presented at the October meeting, was approved.

TENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Shields asked for Staff to follow-up with Bob Interest.

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 1:38 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

208

209

210 _____
Secretary/Assistant Secretary

Chair/Vice Chair

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

STAFF REPORTS



Wrathell, Hunt and Associates, LLC

TO: Verandah East & West CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: October 8, 2025

SUBJECT: Status Report – Field Operations

Aquatics & Wetlands RFP: Request for Proposals sent 9/12/25.

On-Site Field Review:

- Veranda East
 1. 8/7/25 – Reviewed erosion complaint on Amblerwind, met with resident and explained cause of erosion was his downspouts.
 2. 9/4/25 - 6 lakes reviewed, 3 lakes were in compliance and 3 were not in compliance (2 had been recently treated). A report and work order was filed with the month-to-month service provider.
- Veranda West
 1. 8/11/25 - Response sent to SFWMD Non-compliance letter (missing preserve signs)
 2. 9/16/25 – Proposal received and proof approved for preserve signs (\$4,200.00).
 3. 9/30/25 – Resident Letter sent requesting they water the sod placed on lake H12 lake bank.
 4. 9/30/25 – 30-day extension request sent to SFWMD, waiting for sign delivery.

VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2025	Regular Meeting	1:00 PM
January 14, 2026	Regular Meeting	1:00 PM
May 13, 2026	Regular Meeting	1:00 PM
August 12, 2026	Public Hearing & Regular Meeting	1:00 PM